

SC 2997



United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: Newberry, Milo Prentice, House

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:  
N/A

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 705 Bloomer Road

City or town: Rochester State: Michigan County: Oakland

Not For Publication:  Vicinity: \_\_\_\_\_

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

X A \_\_\_ B X C \_\_\_ D

<u>Brian Murray</u>	<u>SHPO</u>	<u>8/22/18</u>
Signature of certifying official/Title:		Date
State or Federal agency/bureau or Tribal Government		

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official:

Date

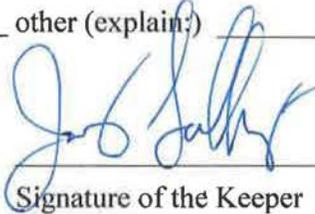
Title :

State or Federal agency/bureau  
or Tribal Government

#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register  
 determined eligible for the National Register  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain:)

  
Signature of the Keeper

10-9-2018

Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private
- Public - Local
- Public - State
- Public - Federal

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**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>4</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>4</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/secondary structure

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**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling  
DOMESTIC/secondary structure

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**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE VICTORIAN/Gothic Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: stone, wood, asphalt

**Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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**Summary Paragraph**

The Milo Prentice Newberry House is a one-and-a-half-story wood frame farmhouse in the Italianate Victorian style, with an unusual Y-shaped footprint. The Y-shape of the original house is created by three intersecting gable wings positioned with one wing projecting southwest, one wing projecting southeast, and the final wing extending straight north from the juncture of the other two. The front entrance of the

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house, facing Bloomer Road, is positioned at the south-facing juncture of the southwest and southeast-facing wings. Later additions have been made to the north-facing wing. These are a two-story section placed on the east elevation; a nearly flat, hipped-roof, one-story addition on the north elevation; a one-story gable wing on the north side of the two-story addition wing; and a circa 1920 shed-roofed, enclosed porch. The house is situated on a bluff overlooking the Clinton River, on a three-acre parcel that is the remnant of what was once a 149-acre farm. Much of the three-acre parcel is wooded, and screens the property from recent residential developments lying to the east. Property to the north and west of the house, owned by the City of Rochester, is also wooded and undeveloped. The property is located on the southeast edge of the City of Rochester; the city's downtown core lies to the northwest.

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## Narrative Description

### Setting

The Milo Prentice Newberry House is located at 705 Bloomer Road in Rochester, Oakland County, Michigan, and is situated approximately four-fifths of a mile from the center of Rochester's commercial downtown. The three-acre property lies between the north side of Bloomer Road and the south bank of the Clinton River. The surrounding neighborhood, historically farm and wooded land, now consists of a residential single-family housing development to the east that was platted in 1993, and another to the south that was platted in 1997. Undeveloped, wooded land owned by the City of Rochester surrounds the property on the north and west. The house faces south toward Bloomer Road on a primarily wooded lot that includes mature oak, maple, and hickory trees as well as various conifers. The western edge of the property is marked by a line of old lilac bushes that predate living family memory.

The house stands atop a bluff that overlooks the Clinton River valley to the north. The river bank lies approximately five hundred feet from the back (north) wall of the house. The elevation of the property falls approximately sixty feet from the location of the house to the level of the river bed.

There are four outbuildings on the property. A one-car garage, dating from approximately 1957, stands just to the east of the house. A new, larger garage, constructed in 2016, stands adjacent to the original garage on its east side, at an approximate forty-five-degree angle to the old garage. A small, wooden utility shed stand behind the 1957 garage and another small wooden utility shed stands near the east wall of the 2016 garage.

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## Exterior



Figure 1: Milo Prentice Newberry House, west elevation, painting by Alice Adam Newberry, 1886

The house stands on a fieldstone foundation. The exterior walls are sheathed with clapboards, and the roof is covered with asphalt shingles. The three gable wings of the original house have wide roof eaves decorated with paired brackets. The primary entrance facing Bloomer Road is a canted bay pavilion located at the south juncture between the southwest and southeast gable wings. The entrance is a simple six-panel wood door crowned by a small dripstone hood. The side walls of the entry pavilion each have one wood sash window with four-over-four lights. A brick chimney extends above the roof line at the center of the original house, in the juncture of the three original gable wings.

The southeast and southwest gable wings are identical, each with a pair of larger four-over-four wood sash windows on the first floor and a smaller pair of four-over-four wood sash windows on the second floor. The windows are topped with a simple wooden dripstone hood.

The east elevation of the house lies alongside the driveway that extends northward onto the property from Bloomer Road. The east elevation is formed by the east wall of an additional two-story gable section placed perpendicular to the north gable wing, to which has been added a one-story gable wing addition extending north. The two-story gable addition was built circa 1920,

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according to family oral history, to add a bedroom on the second floor. The one-story gable addition was built at an unknown date (but predates living family memory) on the site of an earlier summer kitchen building and domestic cistern. The two-story gable addition has two pedestrian entrances on the first story, consisting of a pair of French doors, each door panel with two-by-five lights, and a single-entry wood six-panel door. Both entrance doors open onto a concrete patio that has a wood pergola above. Between the two entrances is a four-over-four, wood sash window; two smaller four-over-four wood sash windows are placed on the second story.

The one-story gable addition is clad in vinyl siding. The east wall of this addition has three one-over-one double hung windows. On the gable end of this addition (north elevation) are two windows, one a horizontal slider, and the other a single fixed light.

The northwest wall of the southwest gable wing has a single, four-over-one wood sash window with a dripstone hood on the first floor. The west elevation of the house is formed by the west wall of the original north-facing gable wing and by a one-story, shed-roof enclosed porch that abuts a one-story, flat-roofed addition on the north end of the north-facing original gable. The one-story, flat-roofed addition dates from Milo Newberry's lifetime. The exact date of construction is not known, but this addition is visible in an 1886 painting of the house (See Figure 1). According to family tradition, this addition was made to add another bedroom to the home.

The west wall of the original north-facing gable features a canted bay with three four-over-two wood sash windows. The windows in the bay are decorated with Tudor-style arches. A brick chimney stands on the west wall, immediately north of the canted bay window. This chimney is not shown in an 1886 painting of the house (See Figure 1) but is visible in a 1927 family photograph staged on that side of the house (See Figure 2).

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Figure 2: Milo Prentice Newberry House, west elevation, 1927

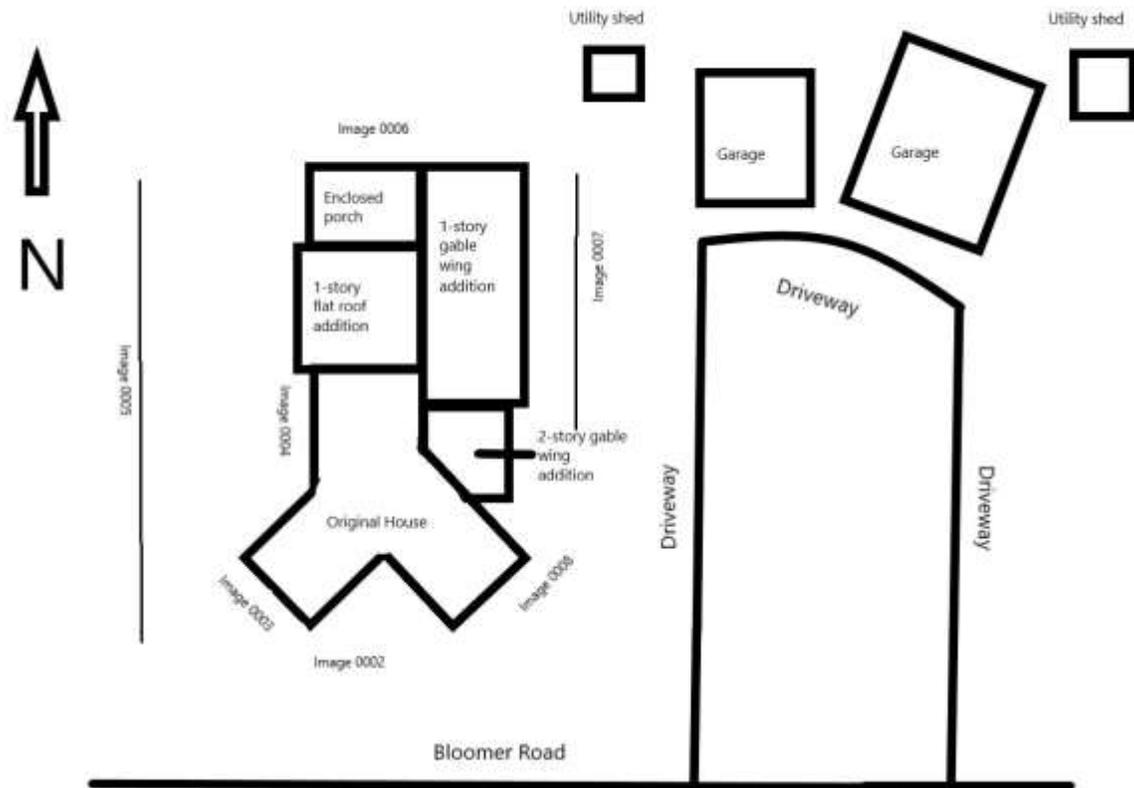
The one-story, flat-roofed addition and shed-roofed porch stretch across the west elevation of the one-story gable addition previously described on the east elevation of the house. Both the addition and porch are visible in the 1927 family photograph staged on the west side of the house (See Figure 2). The addition has a box bay window with a shed roof and three four-over-one wood sash windows.

The enclosed porch squares off the north end of the house with the one-story gable addition. The porch has a shallow shed roof, and screened openings over vinyl-clad knee walls. Family tradition indicates the porch was added to the house in the 1920s. A pedestrian door on north wall has been sealed with T-111 siding. There is a small wooden door in the north side of the porch foundation.

The house has an unfinished cellar with a dirt floor. It is accessed from the outside by a wooden door through the north foundation wall of the enclosed porch. A second entrance to the cellar is made through a wooden trap door in the floor of the circa 1920 two-story gable-roofed addition on the east side of the house.

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Not to Scale

Figure 3: Milo Prentice Newberry House, building schematic (not to scale)

### Interior

The interior of the house is accessed from an entrance in the one-story gable-roof addition on the east side of the building. This entrance opens into a modern kitchen space. A doorway on the west wall of the kitchen opens into the one-story, flat-roof addition which was originally used as a bedroom but is now configured as a dining room. A set of divided light French doors on the north wall allows access to the enclosed porch. Moving through a doorway on the south wall of the dining room allows access to the living room at the core of the original house, formed by the

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junction of the three original gable wings. A wood burning cast iron stove, installed circa 1978, stands on a brick hearth and its stovepipe is vented through the brick chimney on the west wall. This wood burning stove replaced an older oil burning stove that previously served the house. The circa 1920 two-story addition on the east side of the house provides a bump-out of the original living room space. The first-floor room of the southwest-facing wing of the original house has always been used as a parlor room, and the first-floor room of the southeast-facing wing has always been used as a bedroom, but was later partitioned to include a bathroom.

The interior walls and ceilings of the original house are finished in horsehair plaster. Floors are constructed of maple planks on the first floor and hickory planks on the second floor. Walls are footed with six-inch wood baseboards. All windows in the house are original and are trimmed with four-inch wood casings, as are the doors. Family oral history attributes not only the exterior rough carpentry of the house, but also all of the interior finish carpentry and cabinetry to Milo Newberry's own hand.

The second story is accessed by an enclosed, straight-run single flight wooden staircase. A wooden balustrade surrounds the stairwell opening in the upper floor. The balustrade is constructed of fifteen round wood balusters, tapered at each end and topped with a wood handrail, and is anchored by two wooden newel posts at the corners. All second-floor rooms were historically used as bedrooms and currently have the same use.

## Outbuildings

There are four non-contributing outbuildings on the property: two garages and two, small rectangular wooden utility sheds. The garages stand at the north terminus of the driveway. The first garage, standing closest to the house to the northeast, is a one-story, circa 1957 rectangular wood frame building standing on a concrete block foundation. It has a gable front roof covered with asphalt shingles. The building is covered with novelty-drop siding. The entrance is a one-vehicle-wide, metal, overhead garage door. A wooden pedestrian door is placed to the right of the vehicle entrance. An octagonal vent opening is placed in the gable front above the vehicle entrance, and the gable front projects a deep overhang over the entrance. Three nine-light, wood windows are centered on the garage's west elevation.

The second garage, built in 2016, is located directly to the east of the first one. It is a story-and-a-half, rectangular wood frame building standing on a concrete slab foundation. It has a gable front roof covered in asphalt shingles and is clad in vinyl siding. The entrance is a two-vehicle-wide, metal, overhead garage door. A single light, horizontal sliding window is centered in the gable over the vehicle entrance door.

A rectangular, gable-roofed utility shed is located in the backyard to the north of the 1957 garage. It stands on a concrete slab foundation, and the roof and walls are sheathed with plywood.

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A rectangular, shed-roofed utility shed is located along the driveway to the east of the 2016 garage. It stands on a concrete slab foundation, and the roof and walls are sheathed with wood planks.

### Integrity

The Milo Newberry house retains almost all of its original materials and workmanship, including cladding, ornamentation and fenestration. The interior of the original house retains original horsehair plaster on ceiling and walls, as well as original maple and hickory floors, baseboards, staircase, balustrade and door and window casings. The house stands on its original fieldstone foundation. The two-story and one-story gable roofed additions, although apparently built after the death of Milo Newberry, extend from the north (back) end of the house toward an undeveloped wooded area and the river; they do not change the historic visage of the building as seen from Bloomer Road. With the exception of the enclosed porch, the west elevation of the house looks much as it did in the 1886 painting made during Newberry's lifetime. Although modern housing developments exist near the property, the three-acre remnant of the farm that immediately surrounds the house is mostly wooded and screens the house from the adjacent development, preserving the landscape's original feeling.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

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**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

**Areas of Significance**

(Enter categories from instructions.)

EXPLORATION/SETTLEMENT  
ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Period of Significance**

1863-1927  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1863 - original construction of house  
1927 - last known date of alteration/addition to house  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Newberry, Milo Prentice, builder  
\_\_\_\_\_  
\_\_\_\_\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Milo Prentice Newberry House is significant under Criterion A for its association with the broad pattern of early settlement in Rochester and Avon Township, Oakland County, Michigan, by emigrants from New England and upstate New York, and under Criterion C for its significance as a unique local example of a mid-nineteenth century farmhouse with Italianate details. It is also the last remaining intact example of a Victorian-era farmhouse in the City of Rochester. The period of significance is associated with Milo Prentice Newberry's use of the property; it begins at the construction of the house in 1863 by Newberry and ends in 1927 with the last known date of alteration or addition to house.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Avon Township and the City of Rochester**

James Graham and his family made the first settlement in the future Oakland County in 1817, when they followed the Clinton River inland from Mount Clemens on the advice of Native Americans with whom they had traded in Detroit. Finding fast-moving streams to provide water power and land suitable for agriculture, they stopped along Paint Creek and built a dwelling. They named their settlement Rochester in honor of Rochester, New York, the former home of one of the Graham daughters-in-law.

Other settlers quickly followed the Grahams, and Oakland County was organized in 1820 with two general townships: Oakland in the north, and Bloomfield in the south. As the county gained population, the general townships were subdivided. The area surrounding the settlement of Rochester was organized as the Township of Avon (Township 3 North, Range 11 East) on March 30, 1835, two years before Michigan statehood.

The Grahams came to the Michigan Territory from Pennsylvania, by way of Ontario, but many of those who followed them into the future Rochester and Avon Township came from the state of New York. Migration westward was at first made through either Canada or around the southern Great Lakes through Ohio. Later, travelers were aided by the steamships traveling across the Great Lakes. Early steamers such as *Walk-in-the-Water*, which ran between Buffalo, New York, and Detroit from 1818 until 1821, carried both freight and passengers, and was the subject of considerable interest and curiosity. The May 14, 1819, issue of the *Detroit Gazette* carried an advertisement that declared the upcoming voyage of *Walk* from Buffalo to Mackinac Island, Michigan, resembled “the famous Argonautic expedition in the heroic ages of Greece.”<sup>1</sup>

When the last section of the Erie Canal opened to traffic in 1825, residents of New York State took advantage of a water route that linked the Eastern seaboard with the Great Lakes, and further increased the speed with which goods and people moved east and west. The cost of shipping grain was reduced from approximately one hundred dollars to five dollars, and the time needed to ship products between the coast and the interior was cut to nearly a quarter of what was previously required.<sup>2</sup>

According to records of the first private land sales in Avon Township, fully forty-six percent of its first settlers identified their prior place of residence as New York State.<sup>3</sup> Among the flood of emigrants from New York State that poured into Avon Township was the family of Milo Prentice Newberry.

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<sup>1</sup> “North West Territory,” *Detroit Gazette* (Detroit, Mich.), May 14, 1819

<sup>2</sup> Bailey, Thomas A. *The American Pageant: A History of the Republic*. (DC Heath & Co.: Boston, 1966), p. 310.

<sup>3</sup> *First landowners of Oakland County, Michigan*. (Oakland County Genealogical Society, 1981)123-129.

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Contrary to early survey reports that had labeled it an uninhabitable swamp, the first permanent settlers of European ancestry to reach the area found that Oakland County offered land ripe for agriculture and provided generous stands of hardwood timber for building. Inward migration increased as the first arrivals sent word back to family and friends in the east about the abundance of good land available in Michigan, and at the accessible price of \$1.25 per acre.<sup>4</sup>

These settlers found that the Clinton River and its tributaries, all fast-moving streams, were strong enough to power mills. In Rochester and Avon Township, the pioneer emigrants operated more than a dozen mills of various kinds on the Clinton River, as well as on Paint and Stoney creeks. These mills ground grain, sawed harvested timber into lumber, and carded wool. The mills were the community's first economic engine, powered by water.<sup>5</sup> Milo Newberry was one of the entrepreneurs who harnessed the Clinton River to run a sawmill and provide lumber to the growing population of Rochester and Avon Township.

According to the 1820 federal census, the population of Avon Township, including the village of Rochester, was 129 individuals, just three years after the Grahams arrived.

In the 1838 business gazetteer for the state of Michigan, Rochester was listed as a village and post office in the township of Avon. In addition to the aforementioned mills the fledgling village also supported an iron foundry, a tannery, four stores, a druggist, and three physicians. Between 1830 and 1840, the population of Oakland County had increased from 4,911 to 23,646, and represented about eleven percent of the population of the state as a whole.

In 1860, just before Milo Newberry built his house, the population of Avon Township stood at 1,769, an increase of more than twelve hundred percent in four decades.<sup>6</sup> The commercial offerings of the village likewise expanded to include yet more mills, woolen factories, several churches and hotels, and an assortment of trades and professions.

The village of Rochester was incorporated on April 12, 1869, several years after the construction of the Newberry House. The first recorded plat was made in February 1847 on land that lies between Paint Creek to the north and the Clinton River to the south. Additional subdivisions were not added to the village until the turn of the century.<sup>7</sup>

### **Milo Prentice Newberry**

Milo Prentice Newberry was born October 11, 1825, in Oneida County, New York. He was of staunch New England stock, his forebears having settled in Connecticut in 1632. His parents, Romeo and Sarah (Beckwith) Newberry, migrated from Connecticut to Oneida County, New

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<sup>4</sup> Samuel W. Durant, *History of Oakland County, Michigan* (L. H. Everts, 1877), 130.

<sup>5</sup> Durant, 129-130.

<sup>6</sup> Eula Pray, *A history of Avon Township, 1820-1940* (Nonce Press, 1986), 148.

<sup>7</sup> Seeley, Thaddeus DeWitt, *History of Oakland County, Michigan, Vol. 1* (Chicago: Lewis Publishing Company, 1912), p. 408.

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York, before his birth, and on to Oakland County, Michigan, when Milo was ten years old.<sup>8</sup> They settled in Avon Township, which surrounded the tiny, yet-unincorporated village of Rochester. The Newberry family arrived in 1835, the same year in which Avon Township was organized.

Milo Newberry attended school in Rochester, Oakland County and married a local woman, Mary Jane Hoyt, in 1849. The couple started housekeeping on property in Section 22 of Avon Township, where Newberry and his father had built a small sawmill on the Clinton River. In 1857, Milo Newberry sold his property in Section 22 and bought ten acres in Section 14 to the northeast. The move to Section 14 placed Newberry closer to the Clinton River and to the village of Rochester, where he built another sawmill.<sup>9</sup> As the operator of a sawmill and the owner of timbered land, Milo Newberry provided essential building material for the settlers of Rochester and Avon Township and thus contributed to the community's early growth and development,<sup>10</sup> and the 1863 business gazetteer notes that Newberry's sawmill was one of just three in the township at that time.

According to Newberry family records, Milo Newberry and a friend joined the Pike's Peak gold rush of 1859. Gold was discovered in the western Kansas Territory (later Colorado Territory), near the present-day site of Denver, Colorado, during the summer of 1858. This led to an influx of fortune seekers in the territory in early 1859. Newberry and his friend traveled to Saint Louis, Missouri, and then made four round trips from there to the gold fields before returning to Rochester a year later. Their gold mining efforts netted the pair a healthy return, and Milo Newberry used his share to open a cabinet making business in Rochester and to finance the construction of a house for his growing family.<sup>11</sup>

Family records indicate that Milo Newberry built his house during 1863 and moved his family into it in the spring of 1864. With the assistance of his older brother, Theodore, Newberry built the house using timber harvested from his property and processed through the sawmill he had established nearby. A skilled carpenter and cabinetmaker, Newberry also crafted all of the woodwork and finish cabinetry in the house.

## Architecture

The Milo Prentice Newberry House is locally significant as an intact example of a vernacular interpretation of the Gothic Revival style, in vogue in the United States in the middle to late nineteenth century. Though simplified in detail, the house is characteristic in its detailing of Gothic Revival farmhouses commonly found in Michigan. Its character-defining features include a rare Y-shaped original house, steeply pitched gable roof, drip mold window crowns,

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<sup>8</sup> Henry R. Stiles, *The history and genealogies of Ancient Windsor, Connecticut, 1635-1891* (Case, Lockwood & Brainard, 1891), v.2, 528.

<sup>9</sup> Warranty Deed, Anthony Paddock to Milo P. Newberry, 11 May 1857, Oakland County Record of Deeds, Oakland County, Michigan, liber 61, 261.

<sup>10</sup> *Michigan state gazetteer and business directory for 1863/4* (C.F. Clark, 1863), 457-58.

<sup>11</sup> Charles Edward Newberry, Letter to Mabel Howell Frank in Newberry family records, Rochester, Michigan, circa 1934.

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and bay window. The Newberry House also employs elements of the Italianate style, equally popular at the same time, in its use of decorative brackets, and framed windows.

The Gothic Revival style was popularized in the United States in architectural plan books published in the mid-nineteenth century. Architectural sentiments that favored the picturesque found the Gothic Revival style to be well-suited to the natural landscape and was often employed in rural and small-town settings, such being the case with the Newberry House in Rochester, Michigan.

For his house Newberry chose an unusual Y-shape design with three gable wings. There is no family record of his reasons for selecting this design, which is not known to have existed anywhere else in Rochester or Avon Township. The explanation may be as simple as a desire to maximize the view from the top of the bluff where the house was situated. The north-facing gable wing directly overlooks the Clinton River.

Tax assessment records for Avon Township corroborate the date of construction provided in family accounts. The taxable value of Milo Newberry's ten-acre parcel in Section 14 shows no change in the years 1861, 1862 and 1863, but in 1864 the taxable value increased by 71.4 percent over the previous year, reflecting the improvement made to the property when the house was built.<sup>12</sup> A similar property elsewhere in the township, used as a control, shows no increase in taxable value in the same time frame.

In 1867, Newberry purchased an additional eighty acres lying adjacent to his original parcel and began to farm the land. His holdings would eventually grow to 149 acres, encompassing almost the entire northeast quarter of Section 14.<sup>13</sup> The agricultural census of 1880 indicates that his principal crops were hay and wheat; it also records that he had fifteen cattle and fifty poultry.<sup>14</sup> Newberry took a leadership position among local farmers, and was a charter member of the board of directors of the Avon Agricultural Society when it was organized in 1880.<sup>15 16</sup>

### Subsequent History

Milo Newberry had five children with Mary Jane Hoyt, who died in 1876, and two more children with his second wife, Eliza Baldwin, whom he married in 1877. The entire family was reared in the Newberry House built by Milo, and he lived there until his death in 1909 at the age of eighty-three. In 1913, Milo's granddaughter, Mabell Howell Frank, and her husband, Lucius "Bert" Frank, purchased the property while providing a life estate to Milo's widow, Eliza, who continued to occupy the house until her own death in 1919.

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<sup>12</sup> Property tax assessment rolls, Avon Township, Oakland County, Michigan, 1861-1865.

<sup>13</sup> *Illustrated atlas of Oakland County, Michigan* (Kace Publishing, 1896), 11.

<sup>14</sup> 1880 U.S. census, Oakland County, Michigan, Avon Township, agricultural schedule, p.4, line 4, entry Milo Newberry.

<sup>15</sup> "A pioneer gone [obituary of Milo P. Newberry]," *Rochester Era*, January 8, 1909, p.1, col.3.

<sup>16</sup> Michigan Department of Agriculture, *Annual report of the Secretary of the State Board of Agriculture* (State of Michigan, 1884), 454.

Newberry, Milo Prentice, House

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After the death of Eliza Newberry, Bert and Mabell Frank moved into the Newberry House and made it their family home. Sometime in the 1920s, the Franks enclosed the porch on the west elevation. They maintained the farm acreage until their deaths in 1969 and 1970. After the deaths of Bert and Mabell Frank, all but five acres immediately surrounding the house were sold. The Franks' granddaughter, Bette M. Frank Reddish and her husband, Michael Reddish, purchased the house and a three-acre remnant of the farm in 1974.

In 2018, Bette Frank Reddish, great-great-granddaughter of Milo Prentice Newberry, continues to reside in the house.<sup>17</sup>

As late as the 1940s the land to the south, east, and west of the Newberry House was still rural farmland. By 1963, however, commercial development was encroaching to the west, along what is today South Street, which becomes Bloomer Road. At that same time, some residential development was occurring to the southwest of the Newberry House, but its immediate surroundings remained largely similar to there historical appearance. By 1980 the commercial development to the west had intensified, as had the residential development to the southwest in adjacent Rochester Hills. Between 1990 and 2000, residential development that began in Rochester Hills spilled over to Rochester, where sizeable housing tracts were developed to the east and south of Bloomer Road.

Despite these developments, the Milo Prentice Newberry House and its associated landscape remains largely unscathed by the surrounding development that has occurred nearby in the City of Rochester and the City of Rochester Hills. Indeed, it is the only intact example of a Victorian-era farm home remaining in the City of Rochester, and its appearance and fabric retain an excellent degree of historic integrity. As such it serves to inform the community about the construction, style, and function of such dwellings.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Bailey, Thomas A. *The American Pageant: A History of the Republic*. DC Heath & Co.: Boston, 1966.

Durant, Samuel W. *History of Oakland County, Michigan*. Philadelphia: L. H. Everts, 1877.

*First Landowners of Oakland County, Michigan*. Birmingham, Mich.: Oakland County Genealogical Society, 1981.

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<sup>17</sup> Catherine McCotter Pouls and Penny (Bette) Frank Reddish, "Milo Newberry House," (Rochester-Avon Historical Society, 2011), 4-5.

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*Illustrated Atlas of Oakland County, Michigan*. Racine, Wisc.: Kace Publishing, 1896.

Michigan. Department of Agriculture. *Annual Report of the Secretary of the State Board of Agriculture*. Lansing, Mich.: W.S. George, state printers and binders, 1884.

*Michigan State Gazetteer and Business Directory for 1863/4*. Detroit: Charles F. Clark, 1863.

Newberry, Charles Edward, Rev., 1854-1937. Letter to Mabell Howell Frank, part of privately held Newberry family records in possession of Bette Frank Reddish, Rochester, Michigan, circa 1934.

“North West Territory,” *Detroit Gazette* (Detroit, Mich.), May 14, 1819

Oakland County, Michigan. Register of Deeds. Oakland County Record of Deeds. Oakland County Courthouse, Pontiac, Mich.

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Michigan. Rochester. *Rochester Era*, 1873-1949.

Pouls, Catherine McCotter and Bette Frank Reddish. “Milo Newberry House.” Research Reports (Rochester, Mich.: Rochester Avon Historical Society), 2011.

Pray, Eula. *A History of Avon Township, 1820-1940*. Ann Arbor, Mich. : Nonce Press, 1986.

Seeley, Thaddeus DeWitt. *History of Oakland County, Michigan, Vol. 1*. Chicago: Lewis Publishing Company, 1912.

Stiles, Henry Reed, 1832-1909. *The History and Genealogies of Ancient Windsor, Connecticut*. Hartford, Conn.: Press of the Case, Lockwood & Brainard company, 1891.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested  
 previously listed in the National Register  
 previously determined eligible by the National Register

Newberry, Milo Prentice, House

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- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 3.28 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                       |
|------------------------|-----------------------|
| 1. Latitude: 42.677236 | Longitude: -83.119266 |
| 2. Latitude:           | Longitude:            |
| 3. Latitude:           | Longitude:            |
| 4. Latitude:           | Longitude:            |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |          |          |           |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
|----------|----------|-----------|

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2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

**Verbal Boundary Description** (Describe the boundaries of the property.)

T3N, R11E, SEC 14 PART OF NE ¼ BEG AT PT DIST 2 89-30-30 E 1348.90 FT & N 03-30-20 E 675.64 FT FROM CEN OF SEC, THENCE N 89-30-30 W 303.45 FT, THENCE N 26-52-30 W 196.39 FT THENCE S 87-54-30 E 93.56 FT, THENCE N 02-05-30 E 263.31 FT, THENCE S 89-30-30 E 315.76 FT, THENCE S 03-30-20 W 435.90 FT TO BEG 3.28 A, ALSO DESCRIBED AS PARCEL # 68-15-14-276-006.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary contains the entire remnant of the Milo Prentice Newberry farm, including the Milo Prentice Newberry House, its associated outbuildings and its historic landscape.

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**11. Form Prepared By**

name/title: Deborah J. Larsen  
organization: Rochester Avon Historical Society  
street & number: 255 West Maryknoll Road  
city or town: Rochester Hills state: MI zip code: 48309  
e-mail larsend@libcoop.net  
telephone: 248-375-2974  
date: February 26, 2018

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**Additional Documentation**

Submit the following items with the completed form:

- Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Newberry, Milo Prentice, House  
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### Index of Figures

Figure 1. Milo Prentice Newberry House, west elevation, painting by Alice Adam Newberry, 1886 (in possession of Bette Frank Reddish, Rochester, Michigan)

Figure 2. Milo Prentice Newberry House, west elevation, 1927 (in possession of Bette Frank Reddish, Rochester, Michigan)

Figure 3. Milo Prentice Newberry House, building schematic (not to scale)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Newberry, Milo Prentice, House

City or Vicinity: Rochester

County: Oakland

State: Michigan

Photographer: Deborah J. Larsen

Date Photographed: February 5, 2018 (#0005); April 23, 2017 (#0002-0004 and #0006-0009); February 25, 2018 (#0001, 0010-0014); March 17, 2018 (#0015-0018)

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0001)  
South facade, camera looking north from Bloomer Road, neighborhood context view showing house and historical landscape

2 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0002)  
South facade, camera facing north from road

3 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0003)  
Southwest facade, camera facing northeast

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4 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0004)

West facade, close view showing canted bay, camera facing east

5 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0005)

West facade, long view showing 1-story flat-roofed addition and enclosed porch, camera facing east

6 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0006)

North facade, camera facing south

7 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0007)

East facade, including 2-story and 1-story gable-roofed additions, camera facing northwest from driveway

8 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0008)

Southeast facade, camera facing northwest

9 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0009)

Paired bracket detail on roof eaves

10 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0010)

Interior staircase, looking toward first floor from second floor, showing balustrade; camera facing west

11 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0011)

Interior, living room, camera facing west toward canted bay on west side of house

12 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0012)

Interior, living room, showing built-in cabinetry by Milo Prentice Newberry, camera facing south

13 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0013)

Interior, dining room, camera looking north from living room

14 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0014)

Interior, second floor bedroom in southwest facing gable, camera looking northwest

15 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0015)

View of circa 1957 garage, camera facing northeast from driveway

16 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0016)

View of 2016 garage, camera facing north from driveway

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17 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0017)

View of wooden shed-roofed utility shed, camera facing northwest

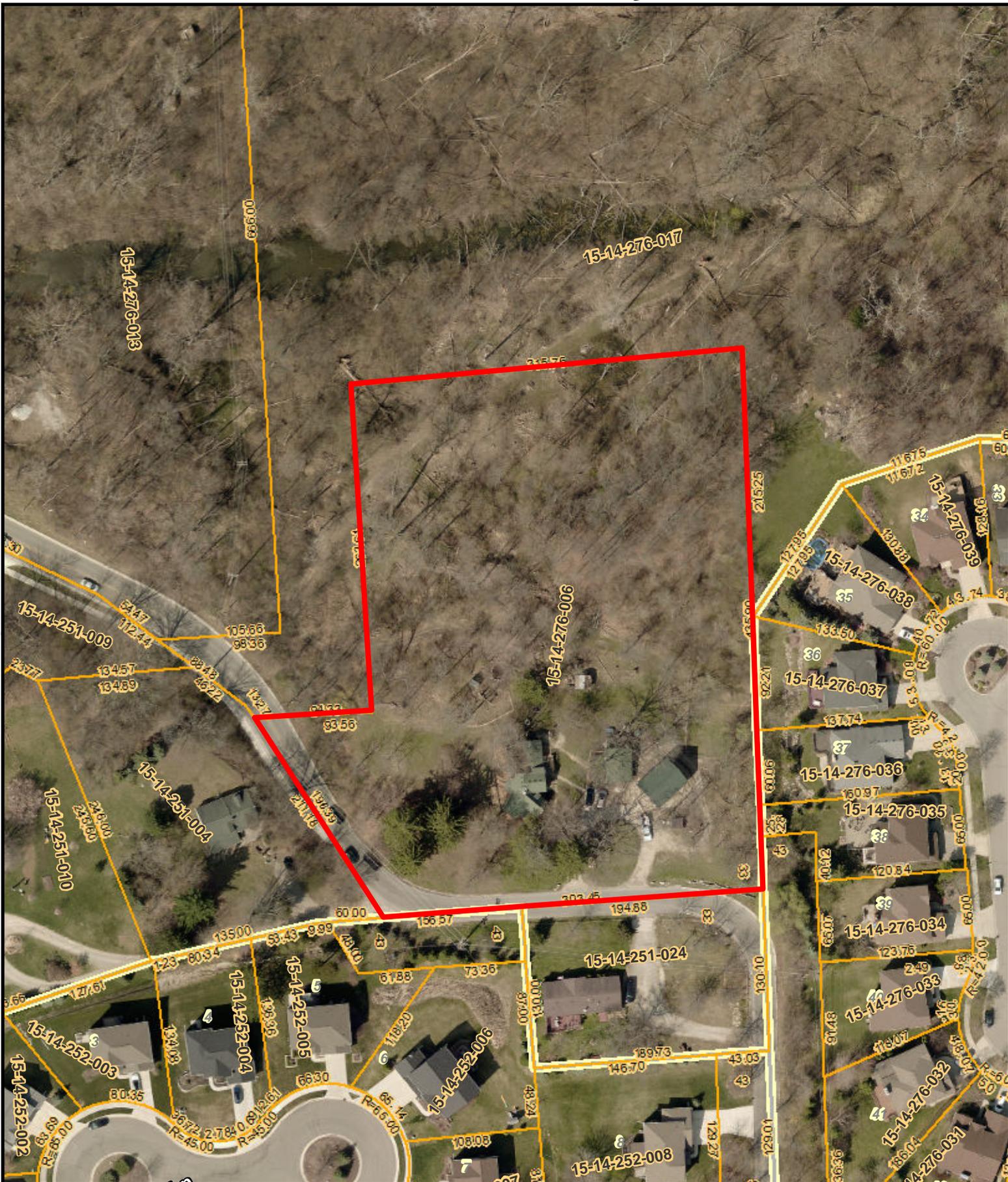
18 of 18. (MI\_Oakland County\_Milo Prentice Newberry House\_0018)

View of wooden gable-roofed utility shed, camera facing north

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

# Milo Prentice Newberry House



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

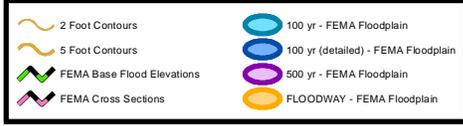
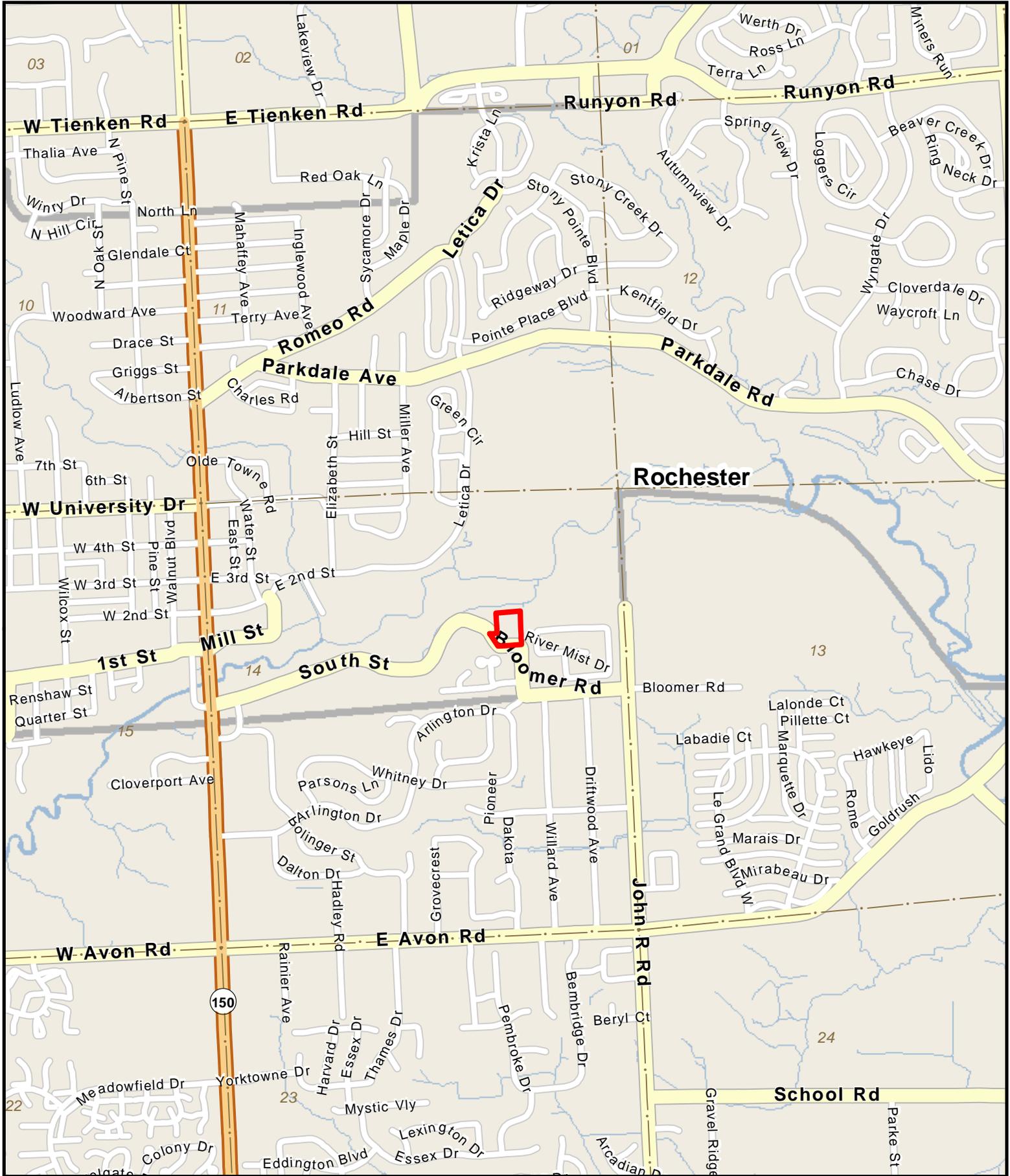


**L. Brooks Patterson**  
Oakland County Executive

Date Created: 2/23/2018



# Milo Prentice Newberry House



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

**OAKLAND COUNTY**  
 Economic Development & Community Affairs  
**L. Brooks Patterson**  
 Oakland County Executive

Date Created: 2/23/2018  
  
 NORTH  
 1 inch = 1,600 feet































The building is a single-story garage with white horizontal siding and a dark green roof. It features a large green garage door and a smaller green door to the right. The gable end of the roof is white with a green decorative element. A window with three panes is visible on the left side of the building.

Two black trash bins are positioned near the green door of the garage.

The front portion of a black car is visible in the foreground, parked in front of the garage.

A yellow and black tool, possibly a shovel or pry bar, is leaning against a tree trunk on the left side of the image.

A small, dark, oval-shaped sign with the word "WELCOME" is attached to a metal post in the foreground.







UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/24/2018      Date of Pending List: 9/14/2018      Date of 16th Day: 10/1/2018      Date of 45th Day: 10/9/2018      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      10/9/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Jim Gabbert      Discipline Historian

Telephone (202)354-2275      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
STATE HISTORIC PRESERVATION OFFICE

EARL J. POLESKI  
EXECUTIVE DIRECTOR

August 22, 2018



Ms. Joy Beasley, Keeper  
National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240

Dear Ms. Beasley:

The enclosed discs contain the true and correct copy of the nomination for the **Milo Prentice Newberry House, Rochester, Oakland County, Michigan**. This property is being submitted for listing in the National Register of Historic Places. Disc one contains the nomination file, signed cover page, and any correspondence. Disc two contains photographs of the nominated site.

All owners and appropriate elected public officials were notified and provided at least thirty (30) days to comment on the above proposed nomination in accordance with National Register regulations. All written comments concerning this nomination, submitted to us prior to our forwarding this nomination to you, are included in the correspondence file on disc one.

Questions concerning this nomination should be addressed to Todd A. Walsh, National Register Coordinator, at (517) 373-1979 or [walsht@michigan.gov](mailto:walsht@michigan.gov).

Sincerely yours,

Brian D. Conway  
State Historic Preservation Officer

BDC/taw

