

United States Department of the Interior  
National Park Service

4651

# 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: Plumbrooke Estates

Other names/site number: Plum Hollow Estates

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: Plumbrooke Drive

City or town: Southfield 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Not For Publication:  Vicinity: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,

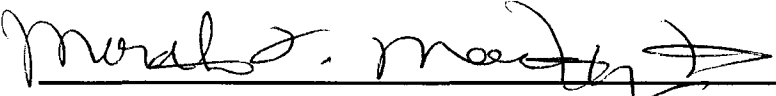
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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>10/4/19</u>
Signature of certifying official/Title:		Date
<u>M. S. H. B.</u>		
State or Federal agency/bureau or Tribal Government		

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	

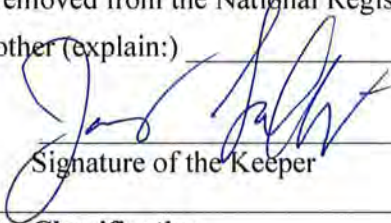
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**4. National Park Service Certification**

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

11.22.2019  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

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

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>92</u>	<u>3</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>92</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register N/A

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

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

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: Single Dwelling

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

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**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

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MODERN MOVEMENT: Contemporary  
LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival  
MODERN MOVEMENT: Ranch

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

Principal exterior materials of the property:

BRICK

WOOD: Weatherboard

### **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**

Plumbrooke Estates is a 27.5-acre residential neighborhood located north of Nine Mile Road and west of Evergreen Road in the City of Southfield, Michigan. Platted in 1960 and built out from 1961 to 1967, with a few later additions, the subdivision contains ninety-five houses, the majority rendered in styles popular in the mid-twentieth century, including Colonial Revival, Ranch, and Contemporary. The subdivision retains all seven aspects of integrity, with only a few more recent intrusions and virtually no significant alterations to the original houses.

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### **Narrative Description**

The City of Southfield lies just across the City of Detroit's northern boundary, Eight Mile Road. Plumbrooke Estates is located about a mile north of Southfield's southern boundary, just west of Evergreen Road. Built on formerly agricultural land, the neighborhood was designed as a residential suburb in the period just after Southfield incorporated as a city and at the beginning of its era of rapid expansion in the 1960s. To the east lies the Word of Faith International Christian Center, formerly Duns Scotus College, a Franciscan college that operated from 1930 until 1979; to the west lie earlier residential neighborhoods, Nine Mile Gardens and Supervisor's Plat No.

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12. To the north is the Rouge River and another earlier subdivision, Tamarack Trail, while to the south is Bauervic Woods Park, an eighty-acre city park.

Plumbrooke Estates lies on a rectangular parcel with its short lengths on the north and south (approximately 500 and 435 feet, respectively), and its long sides on the east and west (approximately 2,605 and 2,527 feet, respectively). The main entrance to the subdivision is from Nine Mile Road on the south, while the east-west cross streets Duns Scotus Road and McClung Avenue dead end into the subdivision from the west. Plumbrooke Drive enters from Nine Mile Road and immediately curves toward the west and then again to the east before straightening into a north-south road. Six cul-de-sacs radiate east from Plumbrooke Drive (houses on the cul-de-sacs also bear Plumbrooke Drive addresses) and the street ends on the north in a seventh cul-de-sac. The six lower cul-de-sacs are circular while the seventh is oval in shape. All of the cul-de-sacs have planted areas in the center.

The roads and cul-de-sacs are asphalt, and concrete sidewalks line the streets. A boulevard divides the main part of Plumbrooke between the fifth and sixth cul-de-sacs. In general, houses in Plumbrooke have private driveways. On rectangular lots, particularly on the west side, the driveways lead to attached or detached garages on the north side of the house. A few houses do not have garages, but still have driveways, and some houses have circular drives. On the cul-de-sacs, all houses have driveways; typically, these are straight drives leading to attached or detached garages to either side of the house. Some corner lots on the cul-de-sacs have garages with short driveways facing the straight part of Plumbrooke Drive. Sidewalks on individual lots vary from traditional walks leading from the public sidewalk to the front doors, to sidewalks leading from the driveway to the front door.

The vegetative character of Plumbrooke Estates is mature and domestic in nature. A tree line separates the neighborhood from the Word of Faith property on the east, while a wooded area and a tributary of the Rouge River separate Plumbrooke Estates from the Tamarack Trail subdivision on the north. Trees are also numerous on the western boundary between Plumbrooke and Nine Mile Gardens, and Bauervic Woods Park to the south is heavily forested. A planted feature area at the entrance to the subdivision includes a sign indicating its name. Each cul-de-sac center ring has a different character, depending on if it is open lawn or has trees. A 1967 aerial photograph suggests that some of these rings originally had decorative plantings while others were left plain. Houses primarily have manicured lawns with varying levels of decorative plantings ranging from simple evergreen bushes to more elaborate tended flower gardens. Most yards have one or more trees, either deciduous or coniferous.

The individual lots are either rectangular or wedge-shaped, depending on their location within the subdivision. Rectangular lots are generally located on the west side of Plumbrooke Drive and at the western edges of the cul-de-sacs, while wedge-shaped lots are located on the east end of the cul-de-sacs and along the curved road at the entrance to the subdivision. Four lots face onto Nine Mile Road, while the remainder face Plumbrooke Drive.

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Houses typically sit on the center of the lot, with the exception of the very large lots on the northeast and northwest corners of the seventh cul-de-sac at the north end of Plumbrooke Drive (an easement runs across the northeast corner). With the same exceptions, the houses tend to have slightly larger front yards than back, although the vegetation and lack of neighbors to the east, west, and north make some back yards appear larger. The footprints of the houses in Plumbrooke Estates are usually irregular. While most have a basic rectangular or square shape, they often have intersecting blocks, offset garages, porches, and other protrusions.

Nearly all of the houses of Plumbrooke Estates were constructed from a limited series of models designed and built by the neighborhood's developer and its associated building companies. There are three main styles: Colonial Revival, Ranch, and Contemporary, with several model options within each style. No two houses are exactly alike; the designers varied the layouts, placement and types of windows, and other details within each model type to differentiate them from their neighbors, while still achieving a cohesive appearance for the neighborhood.

#### *Colonial Revival (Coachman/Lamplighter)*

Colonial Revival style houses in Plumbrooke Estates came in two models, the Coachman (four bedrooms) and the Lamplighter (three bedrooms). Thirteen Colonial Revival houses were constructed in Plumbrooke Estates, about fourteen percent of the contributing resources in the subdivision. There were no exterior differences to distinguish the three and four-bedroom models from each other. These are uniformly two-story houses, most with a masonry-faced first floor and a wood-clad second floor that projected over the first floor to create an overhang. Two relatively late examples, 23926 and 23938 Plumbrooke Drive (1967 and 1974, respectively), have masonry second stories with no overhangs; 23926 Plumbrooke Drive has vertical window and door bays with wood siding and the garage at 23938 Plumbrooke Drive has vertical wood siding. Some retain their original vertical or horizontal wood siding, while others have replacement aluminum or vinyl siding. Most Colonial Revivals are side-gabled with a one-story side-gabled garage; some (e.g. 23024, 23412 Plumbrooke Drive) have integrated garages with a one-story section to one side, while another variant (23052, 23360 Plumbrooke Drive) featured a front-gabled second story over an integrated garage with a cross-gabled roof on the one-story section. Porches range from small entries under a corner extension of the one-story section (23024, 23052, 23412, 23360, 23926, 23938 Plumbrooke Drive), to full-length one-story porches (23106, 23308, 23597, 23491 Plumbrooke Drive), to two examples with two-story, full-length porches (23051, 23962 Plumbrooke Drive). Porches are usually carried on plain boxed posts, although 23941 Plumbrooke Drive has decorative iron posts. Windows vary widely, from double-hungs to sliders; the first floor usually has a large picture window or several oversized windows. Many appear to be replacements. Shutters are common on both first and second floors of the front elevation. Doors can be single (with or without sidelights) or paired, but most have replacement doors. Decorative details are minimal. Most houses have a soldier course of brick at the transition between the first and second floors. A few (23412, 23597, 23941 Plumbrooke Drive) have gable returns at the second story gable ends. Brick chimneys are typically located on the back or on the sides toward the rear of the house. 23024 Plumbrooke Drive has a decorative

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concrete frieze wall in the back yard. 23142 Plumbrooke Drive is unique for its stacked brick first floor façade.

### *Ranch*

There are only seven Ranch style houses in Plumbrooke Estates, making up just seven percent of the houses in the subdivision. It is unclear if they were ever given a model name. With one exception (see below), the Ranch models were all one-story, side-gabled houses with a projecting, front-gabled garage. The exteriors are masonry with wood trim above the garage doors and in vertical window bays. Most have a stacked bond brick feature wall at the front elevation, with the exception of 23544 Plumbrooke Drive, which has vertical wood siding at the upper walls of the house and garage. The roofs have wide overhanging eaves, and the front entry is typically recessed in the ell between the house and garage. Large picture windows, some with divided lights or a horizontal sliding window below, are typical on the front elevation. Side windows are sliders or casements, often replaced with aluminum or vinyl, and the front doors are typically single leaf with one sidelight. Brick chimneys are set at the back corner of the house, behind the garage.

The Ranch at 23257 Plumbrooke Drive is unique. Although it has the side-gabled form, wide overhanging eaves, and masonry exterior of the other Ranches, the garage is set on the back/side of the house facing Duns Scotus Road. The house has a centered, deeply-set front porch under a front-gabled projection with skylights and exposed rafters. The side walls of the entry have small square tiles with grey field tile and colored inset tiles. It retains the original paired doors with diamond pattern and two full sidelights. The concrete slab porch has ceramic tiles. The house also retains its original wood casement windows with shutters and there is an oversized chimney on the north elevation. This house was built for the neighborhood's tiling contractor, Tony Marson.

### *Contemporary – Concerto*

The earliest Contemporary model offered in Plumbrooke Estates was the Concerto. In all, thirteen such houses were built in the district, accounting for nearly fourteen percent of the contributing resources. The Concerto is uniformly one-story, although it featured a sunken living room at the rear of the house (down one or two steps). Concertos are symmetrically front-gabled, with wide overhanging eaves and exposed rafters. The exteriors are masonry, typically with a stacked bond brick feature wall and wood trim. The deeply recessed entry is offset to one side of the roof peak and usually has a low concrete slab stoop. The windows are also asymmetrical and vary from house to house; some have trapezoidal gable-end windows (23036, 23118, 23272, 23404, 23436, 23508, 23592 23770, 23782 23794 Plumbrooke Drive) while others include vertical windows (23166 Plumbrooke Drive), stacked horizontal windows (20820 Nine Mile Road), or a mixture of configurations (23556 Plumbrooke Drive). The front windows are often fixed panes with wood frames and small horizontal hopper windows below, and some models have wood paneled sections adjacent to or around some windows. Skylights are common, usually over the entryway. Wide chimneys are centered in the house, as the fireplaces were two-

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sided. Garages can be attached or detached, although, as garages were optional, several do not have them (20820 Nine Mile Road, 23036, 23118, 23272 Plumbrooke Drive). Most are set back from the house. 23782 Plumbrooke Drive, unusually, has a carport.

### *Contemporary – Continental*

By far the most popular subtype in Plumbrooke Estates was the Continental, as thirty-two houses of this model were constructed, making up nearly thirty-seven percent of the contributing resources in the district. The houses are in the form of a “tri-level split”: from the one-story section, one can either walk up a short flight of stairs to the upper level, or down another flight to the lower level. The kitchen, dining room, and living room are typically in the one-story section, while bedrooms are on the upper level and a multipurpose and/or family room on the lower level. The defining characteristic of the Continental is its asymmetrical gabled roofline in what Virginia McAlester in *A Field Guide to American Houses* (2015 revised edition) terms the “wounded dove” form, with the roof line stepping back and down on the one-story side of the house. The two-story section of the house steps forward from the plane of the rest of the house, and often features wood siding and an overhang over the sunken lower level. Otherwise, the exterior is masonry, often with a stacked bond brick feature wall. The front entry is located on the recessed portion of the façade, although it is usually on plane with the rest of the single-story elevation and recessed under the wide eaves created by the ell of the house. The Continental has the wide eaves and exposed rafters that are common to the Contemporary style. Trapezoidal or vertical gable-ended windows are often placed on the single-story front elevation or the gabled ends of the rear of the house, while the projecting second story typically has a small horizontal sliding window or occasionally several narrow vertical windows. Brick chimneys are centrally placed. Garages were also optional on the Continental, but only a few lack a garage (23243, 23491, 23505, 23905 Plumbrooke Drive). Whether attached or detached, they are typically set back from the main house. Some garages (e.g. 23296, 23580 Plumbrooke Drive) have slant roofs, and the garage at 23013 Plumbrooke Drive is entirely faced with stacked bond brick.

### *Contemporary – Riviera*

Like the Continental, the Riviera was a popular choice with twenty-three such models constructed, slightly more than twenty-four percent of the contributing resources in Plumbrooke Estates. This model is similar to the Continental but distinguished from it by the roof form. The Riviera tucks a front-gabled projecting garage under the roof line of the one-story section; the effect is of a double-gabled front. As a result, the front entry is deeply recessed under overlapping roof lines. Like the Continental, the Riviera has a projecting second story section with an overhang, but there is more variety in the materials and windows of the second-story façade, which may include paneled facades, trapezoidal windows, and stacked vertical window bays. Other windows are typically side-by-side sliders or casements. The Riviera has the usual wide eaves and exposed rafters of the other Contemporary models. The exterior is masonry with wood trim. As is implied by the form, Rivieras all have attached garages. Skylights are also common. Brick chimneys are typically located at the rear of the house, although a few examples



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(23373, 23455, 23483, 23705 Plumbrooke Drive) have paired chimneys on the two-story side walls.

### *Unclassified/Variants*

Several houses in Plumbrooke Estates do not fit into the typical styles and sub-types. Some are one-off variants of the main types. The house at 20812 Nine Mile Road has the basic form of the Continental or Riviera, but with a more traditional side-gabled one-story section rather than an asymmetrical roof extension. The house at 23612 Plumbrooke Drive has an asymmetrical gabled roof like the Continental/Riviera and a deeply recessed offset front entry like the Concerto, but the remainder of the façade is a flat masonry plane without any of the characteristic features of either sub-type. The house at 23063 Plumbrooke Drive has the two-story form with second-story overhang of the Colonial Revival, but is set with its short gable end to the street and a perpendicular garage. Finally, two of the Contemporary houses in Plumbrooke Estates, 23087 and 23914 Plumbrooke Drive, are unusual variants of the Concerto style. Rather than a symmetrical front-gabled roof, these houses have a slant roofed section overhanging a flat roofed section, reminiscent of Eichler's popular California Contemporary houses.

The last two houses built in Plumbrooke Estates are also unique to the neighborhood. The house at 23950 Plumbrooke Drive, at the end of the seventh cul-de-sac, was built in 1974 by its owner, architect Paul Greene. While it stands apart from the Colonial Revival, Ranch, or Contemporary designs of the rest of Plumbrooke Estates, Greene created a complementary design that is not out of character with the neighborhood. Rather, the house is unassuming, as the façade gently recedes into the streetscape. Like the Concerto model, it presents a deceptively small façade to the street, rendered in brick masonry with a centered entry and a one-car garage. The side-gabled house rises to two stories in the rear, with wood siding at the lower level and two-story window bays and shingled mansard roofs on the second level surrounding the window bays. While this is clearly a 1970s style house, the design respects the scale, materials, and layout of the street elevations while presenting the more dramatic elevation to the private rear of the building. Adjacent to the east of 23950 Plumbrooke Drive is 23938 Plumbrooke Drive. The irregular fenestration and imposing brick wall suggest a later construction date, but the form, massing, scale, vertical glass block, and vertical wood siding are complementary to the earlier Colonial Revival houses.

In contrast, the Millennium Mansion at 23902 Plumbrooke Drive, on the same cul-de-sac, overwhelms the streetscape with its full two-story height, two-story entry porch, monotonous brick façade, and high peaked gables.

## **INVENTORY**

The historic district is comprised of ninety-five total resources. Resources were evaluated by their date of construction, historical associations, and architectural characteristics, relative to the National Register Criteria and Areas of Significance for the district. Contributing resources add to the historical associations and architectural qualities of the district. Non-contributing

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resources, by contrast, do not add to these associations and qualities, have been altered to the extent that it no longer possesses integrity, or were not constructed during the Period of Significance. Period of Significance is extended to 1974, which is forty-five years at the time of nomination. However, Criteria Consideration G is not required because a majority (nearly ninety-seven percent) of resources within the historic district were constructed prior 1969. The 2002 National Register Bulletin *Historic Residential Suburbs* states that the Period of Significance may be extended by a “reasonable” number of years to include those resources that are less than fifty years of age but are “consistent with the neighborhood’s historic plan and character.” Two resources, 23938 and 23950 Plumbrooke Drive, were constructed in 1974 and meet the age and character requirements and are therefore considered Contributing resources. One resource, 23902 Plumbrooke Drive, does not meet the requirements noted in the aforementioned bulletin and is considered a Non-Contributing resource.

Address	Date Constructed	Style	Contributing Status
23024 Plumbrooke	1961	Colonial Revival	Contributing
23051 Plumbrooke	1962	Colonial Revival	Contributing
23052 Plumbrooke	1961	Colonial Revival	Contributing
23106 Plumbrooke	1962	Colonial Revival	Contributing
23142 Plumbrooke	1966	Colonial Revival	Contributing
23308 Plumbrooke	1963	Colonial Revival	Contributing
23412 Plumbrooke	1961	Colonial Revival	Contributing
23597 Plumbrooke	1963	Colonial Revival	Contributing
23660 Plumbrooke	1961	Colonial Revival	Contributing
23926 Plumbrooke	1967	Colonial Revival	Contributing
23938 Plumbrooke	1974	Colonial Revival	Contributing
23941 Plumbrooke	1962	Colonial Revival	Contributing
23962 Plumbrooke	1965	Colonial Revival	Contributing
20828 Nine Mile Road	1962	Ranch	Contributing
23207 Plumbrooke	1962	Ranch	Contributing
23231 Plumbrooke	1963	Ranch	Contributing
23257 Plumbrooke	1962	Ranch	Contributing
23475 Plumbrooke	1963	Ranch	Contributing
23544 Plumbrooke	1961	Ranch	Contributing
23818 Plumbrooke	1965	Ranch	Contributing
20820 Nine Mile Road	1961	Contemporary	Contributing
23036 Plumbrooke	1961	Contemporary	Contributing
23118 Plumbrooke	1962	Contemporary	Contributing
23166 Plumbrooke	1962	Contemporary	Contributing
23272 Plumbrooke	1962	Contemporary	Contributing
23404 Plumbrooke	1962	Contemporary	Contributing
23436 Plumbrooke	1961	Contemporary	Contributing

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Address	Date Constructed	Style	Contributing Status
23508 Plumbrooke	1961	Contemporary	Contributing
23556 Plumbrooke	1962	Contemporary	Contributing
23592 Plumbrooke	1961	Contemporary	Contributing
23770 Plumbrooke	1961	Contemporary	Contributing
23782 Plumbrooke	1962	Contemporary	Contributing
23794 Plumbrooke	1962	Contemporary	Contributing
23012 Plumbrooke	1963	Contemporary	Contributing
23013 Plumbrooke	1961	Contemporary	Contributing
23099 Plumbrooke	1964	Contemporary	Contributing
23154 Plumbrooke	1963	Contemporary	Contributing
23178 Plumbrooke	1962	Contemporary	Contributing
23219 Plumbrooke	1963	Contemporary	Contributing
23243 Plumbrooke	1964	Contemporary	Contributing
23296 Plumbrooke	1963	Contemporary	Contributing
23332 Plumbrooke	1964	Contemporary	Contributing
23361 Plumbrooke	1964	Contemporary	Contributing
23401 Plumbrooke	1964	Contemporary	Contributing
23428 Plumbrooke	1964	Contemporary	Contributing
23452 Plumbrooke	1964	Contemporary	Contributing
23460 Plumbrooke	1962	Contemporary	Contributing
23467 Plumbrooke	1963	Contemporary	Contributing
23491 Plumbrooke	1963	Contemporary	Contributing
23505 Plumbrooke	1966	Contemporary	Contributing
23580 Plumbrooke	1964	Contemporary	Contributing
23621 Plumbrooke	1963	Contemporary	Contributing
23624 Plumbrooke	1963	Contemporary	Contributing
23648 Plumbrooke	1963	Contemporary	Contributing
23672 Plumbrooke	1962	Contemporary	Contributing
23684 Plumbrooke	1965	Contemporary	Contributing
23699 Plumbrooke	1966	Contemporary	Contributing
23746 Plumbrooke	1963	Contemporary	Contributing
23758 Plumbrooke	1969	Contemporary	Contributing
23806 Plumbrooke	1964	Contemporary	Contributing
23807 Plumbrooke	1964	Contemporary	Contributing
23830 Plumbrooke	1962	Contemporary	Contributing
23855 Plumbrooke	1967	Contemporary	Contributing
23905 Plumbrooke	1965	Contemporary	Contributing
23929 Plumbrooke	1962	Contemporary	Contributing
23075 Plumbrooke	1962	Contemporary	Contributing
23130 Plumbrooke	1963	Contemporary	Contributing

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Address	Date Constructed	Style	Contributing Status
23190 Plumbrooke	1964	Contemporary	Contributing
23260 Plumbrooke	1962	Contemporary	Contributing
23284 Plumbrooke	1963	Contemporary	Contributing
23320 Plumbrooke	1963	Contemporary	Contributing
23344 Plumbrooke	1965	Contemporary	Contributing
23373 Plumbrooke	1964	Contemporary	Contributing
23420 Plumbrooke	1963	Contemporary	Contributing
23444 Plumbrooke	1963	Contemporary	Contributing
23455 Plumbrooke	1964	Contemporary	Contributing
23483 Plumbrooke	1965	Contemporary	Contributing
23532 Plumbrooke	1963	Contemporary	Contributing
23568 Plumbrooke	1963	Contemporary	Contributing
23607 Plumbrooke	1963	Contemporary	Contributing
23636 Plumbrooke	1963	Contemporary	Contributing
23696 Plumbrooke	1964	Contemporary	Contributing
23705 Plumbrooke	1965	Contemporary	Contributing
23717 Plumbrooke	1967	Contemporary	Contributing
23729 Plumbrooke	1963	Contemporary	Contributing
23734 Plumbrooke	1964	Contemporary	Contributing
23867 Plumbrooke	1963	Contemporary	Contributing
23917 Plumbrooke	1963	Contemporary	Contributing
20812 Nine Mile Road	1963	Contemporary (Tri-level variant)	Contributing
23063 Plumbrooke	1963	Colonial Revival variant	Contributing
23087 Plumbrooke	1963	Contemporary (Eichler style)	Contributing
23612 Plumbrooke	1964	Contemporary (Tri-level variant)	Contributing
23902 Plumbrooke	2001	Millennium Mansion	Non-contributing
23914 Plumbrooke	1964	Contemporary (Eichler style)	Contributing
23950 Plumbrooke	1974	Contemporary	Contributing

*Statement of Integrity*

Plumbrooke Estates has a very high degree of integrity. The majority (nearly ninety-seven percent) of the houses in the subdivision were built from 1961 to 1967 and, aside from the installation of replacement doors and windows, there are virtually no significant alterations to the original houses. The 1974 additions to the subdivision are complementary to the historic

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architectural character of those resources constructed between 1961 and 1967, and respect the form, scale, massing, setting, and orientation of the majority of the resources of the neighborhood. The Millennium Mansion (23902 Plumbrooke Drive), built in 2001, is well outside the “reasonable length of time” noted in the National Register Bulletin *Historic Residential Suburbs* for inclusion as a Contributing resource. Additionally, the house is out of scale and proportion as well as stylistically inconsistent with the significant, Contributing resources.

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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.

### 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

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**Areas of Significance**

(Enter categories from instructions.)

Architecture

Landscape Architecture

Community Planning and Development

Social History

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

**Period of Significance**

1960-1974

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

**Significant Dates**

1960

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

**Significant Person**

(Complete only if Criterion B is marked above.)

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

**Cultural Affiliation**

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

**Architect/Builder**

Cavalier Building Company

C. A. Hopp Building Company

Plum Hollow Building Company

Greene, Paul, Architect

\_\_\_\_\_

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**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.)

Plumbrooke Estates is significant under National Register Criterion A, at the local level, as an important example of a residential neighborhood built during the City of Southfield's rapid expansion following its establishment as an incorporated municipality. It is also significant under National Register Criterion C, at the local level, as a highly intact and cohesive example of a residential neighborhood constructed during the mid-twentieth century with various stylistic expressions of the Modern Movement and located within a city notable for its concentration and quality of mid-century design. Platted in 1960 on land reserved for suburban development as early as the 1920s, Plumbrooke Estates was developed in the 1960s by three related building companies. Several house models were offered, including a traditional Colonial Revival, a modern Ranch, and several Contemporary style subtypes. The subdivision was substantially built out by the late 1960s, although several houses were added in the early 1970s. The houses were of high quality in terms of both design and materials, and have remained remarkably intact since the period of construction. The Period of Significance begins in 1960, when the subdivision was platted and construction began, and extends to 1974, when the last house based on the original models was completed. While the Period of Significance extends beyond fifty years, the property does not need to meet Criterion Consideration G because a majority of resources within the historic district were constructed by 1969, and as stated in the National Register Bulletin *Historic Residential Suburbs*, the Period of Significance may be extended by a "reasonable" number of years to include those resources that are less than fifty years of age but are "consistent with the neighborhood's historic plan and character." Nearly ninety-seven percent of all resources within the historic district were constructed by the fifty-year threshold. The two resources constructed in 1974 are within the noted "reasonable length of time" of five or six years given in the aforementioned bulletin, and both resources share the programmatic and stylistic proclivities of those resources constructed by 1969.

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

### **Community Planning and Development Social History**

Plumbrooke Estates meets the National Register Criteria for listing under National Register Criterion A, at the local level, as an important example of a residential neighborhood built during the City of Southfield's rapid expansion following its establishment as an incorporated municipality. The neighborhood was within the boundaries of a planned but never executed model residential district, Southfield Park, in the 1920s. Following the Depression and World War II, Southfield faced a period of potentially explosive growth when it developed as one of



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Detroit's first inner-ring suburbs. After incorporating in 1958, Southfield embarked on a series of planning efforts to manage and encourage controlled growth. Plumbrooke Estates, platted in 1960, was one of the earliest subdivisions created after Southfield's establishment. It was efficiently planned while still providing generous lot sizes and houses that were affordable and attractive for middle-class professionals. The popularity of Plumbrooke Estates was demonstrated by its virtual completion within five years and by the longevity of many of its residents, some of whom are the original owners. Plumbrooke Estates also reflects the changing demographics of Southfield and is an example of successful ethnic and racial integration during a period when metropolitan Detroit's black and Jewish populations still faced significant discrimination in the predominately white suburbs.

### *Early Development of Southfield and Plumbrooke Estates Location*

Plumbrooke Estates is located on a portion of the land originally designated as the southeast quarter of Section 27 of Southfield Township, in Oakland County. An 1817 survey of the section noted that the character of the land varied from poor soil covered with bushy oak to good soil covered with oak, ash, and beech trees. On an 1822 survey map, the vertical center line of Section 27 was the approximate boundary between an area of "undulating sandy loam" to the west and timbered lands to the east. The township is within the watershed of the Rouge River, and a number of tributaries are shown on some of these early maps, including a branch of what was later known as Plum Hollow Creek that ran through the northern part of the section. An early twentieth century account reported that the name related to the "many plum trees that dotted the hills and swales on the old Kerchoff farm. It was called Plum Bottom by early Oakland County settlers."<sup>1</sup>

When those first EuroAmerican settlers arrived in the county, the land was already home to several American Indian villages of Neshnabek (Potawatomi). While much of the Neshnabek land in southeast Michigan had been taken by the United States government in the 1807 Treaty of Detroit, the Neshnabek had retained several areas of land in Oakland County. These included two villages in Southfield Township, the Seganchewan village in sections 8 and 9 and Tonquish's village in sections 30 and 31, both in the western part of the township. A portion of the Shiawassee Trail, an American Indian road running from just west of Detroit north and west to the Saginaw River, ran through the southwest corner of the township roughly along what is now Shiawassee Street. The 1822 Hubbard map also shows a trail running from southeast to northwest through Section 27, but this does not appear on other maps. Both of these land reservations were taken by the United States government in the 1827 Treaty of St. Joseph, in which this land and other tracts were exchanged for consolidated land in Kalamazoo and St. Joseph counties.

Oakland County was established as a political entity in 1819. The county was originally divided into two large townships, with the future Southfield Township lying in the southern half, then

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<sup>1</sup> Joseph Wampler, "Description of the Soil on the Interior Sectional Lines: Township 1 North, Range 10 East," 1817; Map by B. Hubbard, 1822. Both copies found in "Southfield - Maps" compilation at Southfield Public Library; E. L. Warner, Jr., "All-Stag Idea Vetoed at Plum Hollow Course," *Detroit Free Press*, August 7, 1938, 4.

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called Bloomfield Township. In 1830, Bloomfield Township was subdivided and Southfield Township established. The previous year, Nathaniel A. Armstrong of Chatauqua, New York, had purchased the west half of the southeast quarter of Section 27, a parcel of eighty acres.<sup>2</sup> It is not clear if Armstrong farmed the land in Section 27. While he was listed on the 1830 census in nearby Oakland Township, most early EuroAmericans settled on the north and west sides of the township, where the soil was better than the flat and marshy land of the eastern and southern sections.<sup>3</sup>

Over the next one hundred years or so, the land in Section 27 was in agricultural use. In the 1860s and 1870s, the entire quarter section was owned by the Shanklin family, who grew corn and oats and raised sheep, as well as keeping horses, milk cows, and pigs.<sup>4</sup> According to plat maps, the Shanklin farmstead was on the east side of the lot, along what is now Evergreen Road. In the 1895 plat map, the southeast quarter section was subdivided into three vertical sections owned by the Shanklin heirs. The west section, where Plumbrooke Estates now lies, was owned by Mrs. Ira (Margaret) Beardslee, whose maiden name was Shanklin. A residence was depicted at the south end of the property, along what is now Nine Mile Road. The 1908 plat map is similar, with the fifty-six acres of the west portion owned by George Beardslee (his relationship to Margaret Beardslee was not found), but by 1916 the land was owned by Daniel Hoffman.

### *Beginnings of Suburban Development in Southfield*

The first half of the twentieth century saw the rise of the first automobile-oriented suburbs. Across the United States, the greater affordability of privately-owned automobiles in this period permitted increasing numbers of middle-class workers to move to residential areas in formerly rural areas bordering large urban centers, where they could have larger yards and more privacy than typically available in the cities. The metropolitan Detroit area, home to the country's major automobile manufacturers, would seem a natural place to see this trend. However, while the population of the city of Detroit was indeed expanding quickly in the 1910s and 1920s, in general Detroit felt less development pressure than other urban areas like those on the east coast. Although density was increasing since the city stopped annexing land after 1926, Detroit still covered a relatively large area, with plenty of vacant land left to build the single family homes that Detroiters preferred. Still, Detroit saw the beginnings of suburbanization in the early twentieth century, particularly in the southern areas of Oakland County, which bordered Detroit's northern boundary. This was bolstered by the anticipated development of eight "superhighways" in the Detroit metropolitan area, with 204-foot rights-of-way. Four of these superhighways, Northwestern Highway (now M-10, the Lodge Freeway), Southfield Road (now M-39, the Southfield Freeway, until it reverts to Southfield Road north of its intersection with M-10), Telegraph Road (US-24) and Eight Mile Road (M-102) were planned to run very close to the future site of Plumbrooke Estates.

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<sup>2</sup> List of original purchasers of land from the government held at Southfield Public Library.

<sup>3</sup> Kenson Siver, *Southfield: The History of Our City in its 50<sup>th</sup> Year* (Southfield, MI: Johnson Lithograph, Inc, 2008), 22.

<sup>4</sup> United States Census, Agricultural Schedules for 1860, 1870, and 1880.

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With these projected major access roads, areas like Southfield became attractive for suburban development in the mid to late 1920s. In 1925, eighteen local developers joined to form the Southfield Park Improvement Association (SPIA). The SPIA envisioned a model residential district running from approximately 7 ½ Mile (modern-day Pembroke) to 14 Mile Road and 1 ½ miles to either side of Southfield Road, which had already been paved from Michigan Avenue to Birmingham (although not yet at its full highway width). The SPIA claimed that the twenty-one-square-mile Southfield Park development area was the largest of its kind in the country and represented the most advanced ideas in city planning. In addition to taking advantage of the new superhighways being developed in the area, the SPIA's plans included infrastructure improvements such as water, lighting, gas, and electricity, an investment that would be offset by the expected development value of the land, estimated at \$100 million. Other amenities planned included business, social, and recreational areas to support the development of "high class homes" within reach of those with a moderate income who wanted a country-like setting that was still easily accessible from Detroit.<sup>5</sup> In the late 1920s the SPIA laid water mains along the Southfield Road corridor, extended telephone service to the southern part of the district, and was planning to lay sewers when the Depression halted improvements. Residential construction was severely curtailed in the 1930s and early 1940s, first because of the Depression, and then due to labor and material shortages during World War II. There was virtually no mention of Southfield Park or the Improvement Association after 1930, although the name was revived briefly in the 1950s for a proposed incorporated city.

During the planning stages of Southfield Park, the owner of the future Plumbrooke Estates property was J. Lee Baker. He was also the president of the SPIA, and Baker very likely purchased this property for its development potential, as he owned a number of parcels in the same area. Baker, a native of Lansing, Michigan, began operating in real estate in 1907, and by the 1920s was specializing in residential subdivisions. Baker had assembled the Lathrup Townsite in the northeastern part of Southfield Township (now Lathrup Village) for its developer, Louise Lathrup Kelley, in the early 1920s. Baker also owned the entire Section 26 of Southfield Township, where in 1926 he platted the first part of the Washington Heights neighborhood, including the McKinley School, a development that was halted by the Depression. Baker died in 1939, before the post-World War II boom would make development of the suburbs economically feasible again.<sup>6</sup> Baker likely cleared away the former farm buildings on the Plumbrooke Estates parcel, as they do not appear on the 1926 plat map or later aerial photographs.

Along with planned residential neighborhoods like Southfield Park, Washington Heights, and Magnolia, which was also platted in 1926 (and included a school to draw families to the development),<sup>7</sup> Southfield Township was attracting other developments. In 1921 the Plum Hollow Golf Club (Country Club) was established at the southwest corner of Lahser and Nine Mile Roads. The course, designed by British firm Colt and Alison, hosted the Professional

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<sup>5</sup> Southfield is Land of Ideal Homesites," *Detroit Free Press*, April 18, 1926, 34.

<sup>6</sup> Southfield is Land of Ideal Homesites," *Detroit Free Press*, April 18, 1926, 34; "J. Lee Baker" (Obituary), *Detroit Free Press*, February 2, 1939, 19.

<sup>7</sup> Subdivision Plat for Northland Gardens, 1956.

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Golfers' Association of America (PGA) championship in 1947, as well as other state and regional matches.<sup>8</sup> In 1928 the Franciscan Friars Minor began construction of a college at Nine Mile and Evergreen just east of Plumbrooke Estates (a Jesuit seminary was also planned at the same time for Lahser and Nine Mile, north of Plum Hollow Golf Club). Duns Scotus College opened in October 1930.<sup>9</sup>

In 1929, Northwestern Highway was officially dedicated at its intersection with Greenfield Road, just south of Eight Mile Road. The ceremony marked the completion of paving on the east side of the highway from near Wyoming and Fenkell to Ten Mile Road, and the press accompanying the event noted its importance to the future development of Southfield Park.<sup>10</sup> In 1930 a plat map showed many properties in the area of Plumbrooke Estates owned by Realty companies, including Baker, who still owned the Plumbrooke Estates land as well as the southwest quarter of Section 27, and the Thompson-Brown Corporation. A plat map from later in the 1930s shows that, while Baker still owned the undeveloped portions of Section 26, he had sold the fifty-five acres in Section 27 to R. B. Brown, possibly related to the Thompson-Brown Corporation.

While Baker had been unable to develop the Plumbrooke Estates parcel prior to the Depression, the future layout of the neighborhood was being shaped by development in the nearby area in the 1930s and 1940s. To the east, Duns Scotus College occupied the eastern two-thirds of the southeast quarter of Section 27. To the west, the southwest quarter of Section 27 was platted into sixty-nine lots as "Supervisor's Plat No 12" in 1933, with two east-west roads north of Nine Mile Road, later named McClung and Duns Scotus Roads, and a north-south road, Russell Street. Sometime before 1942, the fifty-five-acre parcel on the west third of the southeast quarter of Section 27 was subdivided along a north-south line into two parcels. In 1942 the west parcel was platted into twenty-five lots as Nine Mile Gardens, and McClung and Duns Scotus Roads were extended, ending in cul-de-sacs at their eastern ends. With construction still hampered by labor and material shortages in the early to mid-1940s, housing construction proceeded very slowly in Supervisor's Plat 12 and Nine Mile Gardens. Into the late 1940s, the east half of the subdivided southeast quarter of Section 27 was still unplatted and unoccupied; it was owned in 1947 by M. Alger.

### *Post-World War II Suburbanization and City Planning in Southfield*

Following the end of World War II, the Detroit area experienced another period of economic and population growth. Suburbanization, which had begun in the 1920s, accelerated in the late 1940s and continued into the 1950s and 1960s, as the end of the war unleashed over a decade of pent-up demand for housing. A number of factors were involved in the greater interest in the suburbs. Some were simply demographic – this was the time of the baby boom, when the population was rising across the country. Detroit was no exception; its population continued to grow until it reached its peak in 1950, but the city was still contained within its 1926 borders. While there

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<sup>8</sup> E. L. Warner, Jr., "All-Stag Idea Vetoed at Plum Hollow Course," *Detroit Free Press*, August 7, 1938, 4.

<sup>9</sup> "Site for Proposed Seminary Donated," *Detroit Free Press*, July 29, 1928, part 6, page 2.

<sup>10</sup> "Nor'western Highway Unit Open to Traffic," *Detroit Free Press*, September 29, 1929, 6-3. Northwestern Highway was later renamed the James Couzens Highway before it was converted to the Lodge Freeway.

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remained vacant land available in the city, it was mostly concentrated at the outer edges, not far from the suburbs. As well, many of the incentives for suburbanization present in the 1920s remained relevant in the post-World War II era, such as the affordability and range of the automobile, supported by the expansion and improvement of surface roads and highways, and the availability of cheap, formerly agricultural land where developers could build larger houses on more widely spaced lots. With bigger salaries, more and faster automobiles, and better roads, white middle-class Americans could afford to move out of the cities, with their older housing stock, and into the newly-constructed subdivisions beyond the city.

Suburbanization in the metropolitan Detroit area in the post-war period was largely a white phenomenon, and in many cases whites were not just moving to the suburbs, but away from the minority populations of the city. The United States Supreme Court's 1948 decision in *Shelley v. Kraemer* outlawed racially-based restrictive covenants in property deeds (one of the companion cases in the decision, *McGhee v. Sipes*, was a Detroit case). This triggered a decades-long migration pattern of "white flight" where the entrance of African American families into or even near a white city neighborhood prompted a wave of departures by white homeowners. While racial covenants were also unenforceable in suburban neighborhoods, defacto methods of segregation made it much more difficult for African Americans to move into the suburbs. Strong societal pressure discouraged white developers and property owners from selling to African Americans, and the practice of redlining virtually prevented African Americans from obtaining the low-cost mortgages available to whites.

Southfield Township, a first ring suburb located just north of the Detroit border, began seeing the effects of the suburban housing boom almost immediately after the end of World War II. The township issued only 147 building permits, worth just over \$300,000, in 1944. The following year those figures nearly tripled with 405 permits, worth over \$1 million, issued. It was not a short term trend; permits continued to increase nearly every year, rising to 1,276, with a value of over \$13.5 million, in 1950.<sup>11</sup>

That same year, the J. L. Hudson Company announced plans to build a regional shopping center in Section 36, the southeastern corner of Southfield Township. It was one of two regional shopping centers planned by the company in 1950.<sup>12</sup> Hudson cited surveys carried out by the company that showed around three-quarters of a million people lived within a twenty-minute drive of the identified sites. Many residents of the newly developing suburbs preferred to shop locally for staples such as children's clothing and shoes, so Hudson's recognized an opportunity not being filled by its flagship downtown store.<sup>13</sup> Northland Center opened in 1954, further substantiating Southfield Township's status as a rapidly growing suburb of Detroit. While the developers of Northland included a residential subdivision of their own, Northland Gardens, it was clear that one development would not satisfy demand for housing in the area.

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<sup>11</sup> Siver, *Southfield*, 60.

<sup>12</sup> The other, eventually named Eastland Center, was in Gratiot Township, Macomb County, on the northeast border of Detroit. Although Eastland was announced first, Northland Center was completed before Eastland.

<sup>13</sup> "J. L. Hudson Plans Shopping Center," *Lansing State Journal*, June 4, 1950, 6.

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With the increase in building permits and the beginning of construction at Northland Center, Southfield Township officials recognized that careful planning was needed to manage its future growth. The township commissioned a population study in 1952. At the time, the township remained overwhelmingly rural, with most of its land either vacant or still in agricultural use, and the population was relatively low, at only 18,500 people. The study acknowledged that the 1920s had seen some building, but that due to large tracts of land still available in the city, development pressures on Southfield Township had remained low. The gradual decline of available land in Detroit, combined with low taxes and a more relaxed building code in the township, resulted in higher rates of growth in the 1930s, despite the Depression, but building in the township was greatly restricted during the 1940s by World War II and the accompanying material and labor shortages.<sup>14</sup>

The population study concurred that Southfield Township was facing a period of rapid and unprecedented growth over the next ten years due to the township's proximity to Detroit and the rates of growth associated with suburbanization. It estimated the 1960 population at 45,000, with the ideal fully-built up population pegged at 96,000 (the actual population in 1960 was 31,531; Southfield's peak population was 78,322 in 2000, dipping slightly to 73,100 (estimated) in 2016), while unplanned, unchecked growth could result in as many as 300,000 people, much of it from in-migration, especially higher income households, rather than "natural" growth.<sup>15</sup>

Density was a significant concern. The study noted that "one of the great attractions of Southfield Township is the amenity of low density living, 'a home in the country,'" but that low density residential development would have to be balanced against the ability to provide water, sewer, and other services. The study recommended concentrating denser residential neighborhoods in the southern part of the township where water and sewer were already more available and some areas were being developed with fifty-foot lots. Northern areas of the township were expected to stay on private wells and sewage longer, with concurrent lower density development. Planning for community facilities such as schools should also be considered while land values were relatively low; house values in the township were by now above the metro Detroit average, and land values were likely to increase as site choices decreased.<sup>16</sup>

Given the predicted development, the township also began to look seriously at incorporation, partly for self-preservation. In the early 1950s, several areas within the township attempted to incorporate, with varying degrees of success, and adjacent communities were eyeing parts of the township for annexation into their own cities. The new shopping center at Northland was looking like a particularly ripe economic plum, with the winning municipality due to collect an anticipated 250,000 dollars in annual taxes. In late 1951 there was an unsuccessful referendum to incorporate the southeastern corner of the township as "Southfield Park," a callback to the unrealized development plan of the 1920s. This city would have included both the future

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<sup>14</sup> Geer Associates, "Population Growth: A Master Plan Study," Prepared for Southfield Township Planning Commission, May 1952. Copy held in folder "Master Plans" at the Southfield Public Library.

<sup>15</sup> Geer Associates, "Population Growth: A Master Plan Study."

<sup>16</sup> Geer Associates, "Population Growth: A Master Plan Study."

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Plumbrooke Estates neighborhood as well as Northland's planned residential community, Northland Gardens, but not the existing Magnolia neighborhood, whose residents opposed the plan.<sup>17</sup>

In May 1953 the Lathrup Townsite in the northern part of the township incorporated as Lathrup Village. The following September, the township's municipal neighbor to the east, Oak Park, attempted unsuccessfully to annex the area around Northland, with area residents voting overwhelmingly against the proposal. The next day, two hundred fifty Southfield Township electors voted in favor of incorporating as a city the six square miles at the southern end of the township bounded by Greenfield, Inkster, Eight, and Nine Mile Roads, although formal incorporation did not take place.<sup>18</sup> In November 1953 Franklin, in the northwestern part of the township, successfully incorporated under Michigan's Home Rule Village law.

Not surprisingly, Southfield Township officials feared the township would be split into too many small pieces. In addition to piecemeal incorporation and annexation threats, the township was known as a "community without a main street" because it lacked a traditional downtown, although many considered that Northland Center could serve as the business hub of an incorporated city.<sup>19</sup> However, it took another five years before the township officially became a city. In June 1955 the unincorporated township areas (minus Lathrup Village, Franklin, and Bingham Farms, which incorporated as a village in October of that year) voted for city status, but formal incorporation was delayed due to disagreements over the proposed city charter. A second successful vote in September 1957 approved the creation of Southfield as a city, but again minus a large chunk of land for the Village of Westwood north of Lathrup Village (renamed Beverly Hills in 1959).<sup>20</sup> Finally, Southfield formally incorporated in April 1958, with an approved city charter and elected city officials.

While the various incorporation and annexation battles were taking place in the 1950s, development continued within the township. As Northland Center opened in 1954, business and residential development picked up in the southern end of the township. The Wayne County Road Commission initiated plans to turn Southfield Road into an expressway to handle the increased traffic heading to Northland and to a new Ford Motor Company office and business development at the southern end of the township.<sup>21</sup> Homes in the township were featured in shelter magazines, including one decorated and furnished by the J. L. Hudson Company appearing on the cover of *Better Homes and Gardens*' September 1953 issue, and another on Eleven Mile between Southfield and Greenfield that was a "Builders Show Ideal Home" in 1953. The city of

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<sup>17</sup> Siver, *Southfield*, 67; "Oak Park Fails to Win Northland," *Detroit Free Press*, September 16, 1953, 11.

<sup>18</sup> "Oak Park Fails to Win Northland," *Detroit Free Press*, September 16, 1953, 11; "City Favored in Southfield Center Area," *Detroit Free Press*, September 17, 1953, 2.

<sup>19</sup> "Southfield Eyes Status of City," *Detroit Free Press*, March 22, 1953, 9B.

<sup>20</sup> Siver, *Southfield*, 71-73.

<sup>21</sup> Warren Stromberg, "Southfield to Become Expressway," *Detroit Free Press*, September 23, 1953, 1. Both Northwestern Highway (M-10) and Southfield Highway (M-39) completed their conversions to freeways in the early 1960s

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Southfield also opened a new high school in 1953, which was attributed to home builders “discovering” Southfield.<sup>22</sup>

Following the city’s incorporation, it commissioned a master plan for parks, recreation, and public facilities. The plan, published in February 1960, recommended preserving the valley lands adjacent to the Rouge River watershed, a branch of which arose in Section 27 with a tributary just north of what is now Plumbrooke Estates (much of the adjacent Duns Scotus College property is now designated as wetlands). The study divided the city into five communities with a further subdivision of twenty residential neighborhood units. Each community and neighborhood would have its own park. For Community D, which encompassed most of the land south and west of the Couzens Highway (M-10) to Telegraph Road, the designated community and neighborhood park was on the 27.5-acre parcel of land between Duns Scotus College and the Nine Mile Gardens subdivision. The study noted that the land was “difficult and inefficient to subdivide into residential lots and parkland would make a good use for this land.” A fire station was also proposed for this area along Nine Mile Road.<sup>23</sup>

#### *Development and Later History of Plumbrooke Estates*

While the master plan’s authors may have felt the parcel was too inefficient to subdivide, later that year an application was made to do just that. In November 1960 the City of Southfield approved the plat of the parcel for “Plumbrooke Estates” subdivision. Indeed, while the west half of the original fifty-five-acre parcel had been subdivided as Nine Mile Gardens with only twenty-five lots, the new plat packed ninety-seven lots onto the same footprint.<sup>24</sup> Although the official subdivision plat used the term “Plumbrooke Estates” and the street was named Plumbrooke Drive, the builder’s advertisements and the local real estate press in the early to mid-1960s referred to the neighborhood as “Plum Hollow Estates,” perhaps in reference to the nearby Plum Hollow Golf Club, which was well known at the time because it had hosted the Professional Golfers’ Association (PGA) championship in 1947 and the Western Open in 1957. At some point in the 1970s, it reverted to “Plumbrooke Estates,” the name by which the subdivision is now known. On the subdivision plat, the proprietor was listed as Muriel C. Alger and the developer was Maceday Construction, whose officers included President Bernard Lee Hartman and Secretary Herbert Tyner.<sup>25</sup>

Muriel C. Alger was likely the same M. Alger listed as the parcel owner on a 1947 plat map. How she became owner of the parcel is unclear. Alger, born in 1890 in Detroit, was the daughter of William F. Schmeltz and Emma Newman. Schmeltz was formerly the manager and secretary of the Superior Pin Company in Detroit, but at his death in 1927 he was listed as a “prominent Detroit real estate dealer.” However, at the time, J. Lee Baker still owned the Plumbrooke Estates land, and Muriel, who had married Martin J. Alger in 1916, lived in Pelham, New York,

<sup>22</sup> “Southfield Eyes Status of City,” *Detroit Free Press*, March 22, 1953, 9B.

<sup>23</sup> Planning Commission of the City of Southfield, “Parks, Recreation, and Public Facilities: A Master Plan Study,” February, 1960, in the folder “Master Plans” at the Southfield Public Library.

<sup>24</sup> Subdivision Plat of Plumbrooke Estates, 1960, and Nine Mile Gardens, 1933.

<sup>25</sup> Subdivision Plat of Plumbrooke Estates, 1960.



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with her husband, who was the executive assistant to the president of the New York Central Railroad. Neither Schmeltz nor Alger were listed as members of the Southfield Park Improvement Association. Alger may have purchased the land sometime in the 1940s from R. B. Brown, perhaps as an investment, although it does not appear that she and her husband, who was also a native of Michigan, ever returned to live in the state. Muriel Alger died in 1969 in Lake Placid, New York, while her husband Martin, who witnessed the Plumbrooke Estates plat, passed away in 1978 in Tucson, Arizona.<sup>26</sup>

Maceday Construction was a subsidiary of the partnership of cousins Bernard Hartman and Herbert Tyner, who had co-founded a real-estate development company in 1953. They invested in and managed apartment complexes in the Detroit area before developing Plumbrooke Estates in 1960-1961. Hartman and Tyner later purchased the Hazel Park Raceway in 1971, and Tyner was also a part owner and advisory board member of the Detroit Pistons. Maceday Construction may have been created as an entity solely for the development of Plumbrooke Estates, as it did not appear on any other real estate transactions in Oakland County.<sup>27</sup> Hartman and Tyner platted the lots, laid out the streets, and put in the utilities before turning the development over to the builders.<sup>28</sup>

Charfoos and Topper purchased the lots from Hartman and Tyner for 4,500 dollars per lot. The first model homes opened in the neighborhood in May 1961, with prices starting at 23,900 dollars up to 26,000 dollars.<sup>29</sup> Four years later, in May 1965, an advertisement for one of the homes in the subdivision noted that there were only eight lots left. According to Ronald Charfoos, several lots were held or purchased for themselves, their family members, and their investor. While investor Clement Hopp and Charfoos' aunt and uncle, Bella and Milton Geller, built homes there, Charfoos and Topper never did. These lots were generally the most desirable lots in the last cul-de-sac, and they put a premium price on the lots accordingly. Charfoos and Topper completed their work in Plumbrooke Estates in 1965-1966; later houses built there were designed and constructed by different architects and companies. Several houses were constructed from 1966 to 1969, and two more in 1974. Two lots remained vacant; a "Millennium Mansion" was constructed on one of those lots in 2001.

The neighborhood's first residents were overwhelmingly white, but that began to change not long after the subdivision was completed. Southfield was along the route of a characteristic Detroit migration pattern stretching back to the early twentieth century and related to the complex levels of racial and ethnic discrimination present in the region's history. In the late

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<sup>26</sup> "Funeral Today for W. F. Schmeltz," *Detroit Free Press*, March 8, 1927; "To Wed New York Man," *Detroit Free Press*, August 20, 1916; U.S. Social Security Applications and Claims Index, 1936-2007.

<sup>27</sup> Mike Martindale, "Southfield Real Estate Firm Roiled by Family Feud," *The Detroit News*, May 12, 2016; "Hazel Park Raceway's co-founder Herbert Tyner dies at age 84," *The Oakland Press*, August 25, 2015.

<sup>28</sup> Ronald Charfoos (builder), interview with Ruth E. Mills, January 22, 2019, Bloomfield Hills, Michigan.

<sup>29</sup> During the initial construction period from 1961 to 1965, the deeds to the property recorded all on the same day, from Muriel Alger to Maceday to one of the three building companies and then finally to the individual owner, with the mortgage recorded on the same day as well. Charfoos does not remember why this happened, but it may have been that it was simply the deeds being recorded on the same day, not the actual transactions. Ronald Charfoos (builder), interview with Ruth E. Mills, January 22, 2019, Bloomfield Hills, Michigan.

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nineteenth and early twentieth centuries, Jewish people arriving in Detroit initially settled in the north-south corridor along Hastings Street, which would eventually become Paradise Valley and Black Bottom. Subject to some of the same discriminatory covenants as African Americans, Jewish people were likewise restricted in their ability to move anywhere in the city. However, as African Americans began arriving in greater numbers in the 1910s and 1920s and were segregated into Black Bottom, their Jewish neighbors began moving north and west, primarily into the area around 12th, Linwood, and Dexter Streets from Grand Boulevard up to Davison, as well as the apartment district of Palmer Park. By the beginning of World War II, the Jewish population had continued to move north and west, populating far northwest Detroit. Behind them came a population of middle-class African Americans, who followed the same migration pattern, developing some of the first integrated neighborhoods in the city in the Russell Woods/Nardin Park area. This was possible because there were usually no restrictive covenants and the Jewish owners of properties were comfortable selling to African Americans. This pattern repeated itself in the post-World War II period, when the Jewish community continued to move north and west into the suburbs of Southfield, Oak Park, Farmington, and West Bloomfield. Indeed, many of the original owners of properties in the new subdivisions in southern Southfield like Plumbrooke Estates and Northland Gardens could be identified as Jewish or had typically Jewish surnames. By the early 1970s, black middle-class professionals were likewise moving in larger numbers into the suburbs just over the city line.

In the case of Southfield, the integration of neighborhoods like Plumbrooke Estates, Northland Gardens, and Magnolia, just north of Eight Mile Road, appeared relatively quiet at first; in fact, many residents, both black and white, were attracted to the racially diverse neighborhoods. However, by the mid-1970s, some residents feared that their integrated neighborhoods were under threat by “white flight.” An experiment in 1975 conducted by the North Suburbs Interfaith Center for Racial Justice and the League of Women Voters found that a large percentage of real estate agents in the region were steering black home buyers to subdivisions south of Ten Mile Road, while whites were advised to purchase north of Ten Mile. Coded language suggested that the subdivisions were “too close to the city” for whites, while blacks were told they “would not like” living in Farmington or Birmingham.<sup>30</sup> However, while in the mid-1970s Southfield’s African American population was only around five percent of its total, the increasing population of African Americans in the city did not change the integrated nature of subdivisions like Plumbrooke Estates as some residents feared in the 1970s.

Southfield’s suburban growth continued throughout the second half of the twentieth century. The construction of Plumbrooke Estates came during the period of the city’s fastest expansion; its population more than doubled between 1960 (31,531) and 1970 (69,298), making it Michigan’s fastest growing city in that decade. Between 1958 and 1967, 8,300 single-family homes were built in the city, nearly 1500 of those in 1965 alone. Given that rate of growth, planners of the

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<sup>30</sup> Helen May, “Searching for Brotherhood in These Changing Times,” *Detroit Free Press*, February 2, 1972, 25; Julie Morris, “Southfield Group Says Racial Line Exists at 10 Mile,” *Detroit Free Press*, May 14, 1975, 3-4; “Southfield Group Fights to Maintain Racial Balance,” *Detroit Free Press*, May 9, 1977, 4.

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period believed that Southfield's population could reach as high as 170,000. While growth did level off, the city continued to experience modest population increases until 2000.<sup>31</sup>

City planners persisted in their efforts to balance increased development density with the provision of public amenities and green spaces. While the city's plan to turn the Plumbrooke Estates parcel into a park in the 1960 master plan was thwarted by its subsequent development, a few years later they identified another nearby property as a potential park site. This was the Bauervic property at the southwest corner of Evergreen and Nine Mile Road, just across the road from Plumbrooke Estates.<sup>32</sup> Like the previous park location, this site too was threatened with development when in 1970 a developer optioned the eighty acres of undeveloped land. Rather than a quiet residential suburb, the developer planned a mixed-use development with town houses, a retail center, and apartment buildings. This time the residents of Plumbrooke Estates, who had formed a homeowners association, were deeply involved in opposing the development, dubbed the "Evergreen Giant." They were instrumental in lobbying the city to deny the permit for the development. The city and the neighborhood prevailed, and the property is now Bauervic Woods Park, a city park with nature trails and a playground.<sup>33</sup>

While Plumbrooke Estates has suffered economic ups and downs along with the rest of the city, state, and nation, the neighborhood's strength and success remains predicated on the high quality of its building stock, the mature landscape of the subdivision, and the diverse families that live there.

## Architecture

### Landscape Architecture

Plumbrooke Estates also meets National Register Criterion C, at the local level, as a highly intact and cohesive example of a residential neighborhood within a city notable for its concentration and quality of mid-century design. The development exemplifies the defining characteristics of mid-century residential subdivisions, which had their roots in the Picturesque suburbs of the late nineteenth century and were further refined through the Federal Housing Administration's development of standards and guiding principles for subdivision layout in the 1930s and 1940s. Generous but not wasteful lot sizes, thoughtfully planned curved streets, and attractive green spaces were all hallmarks of the FHA's guidance that were realized in Plumbrooke Estates. While the houses of Plumbrooke Estates represent a variety of popular mid-century styles, including Colonial Revival, Ranches, and Contemporary, their construction by the same group of builders over a short period of time make them for the most part cohesive and complementary, including similar materials and features across styles such as stacked bond brick masonry, wide overhanging eaves, and large windows. The quality of the houses, both in design and material, means that Plumbrooke Estates's building stock has retained its integrity and economic viability to a very high degree.

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<sup>31</sup> Siver, *Southfield*, 62.

<sup>32</sup> "Owners Rally to Save Southfield Woods," *Detroit Free Press*, May 22, 1970, 12B.

<sup>33</sup> Siver, *Southfield*, 128.

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### *Planning Plumbrooke Estates*

When the developers of Plumbrooke Estates filed their subdivision plat in 1960, they were able to fit ninety-seven lots onto the same footprint as Nine Mile Gardens to the west, which had been platted with only twenty-five lots.<sup>34</sup> The developers achieved this not by adhering to the grid system of Nine Mile Gardens, but rather by employing modern principles of subdivision planning.

The layout of Plumbrooke Estates can be traced back to the Picturesque suburbs of the mid to late nineteenth century. During that period, city dwellers with the means to do so sought an escape from the increasingly industrial urban centers to the more naturalistic landscapes of areas close enough to the city to make commuting feasible yet far enough away for large lots and plenty of vegetation. Drawing on the principles of the mid-nineteenth century Romantic landscape movement, Picturesque suburbs employed curvilinear streets, irregular lot divisions, and the extensive use of vegetation to create a naturalistic, park-like setting that separated the privacy of residential streets from the busy thoroughfares of commercial districts. Prototypical examples of the Picturesque suburbs, such as Llewellyn Haskell's Llewellyn Park in New Jersey (platted 1857) and Frederick Law Olmsted and Calvert Vaux's Riverside subdivision outside Chicago, Illinois (platted 1869), influenced the character of American residential subdivisions into the twentieth century.<sup>35</sup>

The concepts of Picturesque suburbs were applied at a larger scale in the Garden City planning movement of the late nineteenth and early twentieth centuries. The Garden City was introduced by English social reformer Ebenezer Howard in 1898 as an ideal city plan laid out in a series of concentric circles with public and commercial uses in the center and residential zones of mixed income levels, surrounded by an outer ring of industrial, educational, and social institutions connecting the inner areas to outlying agricultural land. Howard's Garden City ideals were adopted by the nascent planning profession in the United States in the early twentieth century as they designed residential suburbs at the outer edges of cities and in the newly developing suburbs where the increasing affordability of the automobile made longer commutes feasible for middle-class workers. The availability of large tracts of formerly agricultural land and favorable zoning practices permitted planners and developers to design an entire subdivision without being tied to an existing dense street grid. Developments were spatially organized into clusters of buildings along hierarchical circulation patterns that emphasized privacy, access to open space, and naturalistic landscaping. Some of the most influential of the early Garden City models in the United States were Sunnyside Gardens in Queens, New York and Radburn, New Jersey, both developed in the late 1920s.<sup>36</sup> In Southfield, residential developments of the 1920s like Lathrup Townsite and Washington Heights followed a number of these principles, including curvilinear streets, restricted access, and a parklike setting.

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<sup>34</sup> Subdivision Plat of Plumbrooke Estates, 1960, and Nine Mile Gardens, 1933.

<sup>35</sup> David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, DC: National Park Service, Department of the Interior, 2002), 38-39.

<sup>36</sup> Ames and McClelland, *Historic Residential Suburbs*, 41-47.

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Many of the principles of Picturesque and Garden City planning were reinforced in the late 1930s and early 1940s by the United States Federal Housing Administration (FHA). The FHA developed and issued a series of booklets outlining standards for new residential developments that wished to use FHA-backed low-cost mortgages. FHA planners went beyond minimum requirements such as compliance with local ordinances and the financial viability of developers, establishing guidelines and recommendations for ideal layouts, street patterns, integration of parks and playgrounds, and relationship to shopping, schools, and other amenities. Specific features promoted by the FHA included adaptation of the site to respond to topography and natural features, elimination of dead-end streets and sharp corners (less than ninety degrees) at intersections, long blocks to eliminate unnecessary cross streets and through-traffic, generous, well-shaped house sites without sharp angles, access to common green spaces, and other features to add to the privacy and attractiveness of the neighborhood. Deep lots like those employed in Nine Mile Gardens were “wasteful,” but lots should have a minimum width of fifty feet or longer to provide adequate side yards for light, air, driveways, and to avoid overcrowding. Corner lots should be wider because they had to comply with setback requirements on two sides.<sup>37</sup>

Although not all prospective homeowners obtained FHA-backed mortgages, the FHA’s guidelines proved enormously influential in the planning and development of post-war suburbs. Like the garden suburbs of the early twentieth century, the FHA-influenced subdivisions of the post-World War II period were well suited to the large, formerly agricultural tracts of the suburbs. The larger lot sizes complemented the increasingly popular modern house styles, such as ranches and split levels, that were placed with their long sides facing the street. While early twentieth century garden suburbs had attempted to separate pedestrian and vehicular traffic, the new suburbs were far more oriented toward the car. In many cases, the traditional “front walk” from the sidewalk to the front door was eliminated, with foot traffic shifting to the wide driveway and attached garage; residents and their guests either entered the house from the garage or the front walk was shifted to lead from the driveway to the front door.<sup>38</sup>

In addition to new models for designing suburbs, the post-World War II era also saw new models for building them. While most early developers had limited their activities to subdividing the land, providing basic utilities, and perhaps building a few models before selling the lots off piecemeal, the early twentieth century saw the rise of the “community builder” and the “operative builder.” Less land speculators and more community planners, the community and operative builders controlled more aspects of the subdivisions, from layouts to home building to deed restrictions. By “exert(ing) control over the character of their subdivisions, (they) attracted certain types of home buyers, and protected real estate values.” In the 1930s the FHA encouraged the operative builder model to ensure the consistency, attractiveness, and financial stability of neighborhoods backed by its mortgage insurance.<sup>39</sup>

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<sup>37</sup> See for example “Planning Neighborhoods for Small Houses,” 1936; “Planning Profitable Neighborhoods” (Technical Bulletin No. 7), 1938; and “Successful Subdivisions,” 1940.

<sup>38</sup> Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2014), 70.

<sup>39</sup> Ames and McClelland, *Historic Residential Suburbs*, 27, 49.

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While it is unknown how many residents of the new Plumbrooke Estates neighborhood utilized FHA-backed mortgages, its designers and builders were clearly influenced by the FHA's subdivision design principles. The developers of Plumbrooke Estates were operative builders, who platted, laid out, improved, and built the homes in their subdivision. The long, narrow footprint of the 27.5-acre lot did not lend itself well to a traditional rectilinear layout. In Nine Mile Gardens, the platters had chosen to extend McClung and Duns Scotus Roads to the east and create long, back-to-back blocks fronting on Nine Mile, McClung, and Duns Scotus. While the frontage was generous, ranging from 68 to 112 feet, the back-to-back lots were as deep as 390 feet or, in the case of the northernmost lots, upwards of 850 feet. The FHA would have considered these lot sizes "wasteful." At Plumbrooke Estates, a wide street divided the development unevenly, with one row of houses along the western edge of the lot, and a series of seven cul-de-sacs along the eastern side. While the entrance road to the development met Nine Mile Road at a 90-degree angle, it curved westward immediately after the first lots, and a section of the road between McClung Avenue and the sixth cul-de-sac was boulevarded.

Despite fitting almost three times as many lots onto the same footprint as Nine Mile Gardens, the cul-de-sac layout still provided generous lot sizes. The square lots along the west side were typically around 65 feet wide, except at the corner lots adjacent to McClung and Duns Scotus Roads, which were 87 to 95 feet wide. The lots were about 115 feet deep, adequate to provide a small back yard; most of the houses along this side backed onto the long, empty back lots of Nine Mile Gardens. The cul-de-sac layout, while it meant greater density, did veer toward the sharp-angled lots discouraged by the FHA, and the most sharply-angled lots at the eastern end of the cul-de-sacs only had 37 feet of frontage, while the more regularly shaped lots ranged from 64 feet on the inner lots to 70 feet on corner lots. However, the angled lots compensated for this by having much wider rear yards, generally ranging from 100 to 140 feet wide. The 3 east lots on each cul-de-sac also faced onto the largely open Dun Scotus College property.

In addition to the generous lot sizes and mostly private rear yards, the Plumbrooke Estates developers also installed amenities like sidewalks, the aforementioned boulevard, and a landscaped center ring in the middle of each cul-de-sac. While a few houses had traditional front walks, particularly on the corner lots, many homeowners opted for no front sidewalk, relying on the wide driveways for pedestrian access to their homes.

### *Architecture of Plumbrooke Estates*

Since the early years of the twentieth century Michigan was a leading center of Modern architecture and design. The industrial architecture of Albert Kahn, the educational innovations of Emil Lorch at the University of Michigan, the design of both buildings and curriculum of Eliel Saarinen at Cranbrook in Bloomfield Hills, the impact and influence of the engineers and designers of the automobile industry, and the influence of furniture designers at firms in West Michigan, like Herman Miller and Steelcase, created an environment like few others. Later in the century, renowned architects Eero Saarinen, Minoru Yamasaki, and Gunnar Birkerts established offices in metropolitan Detroit. In August 1961, *Progressive Architecture* identified a "New Generation" of architects in and around Detroit, where "interesting things" were going on,

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and where “one sees reflections of what has gone before, one sense the current influences, and one has a hint of new trends and things that are likely to come.” Young architects and designers came to Michigan to learn from and practice with Saarinen and Yamasaki, and their offices became “finishing schools” to some.

At the same time, people and businesses increasingly sought locations in suburban locations, and many of both sought designs for their buildings that expressed a sense of modernity. The city of Southfield, in particular, has an observable density of high-quality Modern buildings rivaled by few other places in the state. Southfield’s strategic geographic location in the first ring of suburbs outside of Detroit, the convergence of several highways in the city, and the availability of large tracts of relatively inexpensive agricultural land drew many businesses to Southfield, and numerous world, national, and regional corporate office headquarters were built in Southfield in the 1950s and 1960s, including Bendix Research Laboratories, Federal Mogul, Reynolds Metals Company, Maccabees Mutual Life Insurance, Allstate Insurance Company, and E. F. MacDonald Travel. The city aggressively pursued commercial development through proactive installation of utilities and policies that encouraged corporate investment.

These corporations hired some of the state’s and nation’s most well-known and accomplished architects to design their buildings. The Reynolds Metals Company, the nation’s second-largest aluminum products manufacturer, selected Troy, Michigan-based architect Minoru Yamasaki, whose firm had just won the American Institute of Architects Honor Award for the Lambert-Saint Louis Municipal Airport Terminal in Saint Louis, Missouri, to design a showpiece regional sales office in Southfield (1959). Giffels and Rossetti, a Detroit firm, designed the award-winning Federal Mogul Staff Office Building (1966); Smith, Hinchman & Grylls designed the Michigan Bell Northwest Office Center (c. 1965); and the Gunnar Birkerts-designed International Business Machines (IBM) Regional Office Building was constructed in 1975.

The J. L. Hudson Company, once metropolitan Detroit’s preeminent retailer, hired architect Victor Gruen to design its flagship regional shopping mall, Northland Center. Gruen’s plan for Northland Center established the shopping mall archetype and influenced mall design for decades, including the nearby Tel-Twelve Mall, designed by the firm of Charles Agree, Inc. and completed in 1968. A few years after Northland Center opened, Northland Point, a mixed-use development that included office buildings, a medical center and a hotel and restaurant opened to the south of Northland Center. Modern commercial buildings continued to be constructed along major transportation corridors throughout the 1950s and 1960s.

Modern architecture in Southfield was not limited to the commercial sector. Sidney Eisenshtat designed B’Nai David Synagogue (currently Shriners Silver Garden Events Center) in 1956. Gunnar Birkerts designed the Haley Funeral Home in 1961 and the now-demolished Church of Saint Bede in 1969. Percival Goodman, a renowned designer of synagogues, designed Shaarey Zedek in 1962. The luxury high-rise apartments, North Park Towers, was designed by Nate Levine in 1967. The campus of Lawrence Technological University was developed between 1955 and 1968. Though now modified, the campus was planned and the earliest buildings designed by Earl W. Pellerin.

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In addition to the notable, large-scale buildings, Southfield abounds in high-quality, small-scale Modern design in both commercial buildings and residential neighborhoods. The majority of the houses in Plumbrooke Estates were designed by architect George Dunn Fonville. Fonville was born around 1930. Information was not found on his education, but by 1958, his design for a Colonial Revival residence in Farmington Township, approximately eight miles to the west, had won a citation by *American Home Magazine*.<sup>40</sup> Prior to his work on Plumbrooke Estates, Fonville had designed a small neighborhood of split-level and Ranch homes in Bloomfield Hills, on East Hickory Grove between Woodward Avenue and Opdyke Road.<sup>41</sup> Throughout his career, Fonville maintained a focus on residential architecture. He designed a neighborhood for Kaufman and Broad Homes on New Bradford Boulevard east of Van Dyke in Sterling Heights, Michigan, including Colonial Revival, split-level, and Ranch homes similar to those built in Plumbrooke Estates. In 1963 he designed a block of low-rise apartments south of Lafayette Park, now known as the Jean Rivard Apartments. In his later career, he also designed a number of condominiums throughout southeast Michigan, including the communities of Livonia and Taylor. Fonville died March 25, 2016, in Chesterfield, Michigan.

The homes in Plumbrooke Estates were built by the partnership of Ronald B. Charfoos and Ronald M. Topper. Charfoos and Topper's fathers had also been partners in the building business, and it was through Topper that the team connected with Hartman and Tyner. Charfoos and Topper established three separate building companies. One, C. A. Hopp Building Company, reflected the investment of Clement Hopp in the development. Although Hopp owned a plywood business, he was not directly involved in the construction of the houses, although he did purchase one for himself. The other two companies were Cavalier Building Company and Plum Hollow Building Company, both operated by Charfoos and Topper. All three were active in various building companies in the Metro Detroit area in the 1960s and 1970s. Plum Hollow Building Company also worked on houses in the Mannington and Bedford Villas subdivisions in Oakland County; Cavalier Building Company executed houses in the Vernor Estates, Wildhern, and Victoria Woods in Oakland County, and Hopp and Topper had previously teamed on the Golden Gate Building Company, which built a series of houses in the Kingswood subdivision of Warren, in Macomb County, which lies to the east of Oakland County. Following the completion of Plumbrooke Estates, Charfoos collaborated with his father, Herbert Charfoos, on an apartment complex on Cambridge Street, north of Eleven Mile Road, and two office buildings on Twelve Mile Road between Southfield and Greenfield. Charfoos and Topper purchased a strip of land on Mount Vernon between Southfield and Northwestern Highway, building townhouses in the center of the lot and office buildings at either end. The building on Southfield became Charfoos' office, and in that and the opposite building, his tenants included Kaufman and Broad Homes, Michigan National Bank, and Michigan Bell. Charfoos' later work also included Forest Lake Apartments on the Clinton River Spillway between Interstate 94 and Jefferson Avenue, and Ironwood Apartments (now Traver Woods) off Plymouth Road in Ann Arbor.<sup>42</sup>

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<sup>40</sup> "Design Wins Citation," *Detroit Free Press*, July 4, 1958, Real Estate Section, 5.

<sup>41</sup> "Hickory Grove Hills," (advertisement), *Detroit Free Press*, October 23, 1959, 15.

<sup>42</sup> Ronald Charfoos (builder), interview with Ruth E. Mills, January 22, 2019, Bloomfield Hills, Michigan.



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According to Charfoos, Fonville provided the plans for the houses, but did not oversee construction, although he was available to answer questions, an important service as contemporary homes were a relatively new construction type during this era. Fonville also worked with home buyers if they requested custom features beyond those offered with the standard plans. Charfoos also suggested that Topper was likely responsible for the interior design, as this was his area of expertise, and indeed his later career was as an interior designer. Landscape design was the responsibility of the owners, including the decorative concrete and brick screen walls seen at several houses.

As operative builders, the developers of Plumbrooke Estates offered several different models of homes for buyers to choose from, including Colonial Revivals, Ranches, and Contemporary houses. According to Charfoos, he and Topper wanted to build something a bit different because, as he jokingly put it, they were “young and not smart.” They knew from the beginning that they wanted to build Contemporary houses, recognizing that Southfield was a newly expanding suburb and that Contemporaries might be popular in that environment. However, their first model was a more traditional Colonial Revival house.

Colonial Revival was indeed a safe choice. According to Virginia McAlester in the *Field Guide to American Houses* (2015 revised edition), Colonial Revival was “the dominant style for domestic building throughout the country during the first half of the twentieth century,” and it remained a popular style into the 1950s, particularly in a more restrained and less decorative form. Plumbrooke Estates offered two Colonial Revival models, the Coachman (four bedrooms) and the Lamplighter (three bedrooms).<sup>43</sup> Both were of the subtype identified by McAlester as the “second-story overhang” with the second story extending outward to overhang the first floor, commonly with a masonry first floor and wooden wall cladding above. The Plumbrooke Estates Colonial Revivals had very few decorative details aside from a soldier course of bricks at the transition to the second story and shutters. While most were side-gabled, a few had front gabled sections at the second story and part of the first story. Promotional materials for the Colonial Revivals cited their “big feature... (as) the family room at the rear of the house. This has a corner fireplace of brick, a sliding glass door-wall leading to a patio and a picture window offering a view of the garden.” The twenty-by-fourteen-foot family room was paneled and featured a raised slate hearth and wood parquet floor. The Coachman model also featured an L-shaped kitchen with French doors to the patio, while the Lamplighter had a dining ell off the living room.<sup>44</sup>

While Colonial Revivals might have been a safe choice given their general popularity, only about thirteen were built in Plumbrooke Estates. Far more popular were the Modern styles, the Ranch and the Contemporary. Modern house styles, like Modern architecture in general, were “based primarily on the lack of applied historically influenced ornamentation and a resulting external simplicity or ‘honesty,’ as well as on spatial variation and manipulation made possible by new materials and construction techniques.” The first stage of modernistic house design, in the early decades of the twentieth century, resulted in house styles like Prairie and Craftsman,

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<sup>43</sup> Charfoos did not remember how the model names were chosen.

<sup>44</sup> McAlester, *Field Guide to American Houses*, 410-426; John A. Woerpel, “3 New Models are Offered,” *Detroit Free Press*, May 26, 1961, 43.

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“elegantly simplified” buildings that still employed decorative touches but in a more organic manner, such as elaborated structural elements. In the middle decades of the century, designers often eschewed non-functional ornament altogether, preferring to create “machines for living” that took advantage of mass-production methods to create rigorously “honest” buildings, exemplified by the International style of architecture.<sup>45</sup>

There were, of course, many gradations within Modernism. While the Colonial Revival models at Plumbrooke Estates were ostensibly based on a historical style, they had very little ornamentation, relying instead on their form, contrasting materials, and a few elements such as soldier-course bricks to express their style. The Modern styles, in contrast, employed asymmetrical forms, exaggerated roof pitches, varying wall planes, and non-traditional windows. However, ornamental details were not uncommon, such as decorative brick walls, textured glass, applied paneling, and exposed rafter ends.

During the mid-twentieth century, many architects and designers re-envisioned the form and function of the middle-class house. The spatial organization of suburban neighborhoods like Plumbrooke Estates resulted in larger lot sizes and more private space in the back yards. Designers often reoriented house layouts to place family living spaces at the rear of the house with large glass windows or sliding glass doors to reduce the barrier between indoor and outdoor space. They supported the emphasis on the nuclear family unit during the period by prioritizing family living spaces, particularly the living room, over private bedrooms. Kitchens became the showpiece of the home, a space the family was expected to spend time in (hence the rise of the “eat-in kitchen”) and where guests might be invited. This was “better living through design.”

If the Colonial Revival was the dominant house style of the first half of the century, the Ranch house was most popular style of the mid-twentieth century. Originating in California, the Ranch lent itself to the more casual, rambling style of living in the post-World War II period, and easily complemented the wider lots of post-war subdivisions. Common features of Ranches included a one-story shape, low pitched roofs in the hipped, side, or cross-gabled forms, a recessed entry sheltered under a deep overhang, asymmetrical façade, often rendered in masonry, and large picture windows.<sup>46</sup> The simplified forms of the Ranch made them easy to mass-produce, and the tracts of Ranches that followed eventually contributed to a late-twentieth-century backlash against the “cookie-cutter” suburbs full of American Ranches. While a Ranch option was offered in Plumbrooke Estates, only seven were built, and they did not seem to be heavily promoted by the builders or given a model name. One of the Ranches, at 23257 Plumbrooke Drive, was a unique variant built for Tony Marson, the tiling contractor for the neighborhood (Marson also did the tile work for Minoru Yamasaki’s home in Bloomfield Hills, where Charfoos now lives). Not surprisingly, decorative one-by-one tile features prominently on the recessed porch walls of the home.<sup>47</sup>

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<sup>45</sup> McAlester, *Field Guide to American Houses*, 5, 10-11.

<sup>46</sup> McAlester, *Field Guide to American Houses*, 597-603.

<sup>47</sup> Ronald Charfoos (builder), interview with Ruth E. Mills, January 22, 2019, Bloomfield Hills, Michigan.

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By far the most prevalent models in Plumbrooke Estates were the Contemporary houses, which the local real estate press dubbed “unusual” for the area. As McAlester notes, while Ranches were popular in builder subdivisions, the “Contemporary style was favored most by American architects from about 1945 to 1965, when it filled architectural journals and dominated awards.” Another largely California-influenced style, Contemporary houses shared some of the common features of the Ranch style – long, low form, low-pitched roof, asymmetrical facades, and recessed entries. The major departure was the roof line; while Ranches more often used hipped or side gabled roofs, Contemporary houses used dramatic front-gabled roofs, often in swooping asymmetrical forms or butterfly and exaggerated slant roofs. The roof lines were further emphasized with exposed rafter ends, triangular or trapezoidal gable-end windows (with a glimpse of the high vaulted ceiling inside), and wide overhangs. The Contemporary style was often associated with architect Joseph Eichler, who built thousands of homes in the style in California; one of his most popular designs combined a slant roofed section on one side with a flat roof section on the other, with the slant roof overhanging the flat. While many Contemporary houses were rendered in brick or stone exteriors, builders could reduce costs by setting the windows within wood-framed cutouts, obviating the need for masonry headers and bases. The Contemporary was also more easily adapted to two-story or split-level forms than the Ranch, allowing for more square footage in the same footprint.<sup>48</sup>

About seventy of the houses in Plumbrooke Estates are in the Contemporary style. Within that style, the builders offered several sub types. Thirteen houses in Plumbrooke Estates were built from the Concerto model, but they all date to the first two years of the development, 1961 and 1962, after which it was eclipsed in popularity by other Contemporary models. The Concerto was a one-story house that presented a deceptively small façade to the street. While the front-gabled roofline was symmetrical, the window and door arrangements were typically asymmetrical and the deeply recessed front entry was offset to one side of the roof peak. Common elements of the Concerto were its wide overhanging eaves with exposed rafter and varied window types, including trapezoidal and stacked windows. An early description of the Concerto model noted that it had a sunken family room with a sliding glass doorwall opening onto a large terrace at the rear of the house, walnut paneling, a high-beamed ceiling, and walnut-stained plank floors. The Concerto also featured a “dramatic” reception hall (often with a skylight to bring in natural light) and a two-way fireplace of rock-faced brick.<sup>49</sup>

The more popular Contemporary subtypes in Plumbrooke Estates were two split-level options, the Continental and the Riviera. Both were “tri-level splits,” a relatively new house form in the mid-century period that could carry Ranch, Styled Ranch, or, in the case of Plumbrooke Estates, Contemporary styling. The tri-level split had three floor levels staggered a half story apart connected by half-flights of stairs. At Plumbrooke Estates, the lowest level was sunken partway below grade and often contained the family or multipurpose room on the lower level. Half a level up on the opposite side of the house were the public living spaces – kitchen, dining room, living room – as well as the formal front entry and sliding glass door to the rear yard, while the highest level, above the multipurpose room, contained the bedrooms. The split level was desirable

<sup>48</sup> McAlester, *Field Guide to American Houses*, 628-642.

<sup>49</sup> John A. Woerpel, “3 New Models are Offered,” *Detroit Free Press*, May 26, 1961, 43.

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because it accommodated a larger house size in the same footprint as a smaller house, and provided separation between “quiet” functions like sleeping and “noisy” family activities.<sup>50</sup> While split levels often tucked the garage in the lowest level, this was rare in Plumbrooke Estates.

The defining characteristics of the Continental and the Riviera were the rooflines. The Continental had an asymmetrical roofline in what Virginia McAlester in *A Field Guide to American Houses* (2015 revised edition) terms the “wounded dove” form, with the roof line stepping back and down on the one-story side of the house. The Riviera, which was slightly larger, had a similar roofline, but because it was taller, it could tuck a front-gabled projecting garage under the roof line of the one-story section to create a double-gabled effect. As a result, the front entry of the Riviera was deeply recessed under overlapping roof lines, while the Continental’s entry was on plane with the rest of the mid-level front elevation. A garage was optional on the Continental, and where it is present had to be set at the end of the house or as a detached garage due to the lower roofline. On both models, the double-height wing stepped forward with an overhang over the sunken lower level. The Riviera exhibited more variety on the two-level elevation, which could include paneled facades, trapezoidal windows, and stacked vertical window bays, while the Continental typically had a small horizontal sliding window, or occasionally several narrow vertical windows. However, the mid-level elevations of the Continental often had trapezoidal or vertical gable-end windows. Both models featured wide eaves and exposed rafters, and they had similar open plan interiors with skylighted foyers, sunken living rooms with vaulted beamed ceilings, walnut paneled walls, and wood floors. The Continental’s main bathroom, accessed from both the hallway and the master bathroom, had a skylight rather than windows, and there were both formal and informal dining rooms, a multi-purpose room off the lower level, and a fully equipped kitchen.<sup>51</sup> The Riviera had a brick corner fireplace with metal hood opening onto the rear patio, vaulted beamed ceilings, and sliding glass door walls. The master bedroom also featured a private bath, balcony, and corner fireplace. The real estate press noted that the style had “flair” or “pizzazz” and builder Ronald Charfoos reported that the Contemporary models were the most popular designs in Plumbrooke Estates.<sup>52</sup> About thirty-two of the Plumbrooke Estates houses were built from the Continental model and twenty-three from the Riviera model, making them the dominant house style in the subdivision, particularly from 1963 to 1965. Adding in the Concerto, Contemporary styles made up about seventy-five percent of the houses in Plumbrooke Estates.

Several houses in Plumbrooke Estates did not fit into these predominate types and subtypes, although most are unique variants of the main types. The most unusual of these are two variants of the Concerto model that had the slant-roof-overlapping-flat-roof configuration reminiscent of Eichler’s popular California Contemporary houses. There is also an owner-designed house by Michigan architect Paul Greene. While it was not built to the developer models of the rest of the neighborhood, Greene’s design is complementary to the overall character of the development. Like the Concerto, it presents a deceptively small façade to the street, rendered in brick masonry

<sup>50</sup> McAlester, *Field Guide to American Houses*, 613-14.

<sup>51</sup> “Sunken Living Room Has Beamed Ceiling,” *Detroit Free Press*, February 26, 1962, 18.

<sup>52</sup> “Houses Have Pizzazz Too,” *Detroit Free Press*, February 1, 1963, B-3.

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with a centered entry and a one-car garage. The side-gabled house rises to two stories in the rear, with wood siding at the lower level and two-story window bays and shingled mansard roofs on the second level surrounding the window bays. While this is clearly a 1970s style house, the design respects the scale, materials, and layout of the street elevations while confining the more dramatic façade to the private rear of the building. There is only one post-1974, non-contributing house in the development, a Millennium Mansion.

With the exception of the house designed by Greene and the house at 23902 Plumbrooke Drive, the houses of Plumbrooke Estates shared many similar features, even between Contemporary, Ranch, and Colonial Revival options. These included their asymmetrical forms, an entry recessed under eaves or a porch roof, masonry exterior walls with decorative features such as stacked bond brick, tapestry or frieze block accent walls, and textured glass transoms and sidelights. The interiors usually highlighted the open character and had multiple floor levels, wood floors, beamed roofs, large picture windows in the rear, and skylights. Within Plumbrooke Estates each house was slightly different, whether it was the placement of the doors and windows, the presence of textured glass, or the location of the optional garage – attached, detached, set back from the house or projecting forward or, in one later case, set under the second story level. Corner houses often had the garage on the main street rather than the cul-de-sac side, while the corner houses on McClung Avenue and Duns Scotus Street located the garage on those streets rather than on Plumbrooke Drive.

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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
- 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: Southfield Public Library, Oakland County, MI

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

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**10. Geographical Data**

**Acreage of Property** 27.5 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: 42.465113 | Longitude: -83.249149 |
| 2. Latitude: 42.465286 | Longitude: -83.247235 |
| 3. Latitude: 42.458109 | Longitude: -83.246957 |
| 4. Latitude: 42.458077 | Longitude: -83.248676 |



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**Or**

**UTM References**

Datum (indicated on USGS map):

1927 or

NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

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

Lots 1-97, Plumbrooke Estates Subdivision, Part of the southeast quarter of Section 27, Township 1 North, Range 10 East, City of Southfield, Oakland County Michigan, as recorded in Liber 102 (Plats), page 28, November 22, 1960.

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

The boundary identified for Plumbrooke Estates is the original development boundary as outlined in the plat.

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**11. Form Prepared By**

name/title: Ruth E. Mills, with assistance from Lauren Strauss

organization: Quinn Evans Architects

street & number: 219 ½ North Main Street

city or town: Ann Arbor state: Michigan zip code: 48104

e-mail rmills@quinnevans.com

telephone: 734-663-5888

date: November 30, 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.)

### **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:** Plumbrooke Estates  
**City or Vicinity:** Southfield  
**County:** Oakland **State:** Michigan

Photographer: Google Earth  
Date Photographed: 2018  
Aerial photograph, north at the right of the image.  
0001 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive (main) looking north  
0002 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, first cul-de-sac north of 9 Mile Road, looking southeast  
0003 of 0065

Plumbrooke Estates  
Name of Property

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Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, first cul-de-sac north of 9 Mile Road, looking east  
0004 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, second cul-de-sac north of 9 Mile Road, looking southeast  
0005 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, second cul-de-sac north of 9 Mile Road, looking east  
0006 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, second cul-de-sac north of 9 Mile Road, looking northeast  
0007 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, third cul-de-sac north of 9 Mile Road, looking southeast  
0008 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, third cul-de-sac north of 9 Mile Road, looking east  
0009 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, fourth cul-de-sac north of 9 Mile Road, looking southeast  
0010 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, fourth cul-de-sac north of 9 Mile Road, looking east  
0011 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, fourth cul-de-sac north of 9 Mile Road, looking northeast  
0012 of 0065

Plumbrooke Estates  
Name of Property

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Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, fifth cul-de-sac north of 9 Mile Road, looking southeast  
0013 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, fifth cul-de-sac north of 9 Mile Road, looking east  
0014 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, fifth cul-de-sac north of 9 Mile Road, looking northeast  
0015 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Plumbrooke Drive, sixth cul-de-sac north of 9 Mile Road, looking east  
0016 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: May 2018  
Plumbrooke Drive, seventh cul-de-sac north of 9 Mile Road, looking east  
0017 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Colonial Revival, 23024 Plumbrooke, looking east  
0018 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Colonial Revival, 23051 Plumbrooke, looking southwest  
0019 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Colonial Revival, 23597 Plumbrooke, looking west  
0020 of 0065

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Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Colonial Revival, 23660 Plumbrooke, looking east  
0021 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Colonial Revival, 23926 Plumbrooke, looking east  
0022 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Colonial Revival, 23941 Plumbrooke, looking northwest  
0023 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Ranch, 20828 Nine Mile Road, looking north  
0024 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Ranch, 23231 Plumbrooke, looking northwest  
0025 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Ranch, 23544 Plumbrooke, looking east  
0026 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Ranch, 23818 Plumbrooke, looking northwest  
0027 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Ranch, 23257 Plumbrooke, looking southwest  
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Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Concerto, 23166 Plumbrooke, looking northeast  
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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Concerto, 23404 Plumbrooke, looking southeast  
0030 of 0065

Photographer: Quinn Evans Architects

Date Photographed: April 2018

Concerto, 23436 Plumbrooke, looking east  
0031 of 0065

Photographer: Quinn Evans Architects

Date Photographed: April 2018

Concerto, 23508 Plumbrooke, looking south  
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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Concerto, 23770 Plumbrooke, looking southeast  
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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Concerto, 23782 Plumbrooke, looking east  
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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Continental, 23012 Plumbrooke, looking east  
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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Continental, 23013 Plumbrooke, looking north  
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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Continental, 23099 Plumbrooke, looking west  
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Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Continental, 23296 Plumbrooke, looking east  
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Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Continental, 23460 Plumbrooke, looking north  
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Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Continental, 23580 Plumbrooke, looking north  
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Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Continental, 23621 Plumbrooke, looking southwest  
0041 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Continental, 23672 Plumbrooke, looking northeast  
0042 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Continental, 23699 Plumbrooke, looking west  
0043 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Continental, 23746 Plumbrooke, looking south  
0044 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Continental, 23758 Plumbrooke, looking south  
0045 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Continental, 23806 Plumbrooke, looking north  
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Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Continental, 23807 Plumbrooke, looking east  
0047 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Continental, 23905 Plumbrooke, looking west  
0048 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Riviera, 23190 Plumbrooke, looking north  
0049 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Riviera, 23284 Plumbrooke, looking southeast  
0050 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Riviera, 23320 Plumbrooke, looking north  
0051 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Riviera, 23373 Plumbrooke, looking northwest  
0052 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Riviera, 23568 Plumbrooke, looking northeast  
0053 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Riviera, 23607 Plumbrooke, looking west  
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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Riviera, 23607 Plumbrooke, rear and side elevations looking northeast

0055 of 0065

Photographer: Quinn Evans Architects

Date Photographed: April 2018

Riviera, 23705 Plumbrooke, looking west

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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Riviera, 23729 Plumbrooke, looking northwest

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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Riviera, 23917 Plumbrooke, looking west

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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Continental variant, 20812 Nine Mile Road, looking northwest

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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Concerto variant, 23612 Plumbrooke, looking southwest

0060 of 0065

Photographer: Quinn Evans Architects

Date Photographed: April 2018

Colonial Revival variant, 23063 Plumbrooke, looking west

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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Concerto variant, 23087 Plumbrooke, looking west

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Photographer: Quinn Evans Architects

Date Photographed: April 2018

Concerto variant, 23914 Plumbrooke, looking south

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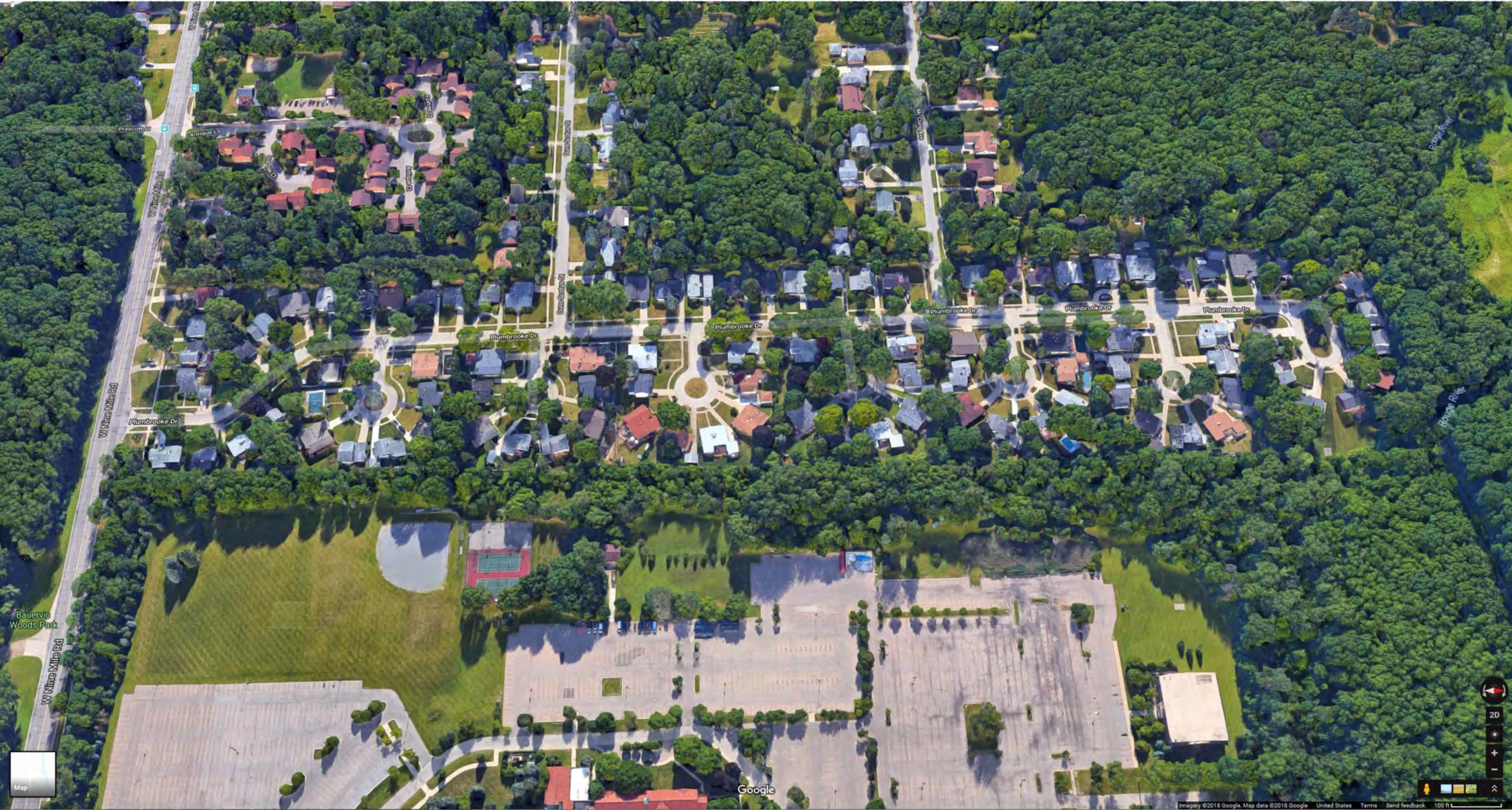
Oakland County, MI  
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Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Architect-designed house, 23950 Plumbrooke, looking north  
0064 of 0065

Photographer: Quinn Evans Architects  
Date Photographed: April 2018  
Millennium Mansion, 23902 Plumbrooke, looking south  
0065 of 0065

**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.



Prescott St

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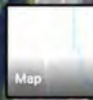
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Rouge River

Rouge River

Google





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23296







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ADT



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ADT







DADDY - 642



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SPEED  
LIMIT  
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23607

23607 PlumBrooke

ADP











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23087

313-893-8729

**Word Of Truth  
Assembly**  
20201 John R Detroit MI  
Senior Pastor Elder Olivett J. Mapson  
Pastor Ora E. Tate

ADT









UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Plumbrooke Estates

Multiple Name: \_\_\_\_\_

State & County: MICHIGAN, Oakland

Date Received: 10/9/2019      Date of Pending List: 11/1/2019      Date of 16th Day: 11/18/2019      Date of 45th Day: 11/25/2019      Date of Weekly List: \_\_\_\_\_

Reference number: SG100004661

Nominator: SHPO

Reason For Review:

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Appeal       | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue               |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo                         |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input type="checkbox"/> Map/Boundary                  |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period                        |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input checked="" type="checkbox"/> Less than 50 years |
|                                       | <input type="checkbox"/> CLG             |  |

Accept       Return       Reject      11/22/2019 Date

Abstract/Summary Comments: Excellent, intact subdivision featuring 4 distinct designs for all of the houses. Significant locally under CD & P as well

Recommendation/ Criteria: Accept / A & C

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.



**OAKLAND**  
COUNTY MICHIGAN  
ECONOMIC DEVELOPMENT  
& COMMUNITY AFFAIRS

OAKLAND COUNTY EXECUTIVE L. BROOKS PATTERSON

**Michael McCreedy, Director**  
Office: (248) 858-9099 [mccreedy@oakgov.com](mailto:mccreedy@oakgov.com)

January 9, 2019

Mr. Todd A. Walsh  
National Register Coordinator  
State Historic Preservation Office  
735 East Michigan Avenue  
PO Box 30044  
Lansing, MI 48909

Dear Mr. Walsh:

We have received Mr. Conway's letter dated December 13, 2018 regarding consideration of listing two districts to the National Register of Historic Places in Southfield.

As you know, the National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. We are proud of Oakland County's historic neighborhoods and downtowns, they embody Oakland County's historical, architectural, and cultural significance. The history of Oakland County is rich and diverse, and we support the following districts being listed on the National Register of Historic Places:

**Northland Gardens, Southfield**  
**Plumbrooke Estates, Southfield**

The historic buildings, neighborhoods and places in Oakland County's villages, townships and cities distinguish each community and provide a unique sense of place and quality of life. The preservation and rehabilitation of historic buildings, places and neighborhoods contribute to the beauty, character, and economic vitality of Oakland County communities.

We understand Mr. Kenson J. Siver, Mayor of the City of Southfield, supports this endeavor. His work with Southfield's Mid-Century Modern Architecture Tours, and advocacy for the preservation of Southfield's Mid-Century architecture prompted the pursuit of these designations.

We understand that listing in the National Register provides recognition that a property is significant to the nation, the state, or the community. The above districts are significant to the history of Oakland County, and the historical growth thereof, and we support their listing in the National Register.

Sincerely,

Michael McCreedy  
Director of Economic Development & Community Affairs

MICHIGAN ECONOMIC  
DEVELOPMENT CORPORATION

Thursday, October 3, 2019

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 **Plumbrooke Estates, Southfield, Oakland County, Michigan**. This property is being submitted for listing in the National Register of Historic Places. This nomination is a  New Submission  Resubmission  Additional Documentation  Removal.

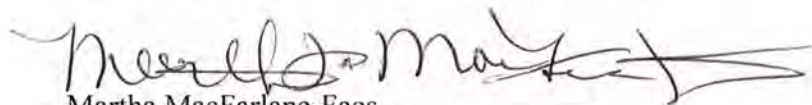
1 Signed National Register of Historic Places Registration Form (Disc 1)  
 2 Locational maps (Disc 1, incl. with nomination)  
 2 Sketch map(s) / figures(s) / exhibits(s) (Disc 1, incl. with nomination)  
 2 Pieces of correspondence (Disc 1)  
 65 Digital photographs (Disc 2)  
 Other \_\_\_\_\_

COMMENTS:

Please insure that this nomination is reviewed.  
 This property has been certified under 36 CFR 67.  
 The enclosed owner objections do  do not  constitute a majority of property owners.  
 Other \_\_\_\_\_

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,



Martha MacFarlane-Faes  
Deputy State Historic Preservation Officer

STATE HISTORIC PRESERVATION OFFICE