

FLEMING /GOODRICH HOUSE

319 CRANE AVENUE, ROYAL OAK

Preliminary Report

May 1, 2014

By ordinance dated December 19, 1994 the Royal Oak City Commission established the Royal Oak Historical District Study Committee in accordance with Michigan's Local Historic District's Act, Public Act 169 (1970), as amended.

Boundaries

Property Description:

T1N, R11E, Sec. 16, Assessor's Plat No. 4, Lot 36

Tax Item Number:

25-16-428-007

Percentage of Historic and Non-historic Resources

The percentage for historic resource is 100%. There are no other historic or non-historic resources in this proposed historic district.

Charge of the Study Committee

The Royal Oak Historic District Study Committee is charged with the mission of identifying, researching, and studying potential historic sites and districts within the city of Royal Oak. The research results are reported to the City and State in compliance with Michigan's local Historic Districts Act PO 169 of 1970, as amended in 1992.

Ms. Marge Goodrich, owner of 319 Crane Avenue, consented to having her property studied for possible historic designation. The Historic District Study Committee advised the Royal Oak City Manager of their decision and study commenced.

Members of the Study Committee

Ruth G. Cleaveland

Chair, Royal Oak Historic District Study Committee

Chair, Royal Oak Historic District Commission

Member, Roundtable of Royal Oak Historical

Organizations

Tammis Donaldson

Registered Architect

Member, Royal Oak Historic District Study Committee

Robert R. Duchene

Vice-Chair, Royal Oak Historic District Study Committee

Teacher, United States History

Dr. Jim Keillor

Psychologist

Member, Royal Oak Historic District Study Committee

Colleen Corey

Member, Royal Oak Historic District Study Committee

Supervisor, Department of Human Services, State of
Michigan

Chris Kraska

Strategic Architectural Planning

Member, Royal Oak Historic District Study Committee

The residence at 319 Crane Avenue in Royal Oak is not just a lovely early 20th century home but is also a representation of American democratic values. It is an example of the Craftsman Movement, which was a relatively short-lived but very influential school of design that expressed itself not only in residential architecture but also in enamel design, book printing, stained glass and many other artistic lines.

American Craftsman was a child of the British Arts & Crafts Movement which sought to restore craft techniques and the primacy of the artisan. The American version, which came to be known as the American Craftsman style, adhered to the ideal of the simple life and the rustic crafts. The American practitioners also thought designers had an obligation to provide the fruits of their inspiration to all classes and not just the wealthy. Mary Chase Stratton's Pewabic Pottery in Detroit and Jane Addam's Hull House in Chicago took direct inspiration from this movement as did Frank Lloyd Wright. Wright's version of Craftsman precepts came to be known as the Prairie School style.

Another prominent American student of the Arts & Crafts School of thought was Gustav Stickley who became noteworthy in the early 1900s as much for his unadorned but well-designed furniture as for a periodical entitled "The Craftsman". This publication lauded Shaker furniture and the Mission Revival style and soon came to feature houses and bungalows for sale. Plans and building instructions, all parts of the Craftsman tradition of making a lovely home available to all, were accessible to all,

not just the wealthy. Stickley had prices ranging between two and fifteen thousand dollars. This notion was soon adopted by catalog companies such as Sears.

The house at 319 Crane is a "California Craftsman" bungalow. This residence exemplifies many of the classic features of the bungalow – the covered front porch, a story-and-a-half design, an open floor plan, cedar shake siding, a low pitched roof with deep eaves and overhang which protect the house from weathering. The siding has been stained a dark brown to conform with the Craftsman ideal of blending in with the surrounding environment as much as possible, that a house should belong to a place and its people. So many features of the house were not just chance aesthetic choices but reveal the American Craftsman's belief that housing was both a source and a solution to many of society's problems. For example, the tenement housing of the 19th century was rejected for the fresh air afforded by an open porch which also provided a format in which a homeowner could easily interact with other community members.

And the Royal Oak community was changing rapidly in the early years of the 20th century. Royal Oak had a 1900 population of 468, a 1920 population of 6007 and then surged to 22,904 in 1930. And Robert Bruce Fleming and his wife Mayme were enthusiastic supporters of the new Royal Oak.

Born in 1878 in San Jose, Mason County, Illinois, Mr. Fleming began working for the railroad in Iowa. After marrying Mayme Wells in 1901, Mr. Fleming took a job with the Burroughs Adding Machine Company, which moved to Detroit in 1904. Mr. and Mrs. Fleming followed that same year and, according to census information, lived on Baltimore Street in Detroit in 1905 and on Benesford in Highland Park from 1910 to 1915. But the vision of a future Royal Oak called to the Flemings.

The first home was built on Crane Avenue in 1901. In 1915, Mr. and Mrs. Fleming purchased land on Crane Avenue from English-born Harriet Rothschild of Detroit, who had purchased that land from Marion and Jennie Carley in 1911, who in turn had bought a 14 acre tract from Albert and Jennie Wilson that same year. Precisely when Mr. and Mrs. Fleming had the present home built at 319 (then 221) Crane is uncertain but a 1918 draft registration card indicates Robert living at that address. By 1919, Robert Bruce and Mayme Fleming had purchased three other lots in Royal Oak. By 1920, they had sold the property to David and Edith Eppstein and were living at nearby 148 S. Washington. By that time, the single Crane block was filled, and contained a wide diversity of architectural styles. This American Craftsman bungalow style was particularly well-represented.

In 1921, Robert took a position as Royal Oak's first City Clerk. The year 1921 was the year that Royal Oak transitioned from village to city status. In 16 years as City Clerk, Mr. Fleming developed Royal Oak's

voter registration system, arranged for all Commission proceedings to be recorded and even improvised a system of scrip, used during the Depression years to pay employees. Mr. Fleming was regarded throughout Michigan as an expert in election law. Therefore his untimely death at the Mayo Clinic in Rochester, Minnesota in 1938 was said at the time by the City Manager to be "one of the worst blows the city has experienced." (Obit.)

The house at 319 Crane Avenue meanwhile passed through four owners to its present owner, Marge Goodrich. Mrs. Edith Eppstein (widow of David) sold the house to Walter and Shirley Smith in 1939, who sold the house to George P. and Imogene E. Borglum in 1957. Mr. Borglum was a Professor of French at Wayne State University and had the distinction of being the nephew of Gutzon Borglum, the sculptor who transformed a South Dakota mountain into the Mt. Rushmore monument. It is also said that during the Borglum's tenure at the house, Theodore Geisel otherwise known as Dr. Seuss stayed at 319 Crane. Later, the Borglums sold to Floyd and Patricia Lodge in 1976, who sold to Ms. Goodrich.

Ms. Goodrich has a home that represents much of the best of Royal Oak, the best of American architecture and the best in American social values. Frank Lloyd Wright once observed that if one couldn't live in the country, one should bring the garden into the home. The abundance of parkland in Royal Oak and the beauty and diversity of styles, not only in Royal Oak but just on Crane Avenue, illustrate how the Craftsman

movement has affected the growth of that city. Although the Craftsman movement would not survive long past the Great Depression, its insistence that art could be accessible, adaptable and affordable made artistic values part of Royal Oak and part of American democracy.

Architectural Description

Exterior

The house on Crane is a raised, story and a half, frame constructed house with shingle siding and a prominent front porch. The house has a low pitched gable roof with wide unenclosed overhangs, it is a side gabled roof and the ridge runs parallel with the street. There is a reverse gable roof at the front entry porch and reverse gable dormer at the second floor, one facing the street and one facing the back yard. Under the front gabled roof there is a large porch that wraps around to the side yard. The main living is on the first floor and the bedrooms are on the second floor which is contained within the attic space of the roof. The front porch has tapered brick columns that run from the ground to the bottom of the gable roof. Spanning the tapered brick columns is a beam with "ladder" type detailing, the ladder steps are vertical. The porch ceiling is bead board tongue and groove painted wood. Wood brackets branch off the columns up to the wide overhang gable roof. The wood brackets repeat at the ridge of the gable end. The three repeating brackets are also found at the end of the dormer and the end of the side gabled roof. The

house is sided with wood cedar shingle siding with a thin ribbon coursing creating a double shadow line. The siding pattern alternates with the ribbon and the 5" exposed shingle. The porch has (5) wood stair risers from the grade with brick walls on each side. The first floor windows are double hung. The upper sash has three divided vertical lites. The bottom window sash is clear. The front door is oak wood; two panels, the lower panel solid and the upper panel have divided lights, 4 vertical divisions. Based on the house's over all form and materials it would be classified as a "Craftsman" style house. In the book A Field Guide to American Houses the shape and vintage of a house comes from the general category "eclectic" and specifically the "craftsman" style, popular from 1905 to 1930. The current owner hired the paint color consultant, Robert Schweitzer. The colors are earthy in hue and the details are pulled out with complimentary colors.

The book A Field Guide to American Houses describes this type of house as Craftsman. But other resources also describe it as a bungalow.

According to U.S. Department of the Interior, National Park Service document titled House and Yard, the Design of the Suburban Home (The open Plan Bungalow):

"By 1910, the bungalow had become the ideal suburban home and was being built by the thousands, giving rise to what has been called the "bungalow suburb." The typical bungalow was a one- or one-and-a-half story house having a wide, shallow-pitched roof with broad overhanging eaves. The interior featured an open floor plan for family activities at the

front of the house and private bedrooms at the back or upstairs. The wide open front porch, a distinctive feature of the ideal bungalow, provided a transition between interior and outdoors. The design of the bungalow was influenced by the Prairie School movement of the Midwest, the California Arts and Crafts movement, and a number of vernacular housing types. Part of the bungalow's appeal was its adaptation of these and other architectural influences in the form of a small comfortable house."

Interior

The house has an open plan from the entry/living room through the dining room and den. The room's functions and relationships are original except for the kitchen. The kitchen was remodeled, but in the character of the craftsman style house and is a nice fit. The first room beyond the porch entry is the living room with wood floors, fireplace and original trim. Then a dining room with wood floors, high wainscoting trim, and crossed wood beam ceiling with a light fixture at each intersection, there is a simple craftsman style chandelier over the dining room table. The kitchen and breakfast nook have wood floors, but the kitchen as stated before has been remodeled in the style of the house. Off the back of the kitchen is a screen porch which leads to the back yard and garage. Back inside the house there is a first floor bedroom and full bathroom. The bathroom has been remodeled in the style of the original house. There is a small den/sitting room that leads back into the living room. Off the kitchen is a single, steep flight of stairs that leads up to the story and a half level. There are two bedrooms and a shared bathroom within the roof framing.

The bathroom has the original sink, medicine cabinet and light fixtures.

Within an attic access the wood lath is exposed for the plaster walls.

The kitchen, first floor bedroom, back entry, and small enclosed screened in porch were added on according to permit reports in 1963.

The floor joists are exposed in the basement; there is a mixture of saw marks from plane sawn, circular sawn, and sash sawn dimensional lumber. The basement foundation is concrete block walls. The nob and tube wiring is abandoned but left in place.

This particular house in Royal Oak is a fine example of the "Craftsman" style house and has been appropriately restored by the current owner. Crane Avenue has a mixture of architectural styles on it, and there are a couple of other craftsman style houses where Crane Avenue crosses Washington Boulevard. Crane Avenue is about a half mile from downtown Royal Oak. It is one of the first run of suburban houses to be built outside the city limits.

Documentation of the exact date the house was built is unknown, but by tracking land ownership and county aerial photographs it was probably built between 1910 – 1918. The 1940 Oakland County aerial photograph records show a house located on the site. The house is 100% contributing to the historical fabric of the proposed historical district.

It is hard to make out the garage in the 1940 aerial photograph but in the 1963 Oakland County aerial photograph the garage is clearly there.

The garage is 100% contributing to the historical fabric of the proposed historical district.

SOURCES

A Field Guide to American Houses by Virginia and Lee McAlester

Cedar Shake and Shingle Bureau Installation Manual

Robert Schweitzer: <http://historichousecolors.com/about-robert-schweitzer/>

Royal Oak Images by the Roundtable of Royal Oak Historical Organizations

U.S. Department of the Interior, National Park Service document titled House and Yard, the Design of the Suburban Home (The Open Plan Bungalow)

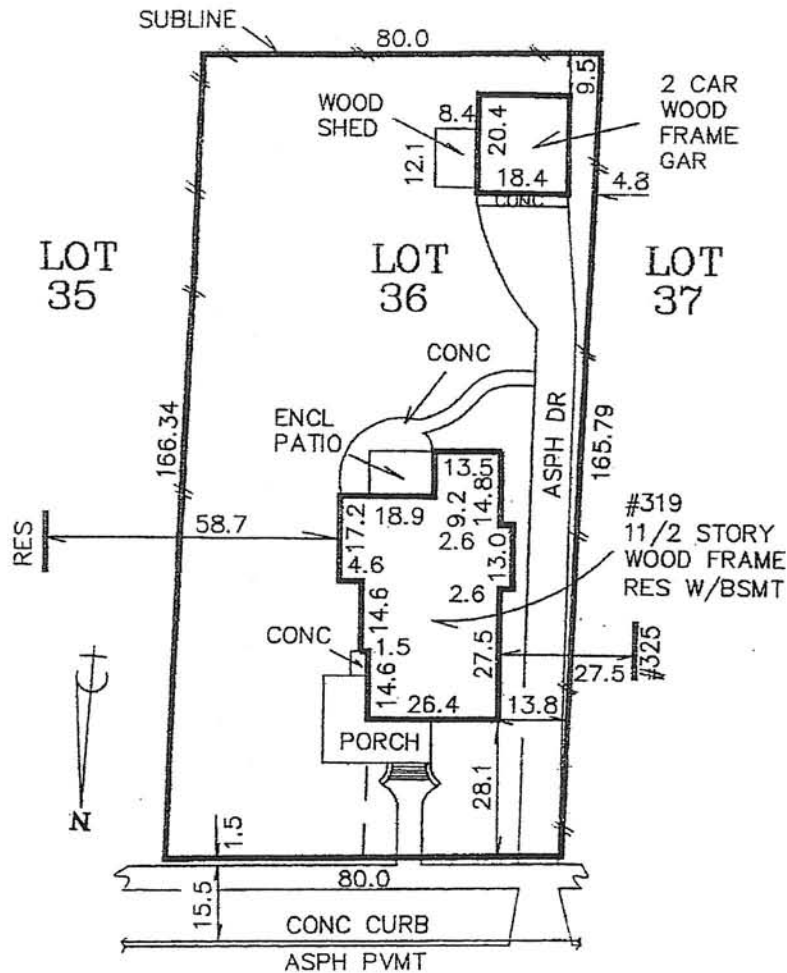
MORTGAGE CERTIFICATE

Certified To: COUNTRYWIDE HOME LOANS

Applicant: MARY MARGARET GOODRICH

Property Description:

Lot 36 of ASSESSOR'S PLAT NO. 4, City of Royal Oak, Oakland County, Michigan, as recorded in Liber 49 of Plats, Page 32 of Oakland County Records.



CRANE AVE. 60' WD.

We hereby certify that this mortgage inspection shows the improvement(s) as located on the premises described. That the improvement(s) are entirely within lot lines and that there are no encroachments upon the premises described by the improvement(s) of any adjoining premises except as indicated. We further certify that this mortgage certificate was prepared for identification purposes only for the mortgagees in connection with a new mortgage within 120 days of the date shown, and is not to be used to establish property lines, easement lines, public right-of-ways, building lines, conformity or non-conformity to state, county, or local ordinances and/or codes, etc. Easements as shown are per recorded plat unless otherwise noted. Fences and driveway locations shown are approximate. To accurately locate fences, driveways and property corners, a certified Land Survey (State Survey) is recommended.

LEGAL DESCRIPTION PROVIDED BY OTHERS

Michael J. Yambor
JOB NO. 03-62288 SCALE 1"=30'
DATE 8-19-03 DR. BY *R*



MICHAEL J. YAMBOR & ASSOCIATES, INC.

Licensed Land Surveyors

(248) 244-0954 • Telefax (248) 244-9410
500 Oliver • Troy, Michigan 48064



Received for Record the 26 day of January A. D. 1916, at 2 o'clock P. M.
(as a proper Certificate was furnished in compliance with Section 3957, Compiled Laws of Michigan, 1897).

Harriett B. Rothschild
TO

L. A. McAffey Register of Deeds.

This Indenture

Made this seventh day of September

in the year of our Lord one thousand nine hundred and fifteen
BETWEEN Harriett B. Rothschild of Detroit Wayne Co. Michigan of the first part, and

Robert B. Fleming and Mayme A. Fleming of Detroit Michigan husband and wife as tenants by the entireties, of the second part,

Witnesseth, That the said part of the first part, for and in consideration of the sum of Dollars, One dollar and other valuable considerations to her in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release, alien and confirm unto the said parties of the second part, and their assigns and the survivor of them, his or her heirs or assigns, FOREVER, ALL that certain piece or parcel of land situate and being in the Village of Royal Oak County of Oakland and State of Michigan, and described as follows, to-wit:

Part of the north half of the northeast quarter of the southeast quarter of section sixteen (16) town one north of range eleven east, described as follows: Commencing at a point on the south line of the said north half of northeast quarter of southeast quarter of section sixteen, one hundred and sixty feet (160) west of the southwest corner of Crane Addition to the said Village of Royal Oak, according to the recorded plat thereof; thence west on the south line of the said north half of the northeast quarter of southeast quarter of section sixteen, eighty (80) feet; thence north parallel with the west line of said Crane Addition, one hundred and eighty eight (188) feet, to the south line of Crane Avenue (as the same appears on the above mentioned plat) perpendicular, thence east on the south line of said Crane Avenue, extended, eighty (80) feet, thence south on a line parallel with the west line of said Crane Addition, to the point of beginning a distance of one hundred and eighty eight (188) feet.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and to Hold the said premises as above described, with the appurtenances, unto the said parties of the second part, and to their assigns and the survivor of them, his or her heirs or assigns, FOREVER. And the said Harriett B. Rothschild covenants, grant, bargain and agree, to and with the said parties of the second part, their heirs, executors and administrators; does covenant, grant, bargain and agree, to and with the said parties of the second part, their assigns and the survivor of them, his or her heirs or assigns, that at the time of the sealing and delivery of these presents, she is well seized of the above granted premises in FREE SIMPLE; that they are free from all incumbrances whatever.

and that she will, and her heirs, executors and administrators shall Warrant and Defend the same against all lawful claims whatsoever.

In Witness Whereof, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Scaled and Delivered in Presence of
Hes. E. Heitzel
Anna C. Heitzel

Harriett B. Rothschild

STATE OF MICHIGAN ss.

On this seventh day of September in the year one thousand nine hundred and fifteen before me, a Notary Public in and for said county, personally appeared Harriett B. Rothschild to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be her free act and deed.

My Commission expires April 10, 1916

Notary Public, Hes. E. Heitzel, Oakland County, Michigan.

U.S.R.
H. E. Heitzel

2012 Aerial photo



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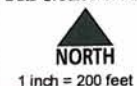


Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.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

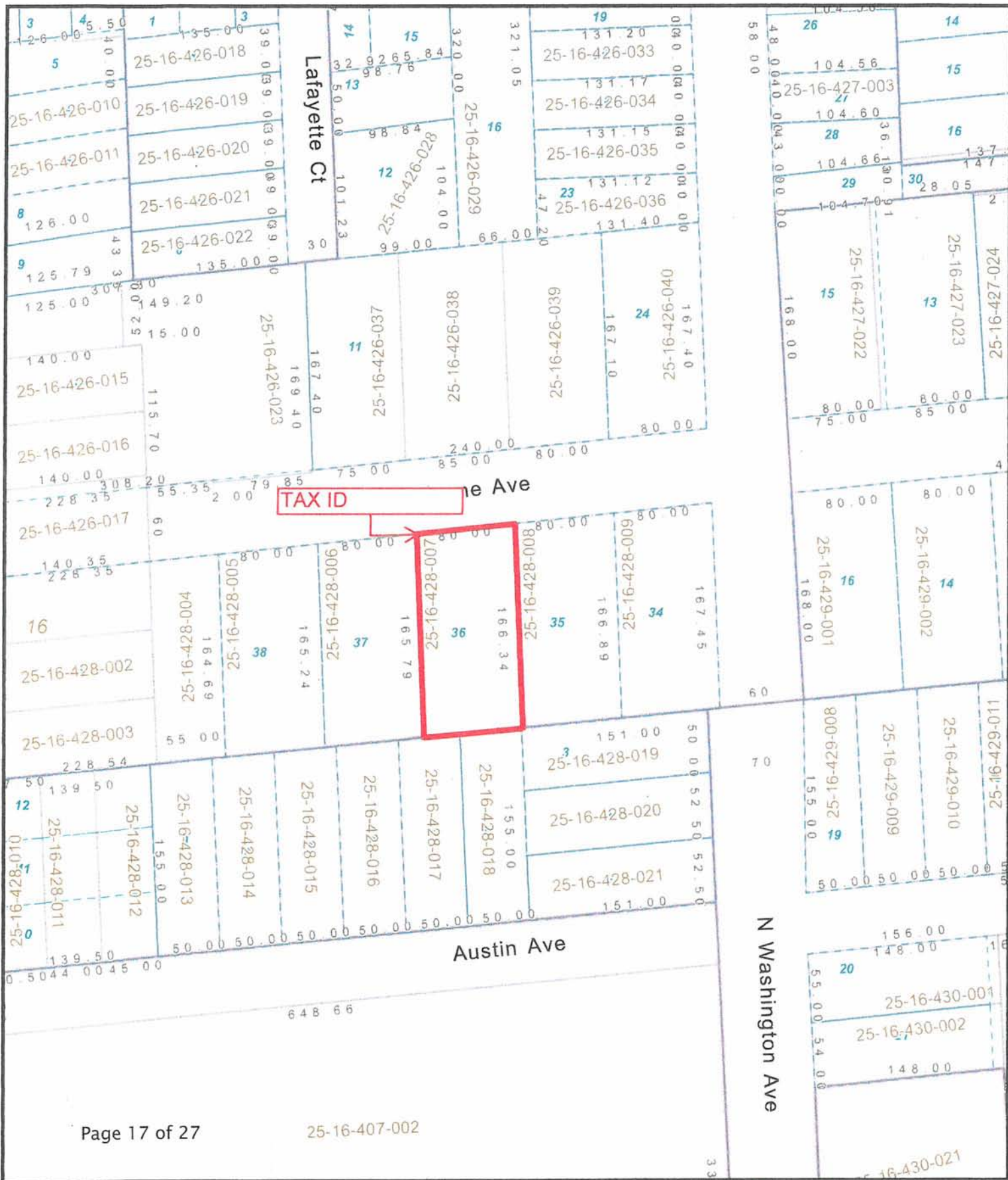


L. Brooks Patterson
Oakland County Executive

Date Created: 5/1/2014



319 Crane Ave 2



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25-16-407-002

- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

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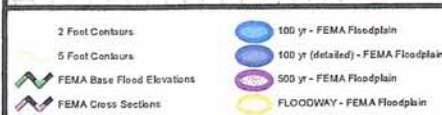
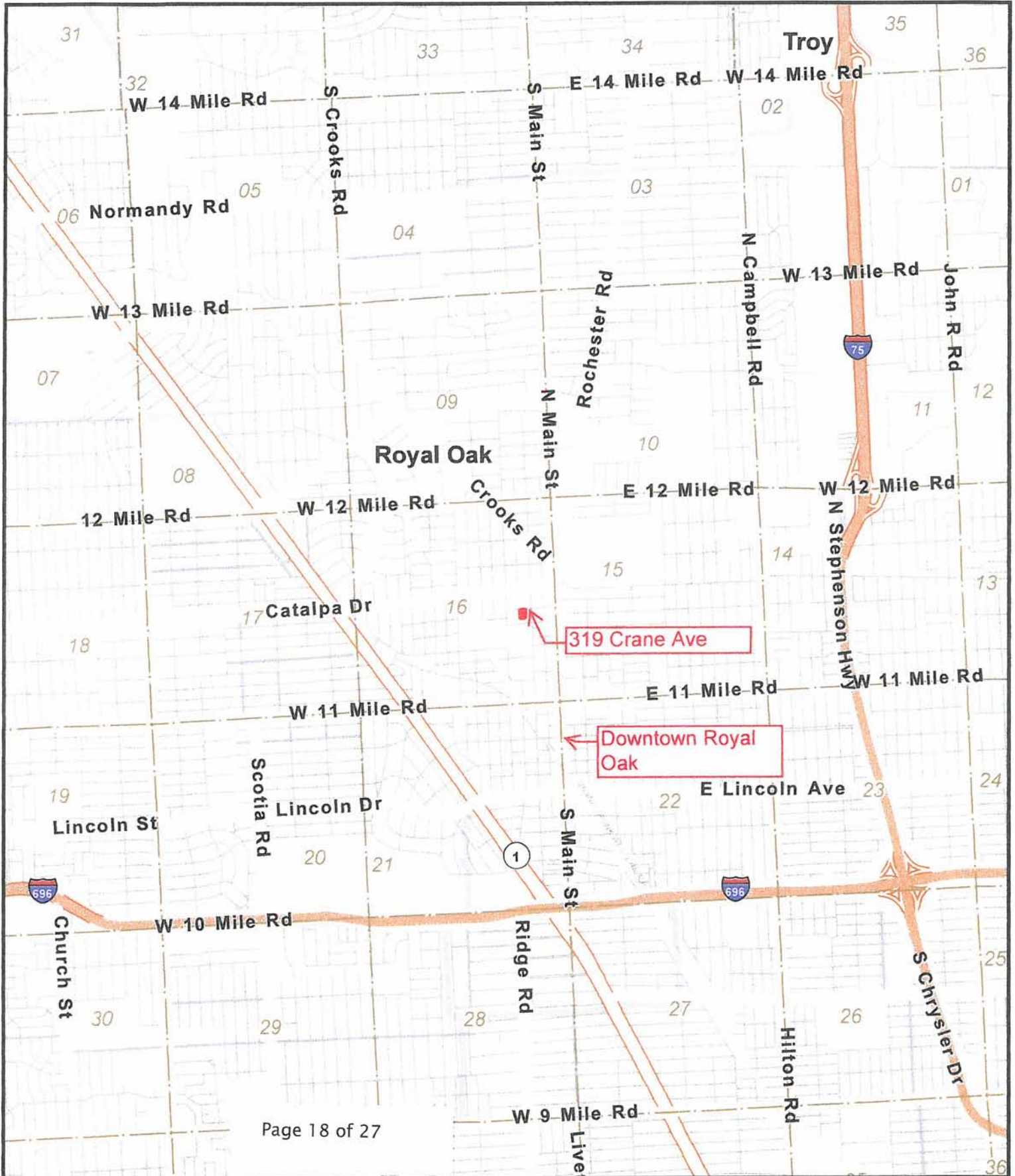
L. Brooks Patterson
Oakland County Executive

Date Created: 5/1/2014



1 inch = 100 feet

319 Crane Ave 3



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L. Brooks Patterson
Oakland County Executive

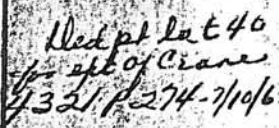
Date Created: 5/1/2014



1 inch = 3,200 feet

SCALE 1" = 100'

All dimensions are given in feet or



1963 Aerial photo



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L. Brooks Patterson
Oakland County Executive

Date Created: 5/1/2014



2012 Aerial photo



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- 2 Foot Centurs
- 5 Foot Centurs
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
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- FLOODWAY - FEMA Floodplain

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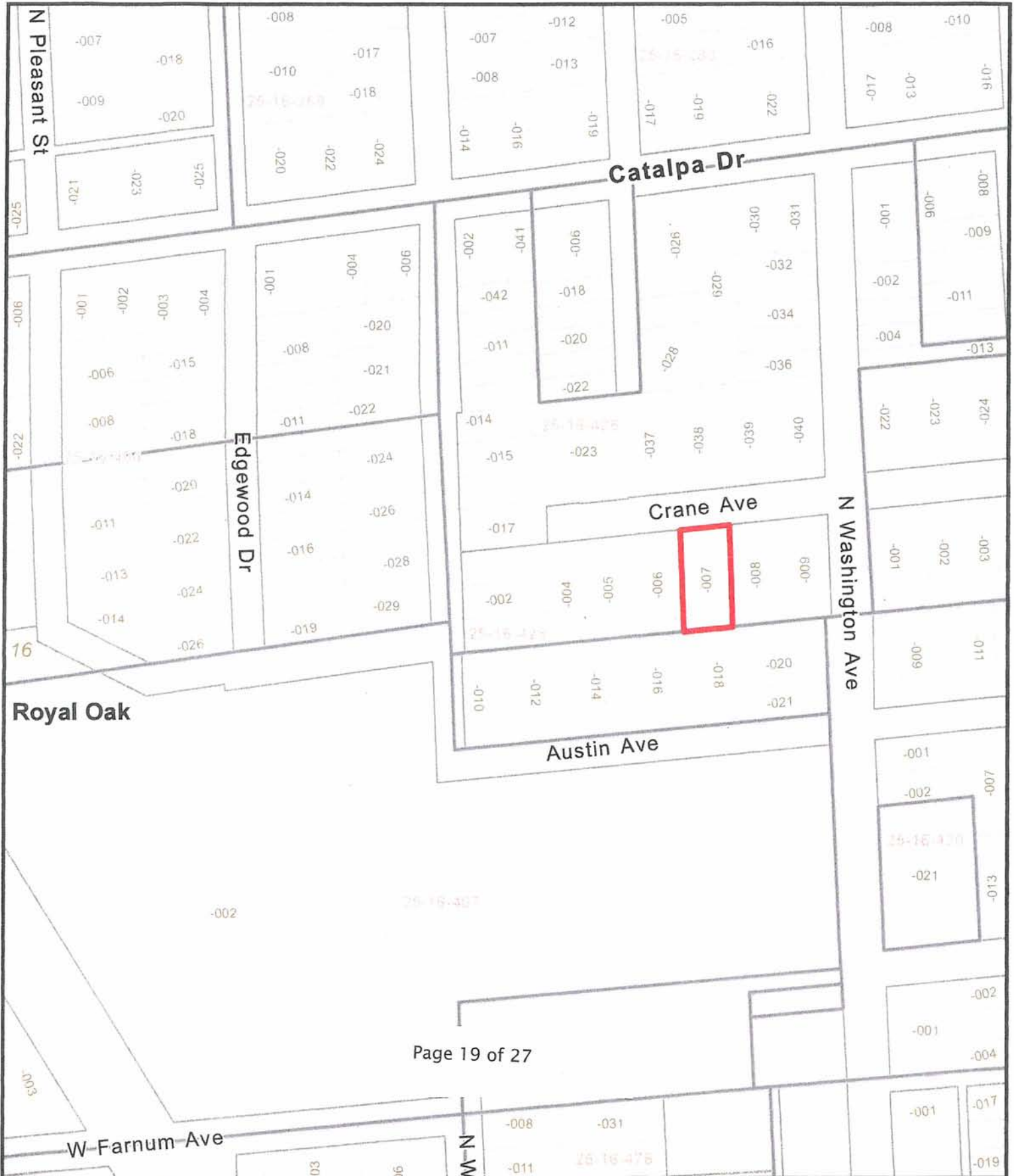
L. Brooks Patterson
Oakland County Executive

Date Created: 5/1/2014











1 inch = 200 feet

319 Crane Ave



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-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

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L. Brooks Patterson
Oakland County Executive

Date Created: 5/1/2014



1 inch = 200 feet

1940 Aerial photo

Lafayette Ct

Crane Ave

N Washington Ave

Austin Ave

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2 Foot Contours
5 Foot Contours
FEMA Base Flood Elevations
FEMA Cross Sections

100 yr - FEMA Floodplain
100 yr (detailed) - FEMA Floodplain
500 yr - FEMA Floodplain
FLOODWAY - FEMA Floodplain

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OAKLAND
COUNTY ENGINEERS

L. Brooks Patterson
Oakland County Executive

Date Created: 5/1/2014

NORTH

1 inch = 100 feet

FLEMING / GOODRICH HOUSE
319 CRANE AVENUE, ROYAL OAK

Draft Registration Card (WW1): (12SEP1918)
Robert Bruce Fleming and wife living at
221 Crane Ave. Royal Oak, Oakland Co. MI

REGISTRATION CARD									
SERIAL NUMBER		750		ORDER NUMBER		3226			
1		Robert Bruce Fleming		2		221 Crane Royal Oak Oakland Mich			
3		39		Date of Birth		December 20		1878	
RACE									
White		Negro		Oriental		Caucasian		Indian	
X									
U. S. CITIZEN									
Native Born		Naturalized		Citizen by Father's Naturalization Before Registrant's Majority		Declarant		Non-declarant	
X									
12 Is not a citizen of the U. S., of what nation are you a citizen or subject?									
PRESENT OCCUPATION					EMPLOYER'S NAME				
23 Engineer, used to make drawings for adding machine Co					24 Wayne Mich				
NEAREST RELATIVE									
Name		Mrs Mary A Fleming		Address		221 Crane Ave Royal Oak Oakland Mich			
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE									
P. M. G. C. Form No. 1 Rev.									

REGISTRAR'S REPORT C 21-2-7									
DESCRIPTION OF REGISTRANT									
HEIGHT			BUILD			COLOR OF EYES		COLOR OF HAIR	
Tall	Medium	Short	Slender	Medium	Stout	Gray		Light Brown	
	X			X					
29 Has person lost arm, leg, hand, eye, or is he obviously physically disqualified? (Specify.)									
No									
30 I certify that my answers are true; that the person registered has read or has had read to him his own answers; that I have witnessed his signature or mark, and that all of his answers of which I have knowledge are true, except as follows:									
<div style="text-align: right;"> Clara E. Tedder (Signature of Registrar) </div>									
Date of Registration Sept 12 - 1918									
<div style="border: 1px solid black; padding: 5px; text-align: center;"> LOCAL BOARD for DISTRICT No. 2 Oakland Co., State of Michigan ROYAL OAK LOCAL BOARD NO. 1 </div>									
<small>(The stamp of the Local Board having jurisdiction of the area in which the registrant has his permanent home shall be placed in this box.)</small>									



Street elevation



Rear elevation



Roof detail



Garage



Roof detail



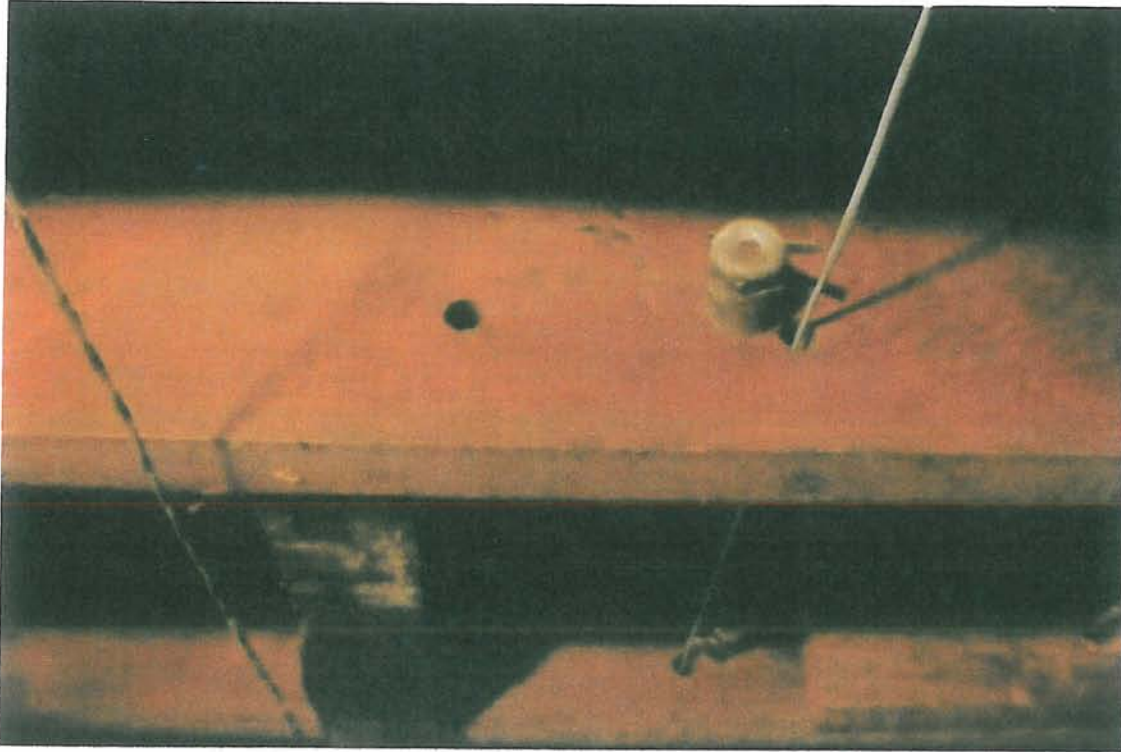
Garage



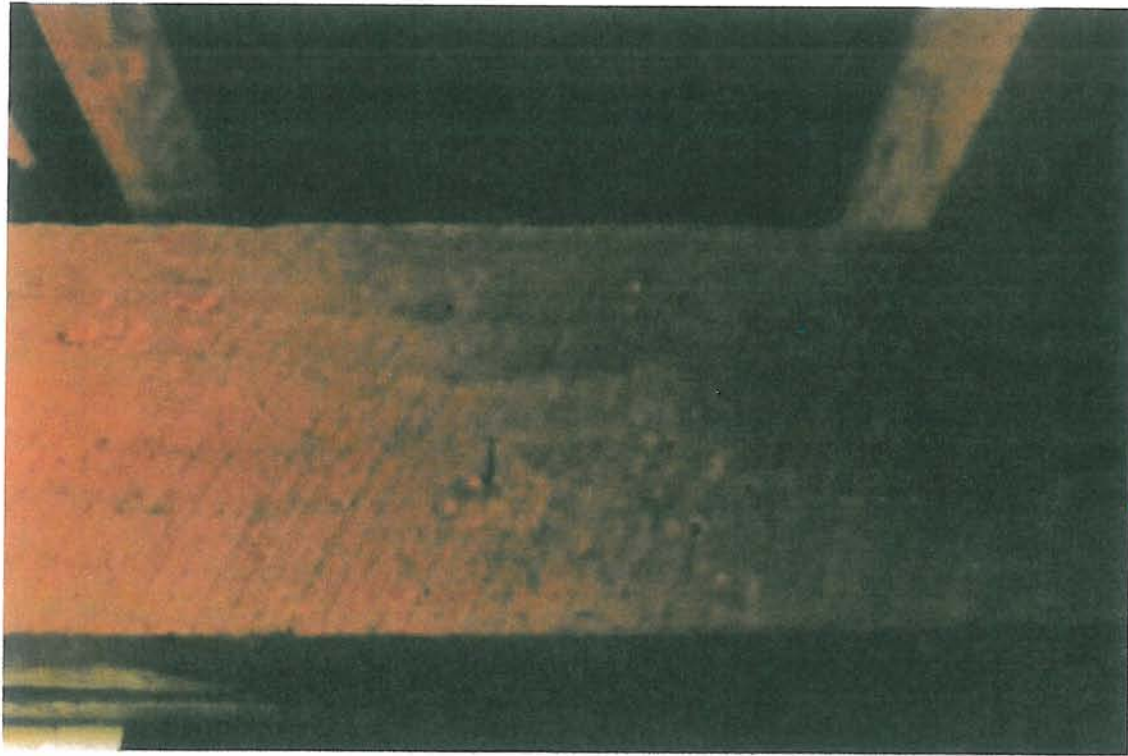
Living room



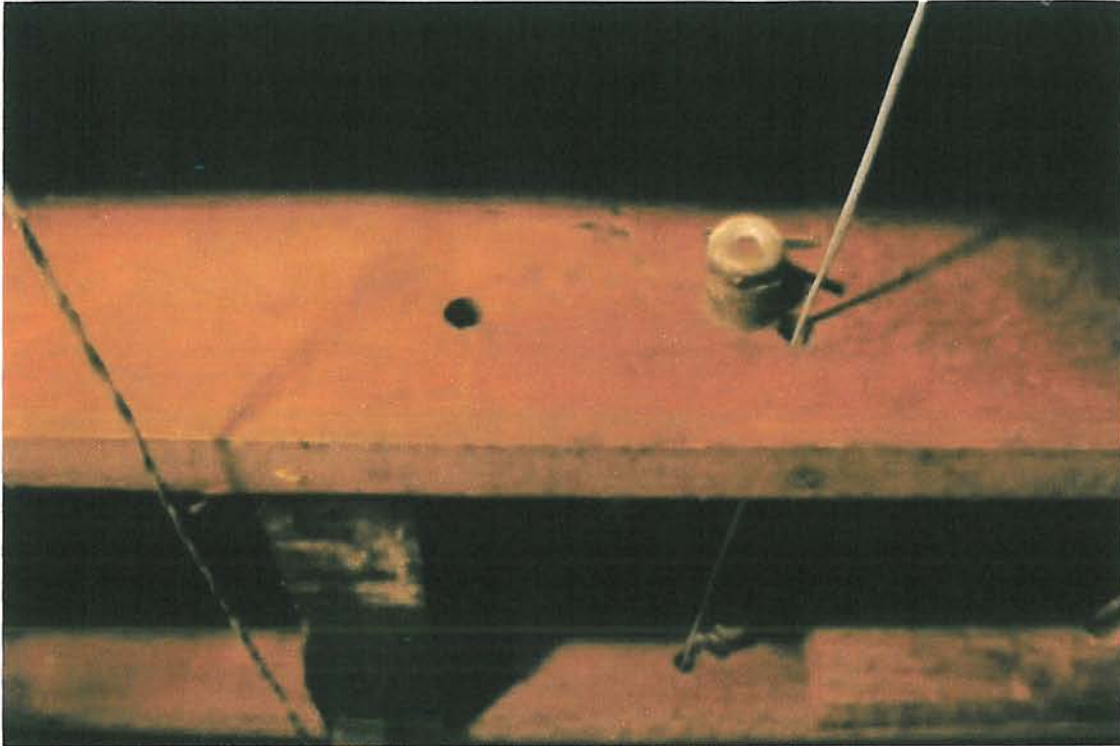
Dining room



Knob and tub wiring / first floor joist



Circular rough sawn first floor joist



Knob and tub wiring / first floor joist



Circular rough sawn first floor joist



Second floor bathroom – original plumbing / lighting fixtures

