

# L.A. YOUNG DISTRICT

## ROYAL OAK

### Preliminary Report

FEBRUARY 15, 2016

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:

Golf Homes subdivision part of the west half of the east half of section 15  
T1N R11E

#### Tax Item Number:

Individual homes

### Percentage of Historic and Non-historic Resources

The percentage for historic resource is 85%. The percentage for non-historic resource is 15%.

### 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.

A group of 14 homeowners requested that their properties be studied for possible historic designation. The Historic District Study Committee advised the City Manager of their decision and the study commenced.

### Members of the Study Committee

Ruth G. Cleaveland

Chairperson, Royal Oak Historic District Study Committee

Chairperson, Royal Oak Historic District Commission

Member, Roundtable of Royal Oak Historical

Organizations

Miriam Cady

Historian and Member, Royal Oak Historic District Study

Committee

**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. James Keillor**

**Psychologist**

**Member, Royal Oak Historic District Study Committee**

**Chris Kraska**

**Architect**

**Member, Royal Oak Historic District Study Committee**

## Architectural Description for the L.A. Young Historic District

- A. The two story wood frame homes are built on a rusticated concrete block foundation. They are platform framing with dimensional lumber roof rafters and 1x6 subfloor and roof sheathing. The interior finishes are wood lath and plaster. The front elevation windows are symmetrical with an entry off center, to the side. The windows are double hung. The collection of houses on this block have roughly the same floor plan. However, there are three roof types: gambrel roof (front facing gambrel and side gambrel), side gabled roof, and hip roof. The siding on this collection of houses is primarily wood lap siding. Some of the roof houses have wood shingle siding on the second floor. All of the SE houses have front porches except for the side gambrel roof type which has a large overhang. Details around the entry door and windows are simple ornamentation. The Field Guide to American Houses refers to this house style as the Colonial Revival, under the chapter heading of Eclectic Houses. The houses on the block were built between 1922 and 1925.
- B. Statement
  - a. Architecture; Colonial Revival house style in a subdivision for management at L.A. Young's company called "L.A. Young Spring and Wire Corporation"
- C. Resource count and percentage
  - 85% of original design and construction
- D. Houses involved – see photos
- E. Bibliography
  - a. A Field Guide to American Houses, by Virginia and Lee McAlester
  - b. Oakland County Property Gateway
  - c. State of Michigan; DLEG, plat maps
- F. Criteria
  - a. L.A.Young is the significant person.

May 27, 2014

To: The Royal Oak City Commission

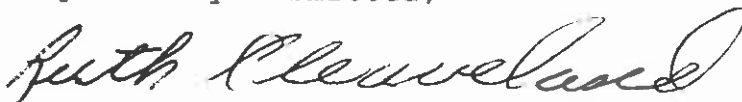
From: The Royal Oak Historic District Study Committee

Subject: Moratorium for the N. Altadena Block

On Thursday, May 22nd the H.D.S.C. reviewed and accepted the request from a representative of the thirty houses on the North block of Altadena for historic designation. Petitions containing more than 60% of signatures have been obtained and the H.D.S.C. APPROVED COMMENCING THE STUDY. However, the committee feels that a moratorium should be imposed during the study period for purposes of protecting the existing structures in their existing state.

The H.D.S.C. therefore is requesting that this moratorium be established as soon as possible.

Respectfully submitted,

A handwritten signature in cursive script, reading "Ruth Cleaveland".

Ruth Cleaveland, Chairperson

CITY ATTORNEY

MAY 27 2014

RECEIVED

EX 072  
10/24/16

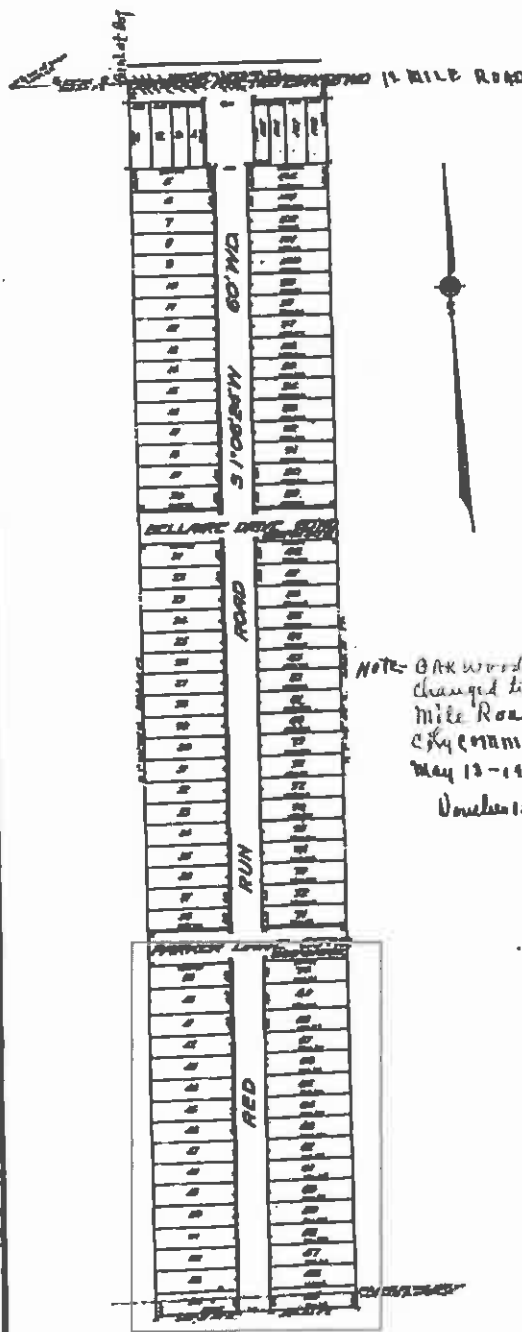
Recorded and Approved  
Oct 24 1916  
The L. H. HARRIS  
County Clerk, Mich.

3237

Letter of Royal Oak  
**GOLF HOMES SUBN.**  
OF PART OF THE W 1/2 OF THE E 1/2 OF SEC. 15 T11N R11E.  
ROYAL OAK TWP. OAKLAND CO. MICH.

Course One Acre = 360 Feet  
All dimensions are in feet or decimals thereof

OFFICIAL RECORD  
OF THE  
COUNTY CLERK  
OAKLAND CO. MICH.



I hereby certify that the Plat hereto delineated is a correct one and that permanent monuments consisting of 3/4 x 1 1/2 inch iron stakes have been placed at points marked 'W' at the corners of all angles in the boundaries of the land plotted and at all intersections of streets or streets and alleys.

George Jerome Surveyor.

Know all men by these Presents, That we

Gene House Subdivision Co.  
a Michigan Corporation by Mary B. Parker President  
and William A. Ballantine Secretary as proprietors, have caused the land contained in the annexed plat to be surveyed laid out and plotted to be known as Gene House Subdivision as per W & E of

sec. 15, T11N R11E of Range 14, 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th 13th 14th 15th 16th 17th 18th 19th 20th 21st 22nd 23rd 24th 25th 26th 27th 28th 29th 30th 31st 32nd 33rd 34th 35th 36th 37th 38th 39th 40th 41st 42nd 43rd 44th 45th 46th 47th 48th 49th 50th 51st 52nd 53rd 54th 55th 56th 57th 58th 59th 60th 61st 62nd 63rd 64th 65th 66th 67th 68th 69th 70th 71st 72nd 73rd 74th 75th 76th 77th 78th 79th 80th 81st 82nd 83rd 84th 85th 86th 87th 88th 89th 90th 91st 92nd 93rd 94th 95th 96th 97th 98th 99th 100th

State of Michigan  
County of Wayne

On this 18 day of September, A. D. 1916  
before me the undersigned a Notary Public in and for said County appeared Mary B. Parker and William A. Ballantine to me personally known, who being each by me duly sworn did say that they are Co. President and Secretary respectively of the

Gene House Subdivision Co. Michigan,  
corporation and that the said plat to said instrument is the exact of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said Mary B. Parker and William A. Ballantine acknowledged said instrument to be the free act and deed of said corporation.

C. B. Dutton  
Notary Public Wayne Co. Mich.

My Commission expires October 1917  
This plat was approved by the Township Board  
of the Township A. B. B. B.  
at a meeting held Sept 23 1916

Wm. B. B. B.  
SUPERVISOR

Description of Land Plotted  
The land contained in the annexed Plat of Gene House Subdivision and of North of Sec. 15, T11N R11E of Range 14, 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th 13th 14th 15th 16th 17th 18th 19th 20th 21st 22nd 23rd 24th 25th 26th 27th 28th 29th 30th 31st 32nd 33rd 34th 35th 36th 37th 38th 39th 40th 41st 42nd 43rd 44th 45th 46th 47th 48th 49th 50th 51st 52nd 53rd 54th 55th 56th 57th 58th 59th 60th 61st 62nd 63rd 64th 65th 66th 67th 68th 69th 70th 71st 72nd 73rd 74th 75th 76th 77th 78th 79th 80th 81st 82nd 83rd 84th 85th 86th 87th 88th 89th 90th 91st 92nd 93rd 94th 95th 96th 97th 98th 99th 100th  
is described as follows: Beginning at a point 225.5 ft. distant on a course of S. 89° 25' E., from the N.W. cor. of sec. 15, T11N R11E, thence S. 17° 06' 24\"/>

Official County Treasurer's Certificate  
(Granted to Sec. 15, T11N R11E of Range 14, 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th 13th 14th 15th 16th 17th 18th 19th 20th 21st 22nd 23rd 24th 25th 26th 27th 28th 29th 30th 31st 32nd 33rd 34th 35th 36th 37th 38th 39th 40th 41st 42nd 43rd 44th 45th 46th 47th 48th 49th 50th 51st 52nd 53rd 54th 55th 56th 57th 58th 59th 60th 61st 62nd 63rd 64th 65th 66th 67th 68th 69th 70th 71st 72nd 73rd 74th 75th 76th 77th 78th 79th 80th 81st 82nd 83rd 84th 85th 86th 87th 88th 89th 90th 91st 92nd 93rd 94th 95th 96th 97th 98th 99th 100th)  
GIVEN to the County of Wayne, Michigan, as the County Treasurer, the sum of \$10.7625, being the amount of the County Treasurer's fee on the above described land, to be paid to the County Treasurer of said County, Michigan, at the office of the County Treasurer, at the City of Detroit, Michigan, on the 18th day of September, 1916.

Plotted  
Fully Surveyed  
Plat  
John A. B. B. B.

I hereby certify that this copy is a true copy of the M.P. or PLAT forwarded the Registrar of Deeds for recording.  
Signed Oct 24 1916  
J. L. HARRIS  
County Clerk, Mich.

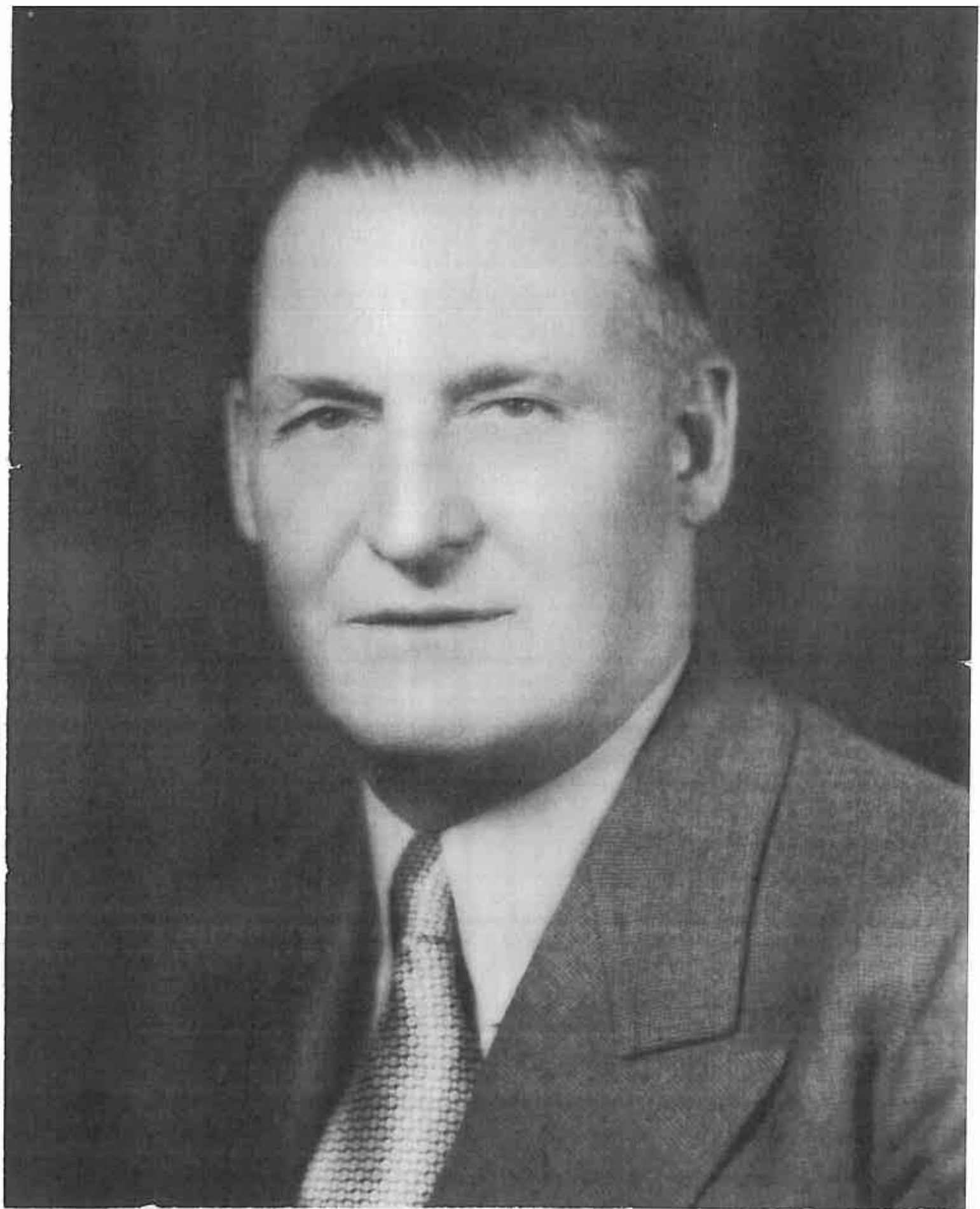
Filed in Auditor General's Dep't  
Oct 24 1916  
J. L. HARRIS  
Deputy Auditor General.

NOTE: Oakwood Ave changed to 12 mile Road by City Commission May 13-1929  
Division 1531-1929

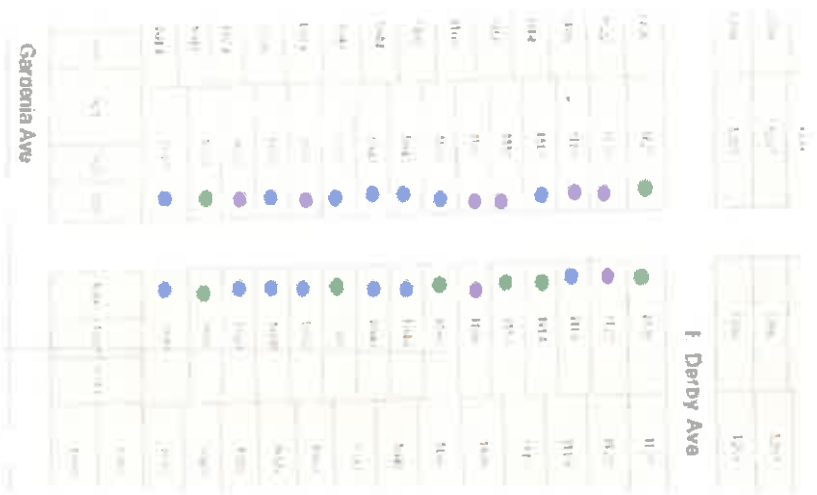




L.A. YOUNG WITH POLO PONY



L. A. YOUNG,

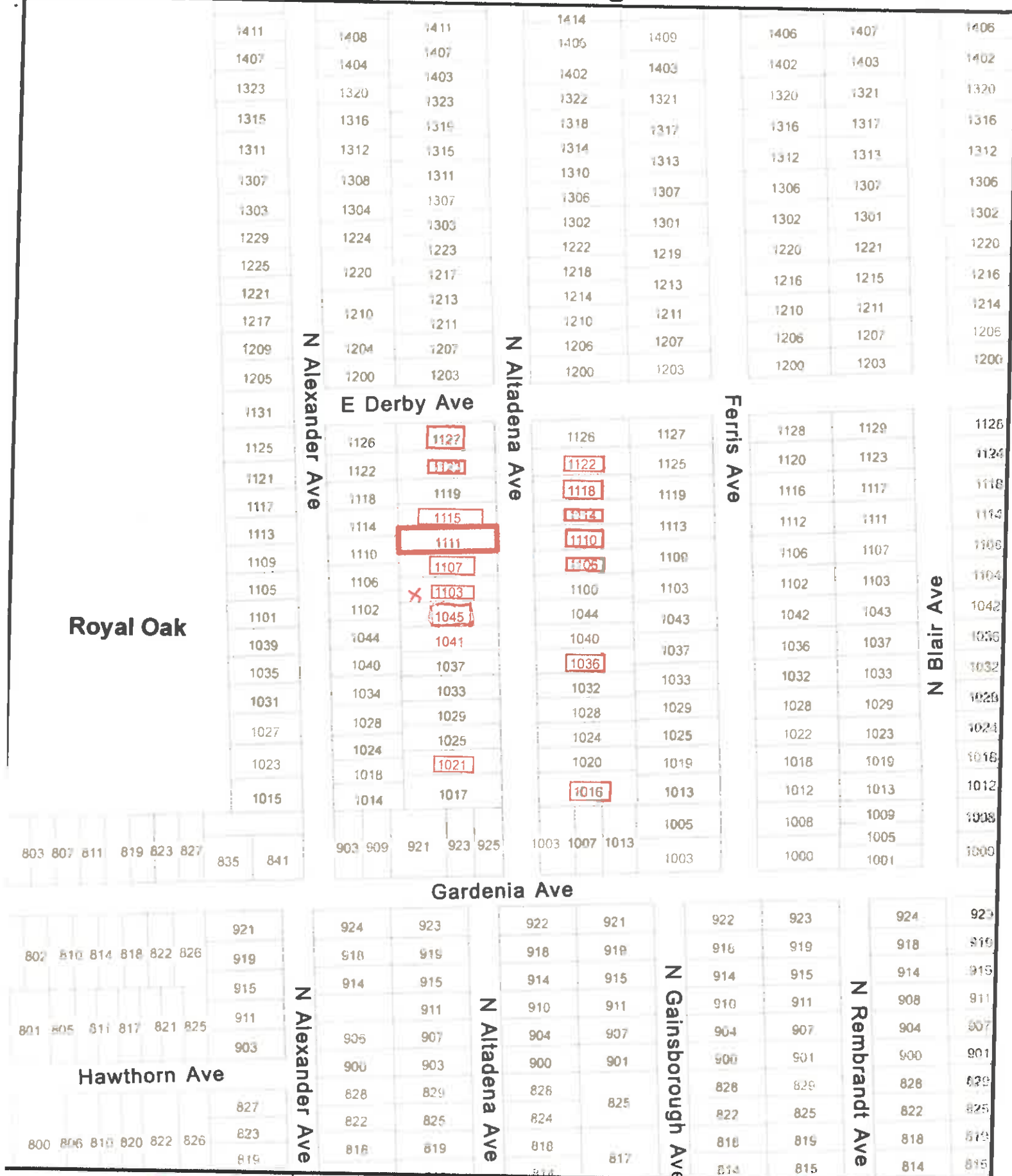


### Golf Homes Subdivision:

- Layout approved 10.28.1916
- Golf Homes Subdivision Company, operated by Harry B Parker (President)& William O Bellaire (Secretary)
- Lots: 40-45 wide x 159.75-160.6 deep
- Lot numbers 39-70
- 1<sup>st</sup> home built in subdivision 1920, (1922 on this block)
- Homes built on this block between 1922-1925
- Many deeds have Southwick Young Corporation as seller. SWY Corp appears to purchase lots in 5.28.1924 from Leonard A Young.
- No building permits on file to determine exact construction.
- Water and sewer tab permits on file suggesting homes were ready for occupancy. (1923-1926)
- Electrical permits suggesting homes were close to completion (1924)

- Eclectic Colonial /Craftsman Revival
- Eclectic Dutch Revival
- Eclectic Craftsman Revival

## Young HD Contributing Resources



**Disclaimer** The information provided deeds, plats, tax maps, surveys and map or survey and is not intended information sources mentioned above not always be present on the map.

is been compiled from recorded  
ords. It is not a legally recorded  
one. Users should consult the  
to arise. FEMA Floodplain data may



**L. Brooks Patterson**  
Oakland County Executive

Date Created: 11/19/2015



1 inch = 200 feet

# Request for Study on Historic Designation

+ = YES

<b>Petition summary and background</b>	Our block of Altadena is very unique in Royal Oak. The homes were all constructed for a single company in the mid-1920's, and the architecture and the "look" of the block is rare in Royal Oak. A good way to retain the distinctive nature of this block is to request the Royal Oak Historic Study Committee to evaluate the block for historic designation.
<b>Action petitioned for</b>	We, the undersigned homeowners of N. Altadena Avenue, request that our block (house #1016 through #1127, from Gardena Avenue north to Derby Avenue) be studied for historic designation.

Printed Name	Signature	Address	Comment	Date
Philip P TAPP	Philip P Tapp	1110 N. Altadena Avenue		5/17/14
J Forbes	J. Forbes	1114 N. Altadena Avenue	Yes.	5/14/14
Jane B. Wilson Altadena Hills	Jane B. Wilson	1118 N. Altadena Avenue	GREAT!!!	5/12/14
Leis Baker	Leis Baker	1122 N. Altadena Avenue	Excellent	5/14/14
Charles Cross	Charles Cross	1126 N. Altadena Avenue	Good	5/12/14
Earl Salk	Earl Salk	1017 N. Altadena Avenue		
Joe A Morris	Joe A. Morris	1021 N. Altadena Avenue	Yes	5/20/14
Ann & Mike SUNDERLICK	Ann & Mike Sunderlick	1025 N. Altadena Avenue		
William Delahant D	William Delahant D	1029 N. Altadena Avenue	GREAT	5/13/14
		1033 N. Altadena Avenue		5/13/14



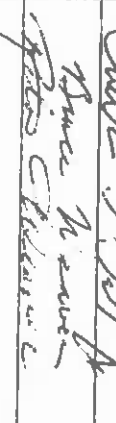



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Printed Name	Signature	Address	Comment	Date
David Hawkey	<i>David Hawkey</i>	1016 N. Altadena Avenue		5-14-14
Jeff Mason	<i>Jeff Mason</i>	1020 N. Altadena Avenue		5-14-14
Jennifer Flaga	<i>Jennifer Flaga</i>	1024 N. Altadena Avenue		5/13/14
Anna Wisme	<i>Anna Wisme</i>	1028 N. Altadena Avenue		5/13/14
Mr. Dickson	<i>Mr. Dickson</i>	1032 N. Altadena Avenue		5.15.14
Mervin Reid	<i>Mervin Reid</i>	1036 N. Altadena Avenue		5/13/14
		1040 N. Altadena Avenue		
		1044 N. Altadena Avenue		
Ellen Jarvis	<i>Ellen Jarvis</i>	1100 N. Altadena Avenue		5-13-14
Mitchell Goska	<i>Mitchell Goska</i>	1106 N. Altadena Avenue		5/17-14

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Printed Name	Signature	Address	Comment	Date
		1037 N. Altadena Avenue		
		1041 N. Altadena Avenue		
Ieshe Cruz		1045 N. Altadena Avenue		5.14.14
		1103 N. Altadena Avenue		
CHARLES BAUT		1107 N. Altadena Avenue		5/13/14
Bruce R. Weaver		1111 N. Altadena Avenue		5-13-14
		1115 N. Altadena Avenue		
Brad Westwood		1119 N. Altadena Avenue		5/14/14
G B. BERLAND		1123 N. Altadena Avenue		5/12/14
Daniel R. Cassidy		1127 N. Altadena Avenue		5/12/14



1021 North Altadena Avenue (American Eclectic - Colonial Revival)

First Occupants:

William Earl Peck (1889-1972) and wife Lelah Mae ne Ostrander  
(1891-1963)

### **1021 North Altadena Avenue (Lot 52): Worked for L A Young Spring CO.**

- Built 1925, from Oakland County Property Tax records, no building permit on file
- Electrical permit 16AUG1924, from Royal Oak building dept. records
- American Eclectic - Colonial Revival 2 stories
- 4" Lap siding (vinyl)
- Rusticated or rock faced concrete block foundation (8"x 8"x16")
- Side facing gable roof
- Enclosed porch with front facing gable roof, not original
- Windows double hung, 4 over 1, new replacements
- 1924 Royal Oak city directory: No listing
- 1926 Royal Oak city directory:
  - (h) Earl W (Lelah N) Peck, spring maker
- 1928 Royal Oak city directory: no listing
- 1930 Royal Oak city directory: Earl William (Lelah) Peck , spring maker
- 1930 US Census: owner, Earl William Peck with wife Lelah and children Helen, Joseph Cokewell (boarder), safety engineer
- 1940 US Census: owner, William Earl Peck with wife Lelah M and children, Engineer at L A Young Spring Co., lived at the same address in 1935



1036 North Altadena Avenue (Eclectic Dutch Colonial)

**First Owners:**

Arthur Gregory Conder (16DEC1887-21AUG1977) and wife Josephine ne Deski (Drolett) Conder (24FEB1897-8JUL1993) with daughter Genevieve. They in the home from 1924 & 1942-45.

**1036 North Altadena Avenue:**

- Built abt 1924, sewer permit 11/24/1924, no building permit on file
- Eclectic Dutch Revival, 2.5 stories
- Lap siding
- Concrete block foundation
- Front facing gambrel roof with side shed dormers.
- Porch with hip roof and front facing gable. Craftsman columns and rail.
- Windows 6 over 1, appear to be original
- 1924 Royal Oak city directory: Arthur Conder, Josephine, foreman
- 1928 Royal Oak city directory: Arthur Conder, Josephine
- 1930 US Census: Arthur Conder
- 1936 Royal Oak city directory: Arthur G Conder, Josephine, foreman, L A Spring & Wire Corp (Detroit)
- 1940 US Census: Arthur Conder
- 1940 Royal Oak city directory: Arthur G Conder, Josephine, foreman, L A Young Spring & Wire Corp (Detroit)
- 1945 Royal Oak city directory: Arthur G Conder, Josephine, living on Lincoln Ave, Royal Oak



1045 North Altadena Avenue (American Eclectic - Dutch Revival)

First Occupants: Roy Thurston Crittenden (1888-1955) and wife Ethel ne White (1893-1969)

#### **1045 North Altadena Avenue (Lot 46): Worked for Detroit Spring CO.**

- Built 1925, from Oakland County Property Tax records, no building permit on file
- Electrical permit 24JUN1927, from RO building dept. records
- American Eclectic Dutch Revival 2.5 stories
- 4" Lap vinyl siding *COLONIAL*
- Rusticated or rock faced concrete block foundation (8"x 8"x16")
- Side facing gambrel roof with front shed dormer
- Porch with front facing gable roof and metal rail
- Windows double hung, 4 over 4, replacements
- 1924 Royal Oak city directory: No listing
- 1926 Royal Oak city directory: No listing
- 1928 Royal Oak city directory: (h) Roy T (Ethel) Crittenden, Furnaces, worked for Detroit Spring Co
- 1930 Royal Oak city directory: (r) Mortimer S (Edith L) Hyde ,Storehouse Supt. Detroit City Gas Co
- 1930 US Census: rents, Mortimer Hyde with wife Edith and children Edith, Beth Jane, Marshal, Dorothy, Marlene
- 1940 US Census: Leroy J Uhley with wife Madeline ne Peterson and children Louella, Virginia, Richard, Charles, Kent, Jim, Dan Joyce, Foundry man Dodge, lived in the same house in 1935



1106 North Altadena Avenue (American Eclectic - Colonial Revival)

First Occupants:

Frank William Burns (1879-~~1944~~) and wife Frances Elizabeth ne Nutt (1875-1944)

### **1106 North Altadena Avenue (Lot 65):**

- Built 1925, from Oakland County Property Tax records, no building permit on file
- Sewer permit xx, from Royal Oak building dept. records
- American Eclectic - Colonial Revival 2.5 stories
- 6" Lap siding (vinyl)
- Rusticated or Rock-faced concrete block foundation (8"x 8"x16")
- Front facing gable roof with hip end
- Porch with front facing gable roof and hip end, metal columns and rail
- Windows double hung, 1 over 1, replacements
- 1924 Royal Oak city directory: No listing
- 1926 Royal Oak city directory: No listing
- 1928 Royal Oak city directory: (h) Frank (Frances) Burns, Telegraph Operator - Factory
- 1930 Royal Oak city directory:
- 1930 US Census: owner, Frank Burns with wife Frances and children Martha, Robert, Telegraph Operator – Factory
  - Burns family will move to 1122 N Altadena Ave
- 1940 US Census, owner Frank Sisung with wife Margret and children James, Judith, Victor, Traveling Salesman Electric Stoves, boarder James Shallow and family



1107 North Altadena Avenue (American Eclectic - Colonial Revival)

First Occupants:

Walter Mathews (~~18xx-19xx~~) and wife Constance ~~ne XXXX (18xx-19xx)~~.

### 1107 North Altadena Avenue (Lot 44):

- Built 1925, from Oakland County Property Tax records, no building permit on file
- Water Tap permit 2/8/1926, from Royal Oak building dept. records
- American Eclectic - Colonial Revival 2.5 stories
- 6" Lap siding
- Rusticated or rock faced concrete block foundation (8"x 8"x16")
- Front facing gable with hip end roof.
- Porch with front facing gable roof and hip end, metal columns and rail
- Windows 1 over 1, replacements
- 1924 Royal Oak city directory: no listing
- 1926 Royal Oak city directory: (h) Walter F Mathews (Constance), buyer
- 1928 Royal Oak city directory: (h) Walter F Mathews (Constance), purchasing agent
- 1930 Royal Oak city directory: (h) Walter F Mathews (Constance), buyer
- 1930 US Census: Walter Mathews, owner with wife Constance, children Russel, servant Lila James, buyer - Factory
- 1940 US Census: Theresa Vandermeer, owner, lived in same house in 1935



1110 North Altadena Avenue (American Eclectic - Colonial Revival)

First Occupants:

William Claire Sowell (1897-19xx) and wife Nina May ne<sup>e</sup> Abbott (1897-1993).

### 1110 North Altadena Avenue (Lot 66):

- Built 1925, from Oakland County Property Tax records, no building permit on file
- Sewer permit 24NOV1923, from Royal Oak building dept. records
- Eclectic Colonial Revival 2.5 stories
- 4" Lap vinyl siding
- Rusticated or rock faced concrete block foundation (8"x 8"x16")
- Side facing gambrel roof with shed dormers
- Porch with no roof and metal rail
- Windows 6 over 1, appear to be original
- 1924 Royal Oak city directory: no listing
- 1926 Royal Oak city directory: (h) William C Sowell (Nina A), Real Estate
- 1928 Royal Oak city directory: no listing
- 1930 Royal Oak city directory: (r) Julius Wentworth (Stella)
- 1930 US Census: Julius Wentworth, renter with wife Stella, children Ben, grand children Harry, Lawrence, Dorothy, William, Lucile, Bruce and boarder Frances Apley, retired
- 1940 US Census: Joseph C Purcilly, renter, Grinder, GM, lived in same house in 1935



1111 North Altadena Avenue (American Eclectic -Colonial Revival)

First Occupants:

Ross Terrill Lamb (1888-1957) and wife Gertrude nee Pfeiffer (Dean) (1893-19xx).

### 1111 North Altadena Avenue (Lot 43):

- Built 1925, from Oakland County Property Tax records, no building permit on file
- Sewer permit xxx, from Royal Oak building dept. records
- American Eclectic - Colonial Revival 2.5 stories
- 6" Lap aluminum siding and shake gables
- Rusticated or rock faced concrete block foundation (8"x 8"x16")
- Front facing gable roof
- Porch with front facing gable roof, metal columns and rail
- Windows 3 over 1, appear to be original
- 1924 Royal Oak city directory: no listing
- 1926 Royal Oak city directory: no listing
- 1928 Royal Oak city directory: (h) Ross T Lamb (Gertrude), salesman
- 1930 Royal Oak city directory: (h) Ross T Lamb (Gertrude), salesman
- 1930 US Census: Ross Lamb, owner with wife Gertrude, children Warren, Salesman, Tire store
  - Moves to Detroit by 1933
- 1940 US Census: Harry H Ruff, owner, with wife Alice and children Caroline, Thomas and boarder William Chapman, Foundry Foreman – Forging Casting Corp, lived in same house in 1935



1114 North Altadena Avenue (American Eclectic - Dutch Revival)

First Occupants:

George D Mott ~~(X)~~ and wife Flora Etta ne McVean ~~(X)~~

### 1114 North Altadena Avenue (Lot 67):

- Built 1925, from Oakland County Property Tax records, no building permit on file
- Sewer permit xx, from Royal Oak building dept. records
- American Eclectic - Dutch Revival 2.5 stories
- 4" Lap vinyl siding
- Rusticated or Rock-faced concrete block foundation (8"x 8"x16")
- Front facing gambrel roof with hip end and shed dormers
- Porch with front facing gable with hip end roof, square columns and open rail
- Windows double hung, 1 over 1, replacements
- 1924 Royal Oak city directory:
  - (bds) George D (Flora) Mott
  - (r) Ruth L Mott, student
- 1926 Royal Oak city directory:
  - (h) George D (Flora) Mott, Salesman Insurance
  - (r) Ruth L Mott, student
  - (r) Gertrude L Mott, usher at Baldwin Theatre
- 1928 Royal Oak city directory: (h) George D (Flora) Mott, Salesman
- 1930 Royal Oak city directory: no listing
- 1930 US Census: renter, Alfred Thomas with wife Areta and children Jack, Shirley, Phyllis, Barbara, Mechanic, garage
- 1940 US Census: renter, Earl T Boyd with wife Ellen L and children Mollie and Arthur, Machinist – Great Lakes Cap CO



1115 North Altadena Avenue (American Eclectic - Colonial Revival)

First Occupants:

Walter Collins ~~(xxx)~~ and wife Erla ~~nee (xxx)~~

### **1115 North Altadena Avenue (Lot 42):**

- Built 1925, from Oakland County Property Tax records, no building permit on file
- Sewer permit x from Royal Oak building dept. records
- American Eclectic - Colonial Revival 2.5 stories
- 6" Lap aluminum siding
- Rusticated or Rock-faced concrete block foundation (8"x 8"x16")
- Pyramid hip roof with hip dormer
- Porch with no roof, wood base and rail,
- Windows double hung, 6 over 6
- 1924 Royal Oak city directory: No listing
- 1926 Royal Oak city directory: No listing
- 1928 Royal Oak city directory: (h) Walter W (Erla) Collins, salesman
- 1930 Royal Oak city directory: (h) Walter W (Erla) Collins, salesman
- 1930 US Census: owner, Walter W Collins with wife Erla and children Marion, Joan, Richard, Salesman
- 1940 US Census: owner, Walter W Collins with wife Erla and children Marion, Joan, Richard, Mechanical Engineer-Taylor Gaskin Inc., lived at the same address in 1935



# 1016 North Altadena Avenue:

- Built 1925
- Eclectic Colonial/ Craftsman Revival, 2.5 stories
- Vinyl siding
- Concrete block foundation
- Front facing gable roof with front gable dormers (may be added later).
- Front facing gable porch roof with square Craftsman columns and solid rail.
- Windows double hung, replacement
- 1926 Royal Oak directory: (h) John J F (Eliz) Mitchell, Sign pntr, Weir sign Co (r)-Lawrence Mitchell, clk, Romeym Pharmacy
- 1930 Royal Oak directory: John Mitchell
- 1940 Royal Oak US Census: John J Mitchell (60)

## 1016 North Altadena Avenue (Eclectic Colonial/ Craftsman Revival)



1118 North Altadena Avenue (American Eclectic - Colonial Revival)

First Occupants:

Charles A Heslop (~~xxx~~) and wife Emily ne<sup>E</sup> Cracknell (Doherty) (~~xxx~~)

### 1118 North Altadena Avenue (Lot 68):

- Built 1924, from Oakland County Property Tax records, no building permit on file
- Sewer permit x from Royal Oak building dept. records
- American Eclectic - Colonial Revival 2.5 stories
- 4" Lap siding (vinyl)
- Rusticated or Rock-faced concrete block foundation (8"x 8"x16")
- Pyramid hip roof with hip dormer
- Porch with hip roof, square columns and solid rail, porch base replaced.
- Windows double hung, 3 over 1
- 1924 Royal Oak city directory: No listing
- 1926 Royal Oak city directory: No listing
- 1928 Royal Oak city directory: No listing
- 1930 Royal Oak city directory: (r) Charles A Heslop (Emily), Mechanic
- 1930 US Census: renter, Charles A Heslop with wife Emily and step children Thomas Cracknell, Eric Cracknell, Rose E Cracknell, Mechanic - garage
- 1940 US Census: owner, Howlett Moppett with wife Mable and children Jean E, Ruth E, Real Estate – Greater Detroit Housing CO, lived in Wayne Co. in 1935



1122 North Altadena Avenue (American Eclectic - Colonial Revival)

First Occupants:

Louis P Smith (x-x) and wife Mimie x(x-x)

### **1122 North Altadena Avenue (lot 69):**

- Built 1925, from Oakland County Property Tax records, no building permit on file
- Sewer permit x, from Royal Oak building dept. records
- American Eclectic - Colonial Revival 2.5 stories
- 4" Lap siding (vinyl)
- Rusticated or Rock-faced concrete block foundation (8"x 8"x16")
- Front facing gable roof with hip end
- Porch with front facing gable with hip end roof, double square columns and open rail
- Windows double hung, 1 over 1, replacements
- 1924 Royal Oak city directory: No listing
- 1926 Royal Oak city directory: No listing
- 1928 Royal Oak city directory: (h) Louis P (Mamie) Smith
- 1930 Royal Oak city directory: no listing
- 1930 US Census: vacant
- 1940 US Census: owner, Frances Burns with husband Frank and child Robert, boarder John Hamal, Frank WPA street grading, lived at the same address in 1935



1123 North Altadena Avenue (American Eclectic Colonial - Revival)

First Owners:

Edmond Stanfield (~~18XX-19XX~~) and wife Anna ne Mills (~~18XX-19XX~~)

### 1123 North Altadena Avenue (Lot 40):

- Built 1925, from Oakland County Property Tax records, no building permit on file
- Water Tap permit XXXXX, from Royal Oak building dept. records
- American Eclectic - Colonial Revival 2.5 stories
- 6" Lap aluminum siding
- Rusticated or rock faced concrete block foundation (8"x 8"x16")
- Side facing gable roof with side shed dormer
- Porch with hip roof and enclosed
- Windows 3 over 1, appear to be original
- 1924 Royal Oak city directory: no listing
- 1926 Royal Oak city directory: no listing
- 1928 Royal Oak city directory: (h) Edmund Stanfield (Anna), production manager
  - 1920 Detroit city directory: Lillibridge Street, Detroit, lived as a boarder with Clayton Mills (future owner of 1127 Altadena)
- 1930 Royal Oak city directory: (h) Edmund Stanfield (Anna), manager
- 1930 US Census: Edmond Stanfield, owner with wife Anna, children Edmond and Marion, worked as a Factory manager
- 1940 US Census: same as above, owner, lived in same house in 1935



1127 North Altadena Avenue (American Eclectic - Dutch Revival)

First Occupants:

Clayton Mills (~~188x-19xx~~) and wife Lucille ~~no XXXX (18xx-19xx)~~.

### 1127 North Altadena Avenue (Lot 39): Worked for L A Young Spring Co.

- Built 1923, from Oakland County Property Tax records, no building permit on file
- Water Tap permit XXXXX, from RO building dept. records
- American Eclectic - Colonial Revival 2.5 stories (DUTCH)
- 4" Lap wood siding
- Rusticated or rock faced concrete block foundation (8"x 8"x16")
- Front facing gambrel roof with side shed dormers
- Porch with front facing gable roof, square columns and open rail
- Windows 3 over 1, appear to be original
- 1924 Royal Oak city directory: no listing
- 1926 Royal Oak city directory: no listing
- 1928 Royal Oak city directory: (h) Clayton Mills (Lucille E), shipping clerk
  - 1920 Detroit city directory: Lillibridge Street, Detroit, lived with border Edmond Stanfield (future owner of 1123 Altadena)
- 1930 Royal Oak city directory: (h) Clayton Mills (Lucille E), shipping clerk
- 1930 US Census: Clayton Mills, owner with wife Lucille, son in law Walter Gideon, daughter in law Mamie Gideon, worked as a Chief Inspector-auto factory
- 1933 Royal Oak city directory: Clayton Mills (Lucille E), owner, Chief Inspector L A Young Spring Corp. ( moves to New Baltimore MI by 1940)

Received for Record the 2 day of June A. D. 1928 at 4:30 o'clock P.M.

Leonard A. Young &amp; wife

TO

Lucile Avery, Register of Deeds.  
Deputy-Register.

Southwick-Young Corporation

## This Indenture

Made the 28th day of May

In the year of our Lord one thousand nine hundred and twenty-four

BETWEEN Leonard A. Young and Ola Young, his wife

and Southwick-Young Corporation, a Michigan Corporation

WITNESSETH, That the said part <sup>parties</sup> of the first part, for and in consideration of the sum of <sup>parties</sup> One Dollar (E. U. S.) and other valuable considerations, Less than \$100.00, to them in hand paid by the said part <sup>parties</sup> of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release and forever QUIT-CLAIM unto the said part <sup>parties</sup> of the second part, and to its successors, heirs and assigns, FOREVER, ALL those certain piece or parcel of land situated in the township of Royal Oak in Oakland County, and State of Michigan, known and described as follows:

Lot one (1) to One hundred and eight (108) inclusive of Golf Homee Subdivision of part of the west half of the east half of Section 15; town 1, north range 11 E., according to the plat thereof, as recorded in Liber 10 of Plats on page 7, in the office of the Register of Deeds for said County of Oakland.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; To Have and to Hold the said above described premises to the said part <sup>parties</sup> of the second part, and to its successors, heirs and assigns, to the sole and only proper use, benefit and behoof of the said part <sup>parties</sup> of the second part, heirs and assigns, FOREVER. In Witness Whereof, the said part <sup>parties</sup> of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

A. D. Coffin  
Malcolm M. RoyLeonard A. Young  
Ola Young

STATE OF MICHIGAN,

COUNTY OF Wayne } On this 28th day of May, 1928, the said parties in the year one thousand nine hundred and twenty-four, before me, a Notary Public in and for said County, personally appeared Leonard A. Young and Ola Young, his wife,

to me known to be the same persons described in and who executed the within instrument, who and severally acknowledged the same to be their free act and deed.

My commission expires Oct. 4, 1926

1926

"Notary Seal"

Alice F. Franklin  
Notary Public, Wayne County, Michigan

Received for Record the 31

day of July, A. D. 1924, at 3 o'clock P. M.

Fred Rosenfield et al.

TO

Lucile Avery, Register of Deeds,  
Deputy Register.

*Southwick Young Corporation*  
 BETWEEN Fred Rosenfield and Clara Rosenfield, his wife, and  
 Leonardo Embuff and Martha Embuff, his wife,  
 and Southwick-Young Corporation, a Michigan Corporation,

## This Indenture,

Made the twenty-second day of July

in the year of our Lord one thousand nine hundred and twenty-four.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and  
 other valuable consideration, (less than \$1.00.00)  
 to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do by these pres-  
 ents grant, bargain, sell, remise, release and forever QUIT-CLAIM unto the said party of the second part, and to its successors and assigns,  
 FOREVER, ALL those certain piece or parcel of land situated in the Township  
 of Royal Oak in Oakland County, and State of Michigan, known and described as follows:

Lots one (1) to one hundred and eight (108) inclusive,  
of Golf Homes Subdivision of part of the west half  
of the east half of Section 17, Town 1, north range 11E,  
according to the plat thereof, as recorded in  
Liber 16 of Deeds on page 7, in the office of the  
Register of Deeds for said County of Oakland.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; To Have and to Hold the said  
above described premises to the said party of the second part and to its  
 heirs and assigns, to the sole and only proper use, benefit and behoof of the said party of the second part its successors here and assigns, FOREVER.

In Witness Whereof, the said party of the first part hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

Malcolm M. Roy  
 Melvin Embuff

Fred Rosenfield  
 Clara Rosenfield  
 Leonardo Embuff  
 Martha Embuff

STATE OF MICHIGAN.

as.

On this 22<sup>d</sup>

day of July

one thousand nine hundred and twenty-four, before me, a Notary Public in and

for said County, personally appeared:

Fred Rosenfield, and Clara Rosenfield, his wife,  
Leonardo Embuff and Martha Embuff, his wife,  
 to me known to be the same person described in and who executed the within instrument, who and severally acknowledged  
 the same to be their free act and deed.

My commission expires Feb 20

1925.

Malcolm M. Roy  
 Notary Public, Wayne County, Michigan

Received for Record the 2 day of June A. D. 1924 at 4:30 o'clock P. M.

Leonard A. Young &amp; wife

TO

Lucile Avery, Register of Deeds.  
Deputy-Register.

*Southwick-Young Corp.*  
**This Indenture** Made the 28th day of May  
 In the year of our Lord one thousand nine hundred and twenty-four  
 BETWEEN Leonard A. Young and Ola Young, his wife

and *Southwick-Young Corporation*, a Michigan Corporation  
 parties of the first part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of *One Dollar (\$1.00)* and other  
 valuable considerations, less than \$100.00,  
 to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, do hereby these pres-  
 ents grant, bargain, sell, remise, release and forever QUIT-CLAIM unto the said parties of the second part, and to their successors and assigns,  
 FOREVER, ALL those certain piece or parcel of land situated in the Township  
 of *Royal Oak* in Oakland County, and State of Michigan, known and described as follows:

*Lot one (1) to One hundred and eight (108) inclusive  
 of Golf Homes Subdivision of part of the west half of the  
 east half of Section 16, town 1, north range 11 E., according  
 to the plat thereof, as recorded in Liber 16 of Plate on page 7,  
 in the office of the Register of Deeds for said County of  
 Oakland.*

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; To Have and to Hold the said  
 above described premises to the said parties of the second part, and to their  
 successors and assigns, to the sole and only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, FOREVER.  
 In Witness Whereof, the said parties of the first part hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

A. D. Coffman  
Malcolm M. RoyLeonard A. Young  
Ola Young

SEAL

SEAL

SEAL

SEAL

STATE OF MICHIGAN.

On this 28th day of May 1924 in the year  
 one thousand nine hundred and twenty-four before me a Notary Public in and  
 for said County, personally appeared Leonard A. Young and Ola Young his wife;

to me known to be the same person as described in and who executed the within instrument, who and severally  
 the same to be their free act and deed.

My commission expires Oct. 4, 1925

Alice F. Franklin  
Notary Public, Wayne County, Michigan

"Notary Seal"

IN THE CIRCUIT COURT FOR THE COUNTY OF CLATSOP, OREGON.

The Sandwich-Loung Corporation,  
a Michigan Corporation,  
Plaintiff

vs.

William Dunham,  
Dennis or Dennis Dunham,  
John Walker,  
Joseph Backhouse, or Backus, Junior,  
Mary Ann Walker,  
Nannah Jane Walker,  
Nathaniel Ann Walker,  
Ann Walker,  
Joseph Backus, Senior,  
Unknown wife of Joseph Backus, Sr.,  
William Walker,  
The Unknown wife of William Walker,  
James Cupit,  
Unknown wife of Joseph Backhouse, or Backus, Jr.,  
and his and their unknown heirs,  
devisees, legatees and assigns  
Defendants

No. 12526

**D E C R E E**

At a Session of said Court, held at the Court House, in the city of Portland, within said county, on the 21st day of December, A. D. 1925.

Present: Honorable Glenn C. Gillespie,  
Circuit Judge.

This cause came on to be heard upon the pleading therein and proofs taken in open Court, and all the unknown and unascertained defendants, and the several and respective unknown heirs, devisees, legatees and assigns of the named defendants, and all persons who are or may be entitled to claim under them, or any of them, and all persons who are or may be entitled to claim under the particular errors, defects, omissions, irregularities, uncertainties, stipulations, charges and agreements set forth in the Bill of Complaint, having been duly represented by Burton P. Daugherty, who was duly appointed Guardian Ad Litem of said unknown and unascertained defendants, and who was personally present in said Court, and the Bill of Complaint being taken as confessed by all of the defendants therein and their unknown heirs, devisees, legatees and assigns, and due proof by affidavit having been made to the Court of the publication of an order for the appearance of the several defendants therein, and of the regularity of the proceedings to take said Bill as confessed, and the Court having duly considered said proofs, and being

QUIT CLAIM DEED

This Indenture, Made the 24<sup>th</sup> day of April  
 in the year of our Lord one thousand nine hundred Thirty-Four  
 BETWEEN Hannah Adams

Edmond Stanfield and Orrill Stanfield, his wife, of the first part, and  
of the City of Royal Oak, Oakland County, Michigan

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of  
One (\$1.00) Dollar and other good and valuable considerations  
 to me in hand paid by said part as of the second part, the receipt whereof is hereby  
 confessed and acknowledged, do as by these presents, grant, bargain, sell, remise, release and  
 forever QUIT-CLAIM unto the said part as of the second part, and to their heirs and  
 assigns, Forever, All that certain piece or parcel of land, situated in  
 the City of Royal Oak in Oakland

County, and State of Michigan, known and described as follows:

Lot number Forty (40) Golf Homes Subdivision

of part of the west one-half of the east one-

half of Section 15, Town 1, North Range 11

East, Royal Oak Township, Oakland County,

Michigan- - - - -

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, To Have and to Hold the said Hannah Adams to the said portion of the second part and to their heirs and assigns, to the sole and only proper use, benefit and behoof of the said portion of the second part, their heirs and assigns, Forever.

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

Signed, sealed and delivered in presence of

Orville Adams  
Hannah Adams

Hannah L. Adams, S.  
\_\_\_\_\_  
(L. S.)  
\_\_\_\_\_  
(L. S.)  
\_\_\_\_\_  
(L. S.)

STATE OF MICHIGAN,

County of Wayne

On this 24<sup>th</sup> day of April in the year one thousand nine hundred thirty-four before me, the subscriber, a Notary Public, in and for said county, personally appeared

Hannah Adams

to me known to be the same person described in and who executed the within instrument, and acknowledged the same to be her free act and deed.

Josephine Arnold

Notary Public, Wayne County, Michigan

My commission expires July 10 - 1936

QUIT-CLAIM DEED

SHORT

Hannah L. Adams

To.

Edmond Stanfield and  
Orville Stanfield, his wife

REGISTER'S OFFICE,  
OAKLAND County.

34

Received for Record, the  
day of APR 25 1934 A. D.  
at 1 o'clock P. M., and Recorded  
in Liber 957 of Deeds  
on Page 402-3

Register.

CARROLL HEDMAN

Edmond Stanfield

1123 1/2 W. Detroit Ave  
Not for Rec, Mail

# SHERIFF'S DEED ON MORTGAGE SALE

Loan # 71694 - 04509

## This Indenture

Made the 28th day of February

A. D. 1935, between JOHN R. WESTENBARGER, a Deputy Sheriff in and for Oakland County, Michigan, party of the first part (hereinafter called the grantor), and Metropolitan Life Insurance Company, a New York corporation, party of the second part (hereinafter called the grantee).

WITNESSETH, That Whereas SOUTHWICK-YOUNG CORPORATION, a Michigan corporation, of Detroit, Wayne County, Michigan,

made a certain mortgage to Union Trust Company, now Union Guardian Trust Company, a Michigan corporation, which was duly recorded in the office of the Register of Deeds in and for said Oakland County in Liber 451 of Mortgages, on Page 375-378, and was assigned by said Union Guardian Trust Company to the grantee by an assignment dated the 20th day of January, A. D. 1927, which was recorded in Liber 439 of mortgages, on Page 457, Oakland County Records, and

WHEREAS, said mortgage contained a power of sale which has become operative by reason of a default in the condition of said mortgage, and

WHEREAS, no suit or proceedings at law or in equity have been instituted to recover the debt secured by said mortgage or any part thereof, and

WHEREAS, by virtue of said power of sale, and pursuant to the statute of the State of Michigan in such case made and provided, a notice was duly published and a copy thereof was duly posted in a conspicuous place upon the premises described in said mortgage that the said premises, or so much thereof as might be necessary to pay the amount due on said mortgage, would be sold on the 28th day of February, A. D. 1935, at the Easterly of Saginaw Street entrance to the Court House in the City of Pontiac, Michigan, that being the place of holding the Circuit Court for Oakland County, where the premises are situated, and

WHEREAS, pursuant to said notice I did, at 11:00 o'clock, Eastern Standard Time, in the forenoon, on the day last aforesaid, expose for sale at public vendue the said lands and tenements hereinafter described, and on such sale did strike off and sell the said lands and tenements to the grantee for the sum of THREE THOUSAND TWENTY

THREE AND 27/100 (\$3,023.27) DOLLARS

that being the highest bid therefor and the grantee being the highest bidder, and

WHEREAS, said lands and tenements are situated in the City of Royal Oak, Oakland County, Michigan, more particularly described as follows:

Lot 43 of Golf Homes Subdivision of part of the west half of the east half of Section 15, Town 1 North, Range 11 East, Michigan, according to the plat thereof as recorded in Liber 16 of Plats on page 7, Oakland County Records.

NOW, this Indenture Witnesseth, That I, the Deputy Sheriff aforesaid, by virtue of and pursuant to the statute in such case made and provided, and in consideration of the sum of money so paid as aforesaid, have granted, conveyed, bargained and sold, and by this deed do grant, convey, bargain and sell unto the grantee, its successors and assigns, Forever, All the estate, right, title and interest which the said Mortgagor had in said lands and tenements, and every part thereof, on the 8th day of December, A. D. 1926, that being the date of said mortgage, or at any time thereafter, To Have and to Hold the said lands and tenements and every part thereof to the said grantee, its successors and assigns forever, to their sole and only use, benefit and behoof forever, as fully and absolutely as I, the Deputy Sheriff aforesaid, under the authority aforesaid, might, could or ought to sell the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Deputy Sheriff in and for the County of Oakland

STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }

On this 28th day of February, A. D. 1935, before me

a Notary Public in and for said County of Oakland, came JOHN R. WESTENBARGER, a Deputy Sheriff of said County, known to me to be the individual described in and who executed the above conveyance, and who acknowledged that he executed the same to be his free act and deed as such Deputy Sheriff.

Notary Public, Oakland County, Michigan

My commission expires

Loan No. 71404  
Bulkeley, Ledyard, Dickinson & Wright,  
Attorneys, 2000 Union Guardian Bldg.,  
No. 1000

**MORTGAGE SALE**—Default having been made in the terms and conditions of a certain mortgage made by **SOUTHWICK-YOUNG CORPORATION**, a Michigan corporation, of Detroit, Wayne County, Michigan, Mortgagee, to **UNION TRUST COMPANY**, now Union Guardian Trust Company, a Michigan corporation, Mortgagee, of Detroit, Wayne County, Michigan, dated the 8th day of December, A. D. 1926, and recorded in the office of the Register of Deeds for the County of Oakland and State of Michigan on the 13th day of December, A. D. 1926, in Liber 481 of Mortgages, pages 375-378, which mortgage was assigned by said **UNION TRUST COMPANY** to **Metropolitan Life Insurance Company**, a New York corporation, by an assignment dated January 29, 1927, recorded January 24, 1927, in Liber 437 of Mortgages on page 427, Oakland County Records, on which mortgage there is claimed to be due at the date of this notice for principal interest and taxes the sum of **THREE THOUSAND ONE HUNDRED SEVENTY EIGHT AND 66/100 (\$3,178.66) DOLLARS**, and no suit or process at law or in equity having been instituted to recover the debt secured by said mortgage or any part thereof, now therefore, by virtue of the power of sale contained in said mortgage and pursuant to the statute of the State of Michigan in such case made and provided, notice is hereby given that on **THURSDAY, THE 28TH DAY OF FEBRUARY, A. D. 1937**, at seven o'clock a. m., Eastern Standard Time, said mortgage will be foreclosed by a sale at public auction to the highest bidder, at the westerly or Saginaw Street entrance to the Court House in the City of Pontiac, Oakland County, Michigan (that being the building where the Circuit Court for the County of Oakland is held), of the premises described in said mortgage or so much thereof as may be necessary to pay the amount due, as aforesaid, on said mortgage and any sum or sums which may be said by the undersigned at or before said sale for taxes and/or insurance on said premises, and all other sums paid by the undersigned pursuant to law and in the terms of said mortgage, with the interest thereon at seven per cent (7%) per annum and all legal costs, charges and expenses, including the attorney fees allowed by law, which said premises are described as follows: All that certain place or parcel of land situate in the City of Royal Oak in the County of Oakland, and State of Michigan and described as follows, to-wit: Lot 43 of Golf Homes Subdivision of part of the west half of the east half of Section 13, Town 1 North, Range 11 East, Michigan, according to the plat thereof as recorded in Liber 16 of Plats on page 7, Oakland County Records. Dated at Detroit, Michigan, November 2, 1937.

**METROPOLITAN LIFE INSURANCE COMPANY**,  
A New York Corporation,  
Assurance of Mortgagee,  
**BULKLEY, LEDYARD, DICKINSON & WRIGHT**,  
Attorneys for Assurance of Mortgagee,  
2000 Union Guardian Building,  
Detroit, Mich.

Nov. 20, Dec. 7-14-21-22,  
Jan. 1-11-19-23 Feb. 1-8-15-22

**EVIDENCE OF SALE**

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the foregoing evidence of sale was received for record at the Register's Office for said County on the 28th day of February, A. D. 1937, at 12:15 o'clock P. M., and Recorded in Liber 987 of Deeds, on Page 448-4.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

**STATE OF MICHIGAN, }  
COUNTY OF OAKLAND }**  
I DO HEREBY CERTIFY, That the within Sheriff's Deed will become operative at the expiration of one year from the 28th day of February, A. D. 1937, unless redeemed according to law, in such case made and provided.

4733  
1-11  
12-15

**SHERIFF'S DEED  
ON  
MORTGAGE SALE**

*Southwick Young Corporation*  
**JOHN R. WESTENBARGER**

Deputy Sheriff  
TO

**METROPOLITAN  
LIFE INSURANCE COMPANY,  
A NEW YORK CORPORATION**

**REGISTER'S OFFICE,  
County of Oakland**

Received for Record, the  
day of **FEB 28 1937**

at **12:15** o'clock **P** M., and Recorded in  
Liber **987** of Deeds, on Page **448-4**

*Henry J. ...*  
Register of Deeds.

11/11/21 621

4-23-19

**This Indenture,**made this 27th day of Octoberin the year of our Lord one thousand nine hundred and twenty sevenBetween Walter H. Edwards and Florence T. Edwards, his wife, of Detroit,Michiganparties of the first part, and  
Harry J. Nelson, of the same place

party of the second part.

Witnesseth, that the said parties of the first part, for and in consideration of the sum of  
one hundred and other valuable consideration dollars,to them in hand paid by the said party of the second part, the receipt whereof is hereby  
confessed and acknowledged, do by these presents grant, bargain, sell, remise, release, alien and  
confirm unto the said party of the second part, and his heirs and assigns forever, all  
that certain piece or parcel of land situate and being in the City  
of Royal Oak County of Oakland and State of Michigan; anddescribed as follows, to-wit: lot numbered forty-three (43) of Golf Woods Subdivision  
of part of the west one-half of the east one-half of Section fifteen (15), Town  
1 North, Range 11 East, Royal Oak Township, Oakland County, Michigan, according  
to the plat thereof recorded in Liber 19 of Plats, Page 7, in the office of the  
Register of Deeds for said Oakland County.subject to a land contract, dated November 1, 1926, and the rights and obligations  
thereunder, which contract the second party assumed and agreed to perform,  
subject also to a mortgage dated November 6, 1926 held by the Metropolitan Life  
Insurance Company to secure the payment of the sum of three thousand four hundred  
(3,400.00) dollars and interest from August 1, 1927, which party and said  
interest record party assumes and agrees to pay.

subject also to restrictions as to the use of said premises,

subject also to Part Four and Five of said assessments.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any  
wise appertaining: To have and to hold the said premises, as herein described, with the appurtenances  
unto the said party of the second part, and to his heirs and assigns forever.  
And the saidparties of the first part, for them selves, their heirs, executors and administrators,  
do covenant, grant, bargain and agree to and with the said party of the second part, their  
heirs and assigns, that at the time of the execution and delivery of these presents, the said  
parties of the first part, are in full payment of the above described debt, and they are free from all incumbrances  
except as above stated.

and that                      will, and their heirs, executors, administrators                      shall, warrant and defend the same against all lawful claims whatsoever                      herein before mentioned

In witness whereof, the said part 100 of the first part ha Y6 hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

James  
Edward J. Hooper

George W. Edwards [L. S.]  
Florence T. Edwards [L. S.]  
[L. S.]  
[L. S.]

STATE OF MICHIGAN,  
COUNTY OF Wayne }

On this 27th day of October in the year one thousand nine hundred and twenty seven before me, A Notary Public in and for said county, personally appeared George W. Edwards and Florence T. Edwards

to me known to be the same person s described in and who executed the within instrument, who personally acknowledged the same to be their free act and deed.

Edward J. Hooper

Notary Public, Wayne County, Michigan.

My commission expires February 22, 1930

WARRANTY DEED

SHORT FORM.

George W. Edwards  
wife

Mary J. Nelson

REGISTER'S OFFICE

OAKLAND COUNTY

38

This instrument was presented and

received for record this

day of Aug 6 1928 D. M.

at 11:30 o'clock P.M. and

recorded in filed 621 of books

on page 44-5 as a proper credit

case and furnished in compliance with

Section 1897, Compiled Laws of 1897.

W. B. Davidson

Register of Deeds.

W. B. Davidson

W. B. Davidson

W. B. Davidson

W. B. Davidson

W. B. Davidson

W. B. Davidson

W. B. Davidson

W. B. Davidson

W. B. Davidson

**LIBER 553** **462**  
**This Indenture**, made this first day of December  
 in the year of our Lord one thousand nine hundred and twenty-six  
 Between SOUTHWICK-YOUNG CORPORATION

a corporation organized and existing under and by virtue of the laws of the State of Michigan, with  
 its principal office at Detroit, Michigan party of the first part, and  
RALPH T. LEE of Detroit, Michigan

part 3 of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of  
One (\$1.00) Dollar and other valuable considerations

to it in hand paid by the said party Y 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 party Y of the second part, and his heirs and assigns, FOREVER, All that  
 certain piece or parcel of land, situate and being in the City of  
Royal Oak County of Oakland and

State of Michigan, known and described as follows, to-wit:

Lot sixty-nine (69) Golf Homes Subdivision of  
part of West one-half of East one-half of Section 15,  
Town 1 North, Range 11 East, Royal Oak Township, as  
recorded in Liber 16, of Plats, Page 7, in the office  
of the Register of Deeds, Oakland County, Michigan;

Subject to a land contract dated March 1, 1926, and the  
rights and obligations thereunder, which contract the second party  
agrees to assume and perform.

Subject to a first mortgage to the Metropolitan Life Insur-  
ance Company, dated December 7, 1926, in the sum of \$3,300.00, on  
which there is a balance due on the principal of \$3,200.00, which  
said mortgage the first party agrees to assume and pay.

Subject to any restrictions upon the use of said premises.

Subject to the State and County taxes for the year of 1926,  
and Parts 3, 4, and 5 of Paving Assessments.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any  
 wise appertaining; TO HAVE AND TO HOLD the said premises, as herein described, with the ap-  
 purtenances, unto the said party Y of the second part, and to his heirs and assigns, FOREVER.  
 And the said party of the first part, for itself and its successors, does covenant, grant, bargain, and  
 agree to and with the said party Y of the second part, his heirs and assigns, that at the  
 time of the sealing and delivery of these presents it is well seized of the above granted premises  
 in Fee Simple; that they are free from all encumbrances whatever, except those above  
mentioned and set forth.

Safety in titles depends upon Title Insurance. For dependable title service see the Union Title and Guaranty Company Union Trust Building.

and that it will and its successors shall forever Warrant and Defend the same against all lawful claims whatsoever, except those above mentioned and set forth.

In Witness Whereof, the said party of the first part has caused this instrument to be executed by its duly authorized officers and sealed with its corporate seal, the day and year first above written.

In Presence of

*Handwritten signatures of witnesses*

SOUTHWICK-YOUNG CORPORATION

by

*Thomas Mahoney*  
Vice President  
*Ira E. Seidel*  
Secretary.



County of Wayne } ss.  
Oakland  
Macomb

On this twenty-second day of JANUARY in the year one thousand nine hundred and twenty-seven before me appeared Thomas Mahoney and Ira E. Seidel

\_\_\_\_\_ to me personally known, who being by me severally duly sworn, did say that they were respectively Vice President and Secretary of the SOUTHWICK-YOUNG CORPORATION a corporation created and existing under the laws of the State of Michigan

and that the seal affixed to the foregoing instrument is the corporate seal of the said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and the said Thomas Mahoney and Ira E. Seidel acknowledged the said instrument to be the free act and deed of the said

SOUTHWICK-YOUNG CORPORATION

*Handwritten signature of Ralph J. Lee*

My Commission expires Jan 7-1930 Notary Public Wayne Oakland County, Michigan.  
Macomb

177-49616 1-11

28033

WARRANTY DEED  
By Corporation

*Southwick-Young Corporation*

TO

*Ralph J. Lee*

40

REGISTER'S OFFICE, } ss.  
OAKLAND County  
This instrument was presented and received for record this  
day of JAN 28 1927 A. D. 19  
at 11:30 o'clock A M., and  
recorded in Liber 553 of deeds,  
on page 462-3, as a proper certificate was furnished in compliance with  
Section 3957, Compiled Laws of 1907.  
*Handwritten signature*  
Register of Deeds.

*Handwritten signature*

**This Indenture** Made this Twenty ninth day of

May in the year of our Lord one thousand nine hundred and Thirty  
Between Charles Howell an unmarried man of the city Detroit County of Wayne  
and state of Michigan

-----party of the first part,-----  
and Frank R.W. Burns and Frances E. Burns his wife of the City of Royal-Oak  
Oakland County Michigan

-----parties of the second part,  
Witnesseth, that the said party-----of the first part, for and in consideration of the sum of-----  
One dollar and other valuable considerations-----

to him in hand paid by the said parties-----of the second part, the receipt whereof is hereby con-  
fessed and acknowledged, does-----by these presents grant, bargain, sell, remise, release, alien and  
confirm unto said parties-----of the second part, and their-----heirs and assigns, Forever, all  
that certain piece or parcel of land situate and being in the City-----of  
Royal-Oak county of Oakland-----and State of Michigan,  
and described as follows, to-wit: Lot (59) sixty nine Golf homes subdivision of part  
of west one half of east one half of section 15, town 1 north range 11 east  
Royal-Oak Township, as recorded in liker 16, of plats, page 7, in the office of  
Register of deeds Oakland County, Michigan, subject to a first mortgage to the  
Metropolitan Life Insurance Company dated, ( Dec 7-1925 ) on which there  
is a balance due on the principal of twenty five hundred \$2500.00 dollars  
Which said mortgage the second party agrees to assume and pay.

Together with all and singular the hereditaments and appurtenances thereto belonging or in anywise  
appertaining: To have and to hold the said premises, as herein described, with the appurtenances  
unto the said parties-----of the second part, and to their-----heirs and assigns, Forever;  
and the said Charles Howell-----  
part X-----of the first part and his-----heirs, executors and administrators, does cov-  
enant, grant, bargain and agree to and with the said parties-----of the second part their heirs and  
assigns, that at the time of the ensembling and delivery of these presents he was-----well  
seized of the above-granted premises in fee simple; that they are free from all incumbrances whatever  
except such, if any, as are excepted from the covenant following, and that he-----will, and his-----

Safety in titles depends upon Title Insurance. For dependable title service see the Union Title and Guaranty Company, Union Trust Building.

heirs, executors, administrators shall warrant and defend the same against all lawful claims whatsoever, except As above stated

In witness whereof the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in presence of

Charles Howell [L. S.]

Harold M. Scott

[L. S.]

Robert J. Eugene

[L. S.]

[L. S.]

State of Michigan,

County of Wayne ss.

On this Twenty ninth day of May

in the year one thousand nine hundred and Thirty before me,

a Notary Public, in and for said county, personally appeared

Charles Howell an unmarried man

to me known to be the same person described in and who executed the within instrument, who then acknowledged the same to be his free act and deed.

Harold M. Scott

My commission expires May 14-1933

Notary Public Wayne, Oakland, Macomb County, Michigan.

Warranty Deed

Charles Howell

TO

Frank W. Burns, et al

REGISTER'S OFFICE

OAKLAND

Wayne County

This instrument was presented and

received for Record, this

day of May A. D. 19

at 2:10 o'clock P M., and Recorded in Liber 781 of Deeds, on Page 276-7

A certificate having been furnished in compliance with §4134 Compiled Laws, 1915.

Register of Deeds.

TAXES PAYABLE—City Taxes payable from July 15 to August 15, without percentage, at the City Treasurer's Office. State and County Taxes payable from December 1 to December 31, without percentage, at County Treasurer's Office.

1122 Ottawa

**Quit Indenture**

In the year of our Lord one thousand nine hundred and thirty one  
Between **Frank W. Duran**, a married man, of the City of Royal Oak,  
County of Oakland and State of Michigan

**Francis E. Duran**, his wife, of the same place

Witnesseth, That the said part Y of the first part, for and in consideration of the sum of One Dollar

to him in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, ~~do hereby~~ by these presents, grant, bargain, sell, release, and forever QUIT-CLAIM unto the said part Y of the second part, and to her heirs and assigns, FOREVER, All that certain piece or parcel of land situated in the City of Royal Oak in Oakland County, and State of Michigan, known and described as follows: Lot 69 of "Golf Homes Subdivision" of part of the West one-half of East Half of Section 15, Town 1 North, Range 11 East, according to the plat thereof recorded in Liber 16 of Plats, Page 7 in the office of the Register of Deeds of Oakland County, Michigan.



In conclusion the Royal Oak Historic District Study Committee recommends that the group of fourteen houses named as the L. A. Young Historic District on N. Altadena Avenue in Royal Oak be considered for historic designation based on the importance of the individual who initiated the development of the houses as well as his contribution to the automotive industry in the manufacture of springs

His initiative to provide housing geared to his middle management employees is evident in both the style of the housing compared to that of the surrounding streets, as well as their location in proximity to the Red Run Golf Course which was an important element to that level of employee for both recreation and socialization.

