

## 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,

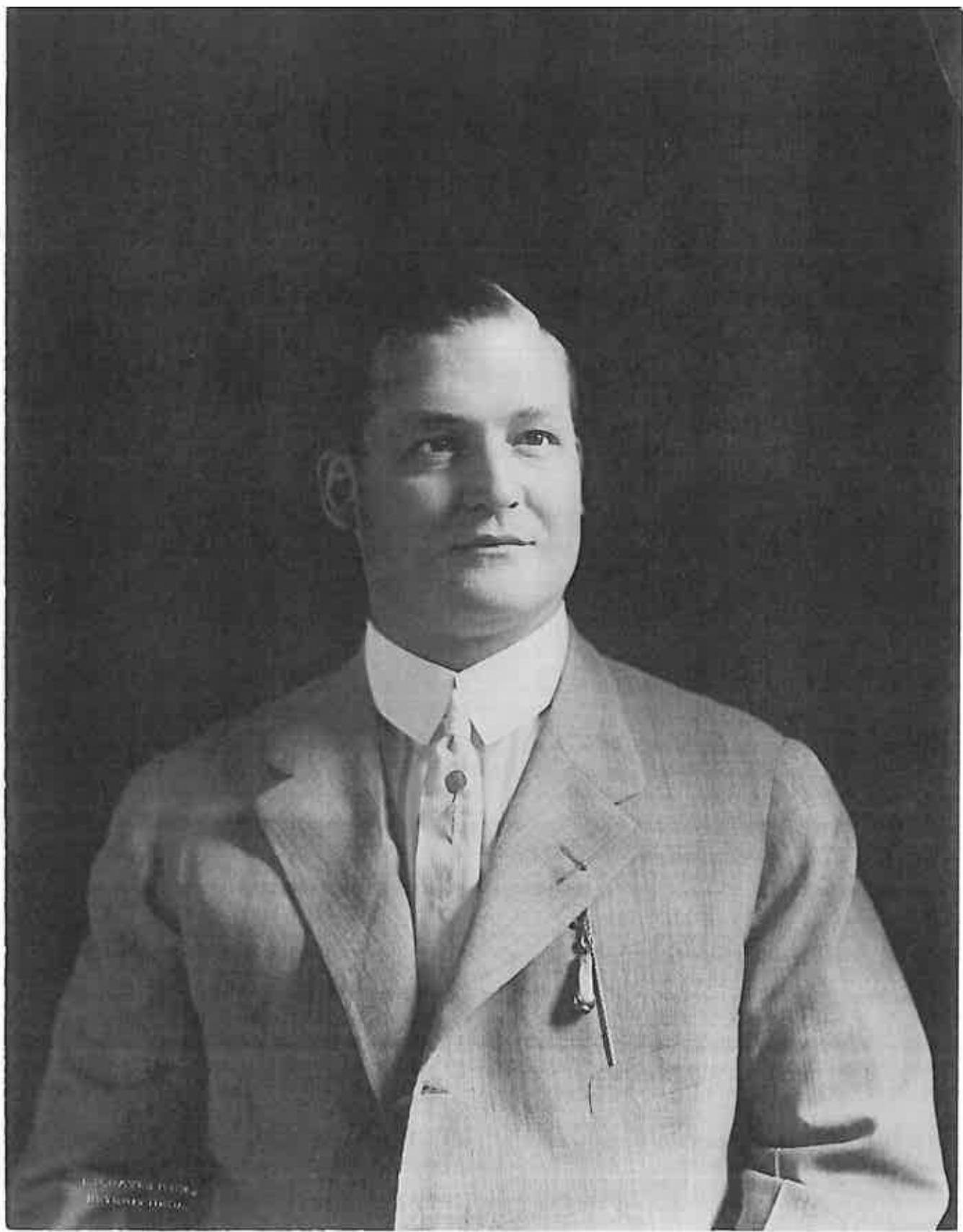


Ruth Cleaveland, Chairperson

CITY ATTORNEY

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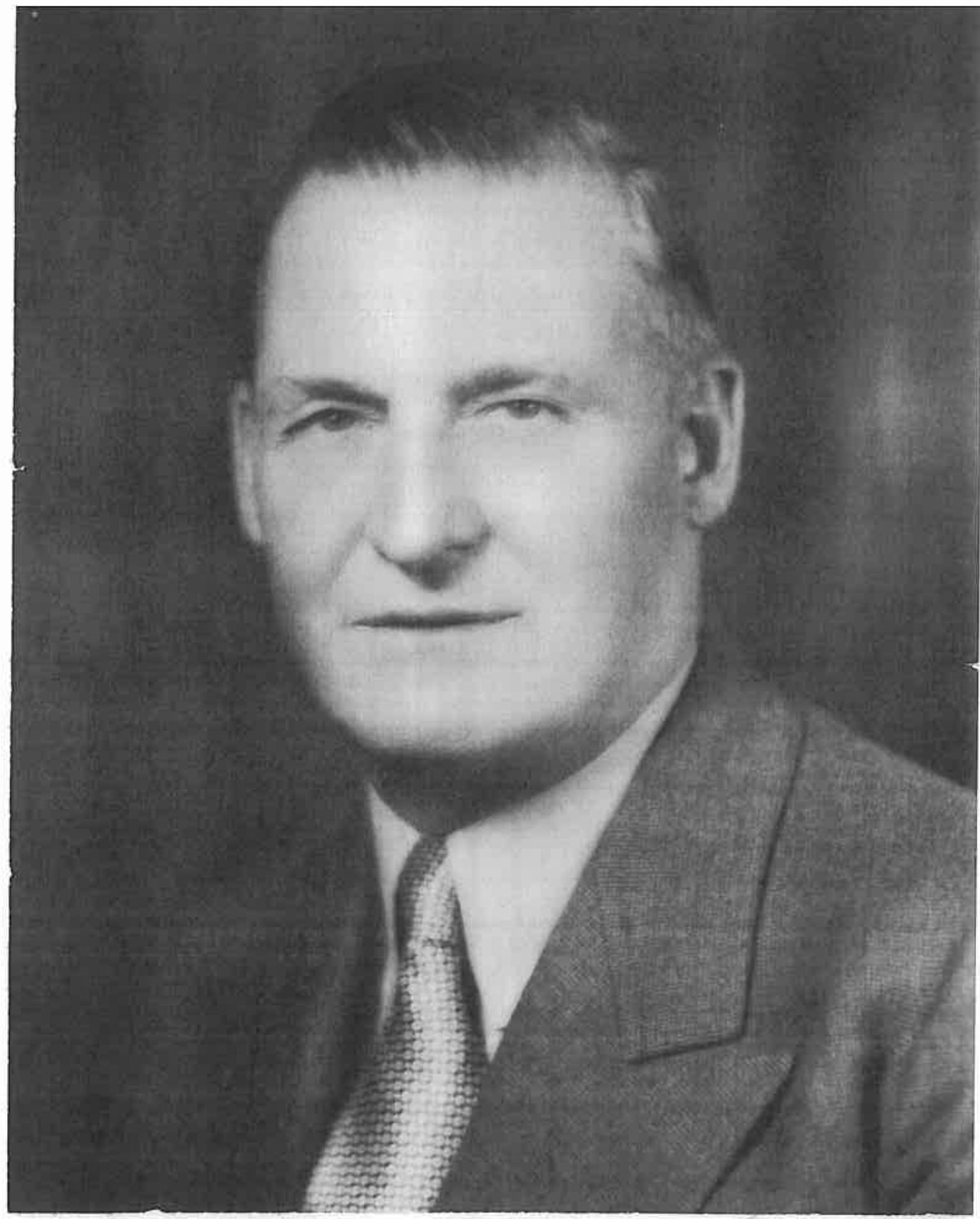




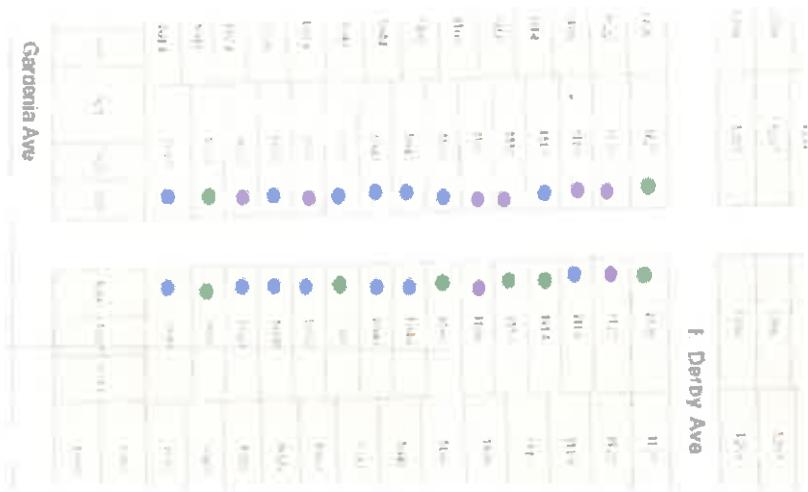
L. A. YOUNG



L.R. YOUNG WITH POLO PONY



L-A YOUNG,



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

### 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 tap permits on file suggesting homes were ready for occupancy. (1923-1926)
- Electrical permits suggesting homes were close to completion (1924)

# Young HD Contributing Resources

1411	1408	1411	1414	1409	1406	1407	1406
1407	1404	1407	1405	1403	1402	1403	1402
1323	1320	1323	1322	1321	1320	1321	1320
1315	1316	1319	1318	1317	1316	1317	1316
1311	1312	1315	1314	1313	1312	1313	1312
1307	1308	1311	1310	1307	1306	1307	1306
1303	1304	1307	1306	1301	1302	1301	1302
1229	1224	1223	1222	1219	1220	1221	1220
1225	1220	1217	1218	1213	1216	1215	1216
1221		1213	1214	1211	1210	1211	1214
1217	1210	1211	1210	1207	1206	1207	1206
1209	1204	1207	1206	1207	1200	1203	1200
1205	1200	1203	1200	1203			

N Alexander Ave      E Derby Ave

N Altadena Ave

Ferris Ave

N Blair Ave

Royal Oak

803 807 811 819 823 827

835 841

903 909 921 923 925

1003 1007 1013

1128 1129 1126  
1120 1123 1124  
1116 1117 1118  
1112 1111 1114  
1106 1107 1109  
1102 1103 1104  
1042 1043 1042  
1036 1037 1036  
1032 1033 1032  
1028 1029 1029  
1022 1023 1024  
1018 1019 1019  
1012 1013 1012  
1008 1009 1008  
1005 1005 1005  
1000 1001 1000

903 909 921 923 925

1128 1129 1126  
1120 1123 1124  
1116 1117 1118  
1112 1111 1114  
1106 1107 1109  
1102 1103 1104  
1042 1043 1042  
1036 1037 1036  
1032 1033 1032  
1028 1029 1029  
1022 1023 1024  
1018 1019 1019  
1012 1013 1012  
1008 1009 1008  
1005 1005 1005  
1000 1001 1000

Gardenia Ave

802 810 814 818 822 826

919

924 923

922 921

924 923 923  
918 919 919

801 805 811 817 821 825

915

918 919

918 919

918 919 919  
914 915 915

903

911

914 915

914 915

914 915 915  
908 911 911

Hawthorn Ave

800 806 810 820 822 826

827

905 907

900 901

900 901 901  
828 829 829

823

822

900 903

828 825

822 825 825  
818 819 819

819

818

818 819

818 817

818 815 815  
814 814 814

N Alexander Ave

N Altadena Ave

N Gainsborough Ave

N Rembrandt Ave

Oakland County One Stop Shop 2100 Pontiac Lake Road Bldg 41 West Waterford, MI 48328 Phone 248-856-0721 Web [www.advantageoakland.com](http://www.advantageoakland.com)

3 Foot Contours  
6 Foot Contours  
FEMA Base Flood Elevation  
FEMA Credit Elevation

100 yr FEMA Floodplain  
100 yr (modified) - FEMA Floodplain  
600 yr FEMA Floodplain  
FLOODWAY FEMA Floodplain

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.

11

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

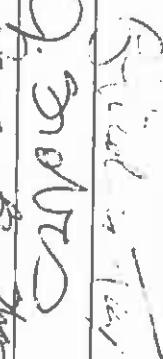
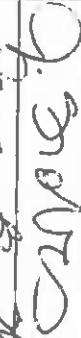
OAKLAND  
COUNTY, MICHIGAN  
Economic Development & Community Affairs  
L. Brooks Patterson  
Oakland County Executive  
NORTH  
1 inch = 200 feet

Date Created: 11/19/2015

## Request for Study on Historic Designation

† = yes

Petition summary and background	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.			
Action petitioned for	We, the undersigned homeowners of N. Altadena Avenue, request that our block (house #1016 through #1127, from Gardenia Avenue north to Derby Avenue) be studied for historic designation.			

Printed Name	Signature	Address	Comment	Date
† Mike Tait		1110 N. Altadena Avenue	YES	5/17/14
† J. Forbes		1114 N. Altadena Avenue	YES	5/14/14
† June B. Wong Altadena N.H.		1118 N. Altadena Avenue	Great!!! 5/12/14	
† Loris Burkard		1122 N. Altadena Avenue	Excellent	5/15/14
† L. Miller		1126 N. Altadena Avenue	Excellent	5/15/14
† L. Miller		1017 N. Altadena Avenue		
† Sue A. Morris		1021 N. Altadena Avenue	Excellent	5/15/14
† Amy & Mike Sundstrom		1025 N. Altadena Avenue	Excellent	5/15/14
† John E. Lillard		1033 N. Altadena Avenue	Great	5/13/14

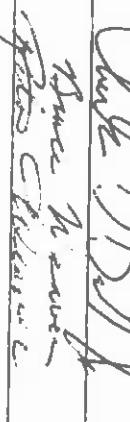
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Printed Name	Signature	Address	Comment	Date
David Hankie	<i>David Hankie</i>	1016 N. Altadena Avenue		5-14-14
Jeff Massie	<i>Jeff Massie</i>	1020 N. Altadena Avenue		5-14-14
Jennifer Flory	<i>Jennifer Flory</i>	1024 N. Altadena Avenue		5/13/14
Anna Wisne	<i>Anna Wisne</i>	1028 N. Altadena Avenue		
Marvin Reich	<i>Marvin Reich</i>	1032 N. Altadena Avenue		5-13-14
		1036 N. Altadena Avenue		5-13-14
		1040 N. Altadena Avenue		5/13/14
		1044 N. Altadena Avenue		
Ellie Tarris	<i>Ellie Tarris</i>	1100 N. Altadena Avenue		5-13-14
Mitchell Gusek	<i>Mitchell Gusek</i>	1106 N. Altadena Avenue		5/17/14

## Request for Study on Historic Designation

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<b>Action petitioned for</b>	We, the undersigned homeowners of N. Altadena Avenue, request that our block (house #1016 through #1127, from Gardenia Avenue north to Derby Avenue) be studied for historic designation.

Printed Name	Signature	Address	Comment	Date
		1037 N. Altadena Avenue		
		1041 N. Altadena Avenue		
Leslie Cruz		1045 N. Altadena Avenue	5-14-14	
Charles Baier		1103 N. Altadena Avenue		
Bruce & Rhonda Weaver	 Bruce & Rhonda Weaver Photo Collection	1111 N. Altadena Avenue	5/13/14	5-13-14
		1115 N. Altadena Avenue		
Brad Westwood		1119 N. Altadena Avenue		5/14/14
G. B. LEBLANC		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:

- 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



1036 North Altadena Avenue (Eclectic Dutch Colonial)

First Owners:

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



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 ~~COLD ROLL~~
- 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-~~1942~~) 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>✓</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 ne<sup>o</sup> Pfieffer (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<sup>W</sup> 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 (1885) and wife Erla (1892)

### 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 pnt, 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 (1888) and wife Emily ne<sup>E</sup> Cracknell (Doherty) (1891)

### 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)

### 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 ~~ne~~~~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 brother 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. 1924 at 4:30 o'clock P.M.  
 Leonard A. Young & wife, *Lucile Avery*, Register of Deeds.  
 Deputy Register.

TO

*Southwick-Young Corporation* <sup>attn:</sup> **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,  
 and parties of the second 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 party 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 party of the second part, and to its successors  
 FOREVER, ALL those certain pieces or parcels 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 15, Town 1, north range 11<sup>E</sup>, according  
 to the plat thereof, as recorded in Liber 16 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 thereto 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, heirs and assigns, FOREVER.

In Witness Whereof, the said parties 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. Coffins  
 Malcolm M. Roy

Leonard A. Young  
 Ola Young

SEAL

SEAL

SEAL

SEAL

**STATE OF MICHIGAN,**

County of Wayne } As, On this 28th day of May, the year  
 for said County, personally appeared Leonard A. Young and Ola Young, his wife,  
 before me, a Notary Public in and

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

Notary Public, Wayne County, Michigan

"Notary Seal"

Alice F. Franklin

Received for Record the 21.

.day of July, A. D. 1924 at 3 o'clock P.M.  
Lucile Avery, Register of Deeds,  
Deputy RegisterX  
Fred Rosenfield et al.

TO

Southwick Young Corporation. This Indenture, Made the twentysecond day of July  
in the year of our Lord one thousand nine hundred and twenty four,  
BETWEEN Fred Rosenfield and Ezra Rosenfield, his wife, and  
Leonardo Embuff and Martha Embuff, his wife, <sup>parties of the first part,</sup>  
and Southwick Young Corporation, a Michigan Corporation, <sup>parties of the second part,</sup>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 \$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 presents 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 <sup>those</sup> certain pieces or parcels of land situated in the <sup>Township</sup>  
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 Home Subdivision of part of the west half  
of the east half of Section 17, town 13, north range 11E,  
according to the plat thereof, as recorded in  
Book 16 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 <sup>to the said party of the second part and to its</sup> successors  
heirs and assigns, to the sole and only proper use, benefit and behoof of the said party of the second part <sup>to its</sup> successors  
heirs and assigns, FOREVER.In Witness Whereof, the said party of the first part have hereunto set <sup>their</sup> hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Malcolm M. Roy  
Melvin EmbuffFred Rosenfield  
Ezra Rosenfield  
Leonardo Embuff  
Martha Embuff

STATE OF MICHIGAN.

County of WayneOn this 21<sup>st</sup> day of July in the year  
one thousand nine hundred and twenty four, before me, a Notary Public in and

for said County, personally appeared

Fred Rosenfield, and Ezra Rosenfield, his wife,  
Leonardo Embuff and Martha Embuff, 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 <sup>their</sup> free act and deed.My commission expires Feb. 20

1924.

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, *Signer*, *Deed*, *Register of Deeds*,  
 TO *Lucile Avery*, Deputy Register.

*Southwick-Young Corp.* *Signer*) **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,  
 party of the second part,

WITNESSETH, That the said party 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 party of the second part, the receipt whereof is hereby confessed and acknowledged, do by these pres-  
 ents grant, bargain, sell, release, release and forever QUIT-CLAIM unto the said party of the second part, and to its successors  
 FOREVER, all *those* certain pieces or parcels 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 15, town 1, north range 11<sup>E</sup>, according  
 to the plat thereof, as recorded in Liber 16 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 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 heirs and assigns, FOREVER.

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

Signed, Sealed and Delivered in Presence of

A. D. Coffman  
 Malcolm M. Roy

Leonard A. Young  
 Ola Young

SEAL

SEAL

SEAL

SEAL

**STATE OF MICHIGAN.**

COUNTY of Wayne } On this 28th day of May in the year  
 for said County, personally appeared Leonard A. Young and Ola Young, his wife,  
 before me, a Notary Public in and

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.

1626

Notary Public, Wayne County, Michigan

"Notary Seal"

Alice F. Franklin

IN THE COURT OF COMMON PLEAS OF THE COUNTY OF CINCINNATI, AT CINCINNATI,

The Gantwick-Lewis Corporation,  
a Michigan Corporation,  
Plaintiff,

William Walker,  
Dauphin or Dauphin's Spouse,  
John Walker,  
Joseph Backhus, or Backus, Junior,  
Mary Ann Walker,  
Frances Jane Walker,  
Nether Ann Walker,  
Ann Walker,  
Joseph Backhus, Senior,  
Unknown wife of Joseph Backhus, Sr.,  
William Walker,  
The Unknown wife of William Walker,  
James Cupit,  
Unknown wife of Joseph Backhus, or Backus, Jr.,  
and his and their unknown heirs,  
devisees, legatees and assigns  
Defendants

Nov. 1886

D E C I P P E

At a Session of said Court, held at the Court House, in  
the city of Painesville, within said county, on the 21st day of  
December, A. D. 1886.

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, decrees,  
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 the 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 before said Bill was confessed,  
and the Court having duly considered said proofs, there being

QUIT CLAIM DEED

This Indenture, Made the 24 <sup>th</sup> day of July,  
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

of the second part  
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 of the second part; the receipt whereof is hereby  
confessed and acknowledged, do es by these presents, grant, bargain, sell, remise, release and  
forever QUIT-CLAIM unto the said part 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



LIBER 987

**SHERIFF'S DEED ON MORTGAGE SALE**

Loan # 71694 04569

**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 S. 375-378, and was assigned by said Union ~~GUARDIAN~~ Trust Company to the grantees by an assignment dated the 20th day of January, A. D. 1927, which was recorded in Liber

489 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 grantees for the sum of THREE THOUSAND TWENTY

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

that being the highest bid therefor and the grantees 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.

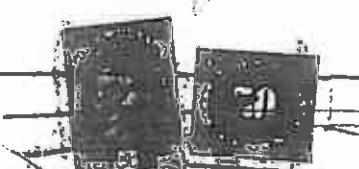
NOW, this Indenture Witnesseth, That I, the Deputy Sheriff aforesaid, by virtue of and pursuant to the statute in such case made and provided, and in consideration of the sum of money so paid as aforesaid, have granted, conveyed, bargained and sold, and by this deed do grant, convey, bargain and sell unto the grantees, 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 grantees, 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

*John R. Westenbarger* [Seal]  
Deputy Sheriff in and for the County of Oakland

*Elmer Meldrum*  
*Josephine Smover*



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.

*Elmer Meldrum*  
Notary Public, Oakland County, Michigan  
My commission expires May 1, 1937



John Edwards, made this 17th day of October,

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

Between John M. Edwards and Florence T. Edwards, his wife, of Detroit,

Michigan

parties of the first part, and  
Loyd 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

to him 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  
and 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 numbered forty-three (43) of Golf Woods subdivision  
or part of the west one-half of the east one-half of section fifteen (15) Twp  
1 North, R.R. 11 West, Royal Oak Township, Oakland County, Michigan, according  
to the plat thereof recorded in Liber 16 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 said party covenants and agrees to perform.

subject also to a mortgage dated December 6, 1928, held by the First Citizen Life  
Insurance Company to secure the payment of the sum of twenty five thousand four  
hundred (25,000) dollars, with interest thereon, at the rate of six percent per  
annum, and to pay same at the office of the First Citizen Life Insurance Company.

subject also to ratification of record as to the use of said property  
which is in part for and five by twelve feet dimensions.

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, his heirs and assigns forever.

And the said

parties of the first part, for whom signed the said heirs, executors and administrators  
do covenant, grant, bargain and release to said with the said party of the second part, his  
heirs and assigns, that at the time of the making and delivery of these presents, the same shall  
not be subject to any encumbrance, and that they are free from all incumbrances  
except as above.

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L. L. BROWN 631

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

In witness whereof, the said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in presence of

John James  
Edward Y. Young

George W Edwards  
Florence (W) Edwards

[卷八]

→ [L, S.]

**STATE OF MICHIGAN.**

County of WYOMING

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  
John Edwards and Florence T. Edwards

to me known to be the same person<sup>5</sup> described in and who executed the within instrument, who  
acknowledged the same to be "their" free act and deed.

Edward M. Stearns

Notary Public, Lapeer County, Michigan

My commission expires February 23, 30

WARRANTY DEED

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1306

George W. Edwards  
Surgeon

May 11 8 moles

REGISTER'S OFFICE	
OAKLAND, CALIF.	
THE FIFTEENTH DAY OF NOVEMBER AND	
received by <u>John F. Lewis</u> on <u>Nov 6 1923</u> D. W.	
day of <u>30</u> at <u>3:00</u> o'clock P.M. and	
recorded in file <u>621</u> of death	
on page <u>244</u> - <u>S</u> in proper order	
and <u>certified</u> in compliance with	
Section <u>11</u> of Compiled Laws of 1897.	
Given under my hand this <u>11</u> day of <u>Nov</u> 1923.	
John F. Lewis	
Legate of Deeds.	

LIBER 553  
This Indenture, made this first day of December 462in the year of our Lord one thousand nine hundred and twenty-sixBetween SOUTHWICK-YOUNG CORPORATIONa 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, Michiganpart g 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 considerationsto it in hand paid by the said party 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 of the second part, and his heirs and assigns, **FOREVER**, All that certain piece.....or parcel.....of land, situate and being in the City ofRoyal 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 Insurance Company, dated December 7, 1926, in the sum of \$8,300.00, 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 anywise 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 said party of the first part, for itself and its successors, does covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the cascading and delivery of these presents it is well seized of the above granted premises in **FREE SIMPLE**; that they are free from all encumbrances whatever, except those above mentioned and set forth.

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.

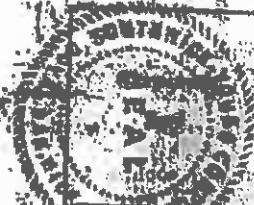
In Presence of

*John M. Hart*

SOUTHWICK-YOUNG CORPORATION

by

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



STATE OF MICHIGAN

County of Wayne { Oakland  
Macomb } ss.

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

My Commission expires Jan 7-1930

Wayne  
Notary Public  
Oakland County, Michigan  
Michigan

15039  
WARRANTY DEED  
By Corporation

*Southwick-Young Corporation*

TO

*Ralph J. Lee*

REGISTER'S OFFICE,

OAKLAND County

This instrument was presented and re-

ceived for record this

JAN 28 1927

day of 1/26 A. D. 1927

at 6 o'clock A. M. and

recorded in Liber 553 of deeds,

on page 462-3 as a proper certi-

cate was furnished in compliance with

Section 3557, Compiled Laws of 1897.

*Frank B. Boardman*  
Register of Deeds.

*R. H. Lee*

**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 E.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 confessed and acknowledged, doth 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 (69) 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.

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

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 I of the first part and his heirs, executors and administrators, doth covenant, grant, bargain and agree to and with the said parties of the second part their heirs and assigns, that at the time of the sealing 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

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

Harold Scott  
George J. Eugene

State of Michigan,  
County of Wayne } ss.

Charles Howell [L. S.]

[L. S.]

[L. S.]

[L. S.]

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 Scott

My commission expires May 14, 1933

Notary Public Wayne,  
Oakland County, Michigan,  
Macomb,

## Warranty Deed

Charles Howell

TO

Frank W. Burns, D. J.

### 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.

Spring of Deed.

TAXES PAYABLE—City Taxes payable from July 19 to August 1, 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.

11-22-28  
11-22-28

In the name of our Lord and Saviour Jesus Christ, I do solemnly swear,  
Between, Frank W. Durkin, a married man of the City of Royal Oak,  
County of Oakland, and State of Michigan.

Frank W. Durkin, this 15th day of July, in the year of 1950.

That the mid part X of the first part, for and in consideration of the sum of  
One Dollar

to him in hand paid by the said part X of the second part, the receipt whereof I hereby confess and  
acknowledged, do ~~it~~ by these presents, grant, bargain, sell, release, and forever QUIT-CLAIM unto the  
said party of the second part, and to his 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.

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TO KEEP AND TO HOLD  
the said land and its  
FOREVER.

In witness whereof, the said  
and the day and year first written,

Signed, Sealed and Delivered in presence of:

*Mabel L. Brondige*      *Frank W. Burns*  
*Mary L. Fralick*      *Frances E. Burns*

STATE OF MICHIGAN,

County of Oakland

On this 29th day of October

in the year one thousand nine hundred thirty-two before me,

a notary public

In and for said County, personally appeared

Frank W. Burns, a married man

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

*Mabel L. Brondige* Notary Public  
Oakland County, Michigan

My commission as such Notary Public expires  
April 20 A. D. 1935

1-11  
184723

QUIT-CLAIM DEED  
SHORT FORM

Frank W. Burns

TO

Frances E. Burns

44

REGISTER'S OFFICE,  
CITY OF OAKLAND

Received for Receipt this  
day of OCT 29 1932 A. D. 19

at 9:15 o'clock A. M. and Received  
in Vol. 90 / of Deeds

on Page 162-8

Mabel L. Brondige  
Register of Deeds

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162-8

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.

