While this is a nice example of a Craftsman house, the report does not follow the Rules established in 2002 by the State Historic Preservation Office in the *Criteria for Evaluating Resources for Inclusion in Local Historic Districts* for the creation of single resource districts, which state:

The criteria that a historic district study committee must apply when determining the historic significance of historic resources and the boundaries of historic districts are the criteria and considerations developed by the U.S. Secretary of the Interior for the creation of historic districts, as set forth in 36 CFR § 60.4 of the Historic Preservation Grant Manual and the guidelines published by the National Park Service (NPS) in *National Register Bulletin 15: How to Apply the National Register Criteria* (pp. 5-6), *National Register Bulletin 16A: How to Complete the National Register Registration Form* (pp. 56-57), and *National Register Bulletin 21: Defining Boundaries for National Register Properties* (p. 2).

**Criteria for Establishing Single Resource Districts**

The criteria that a historic district study committee must apply when establishing a single resource district are those set forth in the preceding paragraph, plus the criteria set forth below.

A single resource historic district in Michigan is one in which the single resource individually meets the criteria for eligibility established by the U.S. Secretary of the Interior for inclusion in the National Register of Historic Places on its own merit for:

- **Criterion A**: Association with a significant person
- **Criterion B**: Association with a significant event or pattern of history
- **Criterion C**: Design and construction
- **Criterion D**: Information potential

In other words, boundary selection is based on the nature of the resource’s significance, integrity, and physical setting. However, a district is seldom defined by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

Examples of single resource historic districts would be: a county courthouse; a fire station; an armory; an isolated, intact farmstead; a house designed by Frank Lloyd Wright; the summer cottage of Ernest Hemingway; or the first automobile plant where Henry Ford utilized mass production techniques.
Accordingly, a single resource historic district must be distinguishable from the surrounding resources in the immediate vicinity by virtue of geography, historic significance, or integrity.

Therefore, a single resource historic district cannot:

- share its significance of historic development or association with surrounding resources. If the resource does share those characteristics with surrounding resources, then the single resource district cannot stand alone and must be included as part of a larger district. Examples of inappropriate and thus impermissible single resource districts include one bungalow in the middle of a neighborhood of bungalows, or one Queen Anne or Italianate house in a larger neighborhood of Victorian style homes.
- be a commercial building, separated from a larger commercial district by demolition or new infill, if the building does not meet the National Register criteria on its own merit.
- be one contributing resource in a National Register of Historic Places designated district, if the resource does not individually meet the criteria for inclusion in the National Register.
- be based solely on property ownership.
- be based solely on the consent of property owners.

For this resource to qualify as a single resource district the report needs to show how it would meet the National Register of Historic Places in its own right. Streetscapes of the area indicate that this is one Craftsman style home in a larger neighborhood of bungalows and Craftsman style houses.
FLEMING/GOODRICH HOUSE

319 CRANE AVENUE, ROYAL OAK

Preliminary Report

May 1, 2014

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

Boundaries

Property Description:

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

Tax Item Number:

25-16-428-007

Percentage of Historic and Non-historic Resources

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

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

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

Members of the Study Committee

Ruth G. Cleaveland
Chair, Royal Oak Historic District Study Committee
Chair, Royal Oak Historic District Commission
Member, Roundtable of Royal Oak Historical Organizations
FLEMING/GOODRICH HOUSE

Tammis Donaldson
Registered Architect
Member, Royal Oak Historic District Study Committee

Robert R. Duchene
Vice-Chair, Royal Oak Historic District Study Committee
Teacher, United States History

Dr. Jim Keillor
Psychologist
Member, Royal Oak Historic District Study Committee

Colleen Corey
Member, Royal Oak Historic District Study Committee
Supervisor, Department of Human Services, State of Michigan

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

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

Another prominent American student of the Arts & Crafts School of thought was Gustav Stickley who became noteworthy in the early 1900s as much for his unadorned but well-designed furniture as for a periodical entitled "The Craftsman". This publication lauded Shaker furniture and the Mission Revival style and soon came to feature houses and bungalows for sale. Plans and building instructions, all parts of the Craftsman tradition of making a lovely home available to all, were accessible to all,
not just the wealthy. Stickley had prices ranging between two and fifteen thousand dollars. This notion was soon adopted by catalog companies such as Sears.

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

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

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

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

In 1921, Robert took a position as Royal Oak's first City Clerk. The year 1921 was the year that Royal Oak transitioned from village to city status. In 16 years as City Clerk, Mr. Fleming developed Royal Oak's
voter registration system, arranged for all Commission proceedings to be recorded and even improvised a system of scrip, used during the Depression years to pay employees. Mr. Fleming was regarded throughout Michigan as an expert in election law. Therefore his untimely death at the Mayo Clinic in Rochester, Minnesota in 1938 was said at the time by the City Manager to be "one of the worst blows the city has experienced." (Obit.)

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

Ms. Goodrich has a home that represents much of the best of Royal Oak, the best of American architecture and the best in American social values. Frank Lloyd Wright once observed that if one couldn't live in the country, one should bring the garden into the home. The abundance of parkland in Royal Oak and the beauty and diversity of styles, not only in Royal Oak but just on Crane Avenue, illustrate how the Craftsman
movement has affected the growth of that city. Although the Craftsman movement would not survive long past the Great Depression, its insistence that art could be accessible, adaptable and affordable made artistic values part of Royal Oak and part of American democracy.

Architectural Description

Exterior

The house on Crane is a raised, story and a half, frame constructed house with shingle siding and a prominent front porch. The house has a low pitched gable roof with wide unenclosed overhangs, it is a side gabled roof and the ridge runs parallel with the street. There is a reverse gable roof at the front entry porch and reverse gable dormer at the second floor, one facing the street and one facing the back yard. Under the front gabled roof there is a large porch that wraps around to the side yard. The main living is on the first floor and the bedrooms are on the second floor which is contained within the attic space of the roof. The front porch has tapered brick columns that run from the ground to the bottom of the gable roof. Spanning the tapered brick columns is a beam with "ladder" type detailing, the ladder steps are vertical. The porch ceiling is bead board tongue and groove painted wood. Wood brackets branch off the columns up to the wide overhang gable roof. The wood brackets repeat at the ridge of the gable end. The three repeating brackets are also found at the end of the dormer and the end of the side gabled roof. The
house is sided with wood cedar shingle siding with a thin ribbon coursing creating a double shadow line. The siding pattern alternates with the ribbon and the 5" exposed shingle. The porch has (5) wood stair risers from the grade with brick walls on each side. The first floor windows are double hung. The upper sash has three divided vertical lites. The bottom window sash is clear. The front door is oak wood; two panels, the lower panel solid and the upper panel have divided lights, 4 vertical divisions. Based on the house's over all form and materials it would be classified as a "Craftsman" style house. In the book A Field Guide to American Houses the shape and vintage of a house comes from the general category "eclectic" and specifically the "craftsman" style, popular from 1905 to 1930. The current owner hired the paint color consultant, Robert Schweitzer. The colors are earthy in hue and the details are pulled out with complimentary colors.

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

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

"By 1910, the bungalow had become the ideal suburban home and was being built by the thousands, giving rise to what has been called the "bungalow suburb." The typical bungalow was a one- or one-and-a-half story house having a wide, shallow-pitched roof with broad overhanging eaves. The interior featured an open floor plan for family activities at the
front of the house and private bedrooms at the back or upstairs. The wide open front porch, a distinctive feature of the ideal bungalow, provided a transition between interior and outdoors. The design of the bungalow was influenced by the Prairie School movement of the Midwest, the California Arts and Crafts movement, and a number of vernacular housing types. Part of the bungalow’s appeal was its adaptation of these and other architectural influences in the form of a small comfortable house.

**Interior**

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

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

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

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

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

It is hard to make out the garage in the 1940 aerial photograph but in the 1963 Oakland County aerial photograph the garage is clearly there.
The garage is 100% contributing to the historical fabric of the proposed historical district.
SOURCES

A Field Guide to American Houses by Virginia and Lee McAlester

Cedar Shake and Shingle Bureau Installation Manual

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

Royal Oak Images by the Roundtable of Royal Oak Historical Organizations

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

Certified To: COUNTRYWIDE HOME LOANS
Applicant: MARY MARGARET GOODRICH

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

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

LEGAL DESCRIPTION PROVIDED BY:

MICHAEL J. YAMBOR & ASSOCIATES, INC.
Licensed Land Surveyors
(248) 244-0954 • Telefax (248) 244-9410
500 Oliver • Troy, Michigan 48084

JOB NO. 03-62288 SCALE 1" = 100' DATE 8-19-03 DR. BY
Received for Record the 26 day of January, A.D. 1816, at 2 o'clock P.M. (as a proper Certificate was furnished in compliance with Section 3387, Compiled Laws of Michigan, 1807)

Harriet & Bartholomew
to

This Indenture
Made this 7th day of September, in the year of our Lord one thousand eight hundred and forty.

BETWEEN: Harriet & Bartholomew, of Detroit, Michigan.

And

Abigail, a minor of Detroit, Michigan.

This Indenture is made on and between Harriet & Bartholomew, of Detroit, Michigan, of the first part, and Abigail, a minor of Detroit, Michigan, of the second part.

Whereas, That the said parties of the first part, for and in consideration of the sum of $500, have executed and delivered to the said parties of the second part, a freehold and undivided possessions, to the extent of $800, in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, do convey to them grant, bargain, sell, release, and release unto the said parties of the second part, and their assigns and the survivor of them, his or her heirs or assigns, FOREVER.

The said parties of the second part, being personally present, have accepted the said premises, and have executed this instrument of conveyance.

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

Of the north half of the southeast quarter of the southwest quarter of the northeast section of the town of New Bremen, in the township of New Bremen, in the county of Oakland and State of Michigan.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any way appertaining, To Have and to Hold the said premises as above described, with the appurtenances, unto the said parties of the second part, and to their assigns and the survivor of them, his or her heirs or assigns, FOR EVER.

And the said Harriet & Bartholomew, for themselves and their heirs, executors, and administrators, do hereby, in consideration of the said premises, forever grant, bargain, sell, release, and release unto the said parties of the second part, their assigns and the survivor of them, his or her heirs or assigns, at the time of the executing and delivery of this present instrument, forever, and as well against the claims of the above granted premises in费州俾利尚(费州)that they are free from all incumbrances whatsoever.

And that the said Harriet & Bartholomew, their heirs, executors, and administrators, shall warrant and Defend the same against all lawful claims whatsoever.

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

State of Michigan
COUNTY OF OAKLAND

On this 7th day of September, in the year one thousand eight hundred and forty.

My Commission expires

U.S. R.

Neb.

[Signature]

Notary Public, Oakland County, Michigan

[Signature]

Dea. L. Bridge

[Signature]

Dea. L. Bridge
Knob and tub wiring / first floor joist

Circular rough sawn first floor joist
Second floor bathroom – original plumbing / lighting fixtures