

Architectural Survey of
LIVONIA
Wayne County, Michigan



Front page images:

Top Left: Pierson School, 32625 West Seven Mile Road

Bottom Left: Livonia Center School, 15125 Farmington Road

Top Right: Guideau House at 35550 Six Mile Road

Middle Right: Horton & Joy Grocery, 37434 Ann Arbor Trail

Middle Right: Wintergarden Tavern, 33320 West Seven Mile Road

Bottom Right: Briggs House, 36140 Six Mile Road

architectural survey of
LIVONIA
Wayne County

Survey Report
and Resource Inventory

Prepared for

City of Livonia
Historic Preservation Commission

Prepared by

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(unless otherwise noted)

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CREDITS AND CREDENTIALS

Cheri LaFlamme Szcodronski, Founding Principal and Architectural Historian for Firefly Preservation Consulting, LLC, holds a Bachelor of Science in Biology-Applied Ecology from Clarion University of Pennsylvania and a Master of Arts in Public History-Historic Preservation from Middle Tennessee State University. Szcodronski founded Firefly Preservation Consulting, LLC, in 2011, and since that time has worked with individuals, non-profit organizations, real estate developers, municipalities, and historic sites and museums. She specializes in historic preservation and cultural landscapes, and her services include National Register of Historic Places nominations, architectural surveys, state and federal historic tax credit applications, local landmark designations, master planning, Section 106 assessments, and educational outreach programming. Szcodronski meets the Professional Qualifications Standards set by the Secretary of the Interior (36 CFR Part 61) for History and Architectural History and is listed as a qualified survey and National Register consultant with the Michigan State Historic Preservation Office.

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Project Background and Methodology

In 2023, the City of Livonia Historic Preservation Commission allocated a portion of its annual budget to fund a small survey of historic properties. Firefly Preservation Consulting, LLC, was selected to complete this project.

The Livonia Historic Preservation Commission (HPC) selected seven properties to be included in the project and surveyed at the reconnaissance level: the former Pierson School at 32625 West Seven Mile Road, Briggs House at 36140 Six Mile Road, Wintergarden Tavern at 33320 West Seven Mile Road, Roperti's Turkey Farm at 34700 Five Mile Road, Horton & Joy Grocery Store at 37434 Ann Arbor Trail, House at 25550 Six Mile Road, and the former Livonia Center School at 15125 Farmington Road.

The HPC sent letters to notify property owners about the project. A public information meeting was hosted by the HPC at Greenmead Historical Park on September 7, 2023, and led jointly by Cheri LaFlamme Szcodronski, owner and architectural historian at Firefly Preservation Consulting, and Kathrine Kolokithas, Survey Coordinator at the Michigan State Historic Preservation Office.

Field survey was conducted on October 11, 2023, with a site visit to each of the seven properties. Surveyors spoke with the owner or occupant of each property as available, and the owner of Roperti's Turkey Farm declined participation. Each property was documented with digital photographs, a field sketch, and notes about materials, integrity, and condition, as well as known history if the owner/occupant was available.

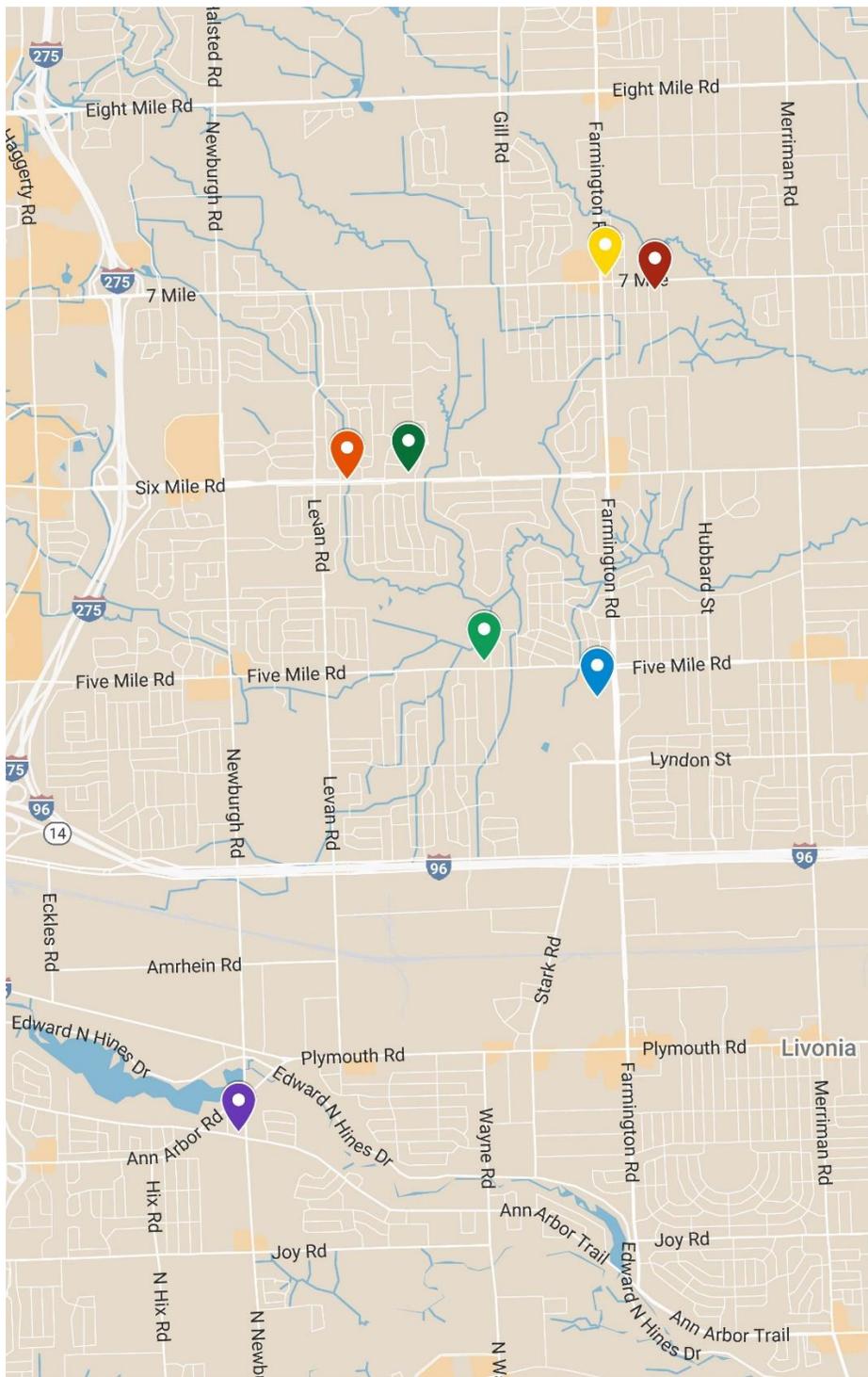
Research was conducted at the local history collection of the Livonia Public Library in October 2023 and at the State Library of Michigan at the Michigan History Center in Lansing in January 2024. In addition, crowd-sourced recollections were obtained through local history social media pages on Facebook. When possible, property owners were interviewed and/or provided access to personal research collections. The availability of research materials varied for each of the six properties.

Field data and research has been compiled into the following report, including a brief historic context, recommendations for future projects, and inventory forms for each of the six properties included in the survey. Inventory forms include locational data, narrative description, known history, and assessments of integrity and National Register of Historic Places eligibility.

A public meeting to review the findings of the project was hosted by the Livonia HPC at the conclusion of the project.

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Map of Project Study Area



-  Pierson School
-  Briggs House
-  Wintergarden Tavern
-  Roperti's Turkey Farm
-  Guideau House
-  Livonia Public Schools Complex
-  Horton & Joy Grocery

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Historic Context

Establishment of Livonia

The City of Livonia encompasses approximately thirty-six square miles in northwestern Wayne County. The Township was established in 1835, then incorporated as a city in 1950. As a result, the city and township boundaries align. The topography of the city is relatively flat and features Newburgh and Nankin Lakes, as well as a number of creeks.

Many of the early European-American inhabitants of Livonia relocated from New York and other areas of New England, utilizing the newly opened Erie Canal to journey west via the Great Lakes. After arriving in Detroit, newcomers spread further west, slowly settling the southeastern section of the Michigan Territory. Livonia grew slowly for the first one hundred years, with a relatively stable population of around 1,500 people until the early twentieth century.

Crossroads Communities

As a result of this slow rate of growth, the township initially included a number of crossroads communities, generally with names reflecting the New England roots of the township's European-American residents. These small communities typically included a cluster of services, such as general or grocery stores, a church or school, and carpenters, blacksmiths, wagonmakers, or other tradespeople. Crossroads communities included Livonia Center, Newburg, Elm, Stark, and Clarenceville.¹

Livonia Center, located at the center of the city, at the intersection of Five Mile and Farmington Roads, was comprised of general and grocery stores, the Tamarack (later Livonia Center) School, Lutheran and Union churches, a community cemetery, a post office from 1849 until 1865, the township hall, Grange Hall, and a blacksmith, wagonmaker, bootmaker, and shoemaker.² Elections, tax collection, policing, and other governmental functions took place at the Tamarack School until the first Town Hall was built nearby in 1872.³ Though many of these services remain in Livonia Center, only a small number of these historic buildings remain extant, including the Livonia Center School (now the Board of Education) at 15125 Farmington Road, Livonia Center Cemetery, Union Church, and the Grange Hall (moved to rear of Union Church).

Similarly, the community of Newburg (later spelled Newburgh) at the intersection of Ann Arbor Trail and Newburgh Road, in the southwestern section of Livonia, included the Pioneer and Geer general stores, Methodist and Congregational churches, the Newburg School, a post office from 1828 until 1902, and the Detroit United Railway interurban waiting station, as well as a wagonmaker, coopers,

¹ James Melosh et. al., *Livonia Pictorial History* (Livonia, MI: Livonia Historical Society, 1994); Suzanne Daniel and Kathleen Glynn, *Livonia Preserved: Greenmead and Beyond* (Charleston, SC: Arcadia Publishing, 2006), 7.

² Melosh, *Livonia Pictorial History*.

³ Melosh, *Livonia Pictorial History*; Dominic P. Paris, *Footpaths to Freeways: The Story of Livonia* (self-published, 1975), 32, 77.

a carpenter, a shoemaker, and a chairmaker.⁴ None of these buildings remain extant in their original locations.⁵

Nineteenth Century Agriculture

Outside of the crossroads communities, Livonia was predominantly agricultural with numerous large farmsteads. Like most of southeastern Michigan, farmers in nineteenth and early twentieth century Livonia grew wheat, corn, oats, potatoes, buckwheat, fruit, and hay; raised beef and dairy cows, sheep, hogs, and chickens; and produced sugar and maple syrup from the abundant maple trees in the region.⁶

In the early 1860s, Carmi Briggs and Elvira Loomis Briggs established a farm at 36140 Six Mile Road (extant) that illustrates typical agriculture in Livonia during that time. In the Agriculture Schedule of the 1870 Federal Census, the Briggs reported thirteen hogs, five dairy cows producing 400 pounds of butter, thirty-five sheep producing 400 pounds of wool, and the production of 490 bushels of wheat, 250 bushels of Indian corn, 100 bushels of Irish potatoes, and 30 tons of hay on 130 acres of improved farmland.⁷

Another typical farm was that of Volney Gunning and Jennie Chillson Gunning, established in the 1870s on Six Mile Road (no longer extant) just east of the Briggs Farm. In the 1880 census, the Gunnings reported eleven beef cattle, six hogs, and ten chickens producing eighty eggs; the production of six tons of hay, sixteen bushels buckwheat, 250 bushels Indian corn, 135 bushels of oats, and 45 bushels of wheat; as well as ten pounds of sugar and twelve gallons of maple syrup. The Gunnings also raised Holstein dairy cows that produced 100 pounds of butter and 4,125 gallons of milk, which was sold to the local Power Cheese Factory, the largest of several important cheese factories operating in Livonia in the late nineteenth and early twentieth centuries.⁸

Twentieth-Century Changes

Livonia experienced dramatic growth in the early twentieth century, driven largely by the success of Detroit's automotive industries. The population of Livonia began to increase quickly, growing from about 1,600 people in 1920 to about 3,190 people in 1930, about 8,700 people in 1940, and about 17,630 people in 1950. At that time, the township was incorporated as a city, and the population continued to climb dramatically, increasing to about 66,700 people in 1960 and reaching

⁴ Gladys Horton Kreger, "Answers to Questions About My Childhood," personal collection of Randy Greenwood; Personal communication with Randy Greenwood (Horton descendant) by Cheri Szcodronski, November 21, 2023, via Facebook Messenger; U.S. Census Bureau, *1920 United States Federal Census*, Ancestry.com; U.S. Census Bureau, *1930 United States Federal Census*, Ancestry.com; Wayne County Register of Deeds, Online Records Search, <https://www.waynecountylandrecords.com/recorder/web/>; Paris, *Footpaths to Freeways*, 141-142.

⁵ Melosh, *Livonia Pictorial History*; Paris, *Footpaths to Freeways*; "History of Livonia Villages," Livonia Parks & Recreation, *Historical Resources*, <https://livonia.gov/1807/Resources>.

⁶ Melosh, *Livonia Pictorial History*; Daniel and Glynn, *Livonia Preserved*, 7.

⁷ U.S. Census Bureau, *1870 Federal Census – Productions in Agriculture*, U.S. Selected Federal Census Non-Population Schedules, 1850-1880, Ancestry.com; Personal collection of Kathy Johnson-Bartshe (current owner); Personal communication with Kathy Johnson-Bartshe (current owner) by Cheri Szcodronski, December 16-18, 2023, via email; U.S. Census Bureau, *1860 United States Federal Census*, Ancestry.com; U.S. Census Bureau, *1870 United States Federal Census*, Ancestry.com; U.S. Census Bureau, *1880 United States Federal Census*, Ancestry.com; David MacGregor, *Livonia* (Charleston, SC: Arcadia Publishing, 2005), 17.

⁸ U.S. Census Bureau, *1880 Federal Census – Productions in Agriculture*, U.S. Selected Federal Census Non-Population Schedules, 1850-1880, Ancestry.com; "Cheese Factories in Livonia," Livonia Parks & Recreation, *Historical Resources*, <https://livonia.gov/1807/Resources>; Melosh, *Livonia Pictorial History*; Paris, *Footpaths to Freeways*, 113-126.

over 110,100 people in 1970. As the population increased, community needs for schools, housing, churches, retail, and other services also increased. At the same time, agriculture went into steep decline and rural crossroads communities largely faded out of existence.⁹

Impact of the Automotive Industry

As the automobile industry in nearby Detroit grew dramatically in the first half of the twentieth century, Livonia began to shift from a rural, agricultural economy to a bedroom community for auto workers. Henry Ford established plants in Livonia as part of his Village Industries program, the goal of which was to provide stable, well-paying factory jobs for farmers who could then remain on their farms and continue farming part time. One of these factories was constructed in 1934 on the Middle Rouge River at Newburg. It employed thirty men manufacturing twist drills used in other Ford Motor Company plants. During World War II, the plant workforce increased to sixty-four men who produced airplane engine parts. The plant closed in 1947 and is now part of a Wayne County park. In addition, General Motors constructed the Hydra-Matic plant in Livonia in 1948, followed by the completion of the Detroit Race Course in 1949. Though these plants employed primarily local workers, the success of the auto industry in the region led to the growth of much of southeastern Michigan, with many communities, including Livonia, becoming suburbs of Detroit where auto workers raised their families.¹⁰

As Livonia began to grow, new businesses were established to serve the increasing population. The Wintergarden Tavern at 33320 West Seven Mile Road (extant) was opened by Detroit police officer Bill Winters in 1932. As it was still Prohibition at that time, Winters operated a restaurant on the first floor and a small speakeasy with a makeshift bar in the basement. The Wintergarden Tavern is believed to be one of the only speakeasies to operate in the greater Detroit area and the oldest bar in Livonia.¹¹ In 1948 Tom Roperti established a farm at 34700 Five Mile Road (extant). The Ropertis raised turkeys primarily for Thanksgiving, as well as sweet corn for poultry feed. The Roperti Turkey Farm remains one of the few agricultural operations still present in Livonia.¹²

On the other hand, crossroads communities typically struggled to adapt, and Newburg illustrates the negative impact on these rural communities. The A.J. Geer general store opened in 1912 and sold groceries, dry goods, hardware, and other basic supplies. The store closed in 1926 and was moved to the city-owned Greenmead Historical Park in 1976 for long-term preservation. The Detroit United Railway Newburg Waiting Station was built around 1899 as one of the stops on the line connecting Wayne and Northville. The line was purchased by the Plymouth-Northville Railway in 1907 and continued to operate until 1927. The Livonia Historical Society purchased the building in 1974 and moved it to Quaker Acres, then to Greenmead in 1976. The Newburg Methodist Church, constructed in 1848, was moved to the northeast corner of the crossroads in 1915 in an effort to increase membership. The congregation constructed the current church complex east of the historic church at 36500 Ann Arbor Trail (extant) around 1960. In 1977, the historic building was acquired by the City of Livonia and moved to Greenmead to make way for a new church building on the site, currently the

⁹ Daniel and Glynn, *Livonia Preserved*, 7.

¹⁰ Melosh, *Livonia Pictorial History*; MacGregor, *Livonia*, 8.

¹¹ Shelby Tankersley, "Livonia's Oldest Bar, Wintergarden Tavern, Started as a Speakeasy," *Hometown Life*, July 21, 2020, <https://www.hometownlife.com/story/life/community/observer/livonia/2020/07/21/livonias-oldest-bar-wintergarden-tavern-started-speakeasy/5442647002>; Wintergarden Tavern, "The Tavern," <https://www.wintergardentavern.com/thetavern>.

¹² Shelby Tankersley, "Raising 4,400 Turkeys at Livonia Farm, This Family Will Celebrate Thanksgiving Differently," *Hometown Life*, November 23, 2020, www.hometownlife.com/story/life/community/observer/livonia/2020/11/23/livonias-turkey-farm-owner-prepares-big-thanksgiving/6186038002

Cornerstone Family Worship Center. The church parsonage, built in 1924, was donated to the city when a new parsonage was built in 1960, and it was moved to Greenmead with the church in 1977. The Newburg School, a one-room frame school and the second of three school buildings to serve the Newburg community, was built in 1861 and remained in use until a larger brick building was completed in 1922. The brick school was demolished in 1974, and the frame school was moved to Greenmead in 1987.¹³ Only one historic commercial building remains extant in Newburg: the Horton & Joy Grocery. The store was sold by the Hortons in the 1920s to Thomas Levandowski and Anna Zielasko Levandowski. The Levandowskis continued to operate a grocery and general store until the 1960s, with Thomas serving as the grocer, Anna as the clerk, and their oldest son Raymond as the accountant. Though it is unclear exactly when the store closed, it changed owners several times in the late twentieth century and remains vacant.¹⁴

In addition to the loss of the crossroads communities that had characterized Livonia since the nineteenth century, agriculture was also impacted as Livonia became a bedroom community for the Detroit auto industry. John Guideau and Corabelle Aber Guideau purchased the Gunnings' farm in the early 1930s. They built the current house at 35550 Six Mile Road, named the property Briar Ridge Farm, and became well known for impressive crops of sweet Spanish onions. They operated the farm at least into the 1950s but then sold nearly all the land for a housing development, Nottingham West, which was developed in the late 1960s and 1970s.¹⁵ The nearby Briggs Farm was later sold for the same housing development. Harry and Estelle Wagenschutz bought the property from the Briggs family in the 1940s. At that time, at least three large barns and several smaller domestic and agricultural outbuildings remained extant on the property. These buildings were demolished between 1957 and 1964 and, with the exception of the 1.25-acre parcel on which the house sits, the land was sold and subdivided for the housing development.¹⁶

Growth of Livonia's Schools

Another impact of the population increase of the mid-twentieth century was growth of the Livonia schools system. In 1944, seven school districts serving Livonia Township were consolidated into a single district, including Briggs, Elm-Rosedale, Livonia Center, Newburg, Pierson, Stark, and Wilcox. Though most of the rural schools remained in use as elementary schools, they were typically expanded to accommodate the growing student population.¹⁷ The 1925 Pierson School at 32625 West Seven Mile Road (extant) remained in use as an elementary school for grades one through eight after consolidation went into effect. By the 1930s, the school included grades nine and ten. To serve the growing student population, the west wing, including two classrooms, and the kitchen wing on the rear of the building were added in 1943, followed by a large gymnasium and classroom wing completed between 1951 and 1957. The school closed in 1969 but remains extant, now in use as an office building.¹⁸

¹³ City of Livonia, "Explore the Buildings," *Greenmead Historical Park*, <https://livonia.gov/1770/Explore-the-Buildings>; NETRonline, *Historic Aerials*, <https://www.historicaerials.com>; Trafford, *Livonia Public Schools*, 377-386; Melosh, *Livonia Pictorial History*; David and Glynn, *Livonia Preserved*, 7; Paris, *Footpaths to Freeways*, 77.

¹⁴ U.S. Census Bureau, *1930 United States Federal Census*, Ancestry.com; U.S. Census Bureau, *1940 United States Federal Census*, Ancestry.com; U.S. Census Bureau, *1950 United States Federal Census*, Ancestry.com; Wayne County Register of Deeds, Online Records Search, <https://www.waynecountylandrecords.com/recorder/web/>.

¹⁵ U.S. Census Bureau, *1930 United States Federal Census*, Ancestry.com; U.S. Census Bureau, *1940 United States Federal Census*, Ancestry.com; U.S. Census Bureau, *1950 United States Federal Census*, Ancestry.com; Wayne County Register of Deeds, Online Records Search, <https://www.waynecountylandrecords.com/recorder/web/>, Book 19586/Page 699, Book 47777/Page 274, Book 49620/Page 257, Book 50047/Page 1411, Book 53108/Page 868.

¹⁶ U.S. Census Bureau, *1950 United States Federal Census*, Ancestry.com; NETRonline, *Historic Aerials*, www.historicaerials.com; Personal collection of Kathy Johnson-Bartshe (current owner).

¹⁷ Melosh, *Livonia Pictorial History*.

¹⁸ Trafford, *Livonia Public Schools*, 377-386.

Between 1944 and 1962, seventeen elementary schools, eleven junior high schools, and three high schools were built in the Livonia school system, resulting in increased administrative needs. Following consolidation, the Livonia Center School remained in used as a junior high and then elementary school until it suffered a fire in the mid-1950s and was closed. A Board of Education office building was built in front of the school in 1962, with the two buildings connected by a narrow hallway.¹⁹ Bus transportation for the school district, which was offered on a limited basis following consolidation, also expanded during the population growth of the mid-twentieth-century. Limited bus services had begun in the mid-1940s and grew to include ten buses transporting about 2,000 students by 1948. A bus garage was built south of the Livonia Center School in the mid-1950s, and the complex continued to expand throughout the remainder of the twentieth century.²⁰ The administrative complex remains extant, now including the former Livonia Center School, administration building, two bus garages, two warehouses, and road maintenance facilities.

Conclusion

Though European-America settlement in Livonia began in the early nineteenth century, growth was slow for many decades. Throughout the nineteenth century, the area was sparsely populated and characterized by crossroads communities surrounded by farms. Starting in the 1930s, the automobile industry in Detroit brought substantial residential and population growth to Livonia. As a result, crossroads communities went into decline and disappeared, unable to compete with large chain stores and shopping centers, and agricultural land was subdivided and sold for working class housing developments. On the other hand, this mid-twentieth-century population boom brought growth to the Livonia school district and resulted in the construction of many fine Modernist-style homes, businesses, churches, and other buildings throughout the city.

¹⁹ Trafford, *Livonia Public Schools*, 377-386; Personal Communication with Larry Brennan (local resident) by Cheri Szcodronski, November 21, 2023, via Facebook Messenger.

²⁰ Trafford, *Livonia Public Schools*, 378-379; NETRonline, *Historic Aerials*, <https://www.historicaerials.com>.

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Findings and Recommendations

National Register Eligibility Assessments

Corabelle (Aber) and John Guideau House/Briar Ridge Farm – 35550 Six Mile Road

The Briar Ridge farmhouse was constructed in 1932 by John Guideau and Corabelle Aber Guideau and is an intact example of the Tudor Revival style. The one-and-one-half-story brick house features steeply pitched gables, a prominent exterior chimney on the façade with decorative brickwork, multi-pane casement windows, and a slate roof. Interior access was not provided during this project and integrity must be verified to fully evaluate eligibility. A garage constructed at the same time as the house also remains extant and features similar Tudor Revival-style detailing. The farm was once well known for its onion crops, however all agricultural outbuildings have been demolished. The property is likely eligible for listing in the National Register of Historic Places for significance at the local level under Criterion C for Architecture.

Livonia Public Schools Administrative and Bus Garage Complex

This educational complex includes the 1928 Livonia Center School, the 1962 Board of Education office building, c.1954 and c.1960 bus garages, c.1954 and c.1965 storage warehouses, a fenced parking area for district school buses, and late twentieth century road maintenance buildings. The complex illustrates the impact of the dramatic growth of the student population starting in the 1950s and the resulting expansion of administrative services throughout the last half of the twentieth century. The interior of the Livonia Center School and Board of Education office building have been completely remodeled, and the interior access to the bus garage complex buildings was not provided. However, the building exteriors retain sufficient integrity to convey significance, and the complex is therefore likely eligible for listing in the National Register of Historic Places for significance at the local level under Criterion A for Education and Criterion C for Architecture.

Ann (Shaw) and Carmi Briggs House – 36140 Six Mile Road

Once a large farm typical of the generalized agriculture of nineteenth-century southeastern Michigan, this property now retains only the 1860 farmhouse and a c.1960 garage. The two-story frame house features Italianate-style detailing, including a gable-front-and-wing form with deep eaves, decorative sawn porch detailing and cornices, four-over-four wood windows, and a decorative bay window. The house was substantially altered in the mid-twentieth century and recently restored to its historic appearance based on historic photos, and the interior of the house largely retains the original floor plan, materials, and finishes. However, the side and rear elevations are clad in aluminum siding, solar panels are visible on the façade roof slope, the agricultural and domestic outbuildings have been demolished, and the surrounding farmland was subdivided and sold for a large housing development. Therefore, the Briggs House may be eligible for listing in the National Register at the local level under Criterion C for Architecture, but likely would require the removal of the remaining aluminum siding, and possibly rearrangement of the solar panels. Further evaluation is recommended.

Ineligible Properties

The Horton & Joy Store at 37434 Ann Arbor Trail, the Pierson School at 32625 West Seven Mile Road, and the Wintergarden Tavern at 33320 West Seven Mile Road have been significantly altered from their historic form and materials, do not appear to represent a significant aspect of history, architecture, or archaeology, and do not retain sufficient integrity for listing in the National Register of Historic Places.

Recommendations

National Register Historic Districts

Cursory research of the former Livonia Center and Newburg crossroads communities was conducted during this project. Though the Newburg community no longer retains a characteristic grouping of historic buildings, the Livonia Center community should be further evaluated for eligibility as a National Register Historic District. The Livonia Public School Administrative and Bus Garage Complex is likely eligible for listing in the National Register of Historic Places, and this property is contiguous with the historic Union Church and Grange Hall and the Livonia Community Cemetery. Additional historic properties in Livonia Center were not evaluated during this project, but if contiguous, should also be assessed for eligibility within a historic district representative of the nineteenth century development of rural communities in Livonia.

The nineteenth-century communities of Elm, Stark, and Clarenceville should also be surveyed, researched, and evaluated for eligibility as National Register Historic Districts.

Local Historic Districts

Michigan's Local Historic Districts Act of 1970 permits local governments, at the request of communities and property owners, to designate local historic districts that are overseen by a historic district commission or historic preservation commission. The commission's responsibility is to review exterior alterations to the historic property and ensure compliance with the Secretary of the Interior's Standards and Guidelines for the Rehabilitation of Historic Properties.

The City of Livonia has a Historic Preservation Commission with five appointment members whose mission is to "safeguard the heritage of the City by preserving historic resources that reflect elements of the City's history, architecture, archaeology, engineering, and/or culture."²¹ Fifteen sites throughout the city are currently protected as local historic districts, representing the industrial, social, agricultural, religious, and educational history of Livonia.

The three properties listed above, in addition to evaluation for National Register eligibility, should also be evaluated for designation as single-property local historic districts. These properties contribute to the historic landscape of Livonia and represent significant aspects of the city's history.

²¹ City of Livonia, "Historic Preservation Commission," *Boards & Commissions*, <https://www.ci.livonia.mi.us/1555/Historic-Preservation-Commission>.

Therefore, these properties should be protected through the city's local historic district ordinance, safeguarding the heritage of Livonia, fostering civic beauty, and promoting history education.

Survey of Mid-Twentieth-Century Architecture

The population growth of the 1950s, 1960s, and 1970s remains visible on the Livonia landscape through the abundance of buildings constructed during that time throughout the city. Commercial, professional, civic, religious, and educational buildings from this era represent Modernist, Brutalist, International, and other nationally popular mid-twentieth-century architectural styles, while residential properties represent the Ranch, Split-Level, Minimal Traditional, and Modernist styles. In particular, the city retains a number of intact, high integrity, mid-twentieth-century neighborhoods that represent not only important architecture from that period, but also illustrate significant community planning and development trends. In addition, a small number of properties represent the work of prominent architects. Therefore, a comprehensive survey of mid-twentieth-century architecture within the Livonia city limits is strongly recommended.

Further Research

Due to the limitations of this project, further research and study of the properties is recommended, in particular interior evaluation and further historical research of Briar Ridge Farm; interior evaluation and further historical and genealogical research of the Ann (Shaw) and Carmi Briggs House; and interior evaluation, further historical research, and further contextual evaluation, especially related to its use as a prohibition-era speakeasy, of the Wintergarden Tavern.

Resource Inventory

The following resource inventory includes a completed Michigan State Historic Preservation Office Architectural Properties Identification Form for each of the six properties included in the project. A brief narrative description of each building, a brief narrative of known history, and an assessment of integrity and National Register of Historic Places eligibility are also included. All photographs taken during the field survey are included following each form, and historic photographs are included as available. In general, interior access was not provided during the project, though some owners elected to share interior photos and information.

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	37434 Ann Arbor Trail				
City/Township, State, Zip Code	Livonia, MI 48150				
County	Wayne				
Assessor's Parcel #	46121020005000				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.361818		Long: -83.411903		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



Architectural Information

Construction Date	c.1917
Architectural Style	Vernacular
Building Form	Rectangular
Roof Form	Flat
Roof Materials	Unknown
Exterior Wall Materials	Brick
Foundation Materials	Concrete Slab
Window Materials	Unknown
Window Type	Unknown
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>		
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>					
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:			
Not Eligible <input checked="" type="checkbox"/>						
Area(s) of Significance	N/A					
Period(s) of Significance	N/A					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>	Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):		
Historic Name	Horton & Joy Grocery					
Current/Common Name	N/A					
Historic/Original Owner	John "Jack" Horton and Lillian Titcombe Horton					
Historic Building Use	Commerce/Trade – general store					
Current Building Use	Vacant					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The one-story, vernacular commercial building is constructed of painted brick with dog-tooth detailing at the cornice on the side elevations and a pattern of slightly offset alternating bricks on the building corners. The boarded entrance is centered on the façade and flanked by boarded display windows. Transoms above the storefront have also been boarded, and a metal panel covers the cornice. It is not known if original features remain intact beneath these coverings. A secondary entrance on the west elevation contains a slab door with a boarded transom. A narrow exterior chimney remains extant on the east elevation. The store has been attached to a vernacular, two-story, frame house to the rear (north) via a frame one-car garage.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

Located on the north side of Ann Arbor Trail, just west of Newburgh Road, this small commercial building was once part of a small crossroads community known as Newburg. Additional community buildings at this intersection in the early twentieth century included the Newburgh School on Newburgh Road; the A.J. Geer general store on the south side of Ann Arbor Trail and west of Newburgh Road; the Newburg Methodist Church and parsonage; and a Detroit United Railway interurban station/waiting room. All of these buildings have been moved to Greenmead Historical Park. (Livonia Villages; Paris)

Horton & Joy Grocery

According to tax records, this store was built by 1922, and the oldest known photograph of the store is believed to date to around 1917. This photograph shows a painted sign at the cornice that reads "HORTON & JOY GROCERS."

According to Horton descendants, the store was owned and operated by John "Jack" Horton (1884-1969) and his wife Lillian Titcombe Horton (1884-1926). According to their daughter, Gladys Horton Kreger, the Hortons moved to Livonia around 1911 when her grandfather purchased a farm, converting the farmhouse to a duplex for both families. The 1920 census shows Jack Horton working on his own account as a storekeeper for a grocery.

Lillian Titcombe Horton died in 1926, after which Jack Horton appears to have sold the grocery store and instead operated a greenhouse. In the 1930 census, Jack Horton is shown as a lodger with the Lomas family and working as a gardener at the greenhouse they co-owned. Gladys Horton Kreger recalled, "My dad built a larger greenhouse and sold plants to farmers and grew flowers for people's landscaping," which she noted took place around 1919. She also recalled that her husband, Tony Kreger, worked for her father until about 1932, and the 1930 census shows he was a wage worker working as a gardener for a truck gardening company.

By 1940 the Kregers had moved to Plymouth. Jack Horton could not be found in the census that year, though William and Sarah Lomas are recorded as co-owning a greenhouse. Presumably, Jack Horton was still lodging with the Lomases at that time, as he appears as such in the 1950 census. At that time, William Loman is listed as owning a farm while working as a grave digger at a public cemetery, while Jack Horton is listed as a farm helper on a private farm, likely the Loman farm. Jack Horton died in 1969.

The source of the Joy surname in the business name is more challenging to find in the archival records. Two Joy families were living in Livonia Township and recorded in the 1910 census. Mark and Bertha Joy with their children and James and Ella Joy with their children are each listed working their own general farm. By 1920, the Mark Joy family remained in Livonia but was no longer working a farm, while the James Joy family had moved to a farm in nearby Oakland County. It is possible that the Joys initially provided produce for the Horton & Joy Grocery, however the connection between these families remains unclear.

Levandowski Grocery & General Store

The Levandowski family operated the grocery from the 1920s until around 1960. Thomas Levandowski, Sr., was born in 1884 in Germany to Anthony and Barbara Levandowski. The family immigrated to the United States in 1887 and by 1900 lived in Detroit. Anthony operated a grocery and saloon where their daughter Mary worked as a clerk and Thomas as a baker. Anna Zielasko was born in 1887. Her father was Polish-born Joseph Zielasko, who immigrated to the United States in 1881, and German-born Elizabeth Zielasko, who immigrated to the United States in 1873. The Zielasko family also lived in Detroit.

Thomas Levandowski and Anna Zielasko were married in Detroit in 1906. In 1910, Thomas was working as a railroad laborer in Detroit, and in 1920 he was a factory machinist in Detroit. They relocated to Livonia in the 1920s and purchased the Horton & Joy Grocery. The 1930 census records Thomas Levandowski as the grocer, Anna Zielasko Levandowski as the clerk, and their oldest son Raymond as the accountant.

The 1940 census shows Thomas and Anna still operating the store, which by that time was listed as a general store. The 1950 census also records Anna as a grocery, meat, and retail store clerk, while Thomas was a roadside tavern caretaker, though the location of the tavern is not clear. By this time, all three of the Levandowskis' sons were working in various aspects of the auto industry in the greater Detroit area. Thomas Levandowski died in 1960 followed by Anna Zielasko Levandowski in 1965, therefore the store likely operated until the late 1950s or early 1960s.

In 1971, the property was sold by Raymond, Thomas, and Clarence Levandowski and their wives to Roger and Virginia Kline. (Wayne County deed 17973/88) The Klins then sold it to Matthew Lyson in 1994, by which time they had relocated to Elk Rapids. Lyson was from Dearborn but relocated to this property after the sale. He sold the property to the current owner, Lesa Pittman of Livonia, in 2021. It is not clear which, if any, of these later owners may have operated the store or lived in the house on this property. (Wayne County deeds 17973/88, 41392/2248, 57242/1447)

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The building appears to retain integrity of location. Since the storefront is boarded, integrity of design, materials, and workmanship could not be evaluated. In addition, since the other community buildings comprising the crossroads community of Newburg have been moved from their original location at this intersection, this building does not appear to retain integrity of setting, feeling, or association. Interior access was not provided during the project. The building does not appear to represent a significant aspect of history, culture, architecture, or archaeology. The building is likely not individually eligible to the National Register and is not located within a historic district.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

City of Livonia, Wayne County, Michigan. "Online Property Inquiry." <https://www.bsaonline.com/?uid=521>.

Gladys Horton Kreger, "Answers to Questions About My Childhood," personal collection of Randy Greenwood.

Dominic P. Paris, *Footpaths to Freeways: The Story of Livonia* (self-published, 1975).

"History of Livonia Villages," Livonia Parks & Recreation, *Historical Resources*, <https://livonia.gov/1807/Resources>.

Michigan, U.S., Marriage Records, 1867-1952 collection, Ancestry.com, <https://www.ancestry.com/search/collections/61374/>.

Personal communication with Randy Greenwood (Horton descendant) by Cheri Szcodronski, November 21, 2023, via Facebook Messenger.

Personal communication with Lesa Pittman (current owner) by Cheri Szcodronski, November 2023, via phone and email.

U.S. Census Bureau, *1900 United States Federal Census*, Ancestry.com.

U.S. Census Bureau, *1910 United States Federal Census*, Ancestry.com.

U.S. Census Bureau, *1920 United States Federal Census*, Ancestry.com.

U.S. Census Bureau, *1930 United States Federal Census*, Ancestry.com.

U.S. Census Bureau, *1940 United States Federal Census*, Ancestry.com.

U.S. Census Bureau, *1950 United States Federal Census*, Ancestry.com.

Wayne County Register of Deeds, Online Records Search, <https://www.waynecountylandrecords.com/recorder/web/>.

Wayne County Treasurer's Office. "Property & Tax Information." <https://pta.waynecounty.com/Home>.

Survey Date	October 2023	Recorded By	Cheri Szcodronski	Agency Report #	
For SHPO Use Only	SHPO Concurrence?: Y / N		Date:		

Form date: 2/28/2020

Photographs



West Elevation



Southwest Elevation



Southeast Elevation



East Elevation

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	15125 Farmington Road				
City/Township, State, Zip Code	Livonia, MI 48150				
County	Wayne				
Assessor's Parcel #	46081990015000				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.395612		Long: -83.374548		
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



East Elevation

Architectural Information

Construction Date	1928, 1962, c.1999, c.2020
Architectural Style	Classical Revival, Modernist
Building Form	Rectangular
Roof Form	Flat
Roof Materials	Unknown
Exterior Wall Materials	Brick
Foundation Materials	Concrete
Window Materials	Metal
Window Type	Fixed, awning, sliding
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	Bus Garage Complex: Bus Garage 1 – c.1954 Old Warehouse – c.1954 Bus Garage 2 – c.1960, c.1985 Central Warehouse – c.1965 Road Maintenance Shed – c.1985 Bus Parking Lot Shed – c.1993

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Livonia Center School Complex
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Education, Architecture			
Period(s) of Significance	1928 – TBD			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Livonia Center School			
Current/Common Name	Livonia Public Schools Administrative and Bus Garage Complex			
Historic/Original Owner	Livonia Public Schools			
Historic Building Use	Education – school			
Current Building Use	Education – education-related			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Board of Education Office/Livonia Center School – 1928, 1962, c.1993, c.2020

The main building within this complex of education-related resources was built in two phases. The rear wing of the building is the 1928 Livonia Center School, a two-story, 5:1 bond brick, Classical Revival-style building, now known as the Community Education Building. The original main entrance remains extant within a courtyard and features a full-height, slightly projecting entrance bay with a slightly recessed entrance with replacement doors flanked by stone columns and set in an arched surround with stone detailing and decorative rowlock and basketweave brickwork. A stone panel above the entrance reads, "LIVONIA CENTER SCHOOL, DIST. No 4." A window bay at the second story features an arched lintel with decorative rowlock and basketweave brickwork and stone detailing. The entrance bay is flanked by brick and stone buttresses. Window openings on this wing retain stone sills continuous with a stone belt course and soldier course lintels at the first story, with stone sills and decorative brickwork lintels at the second story. The original windows have been replaced with metal-framed fixed windows with awning windows below. A course of diagonal brick forms a cornice, and this wing has a concrete foundation and metal coping. A stairwell has been added to the rear of the building, enclosing the original exterior wall which features a brick stamped by the maker, the Beldon Brick Company of Canton, Ohio.

In 1962, a large, two-story, brick veneer addition was constructed in front of the original school. This wing is the Livonia Public Schools Board of Education Office. A one-story entrance bay, added between 1987 and 1999, is centered on the façade and features centered doors with a rectangular transom and flanked by windows walls, brick veneer extending partway up the walls and forming built-in planters, and a flat roof that projects slightly over the entrance and has a metal cornice. Brick pillars frame concrete sidewalks leading to the entrance. Windows at the first and second stories are one-over-one metal-framed windows with stone sills. The building has a concrete foundation and a flat roof.

The two wings are connected by a narrow, two-story hallway with fixed metal windows and metal slab doors. South of this wing, between the two buildings, there is a narrow courtyard with concrete sidewalks, metal benches and picnic tables, and mature plantings.

According to staff, both wings were completely renovated in recent years and no original interior materials or floor plan configurations remain extant. Interior access was provided during the project, however the interior was not documented with photographs or field notes due to privacy concerns.

The Bus Garage Complex is located south of the Board of Education Office building and includes the following resources. Building dates were determined from aerial imagery.

Bus Garage 1 – c.1954

Located at the east end of the bus garage complex, this building is a one-story, brick-veneer repair shop and office building. The façade is eleven bays wide, with bays evenly spaced and featuring panels above and below opening to form full-height bays. Two metal, three-light overhead doors are located at the north end of the building, a metal slab door is between the overhead doors, and the south end of the building contains four-light fixed windows. The rear elevation faces Farmington Road and features full-height, metal-framed windows. The building has a concrete block foundation and a flat roof with metal coping.

Old Warehouse – c.1954

A storage warehouse was built around the same time as the first bus garage and is located between the two garage buildings and the Board of Education Office/Livonia Center School building. It is a one-story building with a roofline comprised of four continuous front gables. Entrances centered on the front (east) and rear (west) elevations are sheltered by flat-roof awnings, and windows are one-over-one vinyl replacements. The building is clad in vinyl siding with vertical sheathing in the gables and has a metal roof. One three-light, metal overhead door is located at the west end of the south elevation.

Bus Garage 2 – c.1960, c.1985

A second bus garage is located just west of the first bus garage and is a one-story, brick-veneer building. The south end of the building was constructed first, and features red-brick veneer, two three-light metal overhead doors, and fixed windows at the south end to light interior offices. The north end of the building was added around 1985 and features a lighter, multi-colored brick veneer, two three-light metal overhead doors, and a four-light metal overhead door. Vertical metal sheathing has been applied above the overhead doors and between window bays. A lower, one-story, flat-roof wing, also built in phases, spans the rear of the building and contains a metal door and large, metal-framed, fixed windows with metal aprons.

Central Warehouse – c.1965

A large warehouse was constructed west of the Old Warehouse between 1964 and 1967. This one-story, flat-roof, concrete block building has metal overhead doors, one-over-one windows with concrete sills, and metal slab doors. A small, gabled shed of concrete block construction with a metal roof is located at the southeast corner of the building.

Road Maintenance Shed – c.1985

A large, asymmetrical gabled shed with a wide opening on the north elevation is located at the west end of the complex and used to store materials for road, parking lot, and sidewalk maintenance. The concrete foundation extends partway up the walls with vertical sheathing above. A barrel-roof temporary shelter is located near the shed and also used to store road maintenance materials.

Bus Parking Lot Shed – c.1993

A vinyl, front-gable garage with a metal overhead door and a concrete foundation is located at the gate to a large bus parking lot enclosed with a tall chain-link fence at the south end of the bus garage complex.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

The first school on this site was the Tamarack one-room schoolhouse. When Livonia Township was formed in 1835, the first meeting of the new township government and the first elections took place at the Tamarack School. (Trafford, 11)

Tamarack School was replaced with a brick, one-room school, known as the Livonia Center School, in 1872. By 1927, the school exceeded the state limit of 35 students per class with a class of 67 students. Therefore, a \$50,000 bond was passed to build a new school. The one-room school was replaced with a brick, two-story building completed in 1928 and containing four classrooms. This building is the rear wing of the current building. The school served elementary grades; at this time, the compulsory age of attendance ended at fourteen years old. (Trafford, 30-31, 377)

In 1944, the seven schools in Livonia Township were consolidated. Livonia Center School served as a junior high school until 1950 when it returned to elementary grades. (Trafford, 378-380) The school was used to relieve crowding at other nearby elementary schools, including the Wilson School. Following a fire c.1955, the school was closed permanently. (Brennan)

A Board of Education office building was added onto the Livonia Center School in 1962. (Trafford, 382)

Buses began transporting students to school in the mid-1940s, though it is not clear where buses were kept at that time. A bus garage was built in the mid-1950s and the complex continued to expand throughout the remainder of the twentieth century. (Trafford, 378-379; aerial imagery)

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property’s eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The original Livonia Center School building has been altered with the installation of replacement windows and the construction of the Board of Education Office obscuring the school’s façade. The Board of Education Office maintains good integrity with the exception of the addition of the entrance bay. In addition, the interior of both buildings have been completely renovated and no historic materials or features remain extant. Therefore, this building appears to retain integrity of location, setting, feeling, and association, but does not retain integrity of design, materials, or workmanship. It is likely not individually eligible for listing in the National Register of Historic Places.

The full complex, including the Board of Education Office/Livonia Center School and the Bus Garage Complex retains good overall integrity of location, design, materials, workmanship, setting, feeling, and association, and alterations are representative of the continued use of the school property over the past century. The complex is likely eligible at the local level under Criterion A for Education and under Criterion C for Architecture. The period of significance should likely begin in 1928 with the construction of the Livonia Center School and continue into the 1960s when the Board of Education Office and Bus Garage Complex buildings were constructed, though further research is needed to determine an appropriate end date.

References

List references used to research and evaluate the individual property. For NRPQ’s include copies of key documents.

- City of Livonia, Wayne County, Michigan. “Online Property Inquiry.” <https://www.bsaonline.com/?uid=521>.
- NETRonline, *Historic Aerials*, www.historicaerials.com.
- Personal Communication with Larry Brennan (local resident) by Cheri Szcodronski, November 21, 2023, via Facebook Messenger.
- Trafford, Martha A. *Livonia Public Schools, 1830-2002*. Livonia, MI: Livonia Public Schools, 2004.
- Wayne County Treasurer’s Office. “Property & Tax Information.” <https://pta.waynecounty.com/Home>.

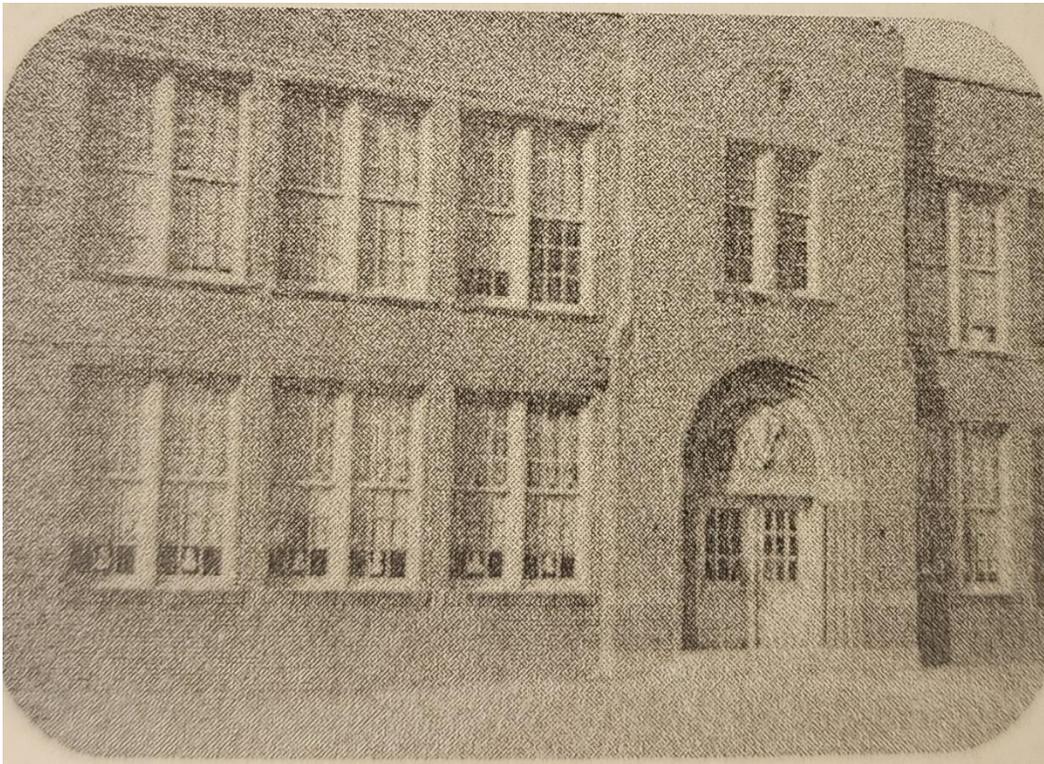
Survey Date	October 2023	Recorded By	Cheri Szcodronski	Agency Report #	
For SHPO Use Only	SHPO Concurrence?: Y / N		Date:		

Form date: 2/28/2020

Historic Photographs (courtesy of Trafford, *Livonia Public Schools*)



1872 Livonia Center School, date unknown



1927 Livonia Center School, date unknown



Livonia Center School in 1932

Current Photographs



East Elevation



East Elevation



Northeast Elevation



North Elevation



North Elevation



Northwest Elevation



West Elevation



Southwest Elevation



Southwest Elevation



Courtyard – Facing North



Courtyard – Facing Northwest



Courtyard Entrance Detail – Facing West



Courtyard Entrance Detail – Facing East



South Elevation



Southwest Elevation



South Elevation



Stamped Brick Detail – West Stairwell



Bus Garage Complex – Facing Southwest



Bus Garage Building 1 – Northwest Elevation



Bus Garage Building 1 – Northeast Elevation



Bus Garage Building 2 – Northeast Elevation



Bus Garage Building 2 – Northwest Elevation



Bus Garage Buildings 1 & 2 – Facing Northeast



Bus Parking Shed – Facing Southeast



Old Warehouse and Bus Garage 2 – Facing Southeast



Old Warehouse – Northeast Elevation



Old Warehouse – Southeast Elevation



Old Warehouse – Southwest Elevation



Road Maintenance Buildings – Facing West



Central Warehouse – Northeast Elevation



Central Warehouse – South Elevation

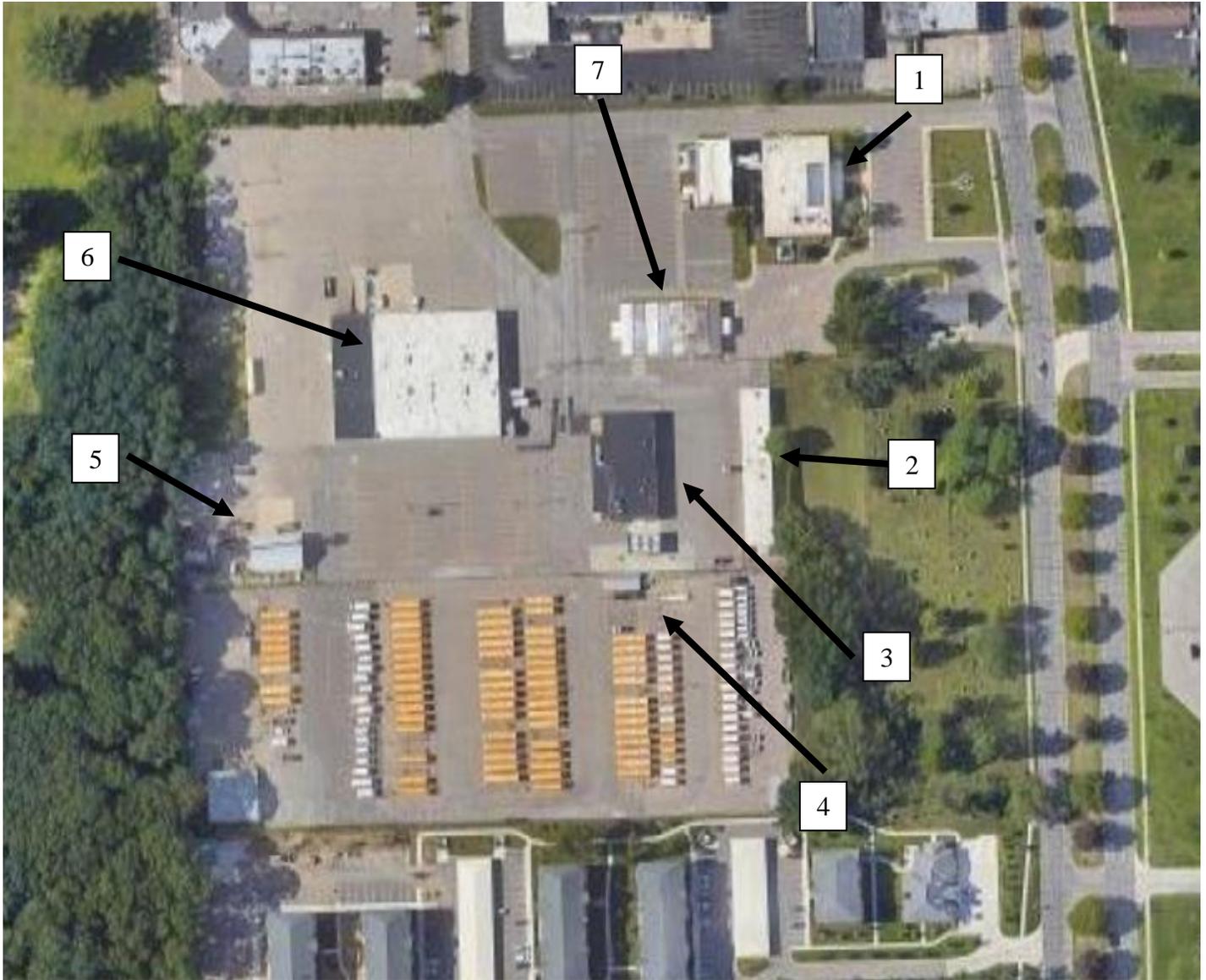


Central Warehouse - Southeast Elevation



Central Warehouse – East Elevation

Site Plan



1. Board of Education Office and Community Education Building (former Livonia Center School)
2. Bus Garage Building 1
3. Bus Garage Building 2
4. Bus Parking Shed
5. Road Maintenance Buildings
6. Central Warehouse
7. Old Warehouse

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	32625 West Seven Mile Road				
City/Township, State, Zip Code	Livonia, MI 48150				
County	Wayne				
Assessor's Parcel #	038010240000				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.425773		Long: -83.369383		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/>	



North Elevation

Architectural Information

Construction Date	1925, 1943, c.1954
Architectural Style	Art Deco
Building Form	L-shape
Roof Form	Flat
Roof Materials	Unknown
Exterior Wall Materials	Brick
Foundation Materials	Concrete
Window Materials	Metal, vinyl
Window Type	Fixed, awning, glass block
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>		
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>					
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:			
Not Eligible <input checked="" type="checkbox"/>						
Area(s) of Significance	N/A					
Period(s) of Significance	N/A					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>	Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>		Moved <input type="checkbox"/>	Date(s):	
Historic Name	Pierson School					
Current/Common Name	Pierson Center					
Historic/Original Owner	Livonia Public Schools					
Historic Building Use	Education – school					
Current Building Use	Commerce/Trade – business					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This two-story, blond brick school was originally an Art Deco-style building characterized by geometric detailing, though it has been highly altered. The entrance is centered on the façade in a lightly projecting, full-height bay. One-light wood

doors are set in a segmental-arch stone surround with quoins and a projecting lintel. A recent sign panel, applied over the original inscription, reads "PIERSON PROFESSIONAL CENTER, 32625." There are fixed replacement windows above the entrance, and the bay is topped with a geometric parapet roof with stone detailing and coping. Window bays on each side of the entrance include a large central window flanked by narrow windows with a continuous stone sill. The original multi-light wood windows have been replaced with metal-framed fixed windows with awning windows below. A projecting cornice at the second story forms a continuous lintel above the windows. A small, one-story kitchen wing at the rear of the main block, added in 1943, contains glass block windows with stone sills and a tall brick chimney.

A one-story wing on the west end of the building was constructed in 1943 but now has mid-twentieth-century detailing likely added after the school closed in 1969. The north elevation is a blind, blond brick wall, blending this wing with the main block. The entrance to this wing faces east to a paved parking lot. This elevation is clad in diagonal wood sheathing with a wood shingle pent roof. Aluminum-framed doors at the south end are sheltered by a projecting pent roof supported by square posts. Windows are a combination of aluminum-framed fixed windows and one-over-one vinyl windows. The south elevation of this wing features similar detailing to the main block of the building, including large replacement windows matching the main block and blond brick and concrete block construction with pilasters between bays.

A large, Modernist-style addition was constructed on the east end of the main block between 1951 and 1957, forming an L-shape. A one-story main entrance wing extends east and south of the main block and features paired doors flanked by fixed windows all with rectangular transoms. The east end of this wing projects slightly and is three bays wide with fixed windows over sliding windows with wood aprons. The flat roof extends north to shelter the entrance. Aluminum-framed doors provide access to the rear of the building, and the west elevation contains one-over-one windows set high on the wall.

A two-story gymnasium extends south and east of the entrance wing. It has a low-pitched gable roof with a pent roof sheltering the windows on the east elevation. Fixed windows are set in groups of five at the upper story on the east elevation with glass block windows on the west elevation above the main entrance wing roof.

A one-story classroom wing extends south of the main entrance wing and gymnasium, and consists of two offset sections built at different levels to accommodate the sloping topography of the site. This wing has a flat roof with deep eaves, bands of fixed windows with awning windows below, and the south elevation contains paired doors with sidelights and transoms set in a slightly recessed bay.

The interior of the 1925 main block appears to retain the majority of the original floor plan with a double-loaded corridor, however the finishes have been altered with modern drywall, dropped ceilings, and replacement classroom doors. The 1950s east wing retains higher interior integrity, including a double-loaded corridor with concrete block and tile walls, fixed clerestory windows between the hallway and classrooms, and wood slab classroom doors.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

The first Pierson School was a one-room school serving grades one through eight. This building was replaced with the current two-story, four-classroom building in 1925. The school continued to serve elementary grades, and by the 1930s also included grades nine and ten. In 1943, the west wing was added, including two classrooms, as well as the kitchen wing on the rear of the building.

Livonia Township schools were consolidated in 1944, and Pierson School remained in use as an elementary school, while the junior high grades were moved to Livonia Center School and Newburg School. High school students were sent to Plymouth and other neighboring schools until the new George N. Bentley High School was completed in 1947. In 1948, the first Parent-Teacher Association updated the library at Pierson School, providing shelving, tables, chairs, and new books.

The school district experienced a period of rapid growth in the 1950s and 1960s, likely due to World War II manufacturing and post-war population growth in the greater Detroit area. A large gymnasium and classroom wing was added to the Pierson School between 1951 and 1957, and between 1954 and 1970, twenty-four elementary schools

and nine junior high schools were built throughout the district. By 1964, Pierson School served nearly 300 students in grades one through six.

The school closed in 1969 and now serves as an office building.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property’s eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The original 1925 school building retains integrity of location, setting, feeling, and association, but it has been highly altered and does not retain integrity of design, materials, or workmanship. The 1950s east wing is more intact and retains integrity of location, design, materials, workmanship, setting, feeling, and association. The building does not appear to represent a significant aspect of history, culture, architecture, or archaeology. The building is likely not individually eligible to the National Register and is not located within a historic district.

References

List references used to research and evaluate the individual property. For NRPQ’s include copies of key documents.

City of Livonia, Wayne County, Michigan. “Online Property Inquiry.” <https://www.bsaonline.com/?uid=521>.

NETRonline, *Historic Aerials*, www.historicaerials.com.

Trafford, Martha A. *Livonia Public Schools, 1830-2002*. Livonia, MI: Livonia Public Schools, 2004.

Wayne County Treasurer’s Office. “Property & Tax Information.” <https://pta.waynecounty.com/Home>.

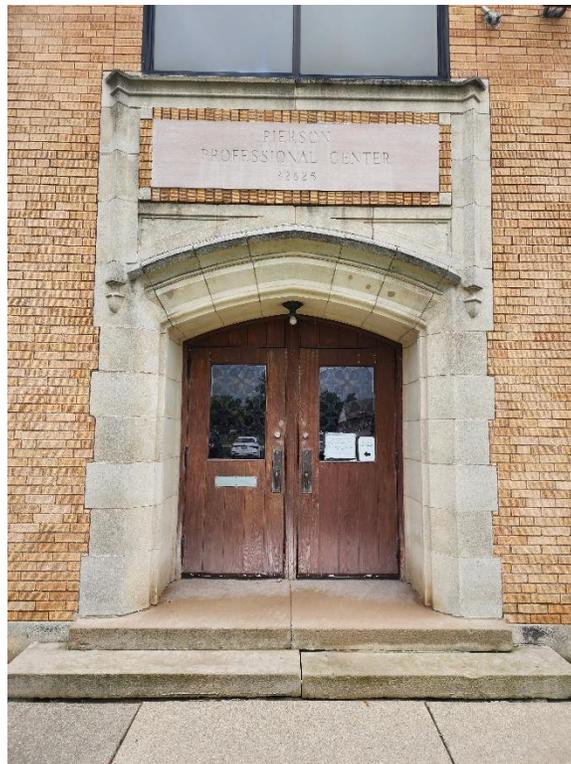
Survey Date	2022-2023	Recorded By	Cheri Szczodronski	Agency Report #	
For SHPO Use Only	SHPO Concurrence?: Y / N		Date:		

Form date: 2/28/2020

Photographs



1925 Main Block & 1943 Classroom Wing – Northwest Elevation



1925 Main Block – Entrance Detail, North Elevation



1943 Classroom Wing – West Elevation



1943 Classroom Wing – Southwest Elevation



1943 Classroom & Kitchen Wings – South Elevation



c.1954 Classroom Wing – West Elevation



Southwest Elevation



Southwest Elevation



c.1954 Classroom Wing – Southwest Elevation



c.1954 Classroom Wing – South Elevation



c.1954 Classroom Wing – Southeast Elevation



c.1954 Classroom Wing – East Elevation



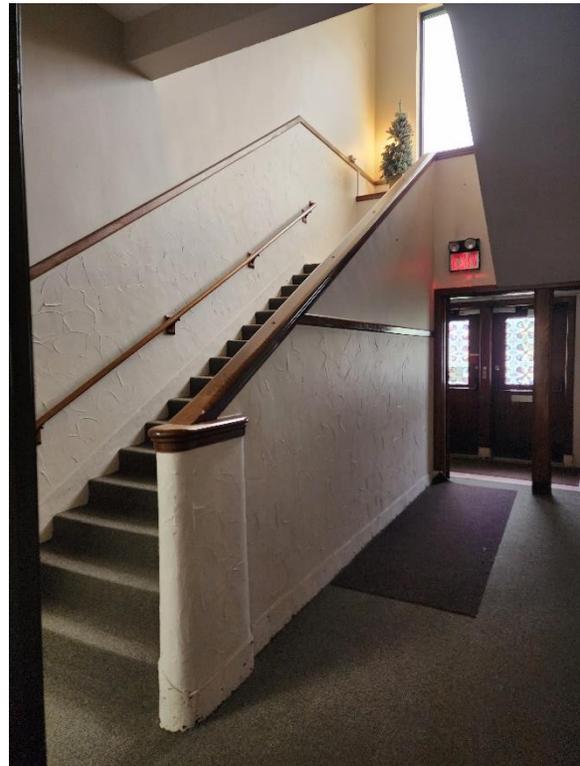
c.1954 Gymnasium Wing – Southeast Elevation



Northeast Elevation



c.1954 Main Entrance Wing – North Elevation



1925 Main Block – Interior



1925 Main Block – Interior



c.1954 Main Entrance Wing – Interior



c.1954 Classroom Wing – Interior



c.1954 Classroom Wing – Interior

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	33320 West Seven Mile Road				
City/Township, State, Zip Code	Livonia, MI 48150				
County	Wayne				
Assessor's Parcel #	011010076002				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.426411	Long: -83.374496			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



Southeast Elevation

Architectural Information

Construction Date	1932, c.1940
Architectural Style	None
Building Form	Square
Roof Form	Flat
Roof Materials	Unknown
Exterior Wall Materials	Brick, concrete block
Foundation Materials	Concrete
Window Materials	Metal
Window Type	Fixed
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Wintergarden Tavern			
Current/Common Name	Wintergarden Tavern			
Historic/Original Owner	Bill Winters			
Historic Building Use	Commerce/Trade – restaurant			
Current Building Use	Commerce/Trade – restaurant			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This one-story, flat-roof building was built in two sections. The east end of the building was constructed of brick around 1932, with a concrete block building built immediately west between 1932 and 1951, with the buildings later connected.

The building now is brick veneer with a random pattern of projecting bricks texturizing the walls, and a wide cornice with arched parapet signs on the south, west, and north elevations. The main entrance is centered on the façade with a side entrance at the southeast corner and accessed by concrete steps with a recent metal railing and built-in brick planter. Window openings have been enlarged and now contain aluminum-framed fixed windows which are arched with arched awnings on the south and west elevations. Some original window openings on all elevations have been infilled with brick, and basement-level windows on the east elevation have also been infilled. The building has a concrete foundation and retains an interior brick chimney.

Interior access was not provided during the project, however newspaper photographs show the interior of the building has been altered and does not appear to retain historic furnishings or finishes.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

Detroit police officer Bill Winters opened the Winters Garden Tavern at this location in 1932, the east end of the current building. As it was still Prohibition at that time, the first floor was a restaurant and the basement was a small speakeasy with a makeshift bar. Stairs to the basement were located just inside the main entrance and remain intact though now covered by the floor.

Winters added a second building around 1940, now the west end of the building, which housed a carpet store but now is connected to the Tavern and serves as a pool hall and live music venue.

The Wintergarden Tavern is believed to be one of the only speakeasies to operate in the greater Detroit area. It is the oldest bar in Livonia and believed to be one of the oldest continuously operating bars in the greater Detroit area.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The building appears to retain integrity of location, setting, feeling, and association, however, due to substantial alterations, it does not retain integrity of design, materials, or workmanship. Further research and evaluation under Criterion A may reveal significant social history as a historic restaurant and former speakeasy, however the building likely does not retain sufficient integrity to convey this significance. The building does not appear to be individually eligible for listing in the National Register of Historic Places and is not located within a historic district.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Shelby Tankersley, "Livonia's Oldest Bar, Wintergarden Tavern, Started as a Speakeasy," *Hometown Life*, July 21, 2020, <https://www.hometownlife.com/story/life/community/observer/livonia/2020/07/21/livonias-oldest-bar-wintergarden-tavern-started-speakeasy/5442647002>.

Wintergarden Tavern, "The Tavern," <https://www.wintergardentavern.com/thetavern>.

Survey Date	2022-2023	Recorded By	Cheri Szcodronski	Agency Report #	
For SHPO Use Only	SHPO Concurrence?: Y / N		Date:		

Form date: 2/28/2020

Photographs



West Elevation



Window Infill, West Elevation



Southwest Elevation



Window Detail, South Elevation



East Elevation



Window Infill, East Elevation



Northeast Elevation



North Elevation



Window Infill, North Elevation



Northwest Elevation

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	35550 Six Mile Road				
City/Township, State, Zip Code	Livonia, MI 48150				
County	Wayne				
Assessor's Parcel #	032990006004				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.411650		Long: -83.394603		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



South Elevation

Architectural Information

Construction Date	1932
Architectural Style	Tudor Revival
Building Form	T-shaped
Roof Form	Gable, hip
Roof Materials	Slate
Exterior Wall Materials	Brick
Foundation Materials	Concrete
Window Materials	Metal
Window Type	Casement, fixed
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	Garage – 1932

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>		
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>					
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:			
Not Eligible <input type="checkbox"/>						
Area(s) of Significance	Architecture					
Period(s) of Significance	1932					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>	Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):		
Historic Name	Briar Ridge Farm					
Current/Common Name	Corabelle (Aber) and John Guideau House					
Historic/Original Owner	Corabelle (Aber) and John Guideau					
Historic Building Use	Domestic – single dwelling, secondary structure Agriculture/Subsistence – storage, agricultural field, animal facility, agricultural outbuilding					
Current Building Use	Domestic – single dwelling, secondary structure					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This one-and-one-half-story, brick house is a fine example of the Tudor Revival style. The house has a complex roofline with a front-gable with hip-roof side wing form and multiple dormers. A panel of stone is located at each corner of the building where the roof meets the walls. The front gable is at the west end of the house with a slightly projecting, lower gabled bay containing a two-light paneled wood door set a recessed bay with an arched, soldier course surround. The façade is dominated by a wide, slightly off-center, exterior brick chimney with decorative brickwork. The east end of the façade features a three-part window with a pent roof and a hipped dormer. Windows throughout are eight-light casement windows with canted brick sills. An arcaded porch on the east elevation features arched openings with soldier course surrounds and a flared roof with a gabled dormer. The rear of the house features a slightly elevated brick patio, a six-light-over-two-panel wood door, and two hipped dormers. The rear gabled wing has shed-roof, fiber cement dormers on the east and west elevations and a narrow, exterior brick chimney on the north elevation.

Garage – 1932

A one-and-one-half-story, brick garage is located northwest of the house and features similar detailing. The façade faces east toward a concrete driveway that follows a curvilinear path south to Six Mile Road and contains a faux-carriage house style overhead door with a soldier course lintel under a six-over-six window with a brick sill and lintel with a concrete keystone. The south elevation features six-light casement windows with three-light sidelights and four-light transoms at the first story and two steeply-pitched gabled dormers with fiber cement cladding at the upper level. A soldier course forms a cornice under the slate gambrel roof. A panel of stone is located at each corner of the building where the roof meets the walls.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

The Gunning Farm

This property was first owned by Volney Gunning and Jennie Chillson Gunning, Volney Gunning was a well-known stand-up bass player, who played bass guitar for square dances hosted by Henry Ford at the Botsford Inn.

The Gunnings operated a generalized farm typical of southeastern Michigan in the nineteenth century. In the 1880 census, they reported eleven beef cattle, six hogs, and ten chickens producing eighty eggs; the production of six tons of hay, sixteen bushels buckwheat, 250 bushels Indian corn, 135 bushels of oats, and 45 bushels of wheat; as well as ten pounds of sugar and twelve gallons of maple syrup. The Gunnings also raised Holstein dairy cows that produced 100 pounds of butter and 4,125 gallons of milk, which was sold to the local Power Cheese Factory, the largest of several important cheese factories operating in Livonia in the late nineteenth and early twentieth centuries.

Briar Ridge Farm

Following Jennie Chillson Gunning's death in 1930, the farm was sold to John Guideau and Corabelle Aber Guideau.

John Guideau, Jr., was born in Freeland, Pennsylvania in 1893, one of six children of Hungarian immigrants John and Anna Guido. The 1910 census shows John Jr. worked as a patcher in a coal mine where his father worked as a miner. The family relocated to Detroit around 1911.

Corabelle Aber was born in Ontario, Canada in 1886 to Joseph and Leonora Aber. The Aber family relocated to Chicago in 1892. It is unclear when the family relocated to Detroit, but the 1916 city directory shows Corabelle Aber Stinson and her first husband, Joseph Stinson, living on Twelfth Street. They had two children, Leonor and Charles. Joseph Stinson died later in 1916.

John Guideau, Jr., and Corabelle Aber Stinson were married in Detroit in 1917. Marriage and census records show John changed the spelling of his surname between 1917 and 1920. The reason for the change is not clear, though family history suggests the change was to prevent connection to the Italian mob active in Detroit in the 1920s and/or to sound more French-Canadian. The 1920 census shows John worked as a machine hand in an auto factory and the family rented a home on Warren Avenue. By 1930, they had purchased a farm on Yosemite Street in Detroit where they produced fruit.

The Guideaus relocated to Livonia around 1932. They built the current house around that time and named the farm Briar Ridge Farm. The 1940 census reports their farm on Six Mile Road, which was mentioned frequently in the local newspaper for impressive crops of sweet Spanish onions. Corabelle Guideau died in 1947. The 1950 census shows John continued to operate the Briar Ridge Farm on Six Mile Road. He died in 1976, and both he and Corabelle are buried in Grand Lawn Cemetery in Detroit.

Following John Guideau's death, the property was sold by his executor to Susan and Robert Matzo. The property was foreclosed by Wayne County in 2009 for defaulted property taxes and was purchased by Soave Construction, LLC, who in turn sold it to the current owner, Thomas and Kiersten McLean, in 2012. (Wayne County deeds 19586/699, 47777/274, 49620/257, 50047/1411, 53108/868)

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The building retains integrity of location, design, materials, workmanship, setting, feeling, association. It is likely eligible for listing in the National Register of Historic Places at the local level under Criterion A for Architecture as an intact example of the Tudor Revival style. The period of significance should likely be 1932, when the house was constructed. Interior access was not provided during this project, therefore interior integrity should be assessed before determining National Register eligibility.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

"Briar Onions as Good as Ever," *The Livonian*, November 21, 1945, Greenmead Historical Park *Livonian* Collection, <https://docs.ci.livonia.mi.us/WebLink/Browse.aspx?id=255739&dbid=0&repo=LIVONIA>.

"Cheese Factories in Livonia," Livonia Parks & Recreation, *Historical Resources*, <https://livonia.gov/1807/Resources>.

Find A Grave, <http://www.findagrave.com>.

Paul M. Gifford, "Henry Ford's Dance Revival and Fiddle Contests: Myth and Reality," Cambridge University Press, July 15, 2010, <https://www.cambridge.org/core/journals/journal-of-the-society-for-american-music/article/abs/henry-fords-dance-revival-and-fiddle-contests-myth-and-reality/C42F37BE1EC7AADBE330E597646E1707>.

Corabelle Guideau Obituary, *The Livonian*, September 17, 1947, Greenmead Historical Park *Livonian* Collection, <https://docs.ci.livonia.mi.us/WebLink/Browse.aspx?id=255739&dbid=0&repo=LIVONIA>.

"John Guideau Knows How to Grow Onions, The Big, Sweet Kind!" *The Plymouth Mail*, October 16, 1942, Plymouth Public Library, <http://news-archive.plymouthlibrary.org/Media/Observer/Issue/1942/1942-10-16-PM.pdf>.

Mrs. Volney (Jennie) Gunning Obituary, *The Plymouth Mail*, February 28, 1930, Plymouth Public Library, <http://news-archive.plymouthlibrary.org/Media/Observer/Issue/1930/1930-02-28-PM.pdf#xml>.

"History of Livonia Villages," Livonia Parks & Recreation, *Historical Resources*, <https://livonia.gov/1807/Resources>.

Michigan, U.S., Marriage Records, 1867-1952 collection, Ancestry.com, <https://www.ancestry.com/search/collections/9093/>.

"Onion Crop is Record Breaker," *The Plymouth Mail*, November 3, 1944, Plymouth Public Library, <http://news-archive.plymouthlibrary.org/Media/Observer/Issue/1944/1944-11-03-PM.pdf>.

Dominic P. Paris, *Footpaths to Freeways: The Story of Livonia* (self-published, 1975).

Personal Communication with Katherine White (Curator of Design, The Henry Ford) by Cheri Szcodronski and Kathrine Kolokithas, November 2023, via email.

Personal Communication with Tom McLean (current owner) by Cheri Szcodronski and Kathrine Kolokithas, October 11, 2023, in-person at property.

Property Sale Advertisement, *The Plymouth Mail*, June 6, 1930, Plymouth Public Library, <http://news-archive.plymouthlibrary.org/Media/Observer/Issue/1930/1930-06-06-PM.pdf#xml>.

U.S. Census Bureau, *1880 Federal Census – Productions in Agriculture*, U.S. Selected Federal Census Non-Population Schedules, 1850-1880, Ancestry.com.

U.S. Census Bureau, *1910 United States Federal Census*, Ancestry.com.

U.S. Census Bureau, *1920 United States Federal Census*, Ancestry.com.

U.S. Census Bureau, *1930 United States Federal Census*, Ancestry.com.

U.S. Census Bureau, *1940 United States Federal Census*, Ancestry.com.

U.S. Census Bureau, *1950 United States Federal Census*, Ancestry.com.

Wayne County Register of Deeds, Online Records Search, <https://www.waynecountylandrecords.com/recorder/web/>.

Survey Date	2022-2023	Recorded By	Cheri Szcodronski	Agency Report #	
For SHPO Use Only	SHPO Concurrence?: Y / N		Date:		

Form date: 2/28/2020

Photographs



Southwest Elevation



Brick Detail, South Elevation



Basement Vent Detail, South Elevation



East Elevation



Porch Detail, East Elevation



Porch Detail, East Elevation



North Elevation



Northwest Elevation



Garage – South Elevation



Garage – Southeast Elevation



Garage – Northeast Elevation



Landscape – Facing Northeast



Landscape – Facing Northwest

Michigan SHPO Architectural Properties Identification Form



Property Overview and Location

Street Address	36140 Six Mile Road				
City/Township, State, Zip Code	Livonia, MI 48150				
County	Wayne				
Assessor's Parcel #	032010278000				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.411648		Long: -83.400288		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



South Elevation

Architectural Information

Construction Date	1860
Architectural Style	Italianate
Building Form	Square
Roof Form	Gable-front-and-wing
Roof Materials	Asphalt
Exterior Wall Materials	Aluminum, wood
Foundation Materials	Stone
Window Materials	Wood
Window Type	4/4
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>		
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>					
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:			
Not Eligible <input type="checkbox"/>						
Area(s) of Significance	Further evaluation needed					
Period(s) of Significance	Further evaluation needed					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/>	Feeling <input checked="" type="checkbox"/>	Association <input type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):		
Historic Name	Ann (Shaw) and Carmi Briggs House					
Current/Common Name	Ann (Shaw) and Carmi Briggs House					
Historic/Original Owner	Ann (Shaw) and Carmi Briggs					
Historic Building Use	Domestic – single dwelling, secondary structure Agriculture/Subsistence – storage, agricultural field, animal facility, agricultural outbuilding					
Current Building Use	Domestic – single dwelling, secondary structure					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This two-story Italianate-style house is set back from Six Mile Road and screened by mature trees, and a large mid-twentieth-century neighborhood surrounds the property, much of that acreage having once been part of the original farm. The house is a gable-front-and-wing form with a stone foundation and aluminum siding, except on the façade which has been uncovered to reveal the original weatherboard. A one-story, shed-roof porch spans the façade of the east side wing and features sawn woodwork and paired square posts. The entrance is a one-light-over-two-panel wood door set in a cross-topped surround. A gabled roof dormer above the porch features a four-over-four wood window set in an arched surround. Most remaining windows throughout are four-over-four wood, with those on the east and west elevations set in pairs. The front-gabled west wing features a square bay window with a flat roof, paneled wood aprons, and tall, narrow, arched wood windows. A four-over-four wood window above at the second story is set in an arched surround and flanked by two-over-two sidelights. The house features deep eaves, a paneled wood cornice, and an interior brick chimney. A rear ell one-story includes a hip roof wing with a four-light-over-four-panel wood door set in a doorway with remarkably thick walls suggesting the main block of the house may have been built onto an earlier building. A one-story, gabled wing extends north from the hip-roof wing with a rear entrance on the east elevation facing a concrete patio and the paved driveway, an entrance on the north elevation to a slightly higher concrete patio, and an enclosed porch with another entrance on the west elevation. Solar panels have been installed on the south slope of the east side wing roof.

Interior access was not provided during this project, however the current owners did provide interior photographs and description. The interior retains most of the original floors, doors, window and door surrounds, and other woodwork.

Garage – c.1960

A side-gable garage with aluminum siding, a metal overhead door, a batten pedestrian door, and a two-over-one window is located north of the house facing a paved driveway leading south to Six Mile Road. Aerial imagery shows the barns were demolished and the garage built in their place between 1957 and 1964.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

In 1860, Carmi Briggs purchased two eighty-acre parcels on the north side of Six Mile Road in Section 8 of Livonia Township from the Butterfield and Wordan families. Briggs was born in New York in 1823 to Betsey (Cook) and Pardon Briggs, one of ten children. By 1830, the family had relocated to the Michigan Territory, likely traveling the recently opened Erie Canal and crossing the Great Lakes to Detroit.

Carmi Briggs married Elvira Loomis around 1850 and they had three sons. The youngest son was born in 1858, the same year Elvira Loomis Briggs died, suggesting she may have suffered complications from childbirth. The following year, Carmi Briggs married Ann Shaw. She was born in England in 1819 to John and Hannah Shaw. By at least 1850 the Shaw family was living in Livonia, though it is unclear when they arrived.

The farm that illustrates the generalized farming typical to southeastern Michigan during much of the nineteenth century. In the Agriculture Schedule of the 1870 Federal Census, the Briggs reported thirteen hogs, five dairy cows producing 400 pounds of butter, thirty-five sheep producing 400 pounds of wool, and the production of 490 bushels of wheat, 250 bushels of Indian corn, 100 bushels of Irish potatoes, and 30 tons of hay on 130 acres of improved farmland.

Carmi Briggs died in 1875 followed by Ann Shaw Briggs in 1891. The 1893 Livonia Township plat map shows the property had been subdivided again with Charles Greenlaw purchasing the western 98 acres, including the house. Greenlaw had worked as farm manager for the Briggs, and he sold the property to F. Lute between 1904 and 1915. F. Lute could not be found in the documentary record.

Harry and Estelle Wagenschutz bought the property in the 1940s. In 1948, they completed an extensive renovation that included removing the roof dormer, removing the bay window on the façade, covering the cedar shake roof with asphalt, installing aluminum siding over the original weatherboards, and removing much of the porch woodwork. Alterations to the interior included removing the wall between the living room and library to enlarge the living room space, removing a stairway to add a fireplace, and remodeling the first floor pantry and second floor landing into bathrooms. At the time the Wagenschutzes purchased the property, at least three large barns and several smaller domestic and agricultural outbuildings remained extant on the property. These were demolished between 1957 and 1964, during which time the current garage was constructed. In addition, the land was sold and subdivided for a mid-twentieth-century housing development extending north of the current 1.25-acre property.

The current owners purchased the house in 1992 and completed restorations in 2002 and 2011 using photographs to return the exterior of the house to its historic appearance.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The house retains integrity of location and feeling. It was substantially altered in the mid-twentieth century and recently restored to its historic appearance based on historic photos, therefore it also retains integrity of design and workmanship. The house has medium material integrity; though it has wood windows, wood ornamentation, and weatherboard on the façade, the side and rear elevations are clad in aluminum siding and solar panels have been installed on the façade roof slope. In addition, the interior of the house retains high integrity, with the original floor plan, materials, and finishes intact. The agricultural and domestic outbuildings have been demolished, and the surrounding farmland was subdivided and sold for a large housing development, therefore the property does not retain integrity of setting or association.

The property should be evaluated further for eligibility to the National Register of Historic Places. With the removal of the remaining aluminum siding, the property would likely be eligible for listing under Criterion C for Architecture.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Find A Grave, <https://www.findagrave.com>.

David MacGregor, *Livonia* (Charleston, SC: Arcadia Publishing, 2005).

NETRonline, *Historic Aerials*, www.historicaerials.com.

Personal collection of Kathy Johnson-Bartshe (current owner).

Personal communication with Kathy Johnson-Bartshe (current owner) by Cheri Szcodronski, December 16-18, 2023, via email.

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Survey Date	2022-2023	Recorded By	Cheri Szczodronski	Agency Report #	
For SHPO Use Only	SHPO Concurrence?: Y / N		Date:		

Form date: 2/28/2020

Historic Photographs (courtesy of current owner)



Briggs House, pre-1900



Briggs House, pre-1900



Briggs Farmstead, c.1948



Briggs Farmstead, 1956 (*The Detroit Free Press*)



Briggs House, c.1992



Briggs House, c.1992



Briggs House, c.2011

Current Photographs



Southeast Elevation



South Elevation



Entrance Detail, South Elevation



Porch Detail, South Elevation



Dormer Detail, South Elevation



South Elevation Detail



Bay Window Detail, South Elevation



Northeast Elevation



Rear Entrance Detail, North Elevation



West Elevation



Southwest Elevation



Southwest Elevation



Garage – Southeast Elevation



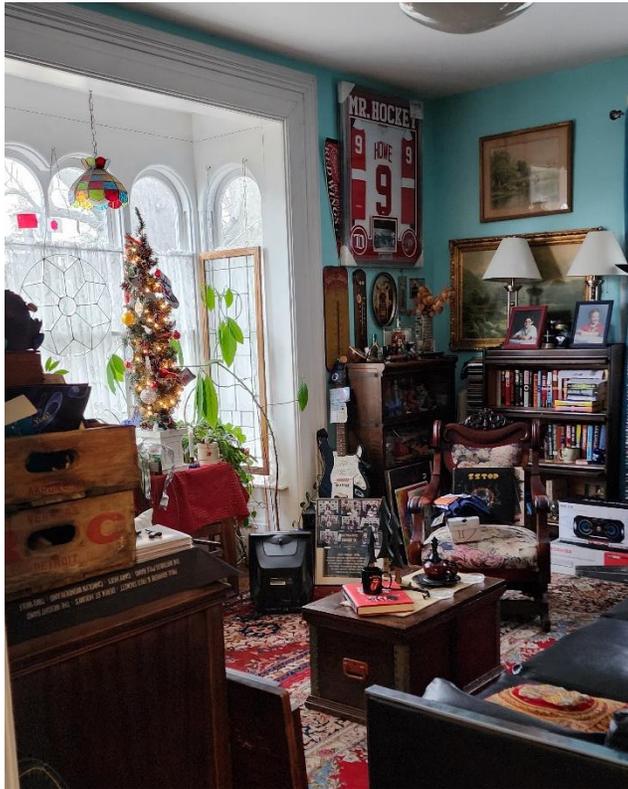
Landscape – Facing North



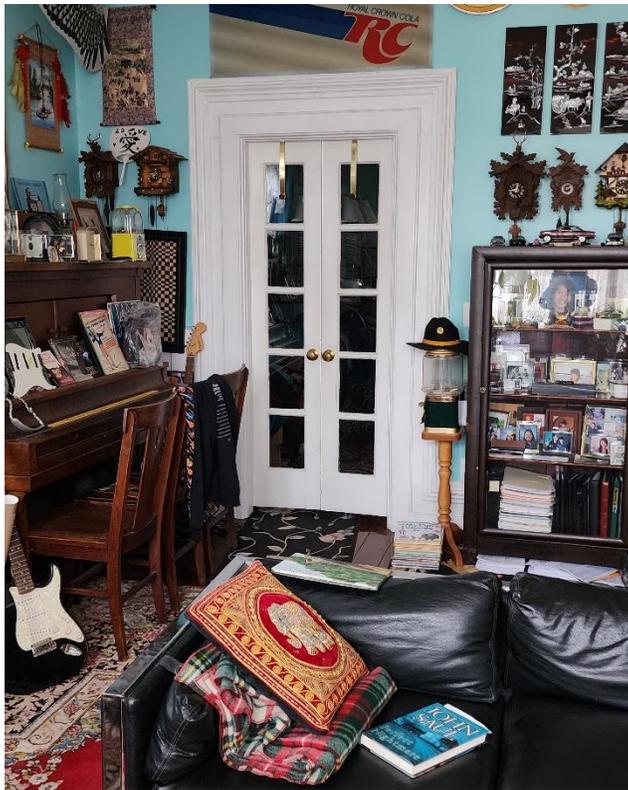
Landscape – Facing East



Interior – Kitchen
(courtesy of current owner)



Interior – Parlor facing southwest
(courtesy of current owner)



Interior – Parlor
(courtesy of current owner)



Interior – First Floor Bathroom (former pantry)
(courtesy of current owner)



Interior – Staircase Detail
(courtesy of current owner)