Architectural Neighborhood Characteristics

2011

City Plan Commission

Dearborn, MI

City of Dearborn

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Acknowledgement

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FOREWARD

The City Plan Commission, as mandated by the City Charter and the Ordinance prescribing the duties of the Commission, updated the City's Master Plan in 1985 and is obligated to do so at least once every five years thereafter. Therefore, the City Plan Commission is proceeding to revise and amend the Master Plan.

The City's first Master Plan was developed in the early 1960's through the joint effort of a planning consultant and the City Plan Department. The City at that time was involved in a federally assisted urban renewal program in the southeast section of the City and the Federal Government required that the City adopt a Master Plan.

The Master Plan was completed in June of 1962 and adopted by the Plan Commission and the City Council in concept and specifically the Thoroughfare Plan in October of 1962. In January 1968, the Land Use Plan and the Community Facilities Plan were adopted by the City Plan Commission and the City Council. In 1984, the Plan Commission retained a planning consultant to assist in the development of a new Master Plan by 1985. As a result of the combined efforts of the City Plan Commissioners, the City Planner, his staff, and other City Administrators and Officials, the new Master Plan was adopted by the Commission and accepted by the City Council in December of 1985. The Master Plan was further reviewed and adopted during the period of August 1995 through May 1997.

The present studies and research for the review of the Master Plan will be undertaken by the City Plan Department in conjunction with other governmental agencies to provide for the various elements of the Plan. Several surveys of existing conditions regarding these elements such as population, recreation and community facilities as well as residential, commercial, and industrial land use will be necessary in analyzing the City's future growth and development.

This report represents one of the residential components and is the fourth of several surveys to be made by the City Plan Department in preparation for the revision of the Master Plan. This report is preceded by the Survey of Recreational Facilities (2009), the Existing Land Use Survey of Industrial Distrcts (2009), and the Housing Survey (2010-2011) reports. The report surveys residential structures architecturally as well as select buildings that characterize the communities of which they are an integral part.

METHOD

The Master Plan, developed in 1962, was based on a system of dividing the City into a series of residential neighborhood areas, excluding some commercial areas and most industrial districts. The commercial and industrial areas were treated separately in the Plan at that time.

The present studies will retain the neighborhood areas and modify their boundaries to conform with development and redevelopment that has taken place in the last 49 years. In addition to these neighborhoods, the City will be divided into larger areas identified as communities. The communities are composed of several neighborhoods, and in most areas, lands adjacent to the neighborhoods extend to some boundary line such as a highway, railroad or river.

The communities vary in land use composition, some being almost exclusively residential, others sharing residential, commercial, and industrial activities in varying degrees. All community areas are designed so that the interrelationship of land use and the sharing of common public and private facilities serving the residents of the area can be taken into consideration throughout the planning process.

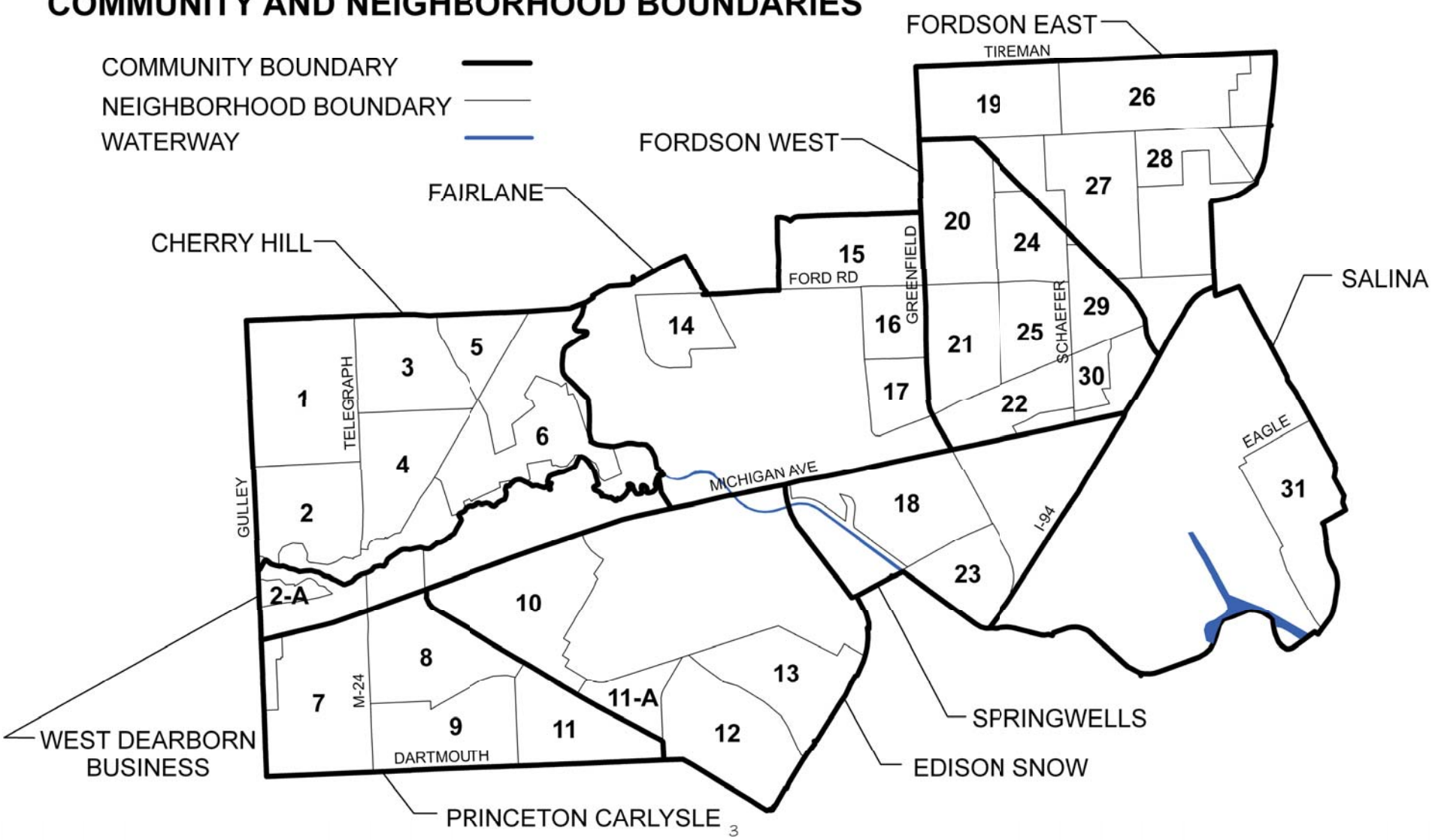
The City has been divided into nine community areas which are all identified by names having some common reference to the area, either by street or section of the City.

The nine communities are listed below:

Cherry Hill Community
West Dearborn Business Community
Princeton Carlysle Community
Edison Snow Community
Fairlane Community
Springwells Community
Fordson East Community
Fordson West Community
Salina Community

The map on the next page indicates the community and neighborhood boundaries for all sections in the City. The method for identifying and classifying all residential facilities, public and private, in this survey will be based on conventional architectural design standards. A description of these architectural design standards and their related categories are described on the following pages.

COMMUNITY AND NEIGHBORHOOD BOUNDARIES



INTRODUCTION: *Big City, Small Town*

Overview

Architecture is as old as civilization itself. Most modern American architecture evolved when the early settlers began to build communities based on their knowledge of the existing architectural styles and building techniques. With time came advances in structural technology, construction, materials, and manufacturing which allowed buildings to be designed in ways that were previously impossible. Combined with the many different cultures in America, this contributed to the rich, eclectic range of the physical profile of our country.

The City of Dearborn is a multi-cultural hub of the metro Detroit area and has a rich history. The Detroit Arsenal, a walled compound consisting of eleven buildings, was built to serve as a supply base for the Army in 1833 when Dearborn was still a territory. The Village of Dearborn was established in 1836, named after General Henry Dearborn, a hero of the War of Independence. Although the Arsenal was closed in 1875, deemed no longer useful, the Commandant's Quarters still stands on Michigan Avenue in the West Dearborn Business Community.

Many immigrants came to Dearborn for a better life, in hopes of getting a good job with Henry Ford, a pioneer of the automotive industry. Ford was an inventor of the assembly line that led to the technique of mass production. The Rouge Plant Complex, located in the Salina Community, was completed in 1928 and became the largest integrated factory in the world. It was known that working for Henry Ford proved to be a great career with good pay and working conditions. The potential to work at Ford caused an increase in the population and reinforced the melting pot that is still such a prevalent component of our population today. In 1929, Dearborn and Fordson (previously known as Springwells) joined to form what is known today as the City of Dearborn. The City consists of 24.5 square miles and a current population of approximately 98,000 with many different ethnic backgrounds.

Today there is a large economic presence of many diverse organizations in this region that keeps Dearborn thriving. An estimate of approximately 87,000 people are employed in Dearborn. Ford Motor Company, Carhartt, AAA Michigan, and the Society of Manufacturing Engineers are headquartered in Dearborn. Citizens are encouraged to live, work, and play within the community and there are plenty of places to satisfy these pursuits. There are two large college campuses, the University of Michigan-Dearborn and Henry Ford Community College, located within the city as well

as other smaller, specialized colleges. Oakwood Hospital and Henry Ford Hospital along with many other medical facilities provide world-class medical care. The museums including The Henry Ford: America's Greatest History Attraction, the Arab American National Museum, the Dearborn Historical Museum, and the Automotive Hall of Fame, host events year-round for tourists and residents alike. A variety of entertainment can be found throughout the City, with unique restaurants and bars, two movie theaters including a drive-in, three golf courses, and many retail areas. There are also many nationally famous Arabic pastry shops ard institutions, Al Wissam fashions, along with 4,000 other thriving businesses, small to large, in the area.

Community Architecture

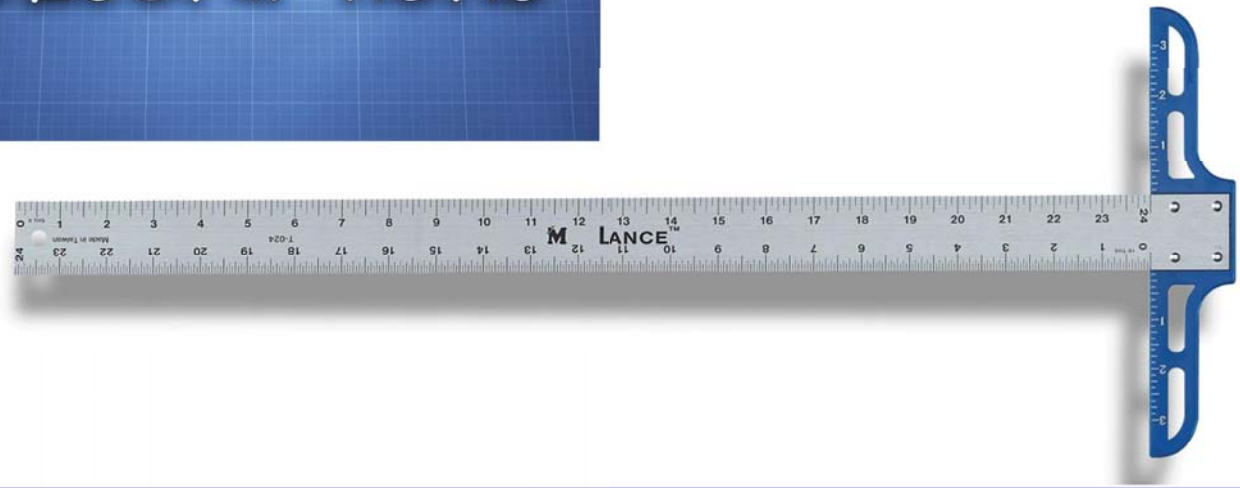
Within this report, we have identified many architectural gems throughout the City. Many corporate, educational, religious, civic, and cultural buildings contribute to the unique fabric of Dearborn. Buildings have been designed by both prominent architects and unknown designers. The City showcases many buildings registered as historical sites, both nationally and at the state level. The present architecture in Dearborn began in the 19th century, stretched throughout the 20th, and continues into the 21st century. Exceptional examples of different styles exist around the City, from classic Colonial/Federal Revivals, Romanesque, Gothic, to modern, postmodern styles and a wide array of cultural styles. In areas throughout the City, there is much Islamic influence that can be seen in the style of the buildings.

Residential Architecture

There are many different residential styles throughout Dearborn. Most of the City's land was platted before 1930 and many homes were constructed within two separate but distinct times frames: before WWII and after WWII. There are a few different styles that dominated most of the housing built prior to WWII. At this point in time, many residential buildings that were built were all revivals of past architectural styles brought over from Europe.

Many Tudors, bungalows, and Colonials are located across the City, as well as Victorians in the oldest neighborhoods. There was another housing boom after WWII, as in most of the country. Many bungalows and ranches filled in the areas that had not been built upon which gave the City the density that exists today. Sprinkled throughout the City are unique designs influenced by traditional and modern architecture as well as cultural traditions and newer construction. Many dilapidated homes have been torn down and have been either replaced with new housing or divided between adjacent property owners to allow for larger lots. The newer construction is evidence of the citizens' interest in investing in their homes and the neighborhoods within the City.

GENERAL ARCHITECTURAL DESCRIPTIONS



General Architectural Descriptions

The descriptions are for typical construction, but not always necessary, of each architectural style for all types. Also note, the dates used pertain to architecture of the United States.

Bungalow

- C. 1880 – present
- 1-1/2 stories
- Low to medium-pitched gable roof
- Rectangular, open floor plan design with strong horizontal planes
- Most living space on ground floor
- Minimal ornamentation

6211 Jonathan

22365 Cleveland

Craftsman (Arts & Crafts)

- C. 1876 – 1936
- Bungalow variety
- 1-1/2 stories
- Cross gable roof with deep eaves and ornamental knee braces
- Large, covered front porch with massive, battered columns for support under the extension of the main roof
- Large chimney with fireplace located in the living space
- Known for the natural woodwork
- Beamed ceilings

Colonial Revival

- C. 1890 – present
- 2 to 3 full stories
- Medium pitched, gable roof with minimal roof overhang
- Rectangular design
- Symmetrical façade
- Simple, classical detailing
- Pillars and columns
- Decorative crown and use of pilasters over front door
- Bedrooms located on second floor

404 S. York

3533 Parker

American Foursquare

- C. 1890 – 1935
- 2 full stories
- Low pitched, hip roof with front facing, centered dormer with deep eaves
- Box-like/ cubic design
- Front entry is offset with otherwise symmetrical façade
- Large covered porch runs full width of house with columnar supports

Dutch Colonial

- C. 1890 – 1940
- 1-1/2 to 2 stories
- Gambrel roof with shed, hipped, or gable dormers
- Porch under overhanging eaves with columnar supports

5160 Ternes

General Architectural Descriptions

The descriptions are for typical construction, but not always necessary, of each architectural style for all types. Also note, the dates used pertain to architecture of the United States.

Cape Cod

- C. 1776 – present
- 1 to 1-1/2 stories
- Steep roof with side gables and small roof overhang
- Symmetrical appearance
- Dormers for space, light, and ventilation
- Multi-paned, double-hung windows

1603 N. Vernon

3231 Mane

Ranch

- 1940 – present
- 1 story
- Low pitched, gable roof with deep eaves
- Rectangular, L-shaped, or U-shaped design, long & narrow
- Asymmetrical
- Lack of ornamental detailing, aside from shutters
- Large front picture window

3306 Merrick

Tudor Revival

- C. 1915 – 1950
- Steeply pitched, prominent cross gable roof
- Decorative half-timbering
- Massive chimneys, often topped with decorative chimney pots
- Tall, narrow windows

7601 Miller

Neo-Eclectic

- C. 1960s or later
- Historic styles imitated using modern materials (vinyl or imitation stone)
- Details from several historic styles combined
- Details from several cultures combined
- Brick, stone, vinyl, and composite materials combined

General Architectural Descriptions

The descriptions are for typical construction, but not always necessary, of each architectural style for all types. Also note, the dates used pertain to architecture of the United States.

Victorian

- C. 1837 – 1930
- Low-pitched, pyramid shaped roof or front gable and side wings
- One-story porches that extend across one or two sides of the house
- Ornamental spindles and brackets
- Wall surfaces textured with decorative shingles, patterned masonry, or half-timbering

22110 Morley

7401 Esper

Queen Anne

- C. 1880 – 1910
- Victorian variety
- Steeply pitched roof with irregular shapes & prominent forward facing gable & cross gable roof
- Asymmetrical façade
- Towers
- Decorative chimneys
- Highly ornamented
- Variety of siding textures

Multiple Family

- More than one family inhabiting area
- Examples include apartments, condominiums, or lofts

Miller Road Apartments

Kennedy Plaza
Senior Housing

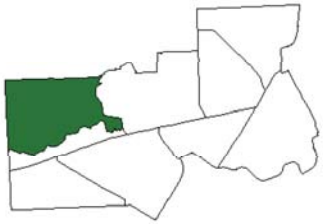
Military-Garrison Condominiums

Springwells Park Apartments

S. Garrison Condominiums

COMMUNITY INTRODUCTION

The Cherry Hill community is located in the northwest section of the City. It is bounded on the north by Ford Road (City limts), on the south and east by the Rouge River and on the west by Gulley Road (City limits).



The Cherry Hill Community is a well developed and maintained single family residential area with many community amenities and a substantial amount of open space in the form of golf courses, park sites, and flood plain.

The commercial areas are generally attractive, well maintained, and provide a variety of services to the community.

Industrial activities are non-existent in Cherry Hill, limited and restricted in adjoining communities to areas adjacent to Norfolk Southern and the westerly City boundary.

Cherry Hill has 10 public parks including Levagood, Silvery Lane, York, Martha-Myrtle, Oak, Tannahill, Cherry Hill, Ford Fied, the Dearborn High School Tot Lot, and the Dearborn Hills Golf Course that comprise 150.2 acres of recreational opportunities for residents.

There are also five public schools in the community comprising 44.6 acres including Clara Bryant (6-8), Henry Haigh (K-5) Joshua Howard (K-5), Charles Lindbergh (K-5), and Dearborn High (9-12).

HOUSING

Housing in the Cherry Hill Community was developed before 1930 and into 2002. Out of the 340 subdivisions within the City, 61 of them (or 18%) are in the Cherry Hill Community. These subdivisions were platted as early as 1858 up until 1963 with 18% platted prior to 1920 and 50% platted from 1920-1927. The remaining 32% of subdivisions were platted between 1942 and 1963. All in all, nearly 68% of the subdivisions within the community were platted prior to 1927.

The greatest amount of construction occurred in the 1940-1949 period – nearly 75% of the total dwellings in the community. Infill construction has occurred since that period to date. The Cherry Hill Community boasts some of the best housing stock in the entire City.

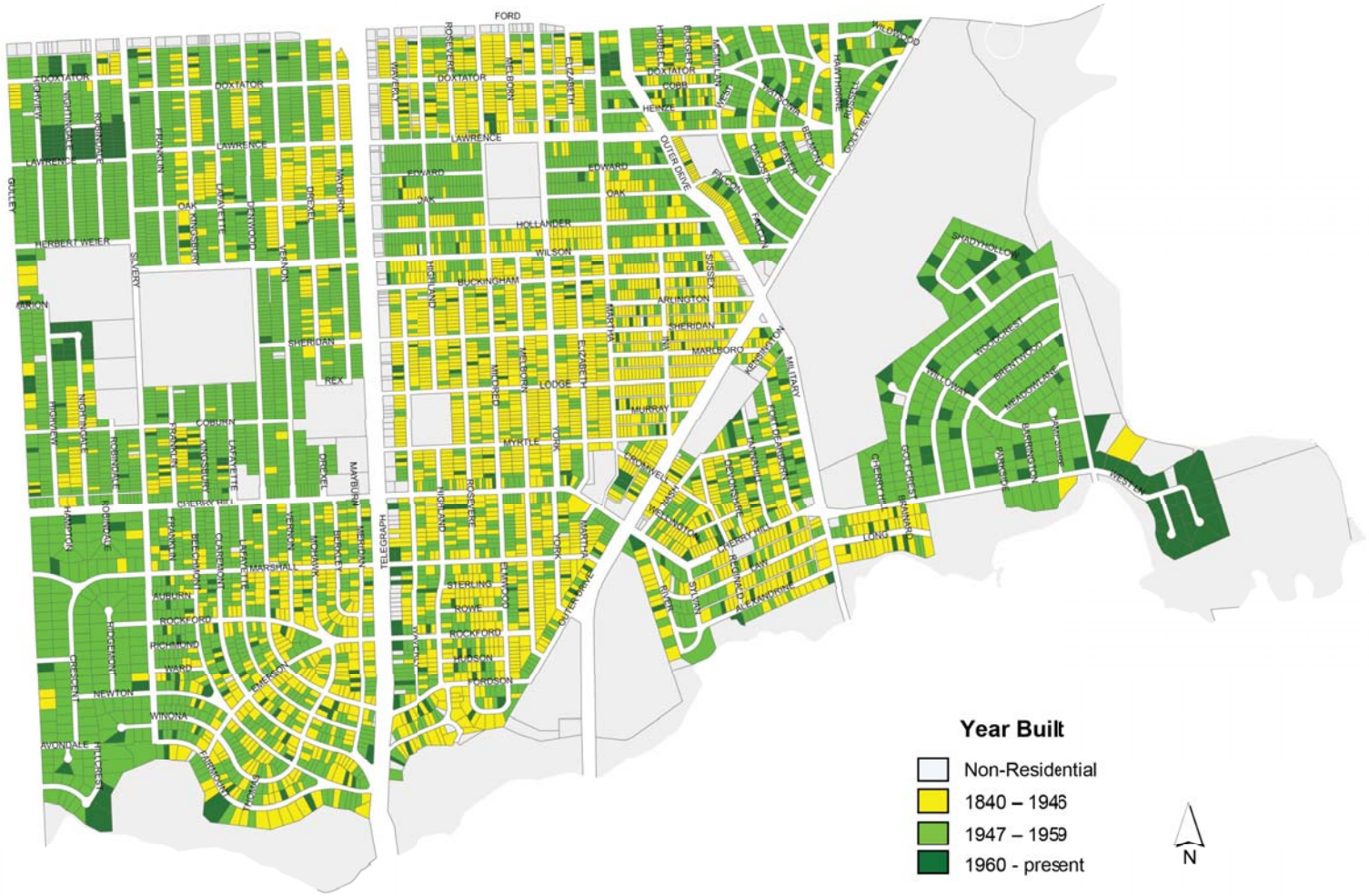
There are two multiple family structures and two blocks of duplexes in the community, all located off of Outer Drive in the northeastern section of the community. The housing units built in this community are 99.4% single-family dwellings.

ARCHITECTURAL STYLES & SIGNIFICANCE

Cherry Hill is a picturesque, tree-lined community with well-built, custom homes. There are a few distinct areas that reflect particular architectural designs, many in the old New England style. Often found are dormers, peaks, columns, pillars, and window variations to make each home unique. The oldest area of the community is bordered by two golf courses, and mainly consists of brick Colonial, Tudor, Victorian, and bungalow style housing. The homes built after WWII were mostly bungalows and sprawling ranches. Recently, an addition of homes has risen in the southwest section of the community.

Cherry Hill

Residential Year Built



Community Character

Dearborn Hills Golf Club
1300 S. Telegraph
Course Built: 1922
Club House Built: 1995
Style: Postmodern
"Michigan's First Public Golf Course"
Developer: Robert Herndon
Course Designer: Walter Hagen
Michigan Histoncal Site

Dearborn Country Club
800 N. Military
Built: 1925
Style: English Tudor
Architect: Albert Kahn
Built by: Henry Ford
18-hole Course Designed
by: Donald Ross

Lindbergh Elementary
500 N. Waverly
Built: 1928
Style: Modern

Cherry Hill Presbyterian Church
24110 Cherry Hill
Built: 1975
Style: Colonial Revival

Divine Child
25001 Herbert Weier Dr.
Built: 953
Founder: Reverend Monsignor Herbert F. Weier
Style: Praine Style/ Postmodern

First Presbyterian Church
600 N. Brady
Built: 1964
Church first organized in 1834
Architect: Alden B. Dow
Style: Postmodern

Dearborn High School
19501 Outer Dr.
Built: 1957
Style: Modern

Residential Character

22638 Alexandrine
Built: 1928
Style: Colonial Revival

305 S. Denwood
Built: 1940
Style: Cape Cod

208 N. Melborn
Built: 1937
Style: Colonial Revival

22726 Law
Built: 1931
Style: Tudor Revival

620 Crescent
Built: 2007
Style: Neo-Eclectic

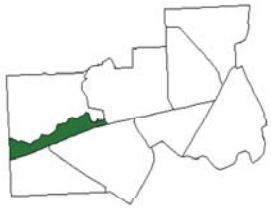
755 Golfcrest Dr.
Built: 1954
Style: Ranch

22149 Long Blvd.
Built: 1931
Style: Tudor Revival/ Queen Anne

136 N. Highland
Built: 1940
Style: Bungalow

COMMUNITY INTRODUCTION

The West Dearborn Business Community is locatec in the west central portion of the City. It is bounded on the north by the Rouge River, on the south by the Norfolk Southern Railroad tracks, on the east by the Rouge River and on the west by Gulley Road (City limits).



The West Dearborn Business Community is primarily a commercial area interspersed with residential uses to the north. The commercial areas are generally attractive, well-maintained, and provide a variety of services to the community.

West Dearborn Business has three public parks, Riverdale, Ford Field, and the Dearborn Hills Golf Course comprising 44.5 acres of recreational opportunities for residents. The area also encompasses both the City and County flood plains totaling 64.5 acres.

There are no public schools in the community, but two parochial schools including Sacred Heart (K-8) and Emmanuel Lutheran (K-8).

HOUSING

Housing in the West Dearborn Business Community was developed in two distinct time periods: the easterly residential area, Morley-Garrison, before 1930 and the westerly area, the Crestview area, in the 1950-1959 period. Some of the oldest housing within the City exists in the Morley-Garrison area. Out of the 340 subdivisions within the City, 28 of them (or 8%) are in the West Dearborn Business Community. These subdivisions were platted as early as 1833 up until 1957, with 82% platted prior to 1926, and the remaining 18% of subdivisions were platted between 1930 and 1957.

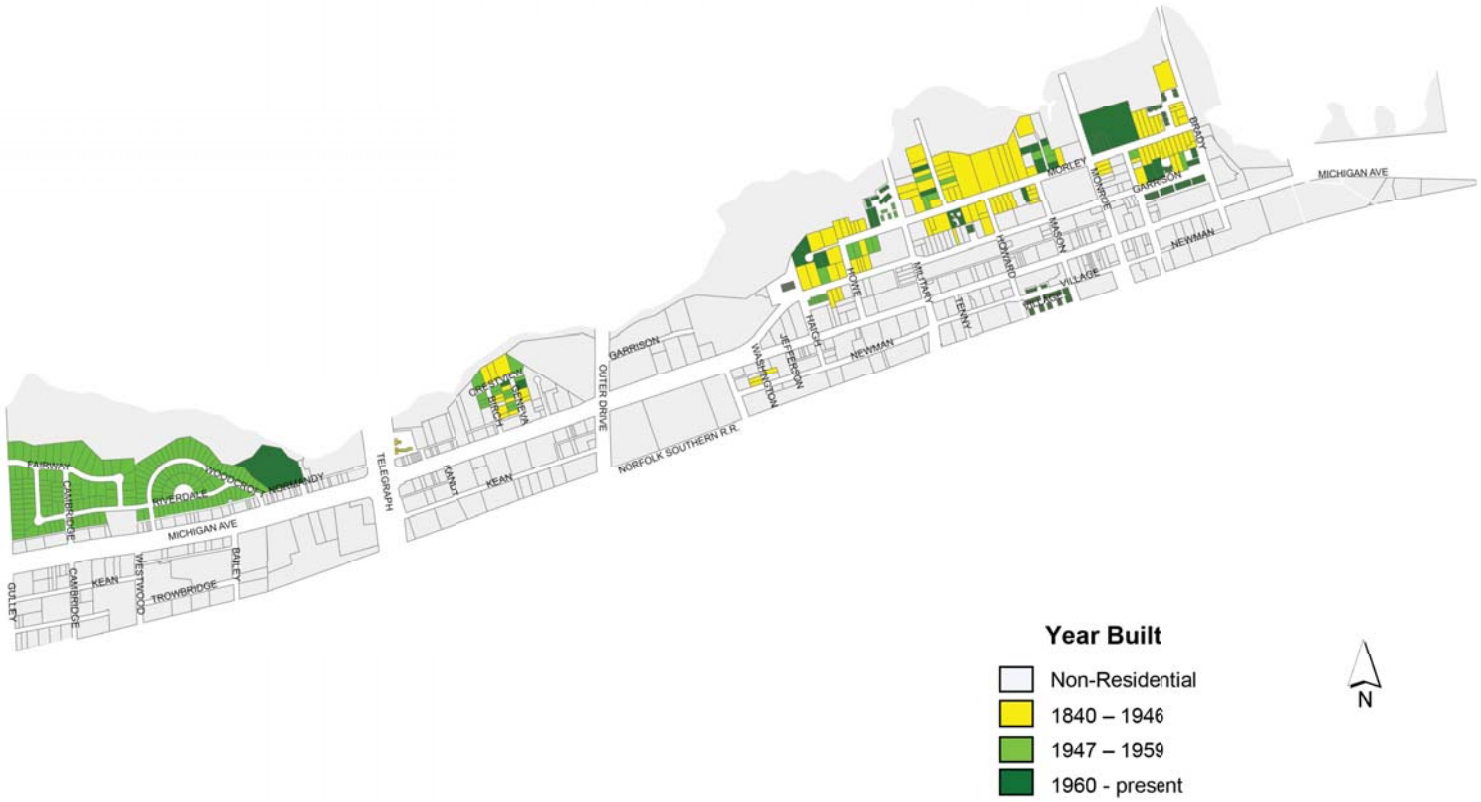
Neighborhoods in the West Dearborn Business Community were designed primarily with single family dwellings but have added condominiums, apartments and senior facilities including Normandy Senior Citizen Apartments, Dearborn Towers, and Morley Manor Senior Citizen Apartments. Among the condominiums are Dearborn Golf Course Manor, Dearborn Valley Co-Op, Garrison Hills, Stanford Place and Dearborn on the Park. Apartments include Colony House, Cherry Lane, Dearborn Manor, and Fort Dearborn Lodge.

ARCHITECTURAL STYLES & SIGNIFICANCE

Within the centralized West Dearborn Business Community exists a variety of housing styles, new and old. Many Victorians, Colonials, and Tudors exist in the older section of Morley-Garrison. These homes are aesthetically pleasing and most have maintained their authentic craftsmanship. This easterly section of the community also features two homes registered as historical sites. There have been additions of new condos, lofts, and townhouses within this area as well lending to the higher density and diverse housing options.

In the more recently developed area, Crestview, ranch, bungalow, and Cape Cod style homes are commonplace. Along Michigan Avenue, Downtown West Dearborn, the streets are lined with shopping, restaurants, nightlife, commercial businesses, and a public library. Within the community are several churches that demonstrate exquisite architectural features, like stained glass windows with tracery, double towers, and decorated facades.

Residential Year Built



Community Character

Commandant's Quarters
Dearborn Historical Museum
21950 Michigan Ave.
Built: 1833
"Oldest building in Dearborn"
Style: Federal Colonial
Architect: Jeremiah Moors
National Register of Historic Places
Michigan Historic Site

McFadden Ross House
Dearborn Historical Museum
915 S. Brady
Built: 1839
Stye: Bungalow
"Originally the Powder Magazine of the Detroit Arsenal"

First United Methodist
22124 Garrison
Built: 1925
Style: Modern Religious

Sacred Heart Church & School
22513 Garrison
Built: 1929
Style: Romanesque Revival

Bryant Branch Library
22100 Michigan Ave.
Built: 1924
"1st Public Library in Dearborn"
Style: Modern

Village Plaza
23400 Michigan Ave.
Built: 1967
Style: Modern
Architect Harley, Ellington, Cowin & Stirton

Fairlane Alliance Church
905 Mason
Built: 1929
Style: Tudor Revival

Residential Character

22548 Morley
Built: 1925
Style: Craftsman Bungalow

25110 Riverdale
Built: 1952
Style: Ranch

22362 Morley
Built: 1927
Style: Colonial Revival

21710 Morley
Built: 1880
Style: Victonan

22210 Garrison
Built: 1927
Style: Victonan/ Queen Anne

21517 Morley
Built: 1927
Style: Colonial Revival/
American Foursquare

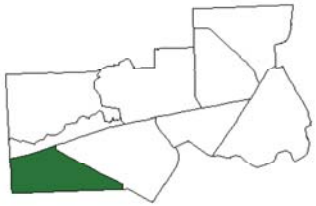
1423 Fairway Dr.
Built: 1953
Style: Cape Cod

Charles A. Kandt House
(Bed & Breakfast)
Michigan Historical Site
22331 Morley
Built: 1927
Style: Colonial Revival/
American Foursquare

The Lapham Home
Michigan Historic Site
22110 Morley
Built: 1890
Style: Victonan

COMMUNITY INTRODUCTION

The Princeton-Carlysle Community is located in the southwest section of the City. It is bounded on the north by the Norfolk-Southern Railroad tracks, on the south by Dartmouth Street (City limits), on the east by Outer Drive, and on the west by Gulley Road (City limits).



The Princeton-Carlysle Community is a fully developed single-family residential area. The majority of the residential structures are sound and a few of the older areas will require some attention in the future through housing conservation programs.

Community facilities appear to be adequate. Commercial areas are developed with a variety of specialized and general services primarily along the Telegraph Road corridor. Other commercial areas include Park Street, Outer Drive, Monroe, and Pelham/Carlysle. These commercial areas are intermingled with single- and multiple-family residential.

The industrial activities are limited and restricted to areas adjacent to Norfolk Southern and the westerly City boundary.

Princeton-Carlysle has six public parks including Crowley, Oxford, Columbia, Penn-Vassar, Schemansky, and Whitmore-Bolles that comprise 67.7 acres of recreational opportunities for residents.

There are also four public schools in the community comprising 25.7 acres including Samuel Long (K-5), Whitmore-Bolles (K-5), and the combined site of William Nowlin (K-5) and O.L. Smith (6-8).

HOUSING

Housing in the Princeton-Carlysle Community was developed primarily before 1930 and into 2000. Out of the 340 subdivisions within the City, 56 of them (or 16%) are in the Princeton-Carlysle Community. These subdivisions were platted as early as 1893 up until 1984 with 59% platted from 1913-1919 and 29% platted from 1920-1926. All in all, nearly 90% of the subdivisions within the community were platted prior to 1926.

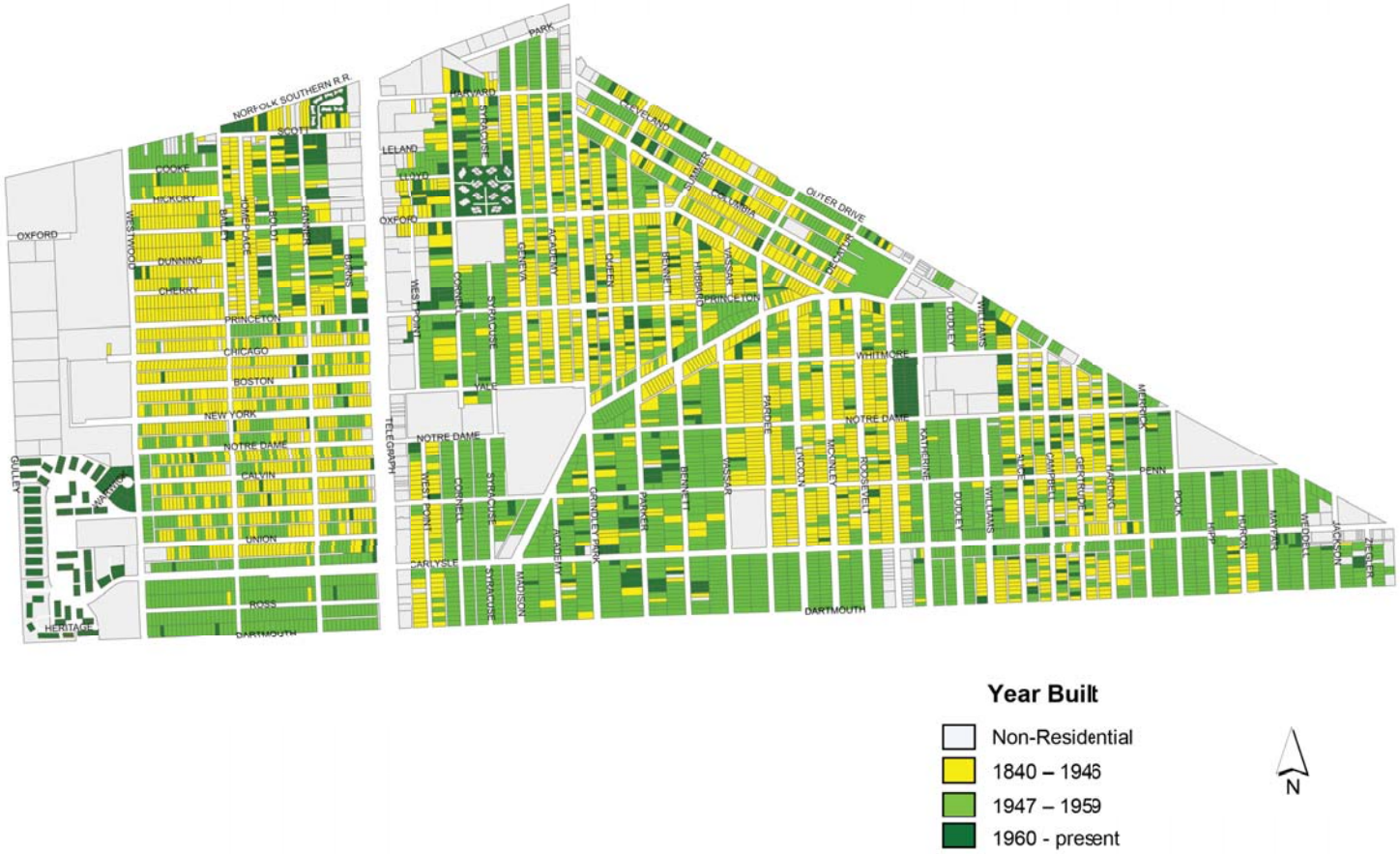
By far, the most housing in this community was constructed during the 1940-1949 period – nearly 50% of the dwellings in the community. The majority of the housing developed just prior to and following World War II with infill residential construction since that period to date.

Multiple-family structures are also well represented in the community with Heritage Place Condominiums and Apartments in the southwest part of the community; Georgia Apartments and Oxford Place Condominiums in the northwestern part of the community; and Oxford Village Apartments as well as those along Cleveland and Outer Drive in the northeastern part of the community.

ARCHITECTURAL STYLES & SIGNIFICANCE

As with many of the communities within the City of Dearborn, Princeton Carlysle has a mixture of architectural styles within its neighborhoods. The tree-lined streets consist mainly of bungalows and ranches. But also common, and typically older, are Colonials, Tudors, and Cape Cods which are sprinkled throughout the individual neighborhoods. An especially unique area, the northwest section of the community, is the two-block area consisting of small Swedish-style housing, built in the 1920's. Few remain as they are difficult to maintain due to the custom design and unusual dimensions.

Residential Year Built



Princeton-Carlysle

Community Character

Commercial Strip off Telegraph
23910 Carlysle
Built: 2005
Style: Modern Commercial

Medical Building
23550 Park
Built: 1948
Renovations: 2005
Style: Postmodern

Re/max Team 2000
23676 Park
Built: 2005
Style: Postmodern

Hope Lutheran Church
3640 Madison
Built: 1960
Style: Modern Religious

Park Place Banquets
23400 Park
Built: 1950
Style: Modern

Whitmore-Bolles Elementary
21501 Whitmore
Built: 1927
Style: Modern

Medical Building
2845 Monroe
Built: 2000
Style: Postmodern

Residential Character

3533 Parker
Built: 1920
Style: American Foursquare

24330 Ross
Built: 1949
Style: Bungalow

2457 Geneva
Built: 1949
Style: Ranch

22365 Cleveland
Built: 1918
Style: Craftsman Bungalow

Oxford Place Condominiums
Built: 1988
Style: Multiple Family

24160 Calvin
Built: 1939
Style: Colonial Revival

3306 Merrick
Built: 1932
Style: Tudor Revival

COMMUNITY INTRODUCTION

The Edison Snow Community is located in the southwest section of the City. It is bounded on the north by the Norfolk Southern Railroad tracks, on the southwest by Outer Drive, and on the southeast by the Southfield Freeway (City limits)

The Edison Snow Community is predominantly a single-family dwelling area with a small mix of multiple-family dwellings. The majority of residential structures are sound and the Ford Homes section has been designated as a historical area.

The Beech-Monroe area contains a mix of land uses ranging from single-family dwellings to industrial use and will require additional attention in the future. The commercial areas are fully developed and provide a variety of services.

Also located within the Edison Snow Community are the Ford Research Center, the Henry Ford Museum, and Greenfield Village.

Edison Snow has five public parks including Summer Stephens, Edison, Ten Eyck, Carlysle-Raymond, and Pine-Linden that comprise 18.2 acres of recreational opportunities for residents.

There are also five public schools in the community comprising 49.8 acres including Leo Duvall (K-5), Edsel Ford (9-12), Edward Snow (K-5), William Stout (6-8), and Howe School (K-5).

HOUSING

Housing in the Edison Snow Community was developed before 1930 and into 2002. Out of the 340 subdivisions within the City, 41 of them (or 12%) are in the Edison Snow Community. These subdivisions were platted as early as 1868 up until 1977, with 35% platted prior to 1920, and 37% platted from 1920-1925. The remaining 28% of subdivisions were platted between 1940 and 1977. All in all, nearly 72% of the subdivisions within the community were platted prior to 1925.

The greatest amount of construction occurred in the 1950-1959 period – nearly 40% of the total dwellings in the community. Inspired by Henry Ford, a unique housing development occurred in the northwest section of the community with the construction of the Ford Homes from 1919-1920. These homes are architecturally distinctive, built in the Military-Beech area, and have been listed on the National Register of Historic Places.

There are several multiple-family structures in the community located off of Gregory, Military, Porter, and Park. There are two senior citizen apartment complexes: Hubbard Manor West and Sisson Manor. Dearborn and Kelly Apartments as well as Snow Hill Condominiums are located in this community.

ARCHITECTURAL STYLES & SIGNIFICANCE

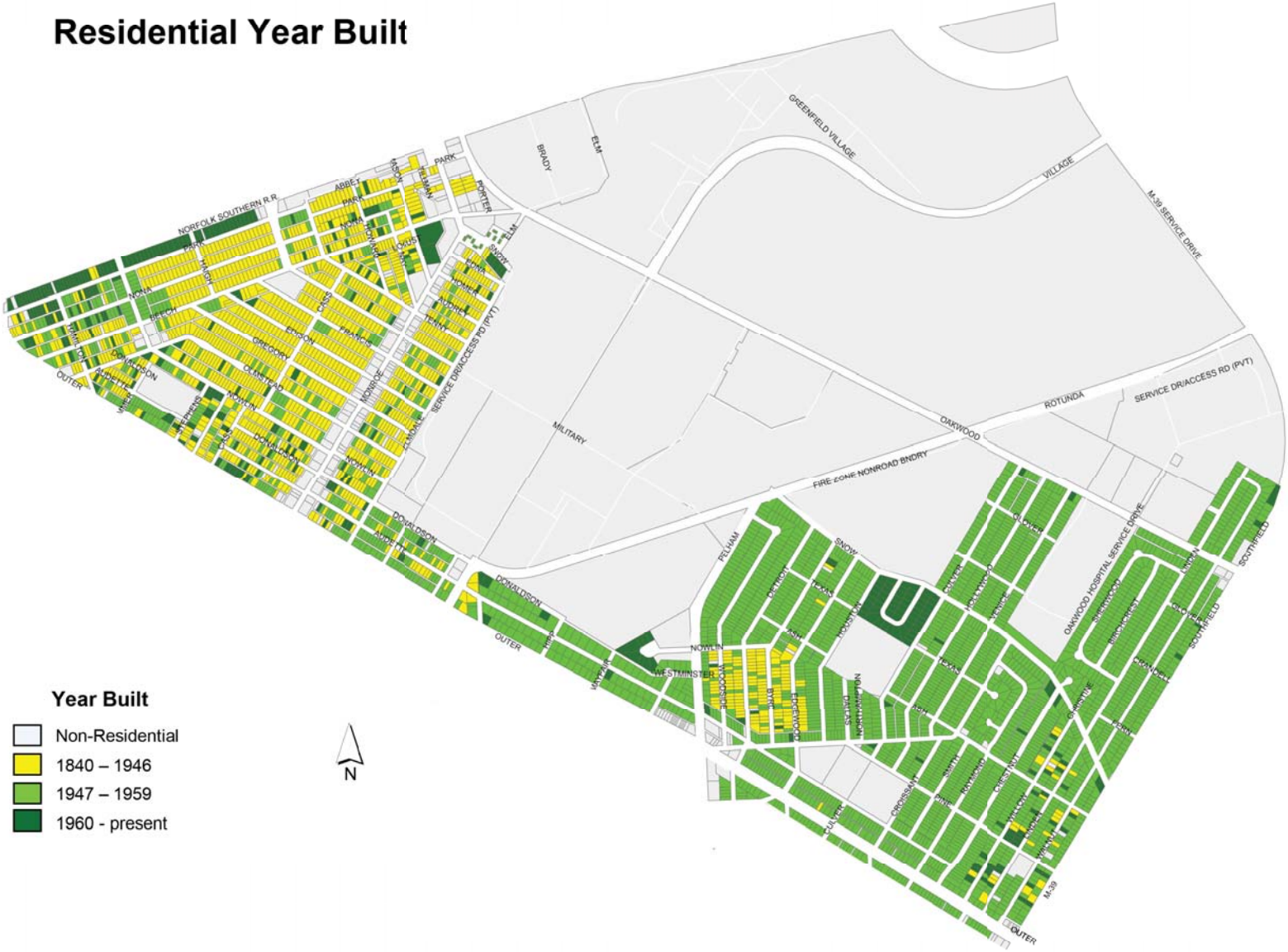
There are three distinct areas within the Edison Snow Community. The oldest section of the community has a rich history. The Henry Ford Homes consists of 250 Colonial style homes, with six different models. They were intended to be for his middle income employees.

Other homes in this area, mainly of Colonials, bungalows, and Tudors, are laid out in an arrangement so each block has a variety of styles. Bungalows and ranches are more prominent in the southeastern section of the community, with less variation in styles.

The residential strip of land consists of ranch style homes connecting the two areas of the Edison Snow Community. These homes are unique due to the emphasis of the horizontal plane, unlike most others in the City.

Edison Snow

Residential Year Built



Community Character

Oakwood Hospital
18101 Oakwood
Built: 1951
Style: Modern
Architect: Henry F. Stanton

First Baptist Church of Dearborn
1365 Nowlin
Built: 1924
Style: Modern Religious

Dearborn Inn
20301 Oakwood
Built: 1931
"First airport hotel in the country"
"First hotel in the nation to have air-conditioning"
Style: Georgian Architecture/ Colonial Revival
Architect: Albert Kahn & Charles M. Hart
National Register of Historic Places
Michigan Historic Site

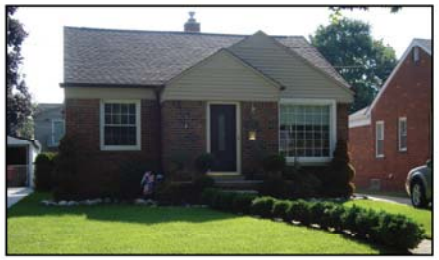
The Henry Ford: America's Greatest History Attraction
A.K.A. "The Edison Institute"
Greenfield Village & Museum
20900 Oakwood
Built: 1929
"Largest indoor-outdoor history museum"
"Largest collection of Americana in the country"
Style: Colonial Revival
Architect/ Builder: Henry Ford & Robert O. Derrick
Dedicated by President Herbert Hoover to Thomas Edison
National Historic Landmark
Michigan Historical Site

Automotive Hall of Fame
21400 Oakwood
Built: 1997
Style: Postmodern

St. Paul American Lutheran Church
21915 Beech
Built: 1954
Style: Romanesque Revival

DuVall Elementary
22561 Beech
Built: 1921
Style: Modern

Residential Character



3155 Culver
Built: 1952
Style: Ranch

22120 Edison
Built: 1919
Style: Colonial Revival

22379 Olmstead
Built: 1939
Style: Tudor Revival

22531 Edison
Built: 1932
Style: Tudor Revival

18057 Snow
Built: 1952
Style: Ranch

21569 Tenny
Built: 1923
Style: Craftsman Bungalow

Sisson Manor
Senior Living
Built: 1970
Style: Multiple Family

COMMUNITY INTRODUCTION

The Fairlane Community is located in the north central section of the City. It is bounded on the northwest by Ford Road (City limits), on the northeast by Paul Street (City limits), by Greenfield Road on the east, by the Norfolk Southern tracks on the south, and the Rouge River on the west.

The Fairlane Community is dominated by many large commercial, residential, educational, and municipal complexes, including Ford Motor Company World Headquarters, Fairlane Town Center, the University of Michigan – Dearborn, Henry Ford Community College, the Ford Community and Performing Arts Center, the Police Department and Court, Health Department, and the Henry Ford Centennial Library.

Fairlane has three public parks including the Ford Community & Performing Arts Center and King Boring Field, Rosalie-Hubbard, and Palmer-Jerome that comprise 33.7 acres of recreational opportunities for residents. The area also boasts 205.4 acres of open space with the Fairlane Woods greenbelt and pond, the County Flood Plain (including a nature trail), the Fairlane Mansion Pond, and Parklane Pond and Park.

There are also three public schools in the community comprising 26.7 acres including Henry Ford (K-5), the University of Michigan – Dearborn, and Henry Ford Community College.

HOUSING

Housing in the Fairlane Community was developed prior to 1940 and into 2000. Out of the 340 subdivisions within the City, only 12 of them (or 4%) are in the Fairlane Community. These subdivisions were platted as early as 1915 up until 1997, with 42% platted prior to 1925, and the remaining 58% of subdivisions were platted between 1940 and 1997.

Construction occurred during the 1940-1949 period for the eastern section of the community and the 1980-1990 and 1990-2000 periods for the western section of the community.

The most recent development is that of Fairlane Woods, surrounded by 127 acres of lush forest. A gated community, Fairlane Woods consists of luxury condominiums and apartments.

The oldest housing in the community was built in the southeastern section in the Greenfield/Ford Road area and the Greenfield/Michigan Avenue area and it contains a mix of older single-family homes.

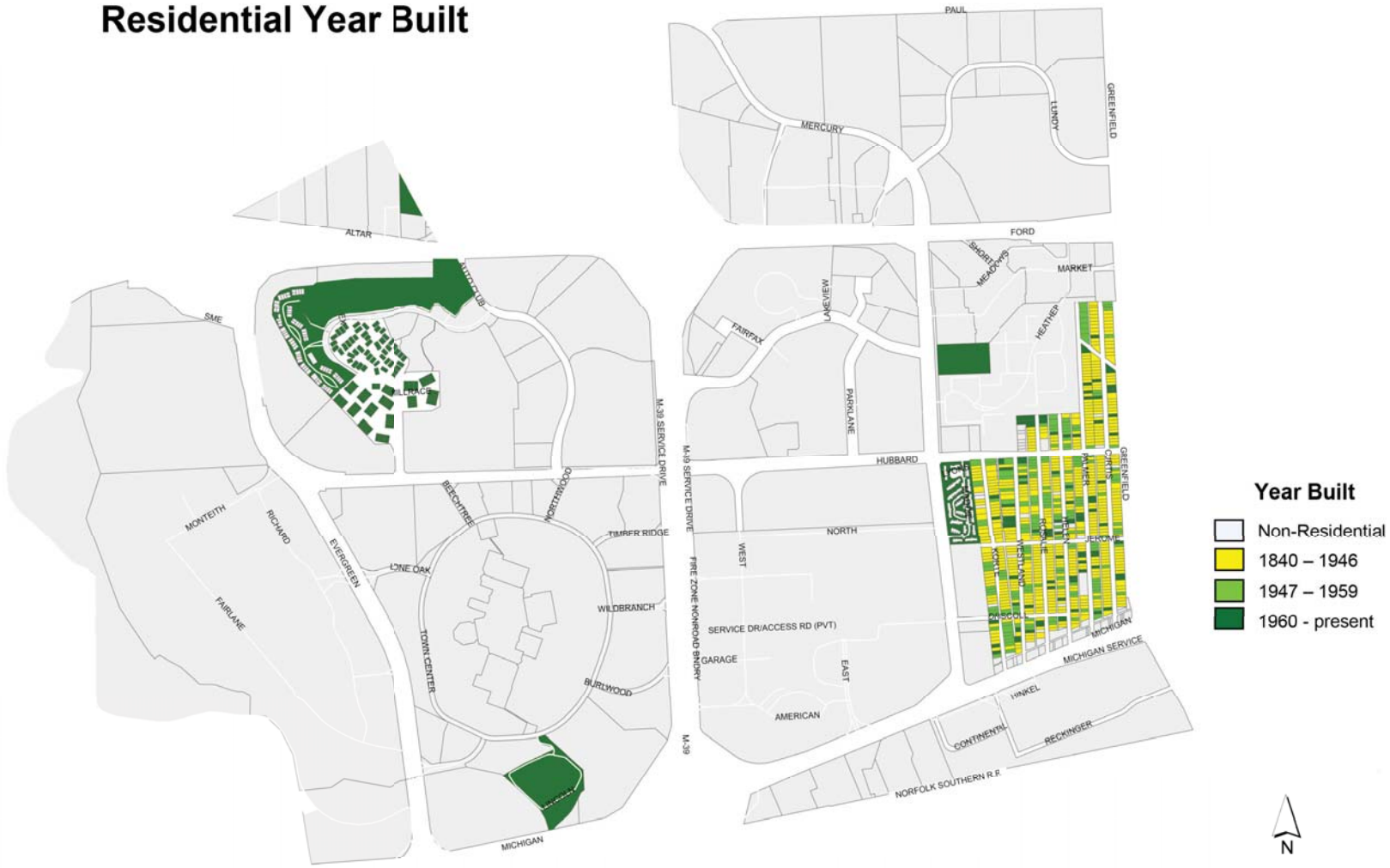
The majority of housing units in this community are single-family and the remaining multiple-family structures consist of condominiums, apartment buildings, and senior citizen buildings. Among the multiple-family units are Fairlane Woods Apartments and Condominiums and St. Sarkis Tower Senior Citizen Apartments.

ARCHITECTURAL STYLES & SIGNIFICANCE

The southeast area, the older section of the community, has a range of styles including Tudors, ranches, and bungalows. There has also been some new construction as well as improvements and additions to existing homes.

Gated communities also exist within the Fairlane Community. Fairlane Woods, southwest of Ford Road and Southfield Freeway, is nestled within a wooded area, has winding streets, and features man-made ponds. Within Fairlane Town Center is an luxury apartment complex and two additional contemporary complexes located off Mercury Drive.

Residential Year Built



Fairlane

Community Character

Fairlane Office Centre
4 & 6 Parklane Blvd.
Built: 1985
Style: Modern
Architect: Rossetti Associates

Ford World Headquarters
1 American Rd.
Built: 1956
Style: International
Architect: Skidmore, Owings & Merrill

Henry Ford Estate – Fair Lane
A.K.A. "Fair Lane"
4901 Evergreen
Built: 1909
Styles: Prairie Style/ Tudor Revival
Architects: Joseph N. French, William Van Tine, Marion Mahoney Griffin, Frank Llyod Wright & Jen Jensen (Landscape)

Regent Court
6800 Executive Plaza Dr.
Built: 1990
Style: Postmodern
Architect: Kenneth Neumann, Joel Smith & Associates

East & West Parklane Towers
1 & 3 Parklane Blvd.
Built: 1971 & 1973
Style: Modern

Community Character

Henry Ford Elementary
16140 Driscoll
Built: 1925
Latest Renovation: 1998
Style: Modern

Environmental Interpretive Center
University of Michigan-Dearborn Campus
4901 Evergreen
Style: Postmodern

University Center
University of Michigan-Dearborn Campus
4901 Evergreen
College established in 1959
Style: Postmodern

Technology Building
Henry Ford Community College
5101 Evergreen
College established in 1960
Style: Postmodern

Health Careers Education Center
Henry Ford Community College
5101 Evergreen
Style: Postmodern

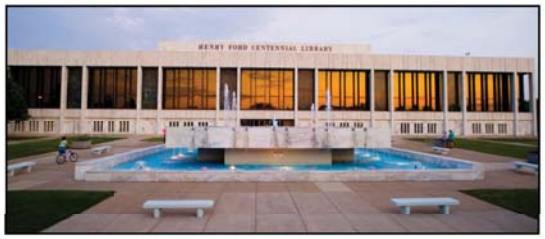
Science Learning & Research
University of Michigan- Dearborn Campus
4901 Evergreen
Style: Postmodern

College of Engineering & Computer Science
University of Michigan-Dearborn Campus
4901 Evergreen
Style: Postmodern

Community Character

Henry Hotel (left)
300 Town Center Dr.
Built: 1988
Style: Postmodern
Architect: Rossetti

North & South Fairlane Plazas (right)
290/ 330 Town Center Dr.
Built: 1989 & 1990
Style: Postmodern



Dearborn Centennial Library
16301 Michigan Ave.
Built: 1969
Style: Postmodern

Islamic Center of America
19500 Ford Rd.
Built: 2005
"Largest Mosque in North America"
Style: Modern Islamic
Architect: David Donnellon

Hyatt Regency
600 Town Center Dr.
Built: 1976
Style: Postmodern
Architect: Charles Luckman

Dearborn Police Station
16099 Michigan Ave.
Built: 1960
Renovations: 1997
Style: Federal/
Colonial Revival

St. Sarkis Armenian Apostolic Church
19300 Ford Rd.
Built: 1961
Style: Modern Religious

Ghafari & Associates Inc.
17101 Michigan Ave.
Built: 1982
Style: Postmodern

Ford Community & Performing Arts Center
15801 Michigan Ave.
Built: 1959
Renovations: 2001
Style: Postmodern

Residential Character

5062 Palmer
Built: 1937
Style: Tudor Revival

5400 Palmer
Built: 1952
Style: Neo-Eclectic

Fairlane Meadows Condominiums
Built: 1986
Style: Multiple Family

4857 Westland
Built: 1953
Style: Ranch

The Lincoln at Fairlane Town Center Apartments
Built: 2000
Style: Multiple Family

Bradford Village Condominiums
Built: 1998
Style: Multiple Family

COMMUNITY INTRODUCTION

The Springwells Community is located in the southeastern quadrant of the City. It is bounded on the north by the Conrail and Norfolk Southern tracks, on the southeast by Interstate 94, and on the west by Michigan Avenue and M-39, Southfield Freeway, and the Rouge River (City limits).

The Springwells Community is characterized primarily by a mix of high-tech office buildings, light industrial facilities, and single- and multiple-family residential uses. One of the main features of the community is the Tournament Players Club (TPC) of Michigan Golf Course.

Springwells has one public park, Bennington Park comprising 3.2 acres of recreational opportunities for residents. There are 103.1 acres of open space located south of Andover/north of Longmeadow, south of Danvers/west of Brewster, south of Brookline/north of Woodland, and the Fairlane East Greenbelt and Pond. Also included in this acreage is the Springwells Park, Fairlane East Community Centers, and the Rouge River Channel.

There are no public schools in the community.

HOUSING

Housing in the Springwells Community was developed in two time periods: the Springwells Park area north of Rotunda from 1930-1959 and Fairlane East south of Rotunda constructed in 1970-79 and into the 1990s. Out of the 340 subdivisions within the City, only six of them (or 2%) are in the Springwells Community. These subdivisions were platted as early as 1939 up until 1972 wth 67% platted prior to 1941 and the remaining 33% of subdivisions were platted between 1971 and 1972.

Neighborhoods in the Springwells Community were designed with a mix of housing types ranging from single-family dwellings to condominiums, apartments and luxury residential. The Tournament Players Club Apartments and Townhomes, Fairlane East Condominiums and Apartments, and the Oakbrook Common Senior Citizen Development are located off of Rotunda along the Rouge River.

ARCHITECTURAL STYLES & SIGNIFICANCE

There are three distinct residential areas in the Springwells Community. All of the single-family housing, blended with duplexes, are located in the area north of Rotunda Drive. The winding, tree-lined streets enhance this New England style neighborhood. Many of the homes are vine covered Colonials and Cape Cods with attached garages and unfenced yards. The use of the paths and open space creates a pleasant setting that leads to a secluded park tucked away from traffic.

The gated community inside the TPC was developed in the 1990s and includes some of the most high end housing in the City. The homes are situated on the golf course with great views of the course and the open space. These homes are mostly brick ranches and Cape Cods with larger square footage than the average Dearborn home.

South of Rotunda Drive is the Fairlane Woods Condominiums and Apartments which are all two-story, mostly brick, multiple-family dwellings. This gated community was designed with open spaces and features a man-made pond.

Residential Year Built

Year Built

- Non-Residential
- 1840 – 1946
- 1947 – 1959
- 1960 - present

Springwells

Community Character

Educational Data Services, Inc.
15300 North Commerce Drive
Built: 1988
Style: Modern

Commercial Office Building
3200 Greenfield
Built: 1988
Style: Postmodern

Continental
15001 North Commerce Drive
Built: 1978
Style: Modern

Commercial Building
15401 North Commerce Drive
Built: 1981
Style: Colonial Revival

Commercial Buildings
at Greenfield & Rotunda
Built: 1940
Style: Modern/ Colonial Revival

Penske Logistics
15301 Mercantile
Built: 1985
Style: Modern

Residential Character

15812 Middlebury Dr.
Built: 1943
Style: Colonial Revival

10 & 12 Abbott Ln.
Built: 1942
Style: Cape Cod

18 Enfield
Built: 1958
Style: Colonial Revival

16 Amherst Ln.
Built: 1941
Style: Cape Cod

16140 Woodland Dr.
Built: 1941
Style: Cape Cod

Springwells Apartments
Built: 1939
Style: Multiple Family

Fairlane East
Condos & Apartments
Built: 1972
Style: Multiple Family

COMMUNITY INTRODUCTION

The Fordson East Community is located in the northeast section of the City. It is bounded on the north by Tireman Avenue (City limits), on the south and east by Interstate 94 and Wyoming Avenue (City limits), and on the west by the CSX tracks, Warren and Greenfield Roads (City limits).

The Fordson East Community is composed of a mixture of land uses ranging from residential to industrial. The majority of the residential structures are sound and a number of substandard buildings have been removed through the Neighborhood Conservation Program "Operation Eyesore."

The strip type commercial areas provide basic services to the community and the presence and location of three railroads adjacent to and through this community have influenced the industrial development.

Fordson East has six public parks including Anthony, Arthur Basse, Wyoming-Gould, Hemlock, Freda-Blesser and Gary that comprise 31.9 acres of recreational opportunities for residents.

There are also five public schools in the community comprising 9.7 acres including Robert Oakman (K-5), Lucille H. McCollough & Donald A. Unis (K-8), John McDonald (K-5), Harvey Lowrey (K-8) and Iris Becker(K-5).

HOUSING

Housing in the Fordson East Community was developed before 1940 and into 2000. Out of the 340 subdivisions within the City, 38 of them (or 11%) are in the Fordson East Community. These subdivisions were platted as early as 1898 up until 1980, with 32% platted prior to 1920, and 46% platted from 1920-1926. The remaining 22% of subdivisions were platted between 1934 and 1980. All in all, nearly 78% of the subdivisions within the community were platted prior to 1926.

The greatest amount of construction occurred before 1940 – 36.5% of the total dwellings in the community were built. Neighborhoods in the community represent housing requirements relating to the establishment of the Ford Rouge Plant in Dearborn. The balance of development took place just prior to and following World War II with infill construction since that period.

The majority of housing units in this community are single-family and the remaining multiple-family structures consist of 2-, 3- and 4-family dwellings, condominiums, apartment buildings, and senior citizen buildings. Among the multiple-family units are several 2-, 3- and 4-family units, the Dearborn Club, Freda, Kingsley, Pinehurst, and Manor Apartments, Townsend Towers (Senior living facilities), and Miller and Schaefer Condominiums, as well as the Dearborn at the Park Apartments

ARCHITECTURAL STYLES & SIGNIFICANCE

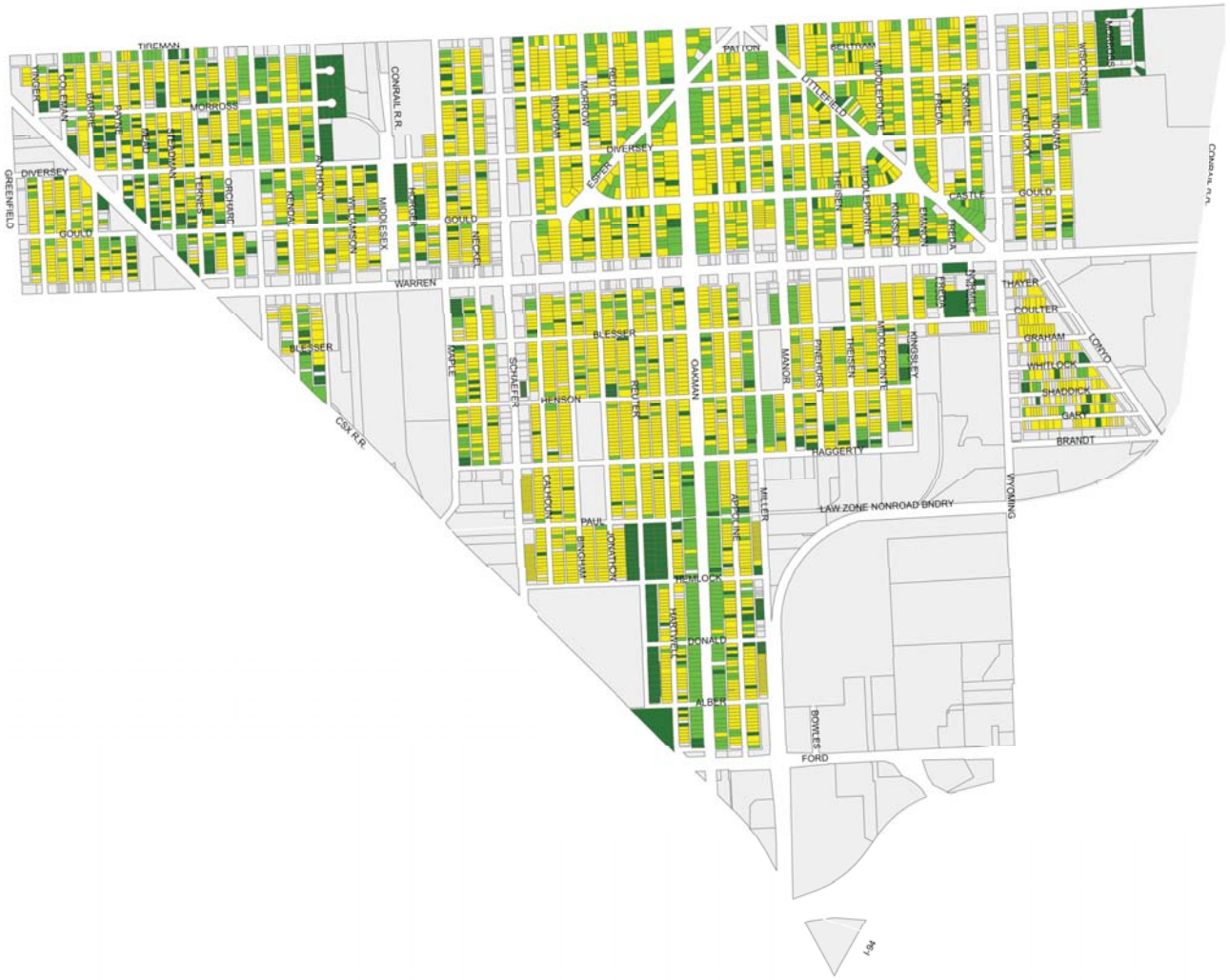
Much of the housing in Fordson East is similar to the rest of Dearborn, a variety. Bungalows, Tudors, Colonials, ranches, and new construction are commonplace.

There are two distinct areas that have numerous homes that are especially well kept, down Oakman Boulevard and in the Aviation district. Oakman has trees lining the boulevard with many homes possessing striking architectural features and landscaping.

Many of the custom homes in these areas are larger than average and were built with fine materials. These homes have noticeable details, like towers, elaborate roof designs, and architectural accents, that make the area and each home unique.

Fordson East

Residential Year Built



Year Built

- Non-Residential
- 1840 – 1946
- 1947 – 1959
- 1960 - present

N

Community Character

Law Office
6200 Schaefer
Built: 1995
Style: Modern

Esper Library
12929 W. Warren
Built: 1953
Renovations: 2001
Style: Postmodern

Shatila Bakery
14300 W. Warren
Built: 2002
Style: Postmodern

Iris M. Becker Elementary
10821 Henson
Built: 1993
Style: Postmodern

McCollough Unis K-8 School
7801 Maple
Built: 2004
Style: Postmodern

Robert E. Oakman Elementary
7545 Chase
Built: 1927
Style: Modern

Harvey H. Lowery K-8 School
6601 Jonathan
Built: 1927
Style: Modern

John C. McDonald Elementary
10151 Diversey
Built: 1928
Style: Modern

Saint Alphonsus
Church & School
7230 Schaefer
School Built: 1846
1st Church Built: 1852
Style: Gothic/ Neo Gothic
Architect: Authur Des Rosiers
Michigan Historic Site

Fordson East

Residential Character

7814 Morrow Circle East
Built: 1932
Style: Tudor Revival

7908 & 7910 Steadman
Built: 1931
Style: Tudor Revival

7653 Morrow Circle East
Built: 1940
Style: Colonial Revival

7401 Esper
Built: 1931
Style: Victonan/ Queen Anne

7800 Manor
Built: 1950
Style: Neo Eclectic

5800 Oakman
Built: 1952
Style: Ranch

7254 Barne
Built: 1929
Style: Bungalow

7854 & 7856 Pinehurst
Built: 1927
Style: Colonial Revival/ American Fourscuare

Kingsley Apartments
7100 Kingsley
Built: 1930
Style: Multiple Family

Miller Road Townhouses
Built: 1931
Style: Multiple Family

Pinehurst Apartments
7001 Pinehurst
Built: 1929
Style: Multiple Family

COMMUNITY INTRODUCTION

The Fordson West Community is located in the northeast section of the City. It is bounded on the north by Warren Avenue, on the south by the Conrail tracks and Interstate 94, on the east by the CSX tracks, and on the west by Greenfield Road.

The Fordson West Community is composed of a mixture of land uses ranging from residential to industrial. The majority of the residential structures are sound and a number of substandard buildings have been removed through the Neighborhood Conservation Program "Operation Eyesore."

The main business district in East Dearborn is located in this community at the intersection of Michigan Avenue and Schaefer Road. The location of three railroads adjacent to and through this community have influenced the industrial development.

Fordson West has four public parks including Ford Woods, Geer Park, Argyle-Williamson and Alber-Bingham that comprise 47.3 acres of recreational opportunities for residents.

There are also seven public schools in the community comprising 27.1 acres including Fred Maples (K-6), William Ford (K-6) Alfred Woodworth (K-8), Owen Geer (K-5), Fordson High School (9-12), the Kathleen M. Cotter Early Childhood Center, and Miller Elementary School (K-5).

HOUSING

Housing in the Fordson West Community was developed during three primary periods: prior to 1940 (30% of the dwellings in the community), between 1940-1949 (23% of the dwellings in the community), and between 1950-1959 (16.4% of the dwellings in the community). Out of the 340 subdivisions within the City, 63 of them (or 19%) are in the Fordson West Community. These subdivisions were platted as early as 1909 up until 1979, with 43% platted prior to 1920, and 35% platted from 1920-1929. The remaining 22% of subdivisions were platted between 1930 and 1980. All in all, nearly 78% of the subdivisions within the community were platted prior to 1929.

The greatest amount of construction occurred before 1940 – 36.5% of the total dwellings in the community were built. Neighborhoods in the community represent housing requirements relating to the establishment of the Ford Rouge Plant in Dearborn. The balance of development took place just prior to and following World War II with infill construction since that period.

Most of the housing units in this community are single-family and the remaining multiple-family structures consist of 2-, 3- and 4-family dwellings, condominiums, apartment buildings, and senior citizen buildings, Hubbard Manor East, Kennedy Plaza, and Henry Ford Village Retirement Facility.

ARCHITECTURAL STYLES & SIGNIFICANCE

As with many of the communities within the City of Dearborn, Fordson West has a mixture of architectural styles within its neighborhoods. Bungalow, Tudor, and Colonial styles are most prominent in the area with Cape Cods, ranches, and new constructions also frequently seen throughout the community.

Many of the older schools and churches in this area exhibit extraordinary architectural aesthetics, as well as City Hall and the Arab American National Museum.

Fordson West

Residential Year Built

Year Built

- Non-Residential
- 1840 – 1946
- 1947 – 1959
- 1960 - present

N

Community Character

William Ford Elementary
14749 Alber
Built: 1993
Style: Postmodern

Fred Maples Elementary
6801 Mead
Built: 1927
Style: Modern

Woodworth Middle School
4951 Ternes
Built: 1927
Style: Colonial Revival

Arab American National Museum
13624 Michigan Ave.
Built: 2005
"First Arab American history & culture museum in the world"
Style: Islamic/ Postmodern
Architect: Jack Rouse Associates
Smithsonian Affiliate

Miller Elementary
4824 Lois
Built: 1996
Style: Postmodern

Kathleen M. Cotter
Early Childhood Center
13020 Osborn
Built: 1999
Style: Postmodern

Fordson High School
13800 Ford Rd.
Built: 1928
Renovation: 2005
Style: Tudor Revival
Architect: Everett Lane Williams (Van Leyen, Schilling, Keough, & Reynolds)
Michigan Historical Site

Saint Barbara Catholic Church
13534 Colson
Built: 1924
Style: Modern Religious

Dearborn City Hall
13615 Michigan Ave.
Built: 1922
Style: Colonial Revival
Architect: Marcus R. Burrowes
Michigan Historical Site

Residential Character

6463 Orchard
Built: 1934
Style: Cape Cod

5160 Ternes
Built: 1927
Style: Colonial Revival/ Dutch Colonial

5929 Ternes
Built: 2008
Style: Neo Eclectic

Henry Ford Village
Senior Housing
Built: 1993
Style: Multiple Family

6401 Yinger
Built: 1927
Style: Bungalow

15303 Colson
Built: 1939
Style: Colonial Revival

Hubbard Manor East
5500 Calhoun
Built: 1977
Style: Multiple Family

Leonard Apartments
13330 & 13340 Leonard
Built: 1930
Style: Multiple Family

5100 Neckel
Built: 1930
Style: Tudor Revival

14430 Lanson
Built: 1964
Style: Ranch

Dearborn Regency
Apartments on Firestone
Built: 1947
Style: Multiple Family

COMMUNITY INTRODUCTION

The Salina Community is located in the southeastern quadrant of the City. It is bounded on the north by Michigan Avenue, on the east and south by the City Limits and the Rouge River, and on the west by Interstate 94.

The Salina Community is composed of a mixture of land uses ranging from residential to industrial. The major land use is heavy industrial with the Ford Motor Company Rouge plant as the principal activity. In recent years, a major effort has been to rehabilitate the Dix-Vernor residential and commercial districts.

Salina has five public parks including Lapeer, Tuxedo-Canterbury, Morningside Wyoming, Patton Park (partial), and Akron Lowrey that comprise 117.9 acres of recreational opportunities for residents.

There are also two public schools in the community comprising 8.7 acres including Salina (K-5) and Salina Intermediate (6-8).

HOUSING

Housing in the Salina Community was developed prior to 1930 and into 2002. Out of the 340 subdivisions within the City, 33 of them (or 9%) are in the Salina Community. These subdivisions were platted as early as 1846 up until 1980, with 94% platted prior to 1931, and the remaining 6% of subdivisions were platted between 1953 and 1980.

Construction occurred primarily before 1940 and represent demand for housing in relationship to the establishment of the Ford Motor Company Rouge Plant.

Housing types are fairly evenly divided between single-family dwelling units (55%) and 2-, 3- and 4-family dwelling units (45%).

ARCHITECTURAL STYLES & SIGNIFICANCE

Salina has an interesting housing stock. There is a range of styles throughout the community; many ranch, bungalow, and Colonial homes, with newer construction common as well. Also apparent are the additions and improvements citizens are making to existing homes. There are many multiple-family duplexes and apartment complexes located throughout Salina.

The Village Park Apartments are centrally located within the community. They are laid out in a grid pattern with open space surrounding the complex.

The Eugene-Porath area is located within only a few blocks in the northwest section of the community. The homes are older and resemble the same styles of the rest of the community.

Residential Year Built

Salina

Community Character

Salina Intermediate School
2623 Salina
Built: 1921
Latest Renovation: 2004
Style: Modern

Salina Elementary
2700 Ferney
Built: 2003
Style: Postmodern

Angel House
2600 Saulino Ct.
Style: Modern

Dearborn Sausage Company, Inc.
2450 Wyoming
Built: 1976
Style: Modern Commercial

American Moslim Society
Established in 1938
9945 Vernor
Latest Renovation: 2000
Style: Islamic

ACCESS
Arab American Center for
Economic & Social Services
2651 Saulino Ct.
Established 1972
Latest Renovation: 2009
Style: Modern

Residential Character

1541 Riverside
Built: 2002
Style: Neo Eclectic

3310 Amazon
Built: 1926
Style: Colonial Revival/
American Foursquare

1235 Wyoming
Built: 2005
Style: Ranch

3231 Marie
Built: 1981
Style: Ranch

1635 Salina
Built: 2010
Style: Neo Eclectic

Village Park Apartments
Built: 1983
Style: Multiple Family

3219 Roulo
Built: 1924
Style: Bungalow

9832 & 9838 Essex
Built: 1930
Style: Colonial Revival/
American Foursquare

2849 Roulo
Built: 1924
Style: Bungalow

Whittington Apartments
9965 Whittington
Built: 1928
Style: Multiple Family