

**State of Michigan Historic Preservation Office
Intensive Level Survey
Rochester Hills Historic Districts Survey**

Address

Street: 1304 E Auburn Rd.
City: Rochester Hills **County :** Oakland **ZIP:** 48307
Current Name:
Historic Name: Frank, Lucius House



Evaluations

Contributes to: Frank Farm Historic District
NR Eligible: Not NR Eligible
Contributing: Contributing Site
SHPO Evaluation:

Resources on Property/Status

Historic Use: D/single dwelling
Current Use: D/single dwelling
Owner Type: Private

Photo

Filename: RHPhotos\Auburn\E Auburn\1304 E Auburn SE.jpg
Roll: **Frame:**
View: Southeast
Credit: Burke Jenkins
Caption: Lucius Frank House, 1304 E. Auburn Rd., Rochester Hills, MI

Main Building

Foundation:	Roof:	Period of Significance:
1. Stone	1. Asphalt	
2. Concrete	2.	Area of Significance:
3.	3.	1 Architecture
Wall:	Other:	2 Agriculture
1. Wood: Weatherboard	1. Brick	3
2. Asbestos	2. Concrete	Arch/Builder:
3.	3.	Date Built: ca. 1865

Architectural Classification:

Material Notes:

Description: Two story L-plan gable roof house. One story wing on east, original or early addition. Enclosed front and back porches on wing have concrete block foundations and asbestos siding. One story ell in rear with older brick chimney. Concrete block chimney on west side. 2/2 windows in gable front section, 1/1 windows elsewhere.

Other Buildings/Features: Small house in rear.

Significant Persons:

Statement of Significance: John Frank purchased the east half of the northwest quarter of section 36 sometime between 1855 and 1860, adding it to his earlier holdings. In 1872 John Frank owned 128 acres in section 36, the entire northwest quarter, in addition to 94 acres in section 26. In 1947 Loren Frank still owned most of the northwest quarter of section 36; a small parcel was owned by a cousin named Holtz. Lucius Frank and his father John probably built this house when Lucius returned to Avon Township after serving in the army during the Civil War. A photo of the house ca. 1917 shows that it retains its historic appearance to a large degree. Loren Frank was born in this house.

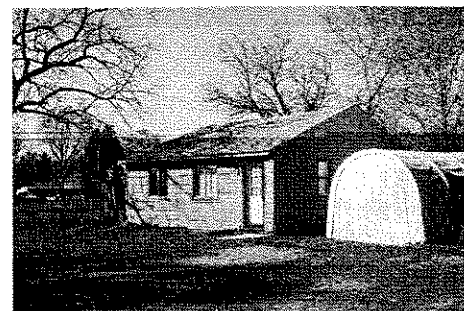
References: Michigan Rural Property Inventory, Avon Township, 36A; Seeley, History of Oakland County, V. II, 837-38; 1304 and 1356 E. Auburn Rd., Rochester/Rochester Hills Historical Homes/Sites, Box 1, Rochester Hills Museum Archives; Ray Frank, personal communication, 14 June 2002.

Surveyor's Comments:

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Historic Name:



Evaluations

Contributes to: Frank Farm Historic District
NR Eligible: Not NR Eligible
Contributing: Non-Contributing Site
SHPO Evaluation:

Resources on Property/Status

Historic Use: AS/animal facility
Current Use: D/single dwelling
Owner Type: Private

Photo

Filename: RHPHOTOS\Auburn\E Auburn\1304a E Auburn.jpg
Roll: Frame:
View: Southwest
Credit: Burke Jenkins
Caption: 1304 E. Auburn Rd., Rochester Hills, MI

Main Building

Foundation:	Roof:
1.	1. Asphalt
2.	2.
3.	3.
Wall:	Other:
1. Asbestos	1.
2.	2.
3.	3.

Period of Significance:

Area of Significance:

1
2
3

Arch/Builder:

Date Built:

Architectural Classification:

Material Notes:

Description: One story side-gabled house. Sliding windows.

Other Buildings/Features:

Significant Persons:

Statement of Significance: Originally a hog house. Ray Frank's cousin George Holtz remodeled it into an apartment.

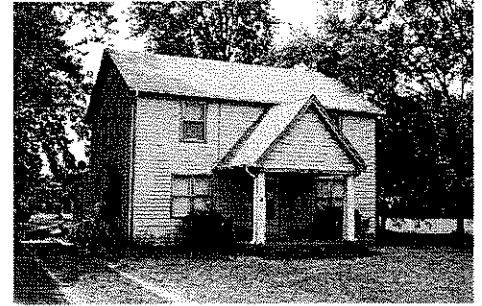
References: Ray Frank, personal communication, 14 June 2002

Surveyor's Comments: Integrity lost.

State of Michigan Historic Preservation Office
Intensive Level Survey
Rochester Hills Historic Districts Survey

Address

Street: 1344 E Auburn Rd.
City: Rochester Hills **County :** Oakland **ZIP:** 48307
Current Name:
Historic Name: Frank, Loren House



Evaluations

Contributes to: Frank Farm Historic District
NR Eligible: Not NR Eligible
Contributing: Contributing Site
SHPO Evaluation:

Resources on Property/Status

Historic Use: D/single dwelling
Current Use: D/single dwelling
Owner Type: Private

Photo

Filename: RHPhotos\Auburn\E Auburn\1344 E Auburn.JPG
Roll: **Frame:**
View: Southwest
Credit: Burke Jenkins
Caption: Loren Frank House, 1344 E. Auburn Rd., Rochester Hills, MI

Main Building

Foundation:	Roof:	Period of Significance:
1. Concrete	1. Asphalt	
2.	2.	Area of Significance:
3.	3.	1 Agriculture
Wall:	Other:	2
1. Metal: Aluminum	1. Brick	3
2.	2.	Arch/Builder:
3.	3.	Date Built:

Architectural Classification:

Material Notes:

Description: Two story T-plan side-gabled frame house. Large entrance porch with steeply pitched gable roof and square wood columns. Brick chimney west side. One story rear ell with enclosed mud porch on east side. Wolmanized wood deck with pergola roof on west side toward rear.

Other Buildings/Features: Garage, former milk house, and small metal storage shed in rear. Pole barn and former tool shed further back on property. 1356 house and former well house to east.

Significant Persons:

Statement of Significance: The Franks moved the house to this location, over the fields from Dequindre, in 1916 or 1917, when Loren Frank (Ray's father) was married. Ray Frank was born in this house. The Franks remodeled the house ca. 1941, finishing up when the war started. They cut the house in half, turned half around, raised part to two stories, added the front porch. Ray did the drawings. He has a photo of the house before the remodeling. John Frank purchased the east half of the northwest quarter of section 36 sometime between 1855 and 1860, adding it to his earlier holdings. In 1872 John Frank owned 128 acres in section 36, the entire northwest quarter, in addition to 94 acres in section 26. In 1947 Loren Frank still owned most of the northwest quarter of section 36; a small parcel was owned by a cousin named Holtz.

References:

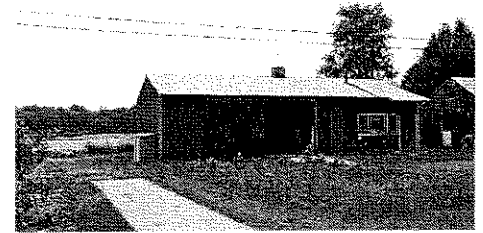
Ray Frank, personal communication, 14 June 2002

Surveyor's Comments:

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Evaluations

Contributes to: Frank Farm Historic District
NR Eligible: Not NR Eligible
Contributing: Non-Contributing Site
SHPO Evaluation:

Resources on Property/Status

Historic Use:
Current Use: AS/agricultural outbuilding
Owner Type: Private

Photo

Filename: RHPhotos\Auburn\E Auburn\1344b E Auburn 1.JPG
Roll: Frame:
View: Southwest
Credit: Burke Jenkins
Caption: 1344 E. Auburn Rd., Rochester Hills, MI

Main Building

Foundation:	Roof:	Period of Significance:
1.	1. Metal	
2.	2. Synthetics: Fiberglass	Area of Significance:
3.	3.	1
Wall:	Other:	2
1. Metal	1.	3
2. Wood	2.	Arch/Builder:
3.	3.	Date Built: ca. 1979

Architectural Classification:

Material Notes:

Description: Side gabled pole barn with metal siding. Shed roof rear extension with plywood siding. Sliding doors in front. Corrugated metal roof with some fiberglass panels. Cupola.

Other Buildings/Features:

Significant Persons:

Statement of Significance: Ray Frank built this pole barn after the old barn--more than 100 years old--burned in August 1979.

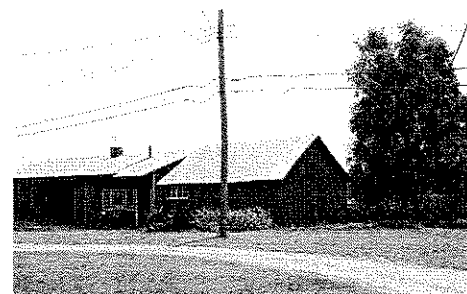
References: Ray Frank, personal communication, 14 June 2002

Surveyor's Comments:

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Current Name:
Historic Name:



Evaluations

Contributes to: Frank Farm Historic District
NR Eligible: Not NR Eligible
Contributing: Contributing Site
SHPO Evaluation:

Resources on Property/Status

Historic Use: AS/agricultural outbuilding
Current Use: AS/agricultural outbuilding
Owner Type: Private

Photo

Filename: RHPhotos\Auburn\E Auburn\1344a E Auburn.JPG
Roll: Frame:
View: Southeast
Credit: Burke Jenkins
Caption: 1344 E. Auburn Rd., Rochester Hills, MI

Main Building

Foundation:	Roof:	Period of Significance:
1.	1. Metal	
2.	2.	Area of Significance:
3.	3.	1 Agriculture
Wall:	Other:	2
1. Wood	1.	3
2.	2.	Arch/Builder:
3.	3.	Date Built:

Architectural Classification:

Material Notes:

Description: Side gabled frame outbuilding. Wood siding part vertical boards and part plywood. Corrugated metal roof.

Other Buildings/Features:

Significant Persons:

Statement of Significance: This used to be a tool shed, located further west on the farm. The Franks moved it to this location. Now used for storage.

References: Ray Frank, personal communication, 14 June 2002

Surveyor's Comments:

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City: Rochester Hills County : Oakland ZIP: 48307
Current Name:
Historic Name:



Evaluations

Contributes to: Frank Farm Historic District
NR Eligible: Not NR Eligible
Contributing: Contributing Site
SHPO Evaluation:

Resources on Property/Status

Historic Use: D/secondary structure
Current Use: D/secondary structure
Owner Type: Private

Photo

Filename: RHPHOTOS\Auburn\E Auburn\1344e E Auburn.JPG
Roll: Frame:
View: Northeast
Credit: Burke Jenkins
Caption: 1344 E. Auburn Rd., Rochester Hills, MI

Main Building

Foundation:	Roof:
1.	1. Asphalt
2.	2.
3.	3.
Wall:	Other:
1. Wood: Weatherboard	1.
2.	2.
3.	3.

Period of Significance:

Area of Significance:

- 1 Agriculture
- 2 Architecture
- 3

Arch/Builder:

Date Built: ca. 1940

Architectural Classification:

Material Notes:

Description: 1 1/2 story front gabled frame garage. Sliding doors.

Other Buildings/Features:

Significant Persons:

Statement of Significance: The Franks tore down the old garage and built this one ca. 1940.

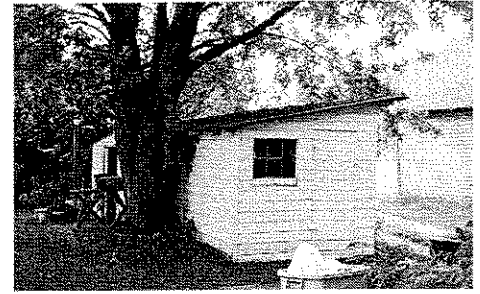
References: Ray Frank, personal communication, 14 June 2002

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Current Name:
Historic Name:



Evaluations

Contributes to: Frank Farm Historic District
NR Eligible: Not NR Eligible
Contributing: Contributing Site
SHPO Evaluation:

Resources on Property/Status

Historic Use: AS/processing
Current Use: D/secondary structure
Owner Type: Private

Photo

Filename: RHPotos\Auburn\E Auburn\1344c E Auburn.JPG
Roll: Frame:
View: Southwest
Credit: Burke Jenkins
Caption: 1344 E. Auburn Rd., Rochester Hills, MI

Main Building

Foundation:	Roof:
1.	1. Metal
2.	2.
3.	3.
Wall:	Other:
1. Wood	1.
2.	2.
3.	3.

Period of Significance:

Area of Significance:

- 1 Agriculture
- 2
- 3

Arch/Builder:

Date Built: 1930s

Architectural Classification:

Material Notes:

Description: Small frame building with standing seam metal shed roof. Shiplap siding. Two swing up wood panels on west side. One fixed window on each end and door on north end. Exposed rafter tails.

Other Buildings/Features:

Significant Persons:

Statement of Significance: Harold Weaver built this building across Auburn Road during the Depression and used it to sell cherry pop. The Franks moved it across the road and used it as a milk house. Now used for storage.

References:

Ray Frank, personal communication, 14 June 2002

Surveyor's Comments:

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Address

Street: 1356 E Auburn Rd.
City: Rochester Hills **County :** Oakland **ZIP:** 48307
Current Name:
Historic Name: Frank, Ray House



Evaluations

Contributes to: Frank Farm Historic District
NR Eligible: Not NR Eligible
Contributing: Contributing Site
SHPO Evaluation:

Resources on Property/Status

Historic Use: D/single dwelling
Current Use: D/single dwelling
Owner Type: Private

Photo

Filename: RHPhotos\Auburn\E Auburn\1356 E Auburn.JPG
Roll: **Frame:**
View: South
Credit: Burke Jenkins
Caption: Ray Frank House, 1356 E. Auburn Rd., Rochester Hills, MI

Main Building

Foundation:	Roof:
1. Concrete	1. Asphalt
2.	2.
3.	3.
Wall:	Other:
1. Brick	1. Brick
2. Metal: Aluminum	2.
3.	3.

Period of Significance:

Area of Significance:

- 1 Agriculture
- 2
- 3

Arch/Builder:

Date Built: ca. 1948

Architectural Classification:

Material Notes:

Description: One story side gabled frame house with cross gable on the east end of the front façade. Brick veneer, with aluminum siding on some of the upper walls. One story west wing addition. Newer rear deck. Brick chimney.

Other Buildings/Features:

Significant Persons:

Statement of Significance: Ray Frank had this house built shortly after he was married in 1945. They finished the interior construction themselves. The 1956 atlas map shows this parcel still part of the Loren B. Frank Farm.

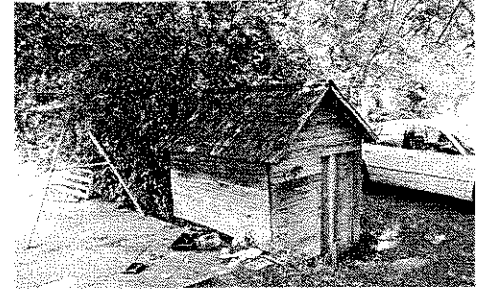
References: Ray Frank, personal communication, 15 April and 14 June 2002; Atlas map, 1956.

Surveyor's Comments:

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Historic Name:



Evaluations

Contributes to: Frank Farm Historic District
NR Eligible: Not NR Eligible
Contributing: Contributing Site
SHPO Evaluation:

Resources on Property/Status

Historic Use: AS/processing
Current Use: VACANT/NOT IN USE
Owner Type: Private

Photo

Filename: RHPhotos\Auburn\E Auburn\1356b E Auburn.JPG
Roll: Frame:
View: North
Credit: Burke Jenkins
Caption: 1356 E. Auburn Rd., Rochester Hills, MI

Main Building

Foundation:	Roof:
1. Metal	1. Wood: Shingle
2. Brick	2.
3.	3.
Wall:	Other:
1. Wood	1.
2.	2.
3.	3.

Period of Significance:

Area of Significance:

- 1 Agriculture
- 2 Architecture
- 3

Arch/Builder:

Date Built:

Architectural Classification:

Material Notes:

Description: Small gable roof outbuilding. Horizontal plank siding. Sheet metal and brick foundation.

Other Buildings/Features:

Significant Persons:

Statement of Significance: This was originally a smoke house, located behind the Lucius Frank House. Ray Frank moved it and made it into a well house. The well didn't draw adequately so he moved the well. Now vacant.

References: Ray Frank, personal communication, 14 June 2002

Surveyor's Comments:

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Address

Street: E Auburn Rd.
City: Rochester Hills County: Oakland ZIP: 48307
Current Name:
Historic Name: Frank Farm



Evaluations

Contributes to: Frank Farm Historic District
NR Eligible: NR Eligible
Contributing: Contributing Site
SHPO Evaluation:

Photo

Filename: RHPhotos\Frank Farm Historic District photos\Frank
Roll: Frame:
View: Southeast
Credit: Burke Jenkins
Caption: Frank Farm, E. Auburn Rd., Rochester Hills, MI

Resources on Property/Status

Historic Use: AGRICULTURE AND SUBSISTENCE (AS)
Current Use: DOMESTIC (D)
Owner Type: Private

Main Building

Foundation:	Roof:	Period of Significance:
1.	1.	ca. 1860-1952
2.	2.	Area of Significance:
3.	3.	1 Agriculture
Wall:	Other:	2 Architecture
1.	1.	3
2.	2.	Arch/Builder:
3.	3.	Date Built:

Architectural Classification:

Material Notes:

Description: Frank Farm Historic District, consisting of three houses and associated outbuildings, now on two parcels of land.

Other Buildings/Features:

Significant Persons:

Statement of Significance: The Frank Farm Historic District represents four generations of the Frank family who have been farming in Avon Township since John Frank arrived from Vermont in 1823. John Frank purchased the east half of the northwest quarter of section 36 sometime between 1855 and 1860, adding it to his earlier holdings. In 1872 John Frank owned 128 acres in section 36, the entire northwest quarter, in addition to 94 acres in section 26. In 1947 Loren Frank still owned most of the northwest quarter of section 36; a small parcel was owned by a cousin named Holtz. The parcels contained in this historic district include three houses built or in one case moved to the farm by John, Lucius, Loren, and Ray Frank. Ray Frank still lives in the house he built at 1356 Auburn Road and farms on a small scale.

References: Michigan Rural Property Inventory, Avon Township, 36A; Seeley, History of Oakland County, V. II, 837-38; Durant, History of Oakland County, 132; Atlas maps 1872, 1896, 1908, 1947, 1956; Avon Township Assessment Roll, 1855 and 1860.

Surveyor's Comments: