

In 1989 the city acquired the Van Hoosen Dairy Barn complex from a private developer and added it to the museum.

Stony Creek Village Historic District was listed in the National Register of Historic Places in 1972. The district included seventeen houses plus farm buildings located on the four roads enclosing the original village square.<sup>2</sup> In 1978 Avon Township designated Stony Creek Historic District, a larger district including the village and extending to the north and east. When the city of Rochester annexed most of the former Van Hoosen Farm that area was of necessity removed from the local historic district. Since the 1970s Stony Creek Historic District has lost a great deal of integrity. Some of this has been due to inappropriate alterations to historic buildings, but most of it is a result of recent construction. When the district was established it included a lot of vacant land, particularly in the northeastern area of the district. Presumably this area had at one time been farmland. But it has no apparent historical significance to the district—it was not part of the historic village of Stony Creek nor was it part of the Van Hoosen Farm. There were also a number of vacant parcels in the village. With recent residential development in these areas, Stony Creek Historic District currently has thirty-seven contributing resources and seventy-one non-contributing resources. More data is needed to evaluate one resource.

Guidelines for establishing historic district boundaries call for the exclusion of areas where there are concentrations of non-historic resources. The northeastern part of the current district clearly fits this description. Proposed boundaries for the Stony Creek Historic District follow closely what was historically considered the village of Stony Creek except for the portion now in Rochester (see map). Within these boundaries are thirty-seven contributing resources, thirty-six non-contributing resources, and one for which more data is needed. This is still a relatively high number of non-contributing resources, primarily due to new residential construction on vacant lots in the village. Although the proposed Stony Creek Historic District contains the largest concentration of historic resources in Rochester Hills, the proportion of non-contributing resources may be too high to meet National Register standards for integrity.



#### WINKLER MILL POND HISTORIC DISTRICT

The Winkler Mill Pond Historic District generally surrounds Winkler Mill Pond (see map). It extends northward on Winkler Mill Road from Washington Road and southwest to northeast along Washington Road. The district is almost wholly residential in character, with houses dating from the 1830s to the 1990s. A few of the houses retain agricultural outbuildings. Although Winkler Mill is no longer extant, the foundation of the mill is visible and two of the mill dams are functioning.

The Winkler Mill area once focused on Winkler Mill, a gristmill built in 1825 and in operation until 1920. The mill building burned in 1985. In the nineteenth century the area around the mill pond was sparsely populated, held by a few landowners. One of these was Levi Cole, who operated a wool carding mill in the district in the mid-nineteenth century and whose Greek Revival house and farm are among the district's most significant resources.

<sup>2</sup> The nomination does not include a precise boundary map.



UON 1500r House  
1770 W. Mill Rd

Around the 1920s the first suburban and summer homes appeared in the area. The Colonial Revival Von Isser House, built ca. 1918, was one of the first. Other significant resources include the Greek Revival house at 1740 Washington Road, the mill house on Winkler Mill Road, the mill dams and the mill pond.

The Winkler Mill Pond Historic District was designated a local historic district in 1978. By then there were a few more suburban homes at the pond's edge, and that trend was beginning to accelerate. As in the Stoney Creek Historic District, recent residential construction has tipped the balance of resources in the district toward non-contributing. Currently the district has sixteen contributing resources, forty-three non-contributing resources, and two for which more data is needed. Proposed district boundaries would eliminate most of the properties on Washington south of the mill pond, none of which have contributing buildings (see map). The mill pond itself would remain in the district. The proposed district has fifteen contributing resources, eleven non-contributing resources, and one for which more data is needed. It appears to meet the criteria for listing in the National Register of Historic Places.

#### MEADOW BROOK FARMS HISTORIC DISTRICT

The Meadow Brook Farms Historic District includes Meadow Brook Hall with other buildings, structures, and landscape features formerly associated with the estate (see map). Most of the resources are located on the Oakland University campus, which is partly in Rochester Hills and partly in Auburn Hills. The largest concentration of resources is in the northeast portion of the campus, in section eighteen in Rochester Hills. The gate house and poultry group are further south, in section nineteen. A group of houses on South Adams Road were also part of the historic Meadow Brook Farms.

Meadow Brook Farm was established by James L. Higgins, who purchased the 320 acre Hubbel farm in September 1896. John Dodge of the Dodge Motor Car Company bought the farm from Higgins in 1908. John Dodge died in 1920. His widow, Matilda, married Alfred Wilson in 1925. They built Meadow Brook Hall from 1926 to 1929, a four million dollar Tudor Revival mansion with approximately 110 rooms. Designed by William Kapp of Smith, Hinchman & Grylls, Meadow Brook Hall borrows design elements from a number of different English palaces and manor houses. The construction of Meadow Brook Hall began a period of intensive development of the estate and farm that continued into the 1930s. The Wilsons' award winning livestock operations included Guernsey cows, Belgian horses, Hampshire hogs, chickens, turkeys, and squab. The estate had grown to fourteen hundred acres by the time the Wilsons gave it to Michigan State University in 1957.

The Meadow Brook Farms Historic District, listed in the National Register in 1979, includes 123.5 acres of the former estate. The nomination identifies approximately twenty historically significant buildings and structures, whereas this survey identifies fifty-six contributing resources. Some of the additional resources are outside of the National Register district boundaries, including the gate lodge, service cottages, and poultry complex. Others are within the boundaries but were not identified in the nomination. Some examples are the guard houses, lamp posts, hose houses, and orchard. Conversely, some of the resources listed in the nomination are gone. A revised National Register nomination with revised

company built Ferry Court, four single-family and four two-family stucco houses facing a boulevard. The houses were rented with garden plot to steady employees with families. About the same time Ferry built the stucco boarding house at 321 East Hamlin Road. The brick house at 267 East Hamlin Road was also part of Ferry's 113 acre acquisition and was used for single-family employee housing. About 1950 the two ranch houses at the end of the boulevard were added. Ferry Court remained company housing until the mid-1950s, when the company—by then Ferry-Morse Seed Company—ended its operations in Avon.

Stoney Creek Historic District, historically the unincorporated village of Stony Creek, has the largest concentration of historic residential buildings in Rochester Hills, and even Stony Creek is fairly small. By the mid-nineteenth century the village of Rochester had surpassed Stony Creek as the commercial, residential, and industrial center of Avon Township, with the remainder of the township composed largely of farms. During the 1920s Alice and Sarah Van Hoosen Jones acquired many of the homes in Stony Creek Village for tenant housing for their farm workers, remodeling a number of them in the process but always with an eye to maintaining a historic appearance. Today recently constructed houses designed to be compatible are interspersed with the village's historic houses.



The Winkler Mill Pond Historic District once focused on Winkler Mill, a gristmill built in 1825 and in operation until 1920. The mill building burned in 1985. During the nineteenth century the area around the mill pond was primarily agricultural and sparsely populated. The first suburban and summer homes appeared in the area about the time the mill closed. The premier example is the Colonial Revival style Von Isser House, built ca. 1918. Most of the residential development around the mill pond took place after World War II, particularly beginning in the 1970s.

Meadow Brook Farms is in a category of its own, with aspects of residential and agricultural districts and even company housing. Single family houses include Meadow Brook Hall, the John Dodge Farmhouse, Sunset Terrace, the Gate Lodge, and a group of "service cottages" for employees. The estate has a complement of domestic outbuildings including children's playhouses, an eight car auto shed, swimming pool with cabana, and central heating plant. Meadow Brook Farms might also be described as an agricultural district considering that the Wilsons acquired more than a dozen farms in addition to the original 320 acre Meadow Brook Farm that John Dodge purchased in 1908, creating an estate of 1400 acres that was also a working farm. Although Oakland University's buildings occupy much of the former crop and pasture land, more agricultural buildings remain than anywhere else in Rochester Hills, including the city's only examples of a root cellar, ice house, and greenhouse.

After residential buildings, agricultural buildings are the most common building type in the survey area. Agricultural buildings include barns, poultry houses, silos, pumphouses, sheds, and one example each of a cider mill, corn crib, greenhouse, ice house, milk house, and root cellar. Thirty current or former barns in the survey range from the small gable roof Roberson Barn in Stony Creek, perhaps the oldest in Rochester Hills, to the pole barn that Ray Frank built ca. 1979 after the family's mid-nineteenth century barn burned. Twenty-five of the thirty were identified as barns at least fifty years old. This includes one carriage barn and four large gable roof tool sheds. Most of the remaining barns have gambrel roofs and most