



# WELCOME TO BLOOMFIELD ESTATES



PUBLISHED BY THE:  
BLOOMFIELD ESTATES IMPROVEMENT ASSOCIATION, INC.  
REVISED 2022

Hello BEIA Neighbors!

Welcome to Bloomfield Estates! We have prepared this information packet to familiarize you with our ownership association, our by-laws, deed restrictions and history.

We, the BEIA Board of Directors, wish to share our commitment to support and serve our members and express our vision and dedication to keep the Bloomfield Estates Improvement Association, Inc. one of the premier communities in Bloomfield Township.

One way we accomplish this is by collecting dues from our members. The annual dues are only \$300 per year (\$.82/day), these dues go toward:

- BEIA annual picnic
- Mowing and maintenance of common areas
- Preservation of Charing Cross pillars
- Maintenance of pond
- BEIA legal fund
- Enforcement of BEIA deed restrictions
- Preservation of BEIA historical records
- Bi-annual newsletters
- BEIA website maintenance
- Building permit support with the Township

Bloomfield Estates is a unique community of 125 home sites. We are perhaps the oldest platted subdivision in Bloomfield Township. Our beautiful community was the brainchild of Judson Bradway, a prominent builder in the early 1900s. He bought the property, which had been a dairy farm, and in 1915 established our subdivision.

We are staunch defenders of our deed restrictions and have never compromised on our few, simple rules and regulations. That includes successfully defeating numerous challenges throughout our history, including many cases in the circuit court and two cases that went to the Michigan Supreme Court.

Our location is so ideal. We are close to wonderful towns, incredible shopping, terrific restaurants, parks, award-winning schools, easy access to expressways, and more. We truly live in an area that bridges the century. Our lots are large and lush with trees, wildlife and potential. We live in a garden community. In 2015, we celebrated our 100-year anniversary!

Please support our community. Come to the annual picnic. Meet your neighbors. Attend the annual meeting. Volunteer on the BEIA Board of Directors. Participate in the spring and fall clean-up days. And please, pay your dues! Your involvement is the lifeblood that keeps us safe and strong.

The BEIA Board of Directors

## 2021-2023 Board of Directors

### **President**

Vince Demski 586.201.1065 vince@maydayconstruction.net

### **Vice President**

Dave Turner 248.561.7034 returnd@yahoo.com

### **Treasurer**

Rich Sorensen 248.752.2442 risorensen@comcast.net

### **Secretary**

Angela Jurson 248.202.2219 ajurson@comcast.net

### **Director/Architectural Review**

Brian Butler 248.770.1770 bbutler8242@comcast.net

### **Director/At Large**

Jim Jurson 248.705.2119 squarej@comcast.net

The BEIA Board are all residents and members in good standing in our community. Six people make up the board. Each year, two members rotate off the board and two new members are asked to fill these vacant seats.

Our officers are NOT compensated. We run our board like any well-run company, with various tasks assigned to each board member. Without the strong support of our members volunteering to serve a 3-year term, we would get little done to continually improve our community and satisfy the responsibility of our by-laws.

Please consider joining the Board of Directors. It's a great way to learn more about our unique community, meet your neighbors and help share the responsibilities that go with living in such a unique and wonderful neighborhood.



## Architectural Review and Approval Procedures

If you plan to build a new home, add onto an existing one, or add any outbuildings to your property, the plans need to be approved for BEIA deed/building restriction compliance PRIOR TO being submitted to the Township for building permits.

The BEIA is not concerned with the aesthetics of the building(s), only with its location on a specific lot. We have “Deed and Building Restrictions” which are strictly enforced – many of these regulations, setbacks and boundaries are EVEN MORE STRICT than the Township, thus the need to gain approval before submitting for building permits (lest you are denied and required to spend additional time/money to redraft for compliance).

The procedure is as follows:

- If you are considering a project, contact the BEIA Director/Architectural Review to discuss your project and determine which deed restrictions may apply
- Once your project is ready for review, you'll be asked to submit a set of fully dimensioned plat drawings, showing all buildings and their setbacks to the lot lines (note that setbacks vary based on property type)
- Your plans will be reviewed and if they conform, approval will be granted with the official stamp of the BEIA
- You will then submit your plans to the Township for approval
- BEIA will retain a copy of the approved plans and follow your project through the Township approval and build process to ensure compliance



***Bloomfield Estates Improvement Association, Inc.  
Deed & Building Restrictions***

113. BETWEEN  
BLOOMFIELD ESTATES COMPANY,  
of Detroit, Mich., a Michigan Corporation,  
by JUDSON BRADWAY, President,  
H. L. BERDAN, Secretary,  
(Ack. Herbert L. Berdan, Sec'y.)  
(Corporate Seal)  
and  
CHARLES W. WARREN.

Building Restrictions.  
Memorandum of Agreement  
Dated May 1, 1915  
Acknowledged May 1, 1915  
Recorded June 24, 1915  
In Liber 273, on page 142, 143 and 144.  
Whereas the party of the first part is the owner  
of the property known as the Bloomfield Estates  
Subdivision of part of sections 23 and 24, east of the D., G. H. and  
M. R. R., Town 2 north range 10 east, Bloomfield Township,

Oakland County, Michigan and is desirous of restricting the lots therein for the benefit and protection of the future owners thereof, and whereas the party of the second part has purchased Lot No. 106 of the above named Subdivision, it is hereby mutually agreed that the said Bloomfield Estates Subdivision shall be restricted as set forth herein and that this instrument shall be recorded and shall be notice to all purchasers of property in said Subdivision that the premises are restricted as follows:-

- Each lot or lots shall be used for strictly residence purposes only, and no buildings except a single dwelling house and the necessary out-buildings shall be erected or moved upon any lot or lots except that Lot 1 may be used for four dwelling houses and the necessary out-buildings, and that three houses may be erected on Lots 40 and 41. All dwelling houses that may be erected in the Bloomfield Estates Subdivision, on lots bordering Charing Cross Road, Avondale Terrace, Brookdale Boulevard, and on lots 15 and 16 shall not cost less than \$5000., on Brookdale Park, shall not cost less than \$4500., on lots fronting on Strathmore Road, and on lots No. 3, 4, 14 and Lots 91 to 95, both inclusive, shall cost not less than \$4000., on lots fronting on Longmeadow Road and Beverly Road, not mentioned above, and on lots 69, 70, 71 and 72 shall cost not less than \$3500.
- Dwelling houses shall be set back not less than 100 feet from the front lot line, except on Lots 30, 69, 70, 71, 72, 78, 79, 91, 92, 93, 94, where they shall set back not less than 75 feet from the front lot line.
- Dwelling houses and all out-buildings on corner lots (except lots 83, 84, and 94) shall set back at least 50 feet from the side street lot line, except that those to be built on Lots 2, 40, 17, 18, 108, 111, 63, 135, 124, shall set back at least 100 feet from the side street lot line, and those to be built on Lots 33, 51, 25, 24, 60, 55, 68, 73, 90 and 10 shall set back at least 75 feet from the side street lot line.
- Houses shall set at least 25 feet from the side lot line.
- All out-buildings, except automobile garages, shall set back at least 100 feet from the front building or house line as established by the restrictions.
- All automobile garages shall be set back at least 30 feet from the front building or house line, but when said garage is built nearer than 100 feet to the front of the building or house line it shall set at least 25 feet from the side lot line.
- No buildings of any kind shall be erected on Lots 40, 51, 60, 55, 68, 73, 124, 90, 132, 135, 96, 108, 111, within 50 feet of the rear lot line.
- Plans or sketches sufficient to convey a comprehensive idea of the exterior elevations of all buildings to be erected upon any of said lots shall be submitted to and approved by the Bloomfield Estates Company, before construction on the same is begun, until such time as said Company, its successors or assigns shall turn said authority over to an improvement association, composed of property owners in this allotment.
- No drain shall be constructed on the within conveyed property, designed to connect with the drain installed by the Bloomfield Estates Company in the roadway, without having been inspected and approved by the said Company or its agent or said improvement association. Said drain shall be constructed as follows:- a catch basin shall be constructed, into which all drains shall empty, said catch basin to be connected with the main roadway drain by sewer crock with tight joints. Said catch basin shall extend at least 2 feet below the outlet or inlets and the outlet shall be protected by a trap.
- The purchaser hereby agrees for himself, his heirs and assigns that he will not suffer to be emptied into said street drain, any solid matter of any description and that any septic tank cesspool constructed on said property, designed to drain into said street drain, shall not be built until the style and construction of the same be approved by the Company, or its agent, or by some State or Health Officer of authority.
- It is agreed between the parties hereto that the first party reserves for itself, its successors and assigns, a perpetual right of way through, under, over and upon lower lands of Lots 23 to 29, both inclusive, for the construction and maintenance of a drain or sewer, together with extension from Brookdale Boulevard to said drain or sewer for the benefit of Lots 45 to 61; and said first party reserves to itself, its successors and assigns, a perpetual right of way in, over, under and upon the rear 6 feet of Lots Nos. 95, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, and along the north 6 feet of Lot No.1 and the north 6 feet of Lot 95, for the erection and maintenance of electric light and power poles and lines or wire conduits.

***Recorded June 24, 1915***

**Restated Articles of Incorporation**  
(Nonprofit)  
Of Bloomfield Estates Improvement Association, Inc.

Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned corporation executes the following Restated Articles. These Restated Articles supersede the Articles of Incorporation as amended and shall be the Articles of Incorporation for the corporation.

**Article I**

The name of the corporation is: Bloomfield Estates Improvement Association, Inc.  
The corporate identification number (CID) is 732-261.

**Article II**

The purpose, or purposes, of this corporation are as follows:

- 1) To promote the interest and welfare of the residents and property owners in Bloomfield Estates Subdivision and property contiguous thereto, all of said property lying within Sections 23 and 24, Bloomfield Township, Oakland County, in the State of Michigan.
- 2) To improve the locality by recommending the adoption of zoning ordinances and bring about necessary changes and promoting necessary improvements and doing anything necessary for the welfare and advancement of the Association.
- 3) To enforce residential restrictions now imposed on said property as well as recommending and adopting new restrictions, if necessary, in Bloomfield Estates Subdivision as well as surrounding property for the development of country homes.

**Article III**

The corporation is organized on a non-stock, membership basis. The corporation is financed by annual dues from subdivision members.

**Article IV**

The address of the registered office is: PO Box 1111, Bloomfield Hills, MI 48303-1111

## Article V

A volunteer director of the Bloomfield Estates Improvement Association is not personally liable to the corporation or its shareholders or its members for monetary damages for the breach of the director's fiduciary duty.

Date of filing the original Articles of Incorporation:

1st day of December 1941 (the term of this corporation is fixed at 30 years)

Date of filing the Certificate of Extension of Corporate Term:

Corporate term extended on December 29, 1971 (for further term of 25 years)

Date of filing the Restated Articles of Incorporation:

Adopted on April 13, 1992. Filed on September 3, 1992



**By-laws  
of  
Bloomfield Estates Improvement Association, Inc.  
Bloomfield Township, Oakland County, Michigan**

Adopted: Annual Meeting April 1955  
Amended: April 30, 1958  
April 15, 1965  
September 11, 1975  
April 2, 1979  
April 8, 1985  
April 9, 1990  
April 8, 1991  
May 5, 1997  
May 14, 2003  
May 20, 2021

**Name - Article I**

The name of the organization shall be: Bloomfield Estates Improvement Association, Inc. (Note: Articles of Incorporation were filed December 1, 1941 with the Secretary of State in Lansing, Michigan. A corporation charter was granted by the State of Michigan on December 29, 1941.)

**Purpose - Article II**

It shall be the purpose of this association to preserve and protect the individual and collective real estate investments in the Bloomfield Estates Subdivision, Bloomfield Township, Oakland County, Michigan.

**Membership - Article III**

Section 1. Membership of the Bloomfield Estates Improvement Association, Inc. is limited to owners of lots located in Bloomfield Estates Subdivision, Oakland County, Michigan.

Section 2. The membership shall consist of two classes: Home Owners and Vacant Owners.

Section 3. Home Owner members shall be limited to owners of lots which are improved with a residence. Vacant Owner members shall be limited to owners of lots which are vacant, namely not improved with a residence. Where a lot, whether improved or vacant, is held under land contract, the land contract vendee shall be deemed to the person entitled to membership.



Section 4. An owner of more than one lot shall be entitled to hold but a single membership. Where one of the lots so owned is improved with a residence, the membership shall be a Home Owner membership, and where all the lots so owned are vacant lots, the membership shall be a Vacant Owner membership.

#### **Dues - Article IV**

Section 1. The annual dues shall be in such amount as shall be determined from time to time by the Board of Directors, (subject to amendment of the By-laws) shall not exceed Three-hundred dollars (\$300.00) for a Home Owner member and Three-hundred dollars (\$300) for a Vacant Owner member.

Section 2. Statements of dues shall be mailed on or before April 1st of each year by the treasurer to each property owner at his last known address.

Section 3. Dues shall be payable on/by April 30th of each year. Any property owner whose dues have not been paid by the date of the annual meeting or any special meeting, shall be ineligible to vote at such meeting or any subsequent meeting until such dues have been paid.

#### **Votes - Article V**

A Home Owner membership shall entitle the holder to one full vote and a Vacant Owner membership shall entitle the holder to one-half vote at any membership meeting of the Association.

#### **Meetings of the Association - Article VI**

Section 1. The annual meeting shall be held in May of each year at 7:00 P.M. at a location considered by the Board of Directors to be the most convenient to the majority of its members.

Section 2. Special meetings of the Association may be called by majority vote of the Board of Directors voting at a properly constituted meeting, or on written petition signed by members in good standing whose total number of votes shall be equivalent to eight full votes. The secretary shall email a notice of said meeting to each member at the member's last known email address one week in advance of the meeting and in such notice shall state time, place, and purpose of the meeting.

Section 3. A quorum for the transaction of business at the annual meeting or any special meeting of the Association shall be deemed to be present when there is a sufficient number of members in attendance, whose dues are paid, to cast a total number of votes equivalent to twelve full votes.

## **Election of the Members of the Board of Directors – Article VII**

Section 1. The Board of Directors shall consist of six members to be chosen from among the members of the Association in good standing.

Section 2. At each annual meeting of the Association two members of the Board of Directors shall be elected to hold office for a term of three years to succeed the members whose term of office shall then expire.

Section 3. Vacancies occurring in the Board of Directors between annual meetings shall be filled by the Board, the director so elected to serve until the next annual meeting, at which annual meeting a director to serve for the balance of the unexpired term shall be elected by the membership.

## **Meetings of the Board of Directors – Article VIII**

Section 1. The Board of Directors shall meet immediately following the annual meeting of the Association for the purpose of electing officers as provided in Article IX.

Section 2. Between annual meetings, the Board of Directors shall meet on call of the president, or at the request of any three directors. The secretary shall email a notice of the call for the meeting to each member of the Board at his last known email address one week in advance of the meeting.

Section 3. Three directors shall constitute a quorum for the transaction of business at any meeting of the Board.

## **Officers – Article IX**

The officers of the Association shall be president, vice-president, treasurer, secretary to be chosen by the Directors from their numbers. The duties of such officers shall be as usually appertain to such officers.

## **Contracting of Debts – Article X**

The Board of Directors shall have the power to designate the officers or agents to execute instruments; however, in the absence of specific designation, the president or vice-president and secretary or treasurer shall execute instruments on behalf of the Association.

## **Deposit of Association Funds – Article XI**

The funds of the Association shall be deposited in a financial institution approved by the Board of Directors. No withdrawal of such funds shall be made except when signed by any two of the four officers.

## **By-law Amendment – Article XII**

The By-laws of the Association may be amended by a majority vote of those present at a duly constituted meeting of the members, provided notice of the proposed amendments has been given in the call for the meeting.

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## A Brief History of Our Community

From an oral recollection told by Mr. John King - December 1992

**I have lived** in this subdivision for over thirty-two years. I have been very active in trying to maintain the residential quality of the subdivision and uphold the legality of the deed restrictions as they were originally conceived and written. While doing research to uphold those restrictions I have learned a good deal about our community's history.

The area was platted in 1914 and is the oldest platted subdivision in Oakland County. The early history goes back to the 1840s or so when various parts of the subdivision were homesteaded under the Federal Homestead Act. In the last years of the nineteenth century there were several small farms on what is now our subdivision.

About 1900 or thereabouts, a group of local investors decided to purchase the entire area that is now the subdivision and make it into a model dairy farm. The products were to be sold in downtown Detroit. The venture was not a success as far as I can tell.

In 1913, Mr. Judson Bradway, a prominent subdivider in the area, together with some other investors purchased the entire parcel which is now known as Bloomfield Estates. In 1914 the group laid out about 125 two acre building sites and advertised them for sale. The building and deed restrictions were set up one year later, in 1915.

Mr. Bradway was unusually farsighted in creating the Bloomfield Estates Subdivision and safeguarding for future generations the land for use as residential only with the careful use of deed restrictions. He also masterminded communities such as ours in other locations.

Building started about 1918 on some lots in the area and the new owners formed the Bloomfield Estates Improvement Association. In this early history of our community several attempts to strike down the original deed restrictions were successfully opposed and to this date, despite a number of major lawsuits, no deviation has been allowed to the requirements of the deed restrictions.

Nothing much happened in the subdivision until 1925 or 1926 when the State of Michigan decided to widen Woodward Avenue to eight lanes from Birmingham to Pontiac. At that time the Grand Trunk Railroad ran up the eastern side of the old two lane Woodward Avenue and there was a two lane interurban railroad in what is now the middle of the road. Some of the old rails of the interurban are still in place in the right-of-way.

The state condemned a new right-of-way for the Grand Trunk, at its present location parallel to Kensington Road, from Royal Oak to Pontiac, and gave it to the railroad in exchange for the right-of-way the company held on Woodward Avenue. This restructuring caused several lots in the subdivision to be lost to the railroad, modified or landlocked.

It's interesting to note that before the railroad moved, there were some twenty passenger trains per day stopping at the Birmingham station and one could get on a Pullman car and go anywhere in the United States from Birmingham. Also, there were some forty to fifty freight trains a day utilizing the same Woodward line.

Going way back in history, our entire area was once underwater. After the last Ice Age, we were first a lake, Lake Maumee, and then a bay of Lake St. Clair, before the water receded. Water and ice formed our area and left numerous bogs, ponds and small lakes.

Our pond, originally called Bloomfield Lake, has always played an important role in our community. Early maps show the pond and the adjacent common area clearly. It likely provided water for fire protection in the new subdivision as city water did not come to the area until 1962.

Also at the head of the pond there was an earlier attempt made to set up a mineral water bottling works of some kind. A small plant was located directly across the street from the pond on what is now Charing Cross Road. This enterprise did not succeed but the casing for the well, from which I believe the mineral water was to be pumped, was still in place several years ago and may still be there.

In the early 1930s, during a WPA project, the pond caused quite a stir. With funding from the Government Work Project office and some limited Association money a work crew was hired to clean out and deepen the pond and build a stone wall around it. While digging the crew found the remains of a young mastodon and with the help of the Cranbrook Institute the bones were

successfully removed to the University of Michigan where they were put on display. (See accompanying story: The Bloomfield Hills Mastodon)

But that was only part of the excitement. The peat and rich organic soil being removed from the pond were sold to the Bloomfield Hills Country Club for golf course maintenance and one of the members of our Association was accused of taking the money from the sale for his own benefit rather than the good of the community. He became enraged and destroyed many early records of the Association so there is a considerable lapse in the recorded history of the neighborhood.

The golf course at Springdale Park has a bit of an interesting history. Originally it was a picnic area donated to the township by a long forgotten benefactor. It wasn't developed into a golf course until later. When Birmingham and Bloomfield Township split up, Birmingham received the area as part of the settlement. Additionally, three of our subdivision's original lots on Strathmore Road were seized for back taxes owed during the Depression and the acreage was ceded to the park.

In many ways it has been the legal battles that have defined our subdivision. From the earliest residents grouping together and forming the BEIA to the continued struggle to maintain a particularly wonderful area. We have always fought the good fight and won.

Except once. In 1950 the Association opposed the installation of High Tension electrical lines on the Grand Trunk right-of-way. While technically not a item covered by our deed restrictions the residents felt it was a safety issue. A federal court did not see fit to stop the process because of our environmental objections. But I bet they would today.

All other actions have been settled or decided in our favor. Most problems occur from lack of familiarity with the deed restrictions and involve homeowners wishing to change setbacks, side lot distances and so forth. Generally the owners willingly modify their plans to conform to the rules; sometimes legal action must be taken.

Not all actions are small and neighborly however. A major action occurred in the 1960's around lot number two. This is the lot to the right of the pillars as you enter Charing Cross Road from Woodward. A church group attempted to have the restrictions overturned so they could build a church on one lot and then purchase another lot for the parking area. My wife and I took a very active part in researching the history of the area and the subdivision for the Association's defense. We won the case in Circuit Court. The ruling was appealed to the Supreme Court which upheld our deed restrictions and our position.

In another instance, we had a case where the Woodward Avenue half of a split lot that fronts on Longmeadow was owned by children of a former resident of the subdivision. They sued on the grounds that our deed restrictions were too restrictive, and that there had been other deviations in their enforcement in the subdivision.

Again I was named as a defendant on the part of the Association and we expended a considerable amount of funds. I testified at great length in the Circuit Court as to the history of the subdivision and how the deed restrictions had never been broken in any respect. Again we won a major case in the Circuit Court. The verdict was appealed to the newly created Court of Appeals which likewise found in our favor. The Supreme Court refused to review the case on the grounds of our previous successes.

Because of these major cases and numerous smaller ones, we have a very strong legal precedent which has been established for the viability of the deed restrictions and for the spirit with which they were created.



(Editor's Note: The Board would like to thank Mr. King for his years of service and dedication to our community and for his time and help with this historic overview. The Association maintains records of the subdivision and they are accessible through our Historical Records Committee.)

# The Bloomfield Hills Mastodon

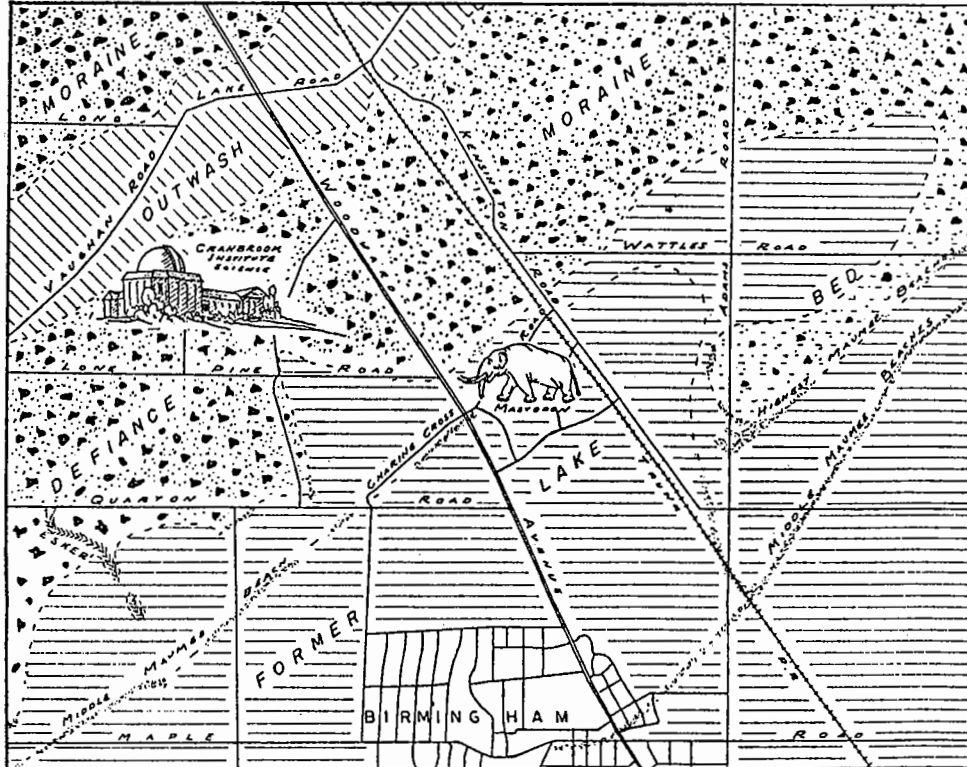
From an article by E.C. Case and George M. Stanley

University of Michigan - October 1935

**Our pond** is the source of considerable amusement and gratification. In the spring, as the ice melts and flowers start to bloom, its waters again begin to flow and couples walk by the shore and enjoy the feel of nature's rebirth close at hand. Summer with its warmth and light gives us a lush water park for little girls and boys with fishing rods and dads with baby boats. Close by birds and animals nurture their young as closely as we do our own. Come autumn, the now cool waters host flocks of geese as they journey down the great Midwest flyway. The bright red and gold leaves reflect wondrously in the dark green pool. The sound of ice skates, hockey sticks and snowballs round out the cycle; perhaps winter on the pond is the most fun of all. We all enjoy our little lake in our own way. We think we understand and know it - but it has secrets all its own.

Our pond was born some 30,000 years ago. A by-product of the last great glacier retreating during the early Maumee period. The glacier had advanced from the southeast leaving the Defiance moraine to the north of us. During the melt, prehistoric Lake Maumee filled to a depth of about 30 feet. Today, we live in Lake Maumee's dry lake bed. The water took thousands of years to drain off and is gone now - except for our pond. The depression it occupies was shaped by the hand of that glacier as it gouged through the prehistoric suburbs. Fed by runoff streams as ancient as itself it lives with us today. A little reminder of the powerful dynamics of our planet.

Back about twenty-five thousand years ago our pond became a watering hole for animals large and small. One day a young mastodon came by for a drink. Illness or accident befell it, and on the edge of our then new pond it died. The massive carcass was probably dismembered by prehistoric carnivores, the bones scattered by the elements and interred in the organic layers of marl beneath the calm waters. The eons passed, as they do. Further layers of marl covered and protected the sturdiest of the remains. They lay there undisturbed for some 250 centuries.

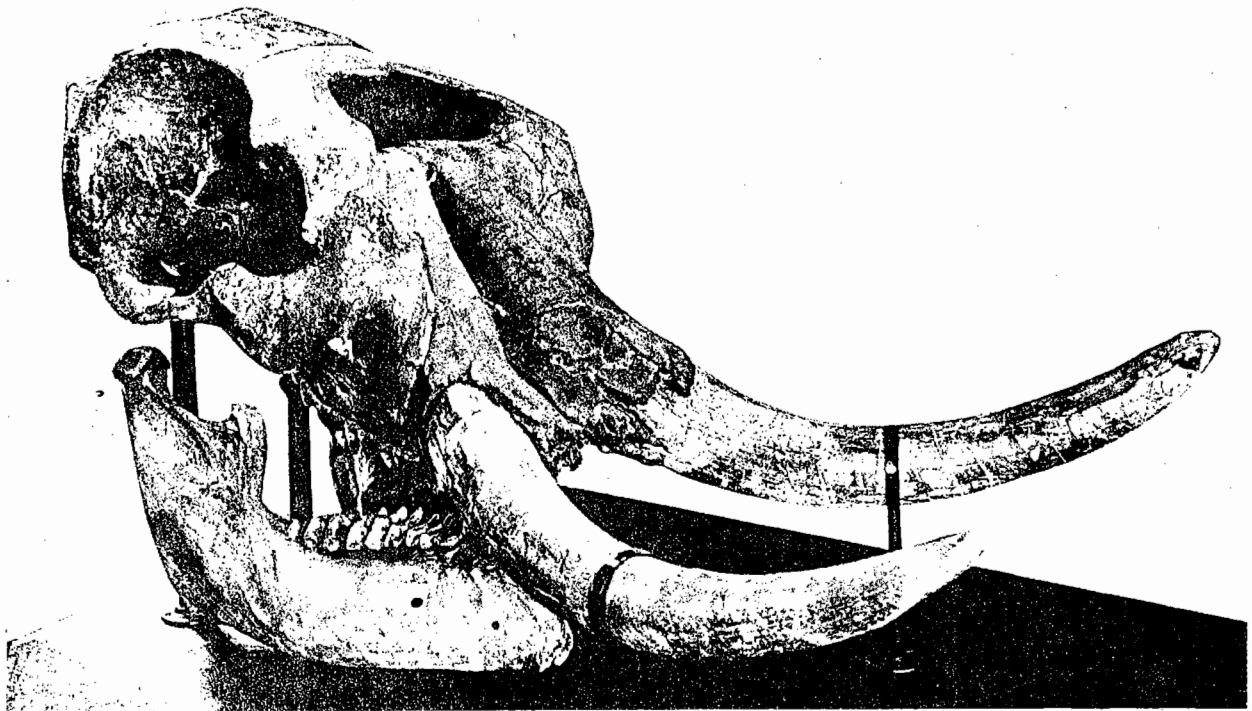


Map showing the glacial features of the area and the location where the Bloomfield Mastodon was found.

In September of 1934, during the Great Depression, a WPA project was under way to dredge the pond and construct a stone wall around it's perimeter. The workers were digging with a steam shovel near the south end when one scoop held a curious surprise; bones, very old bones. A worker on the project suspected they might be dinosaur remains and asked the Cranbrook Institute for identification.

Careful excavation proceeded. A layer of peat, two or three feet deep, covered a thick layer of sticky gray shell marl that contained abundant shells of small fresh water gastropods and bivalves, pieces of decayed branches of evergreen trees and other organic debris. The area around the initial find was explored by thrusting a long iron rod into these soft pond bottom layers. While some additional bones were located near the surface of the ground, others were found beneath five feet of marl using the probe method. In this way the skull, lower jaw and a few vertebrae were located and then exposed by digging into the muck with shovels and trowels.

Our specimen turned out to be a young mastodon still retaining the last of its milk teeth. The tusks were about half the size of an average full grown individual. While most of the remains had decayed, broken or not been found; the skull, jaws, ribs and a few vertebrae were removed from the pond site. The parts were taken to Ann Arbor, freed from the adherent marl, hardened and then reassembled. Apparently the remains were on view at the University Museum for awhile but last attempts to find them were fruitless.



The Bloomfield Hills Mastodon, 1935

Mastodons in Michigan are not a rarity. At least eighty specimens have been uncovered over the years and probably more are still waiting to be found.

Curiously, their teeth and jaws were best adapted to a browsing style of eating, much like deer and goats, so it seems they preferred our lowlands and swampy areas with an abundance of leaves, twigs and small branches to eat. Since these areas were invariable wet and soft many mastodons remains were successfully preserved by nature; as was ours.

The next time you drive or walk by our pond squint your eyes a little and see if anything moves. Perhaps if you let your imagination go just a bit, you'll see a large brown shape on the south side near the waters edge. The trees might rustle as if a thick trunk were pulling off leaves and branches...or maybe its just the wind.

# Cornerstones

## Charing Cross entrance posts add distinction

By KENN JONES

### Entrance Posts

#### Charing Cross Road at Woodward Avenue Bloomfield Hills

Entrance posts to subdivisions are common.

Just look at the new subdivisions springing up in Rochester Hills or West Bloomfield, and you'll come across any number of brick walls or wooden signs that proclaim such idyllic tracts of land as "Windsor in the Woods," "Rolling Hill Acres" or "Fairmont Farms."

However, as prolific as these subdivision entrances are, they pale when compared to the entrance posts for Bloomfield Estates, in Bloomfield Hills.

Though not a building, these entrance posts provide a lovely architectural note to the avenue.

Unlike many of the subdivision entrances of today, these "cornerstones" draw the eye not with flash, but with quiet grandeur. They rise on the eastern side of Woodward Avenue, at the entrance to Charing Cross Road, in a mellow golden stone.

One's eye first sees the simple shaft of stone, and then is drawn to the column's top, which instead of a typical ball, or lantern, is capped with a trio of planter-shaped stones.

Contrasting the golden color of the stone are the copper-green letters on each column which state in a stylish, upper-case face, "CHARING CROSS ROAD." There are no words on the Woodward Avenue side.

That is about all one's eye takes in as one drives along Woodward or turns on Charing Cross.

However, the columns deserve closer inspection, revealing a striking, yet dignified Art Deco architecture.

The main part of the column itself, if you look at it from the top, is in the shape of a cross; not a Christian cross, with a long tail, but a shape similar to that of the American Red Cross. Could this be a reference to the cross in the road's name?

Then, on the Woodward Avenue side, toward the top of the column is an intricate braid design, carved into the stone. The braid looks as if it is carved in such a way as to have some significance, but I don't know what it is.

The planter-shaped stones topping the columns descend in size and feature vertical ribs.

Besides the columns themselves, there are low walls on each side of them, also of cut stone, flanked with modest landscaping.

As impressive as the columns are, information about them is scarce.

John King, who has lived in the Bloomfield Estates subdivision for decades, says the subdivision was developed by Judson Bradway in 1914.

King says Bradway always had columns marking the entrance to the subdivision. However, when Woodward Avenue was widened from two to eight lanes in 1925, the old columns were destroyed.

In their place were erected the present



Entranceway to Bloomfield Estates



Charing Cross columns reveal a striking, yet dignified Art Deco architecture

columns, at a cost of \$4,000, paid by the subdivision's citizens' association.

King believes the columns were designed by either Eliel or Eero Saarinen. It is highly possible that Eliel Saarinen designed them. He designed many buildings in the Cranbrook Educational Community, which is nearby, and the Deco design of the columns looks like much of his work there.

His son Eero was also an architect. However, he was born in 1910, which means he would have been in his teens when the columns were built.

King says the present columns were erected sometime between 1925-30. He says there are also lights built into the columns, but the electrical conduits have rusted, making the lighting unsafe.

Wouldn't it be wonderful to see them lit now?



## Bloomfield Township Contact Information

Bloomfield Township  
4200 Telegraph Road  
P.O. Box 489  
Bloomfield Township, MI 48303  
[www.bloomfieldtp.org](http://www.bloomfieldtp.org)  
248.433.7700

General Administration	248.433.7700
Animal Welfare	248.433.7757
Assessor's Office	248.433.7710
Building Division	248.433.7715
Clerk's Office	248.433.7702
Public Works	248.594.2800
Senior Services	248.723.3500

Police/Fire/EMS Emergency  
Dial 911

Police Non-Emergency  
248.433.7755

Bloomfield Public Library	248.642.5800
Xfinity/Comcast Customer Service	800.934.6489
Consumers Power	800.477.5050
DTE Energy Customer Service	800.477.4747
Miss Dig	800.482.7171

