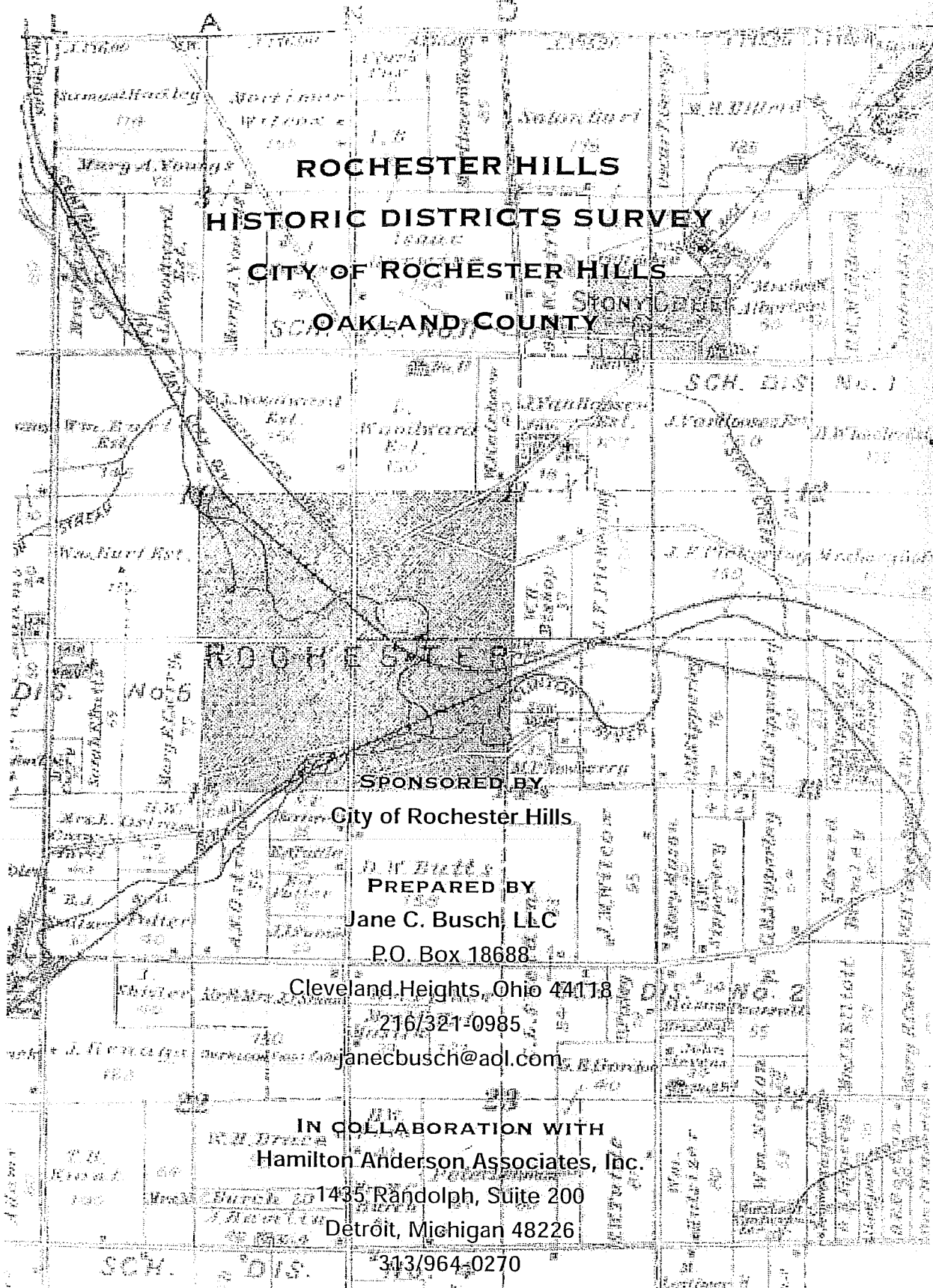


TAB C

ROCHESTER HILLS
HISTORIC DISTRICTS SURVEY
CITY OF ROCHESTER HILLS
OAKLAND COUNTY



SPONSORED BY
City of Rochester Hills

PREPARED BY
Jane C. Busch, LLC
P.O. Box 18688

Cleveland Heights, Ohio 44118
216/321-0985
janecbusch@aol.com

IN COLLABORATION WITH
Hamilton Anderson Associates, Inc.
1435 Randolph, Suite 200
Detroit, Michigan 48226
313/964-0270

When we enter the twentieth century it becomes more difficult to draw conclusions about Avon Township architecture based on the survey area. As described under project methodology, the survey area consists of designated local historic districts and a pre-selected group of potential local historic districts, plus Meadow Brook Farms and the Van Hoosen Barns. Outside of the Stoney Creek and Winkler Mill Pond Historic Districts, these existing and potential local districts are non-contiguous properties scattered throughout the city. For nineteenth century resources this has a basis in the historic landscape of non-contiguous farmsteads with farmland—now gone—in between. In addition, after more than two decades of research and preservation efforts in the city, a large proportion of the significant nineteenth century resources have been identified and included in the survey.

By comparison, surveyed houses built after 1915 when the era of subdivision began in Avon Township represent a smaller proportion of total houses, and conclusions drawn on the basis of the survey are more tentative. Approximately seventy houses in the survey area were built between 1900 and 1952. The most common form is the traditional 1 ½ or two story side gabled house. The next most numerous house forms are bungalows and front gabled houses. Many of the front gabled houses are small one or 1 ½ story houses similar to bungalows but without the defining bungalow characteristics of extended eaves, low profile, and front porch. An informal look at areas not included in the survey suggests that bungalows and similar small houses were common in Avon Township in the early twentieth century. One, possibly two bungalows have been identified as mail order houses. The bungalow at 1880 East Avon Road appears as the “Denver” in the 1914 Aladdin Company Catalog. The bungalow at 2370 South Livernois Road may be a Wardway home from the Montgomery Ward Company but its aluminum siding makes this identification uncertain. Considering the popularity of the foursquare house in the Midwest, it may be noteworthy that so few examples occur in the survey. Two foursquare houses and an additional three houses that could be considered modified foursquares were found in the survey. They do not appear to be common outside of the survey area either. Three or four ranch houses—depending on how one defines ranch house—were in the survey. They were included because they were part of properties designated or potentially historic, not because of interest in the ranch house form itself. It is obvious in driving around Rochester Hills that the ranch house was popular in the post-World War II years.

Four architectural styles are prominent in the surveyed houses built during the first half of the twentieth century: Classical Revival, Craftsman, Colonial Revival, and Tudor Revival. The first of these styles to appear was the Classical Revival, also known as Neoclassical. There are four Classical Revival style houses in the survey area, the first dating to ca. 1892. These four houses almost certainly occur in the survey in a higher proportion than they occur in the city as a whole. Classical Revival style buildings tend to be identified as landmarks because of their imposing architecture. Fairview Farm House on South Rochester Road, built ca. 1900, has a full height classical portico with pediment, denticulated cornice, and lunette window. The Burch House, built ca. 1910 on South Rochester Road, has a recessed front porch with Ionic columns and a frieze with swags above.