

MICHIGAN ABOVE-GROUND SURVEY FIELD FORM

ADDRESS

Number 1631
City/Village
Sidwell 15-21-126-304

Direction W.

Street Avon Rd
Township
E.P. 48309

SURVEY INFO

Survey Date 4/17/02

Surveyor

NAME

Historic Name
Common Name

DATE/PROPERTY TYPE/STYLE

Date Built ca. 1860s-70s
Style

Source of Date
Property Type

MATERIALS

Foundation stone/granite
Walls wood/weatherboard
Roof asphalt

other: brick

DESCRIPTIVE NOTES

2 story Gable roof upright wing with rear ell. Newer entrance deck at west doors to rear ell. Newer rear deck. 1 1/2 story rear ell has cross gables. 1 story shed roof addition on east side of rear ell also has stone facade. Brick chimney on rear of ell on east side (near chimney). 1 1/2 story wing w/ front porch. Porch has newer brick.

OTHER BUILDINGS/FEATURES

Garage on west side. Asphalt + concrete pads remain from previous building. (1) Asphalt + concrete pads next to house. Remnants of apple orchard.

HISTORY

New owner's recently removed aluminum siding - working on repairing wood siding. Asking for permission to remove garage.

COMMENTS

Tammy & George later (Mont - a red dot)
Kelly 651-4118 - call w/ tax credit info

PHOTO INFO

File Name
Roll No.
Photographer

Frame No.

RESEARCH WORKSHEET

DISTRICT NAME 1631 W. Aven Rd.

ARCHITECT/BUILDER

OWNER TYPE private

USE

Historical Use D/ single dwelling
Current Use D/ single dwelling

AREA OF SIGNIFICANCE

- 1. Architecture
- 2.
- 3.

HISTORY AND SIGNIFICANCE

1947 Atlas Map - Eyskers Aven Estates - not shown on E. Pray sub map
1908 Crystal Brook Farm S.A. Potter (acreage not clear) - shows house
1896 Abram Miller 96 a shows house
1872 Hubbell = Brøtner 97 a - not clear if house there
RPS 216 - Homer Welch, 160 a (or 170.2) - attached remodeled 1938

SIGNIFICANT PERSONS

REFERENCES Michigan Rural Property Inventory, Aven Township, 216; Atlas maps 1872, 1896, 1908, 1947

PERIOD OF SIGNIFICANCE

ELIGIBLE FOR NATIONAL REGISTER CONSIDERATION Not NR Eligible

CONTRIBUTES TO CURRENT/POTENTIAL DISTRICT Contributing site

COMMENTS

Not NR cause common type, integrity not outstanding. but integrity is good = good ex of important Aven T. type

CITY OF ROCHESTER HILLS
DESIGNATED HISTORIC SITE

HISTORIC DISTRICT
REF. NO.
PARCEL NO. 15-21-126-019

NONCONTIGUOUS
46

RESIDENCE: Mary E. Peterson (c. _____)

STYLE OF BUILDING: Early American Farmhouse

TYPE OF CONSTRUCTION: Wood Frame-Vinyl Siding installed in 1978

LOCATION: 1631 Avon Road - West

CURRENT OWNER'S NAME: Mary E. Peterson

ADDRESS: 1185 Pine Ridge, Rochester, MI 48307



HISTORICAL DATA:

Taken up from Government by Elias Swan and Sidney Dale May 9, 1824.

1872 - Hubbell and Bro.

1896 - Abram Miller

1908 - S.A. Potter

1940's - F.B. Gray

The detached garage was built in 1987.

ADDITIONAL REMARKS:

Good exterior condition. Historically significant.

SURVEYOR: PATRICK J. MCKAY

DATE: 12/93

7/17/78
Township of Avon

PARCEL NO. 15-21-126-002

RESIDENCE: John Peterson (c.)

STYLE OF BUILDING: Early American Farmhouse

TYPE OF CONSTRUCTION: Wood Frame

LOCATION: 1631 West Avon Road

CURRENT OWNER'S NAME: John Peterson

ADDRESS: 1185 Pine Ridge, Rochester, MI 48063



HISTORICAL DATA:

Taken up from Government by Elias Swan and Sidney Dale May 9, 1824.

1872 - Hubbell and Bro.

1896 - Abram Miller

1908 - S. A. Potter

1940's - F.B. Gray

ADDITIONAL REMARKS:

Good exterior condition. Historically significant.

YR. OF INV. 1938 SCHOOL DISTRICT _____ SEC. _____ T. _____ R. _____ VILLAGE _____ COUNTY OAKLAND TOWNSHIP AVON 203 CODE NO. 216

ASSESSED TO
W
HOMER WELCH
6521 SECOND BLVD
DETROIT MICH

SD 9
T3N, R11E, SEC 21
NW 1/4

160 A

ACTUAL ACREAGE 169 (70.1

CLASS USES SINGLE H
 BUILT 1 REMODELED 1938
 SQ. FT. _____ CU. FT. _____
 FOUNDATION STONE
 ROOFING GABLE - WD. SHG.
 WALLS WD. SIDING
 CONSTR. WD. FRAME
 BASEMENT FULL
 HEATING HOT-AIR
 PLUMBING _____
 NO. STORIES 1 1/2 NO. RMS. 7
 FLOORS PINEY HDW
 INT. FINISH PLAS-PINETRIM
 LIGHTS ELEC.
 MISC. ELEC. PUMP
 PORCHES 2 COV.
 CONDITION FAIR
 REMARKS _____
 OTHER BLDGS. _____
GARAGE 1922 (24x16) F
CONE-FIN. LBR

RURAL PROPERTY
 GRAVEL RD.; IMPROVED RD. _____ MI.
 TRADING CENTER ROCHESTER 2 MI.
 (Name)
 R. F. D. _____ MI.; SCHOOL _____ MI.
 ELEC. LINE _____ MI.
 TELEPHONE _____ MI.
 GAS-LINE _____ MI.
 WATER SUPPLY WELL
 ADEQUATE YES NO
 PLATTED & VILL. PROP. _____
 FRONT. _____ x _____ DEEP _____
 K. FACTOR _____
 _____ ST. _____ CURB _____
 RUNG WATER _____ SIDEWALK _____
 SEWER _____
 ELECTRICITY _____ GAS _____
 FIRE PROTECTION _____ LAND _____

SUPERVISOR	19	19	19	19	19	19	19
LAND							
BLDGS							
TOTAL							
BD. REVIEW							
LAND							
BLDGS							
TOTAL							

MICHIGAN ABOVE-GROUND SURVEY FIELD FORM

ADDRESS

Number 1631
City/Village
Sdwell 15-21-126-304

Direction W.

Street Avon Rd
Township
2-p 98309

SURVEY INFO

Survey Date 4/17/02

Surveyor

NAME

Historic Name
Common Name

DATE/PROPERTY TYPE/STYLE

Date Built 1987
Style

Source of Date
Property Type

MATERIALS

Foundation concrete
Walls metal/aluminum
Roof asphalt

DESCRIPTIVE NOTES gable roof 2 car garage on concrete block
foundation

OTHER BUILDINGS/FEATURES

HISTORY

COMMENTS

PHOTO INFO

File Name
Roll No.
Photographer

Frame No.

RESEARCH WORKSHEET

DISTRICT NAME 1531 W. Main Rd.

ARCHITECT/BUILDER

OWNER TYPE private

USE

Historical Use

Current Use D/secondary structure

AREA OF SIGNIFICANCE

- 1.
- 2.
- 3.

HISTORY AND SIGNIFICANCE

SIGNIFICANT PERSONS

REFERENCES Rochester Hills Historic District Commission Records

PERIOD OF SIGNIFICANCE

ELIGIBLE FOR NATIONAL REGISTER CONSIDERATION Not NR Eligible

CONTRIBUTES TO CURRENT/POTENTIAL DISTRICT Non-contributing site

COMMENTS

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

Address

Street: 1631 W Avon Rd.
 City: Rochester Hills County: Oakland ZIP 48309
 Current Name:
 Historic Name:



Evaluations

Contributes to: 1631 W. Avon Rd.
 NR Eligible: Not NR Eligible
 Contributing: Contributing Site
 SHPO Evaluation:

Photo

Filename: My Pictures\By Street\Avon\W Avon\1631 W Avon.
 Roll: Frame:
 View: Southwest
 Credit: Burke Jenkins
 Caption: 1631 W. Avon Rd., Rochester Hills, MI

Resources on Property/Status

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

Main Building

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

Period of Significance:

Area of Significance:

- 1 Architecture
- 2
- 3

Arch/Builder:

Date Built: ca. 1860s-70s

Architectural Classification:

Material Notes:

Description:

Gable roof upright and wing with two story upright, 1 1/2 story wing, and 1 1/2 story rear ell. Front porch on wing has newer brick floor. Newer entrance deck at east and west doors to rear ell. Newer rear deck. Rear ell has cross gables on west side and one story shed roof addition on east side. Newer brick chimneys on rear of ell and on east side. Newer windows. Pedimented wood window hoods.

Other Buildings/Features:

Garage to west of house. One asphalt and one concrete pad remain from previous outbuildings. Remnants of apple orchard.

Significant Persons:

Statement of Significance:

The 1872 atlas map shows a 97 acre parcel owned by Hubbell & Brother. It's not clear whether a house is there. 1896 map--Abram Miller, 96 acres, shows house. 1908 map--S.A. Potter, Crystal Brook Farm, acreage not clear, shows house. 1947 atlas map--part of Eysters Avon Estates subdivision. The rural property inventory shows this property owned by Homer Welch in 1938. Date built is not given; it was remodeled in 1938. Current owners recently removed aluminum siding and are restoring the wood siding.

References:

Michigan Rural Property Inventory, Avon Township, 21G; Atlas maps 1872, 1896, 1908, 1944.

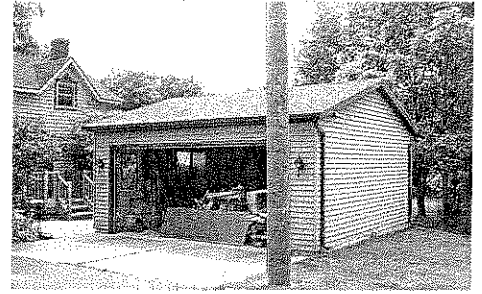
Surveyor's Comments:

A good example of the L-plan farmhouse so popular in 19th century Avon Township and Oakland County. Good integrity but not quite high enough for NR listing.

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

Address

Street: 1631 W Avon Rd.
City: Rochester Hills **County :** Oakland **ZIP** 48309
Current Name:
Historic Name:



Evaluations

Contributes to: 1631 W. Avon Rd.
NR Eligible: Not NR Eligible
Contributing: Non-Contributing Site
SHPO Evaluation:

Resources on Property/Status

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

Photo

Filename: My Pictures\By Street\Avon\W Avon\1631a W Avo
Roll: **Frame:**
View: South
Credit: Burke Jenkins
Caption: 1631 W. Avon Rd., Rochester Hills, MI

Main Building

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

Period of Significance:

Area of Significance:

- 1
- 2
- 3

Arch/Builder:

Date Built: 1987

Architectural Classification:

Material Notes:

Description: Gable roof two car garage on concrete block foundation.

Other Buildings/Features:

Significant Persons:

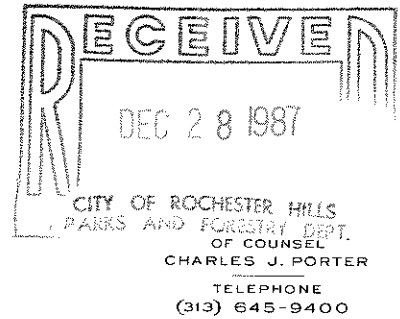
Statement of Significance:

References: Rochester Hills Historic District Commission Records

Surveyor's Comments:

LAW OFFICES OF
BEIER HOWLETT TERNAN JONES
SHEA & HAFELI, P.C.
74 WEST LONG LAKE ROAD, SUITE 1
BLOOMFIELD HILLS, MICHIGAN 48013

DEAN G. BEIER
JAMES L. HOWLETT
LAWRENCE R. TERNAN
STEPHEN W. JONES
PAMELA GAUDREAU SHEA
MARK W. HAFELI
MARGARET BATTLE KIERNAN
LAWRENCE S. FLAGGMAN
DIANA CARNEY CATY
ROBERT R. SHUMAN
JOHN D. STARAN
MARY T. SCHMITT SMITH
DAVID L. TYNER



December 23, 1987

Mr. Patrick McKay,
Museum Manager
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48063

Re: 1631 West Avon Road

Dear Mr. McKay:

I have considered your memo to me as well as your proposed letter to Mrs. Peterson. As far as it goes, I have no problem with your sending the letter to Mrs. Peterson over your signature.

However, as I understand your memo, I am not sure the proposed split will solve the problem. The reason Mrs. Peterson cannot now build a new accessory building on her property is because Zoning Ordinance Section 1803 does not allow the total of all accessory buildings to exceed either the ground floor living area of the main building, or 720 square feet, whichever limitation is less. Because the existing barn apparently exceeds this limitation, Mrs. Peterson cannot construct any additional accessory buildings without a ZBA variance unless, of course, she razes the barn.

Simply splitting the property to place the existing barn on a lot separate from the home does not necessarily solve the problem and, perhaps, creates a new problem in that Zoning Ordinance Section 400 does not allow freestanding accessory buildings unless there is a home established on the premises as well. In other words, the ordinance will not allow the split if, as a result, the barn will stand all by itself on the new lot.

Mr. Patrick McKay
December 23, 1987
Page 2

Either the Planning/Zoning Department or the Building Department can explain this to you in more detail, if necessary, but I will be happy to discuss this with you further if you like.

Very truly yours,

BEIER HOWLETT TERNAN JONES
SHEA & HAFELI, P.C.



John D. Staran

JDS/csr
cc: Mayor Billie M. Ireland
1123Y

CITY OF ROCHESTER HILLS
HISTORIC DISTRICTS COMMISSION

1000 ROCHESTER HILLS DRIVE, ROCHESTER HILLS, MI 48063, TEL. 313/656-4663

January 5, 1988

Mrs. Mary Peterson
1631 W. Avon Road
Rochester Hills, MI 48309

Dear Mrs. Peterson:

This letter is in response to your request to split and sell a portion of your lot located at 1631 W. Avon Road. This lot split would place your home on one parcel while your accessory barn building would be placed on the other parcel.

The Rochester Hills Historic Districts Ordinance has no restrictions regarding your proposed lot split. We do, however, encourage the preservation of accessory barn buildings; and we understand that the building involved will be maintained as a barn. You should contact the Rochester Hills Planning/Zoning Department at 656-4660 for the necessary approval.

If there is any further information you need, please contact Patrick McKay at the Rochester Hills City Hall at 656-4663.

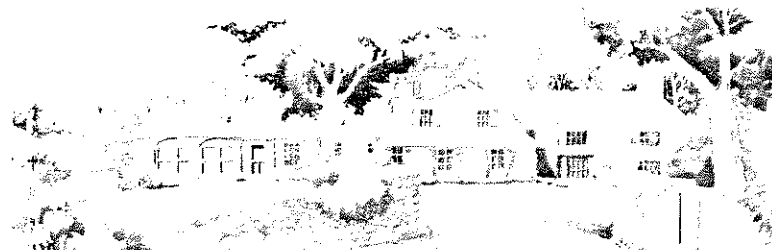
Sincerely,

ANN H. DIEMER, Chairperson
Rochester Hills Historic Districts Commission

AHD:cp

c: Jeff Cohee, Director, Planning/Zoning/Administrative Services
City of Rochester Hills

Enclosure



ROCHESTER HILLS MUSEUM
AT VAN HOUSEN FARM

March 9, 1987
Zoning Board of Appeals

Public Hearing:

File No. 87-811: Request for variance from Ordinance 200 to construct a 400 square foot detached garage at 1631 Avon Road, Lot 7, Eyster's Avon Estates, located south of Avon Road, between Crocks and Livernois Roads in Section 21, zoned R-1 and identified as Parcel No. 15-21-126-033.

Ordinance 200, Section 1803, Paragraph 3, limits all detached structures to a maximum combined total of 720 square feet. Submitted plot plans indicate an existing accessory building totaling 640 square feet and a proposed detached garage totaling 400 square feet. The combined square footage for both buildings equals 1,040 square feet. Therefore, a variance of 320 square feet is requested.

Applicant: Raymond Duval
121 E. Maple Road, Troy, Michigan 48083

Mr. Raymond Duvall and Dave Andrews were in attendance.

Mr. Duvall addressed the Board indicating it was the desire of the property owner to construct a free-standing, 400 square foot garage located 10 feet from the existing home on a 2 1/2 acre parcel. A problem occurred with the existence of a 640 square foot barn located approximately 100 feet from the house, making it difficult for a senior citizen to access. The garage would add to the value of the property and improve the neighborhood as well as provide shelter for the owner's car and insure her safety.

The Staff Report, dated February 27, 1987, regarding this matter was presented to the applicant. (Staff Report to the Zoning Board of Appeals has been placed on file and by reference becomes part of the record hereof.)

Mr. Srogi informed the Board that this matter was denied on September 23, 1985, for exactly the same amount of square footage and for identical reasons. It would be the Board's decision as to whether they desired to hear this matter.

Continued

Mr. Staran advised Members that there was nothing as a matter of law preventing the Board from reconsidering this matter. It has been the policy of this Board, unless there is a substantial change in circumstances or additional facts that were not originally presented, that matters will not be reheard, in order to insure finality. He cautioned careful consideration should be taken to this precedent setting matter.

Members established the fact that the Historical Commission had given its approval for construction of a detached garage, assuring its compatibility architecturally with other historic buildings in the area. The property owner did not desire to erect an attached garage nor remove the existing barn. Members expressed concern for the historic value of the home with an attached garage.

The applicant indicated a change in the situation with the issuance of a permit for the garage foundation. Mr. Srogi replied a permit was not required to pour concrete, but that the permit was issued to help the applicant to continue construction in the event a variance was granted and to insure proper verification for the building inspector.

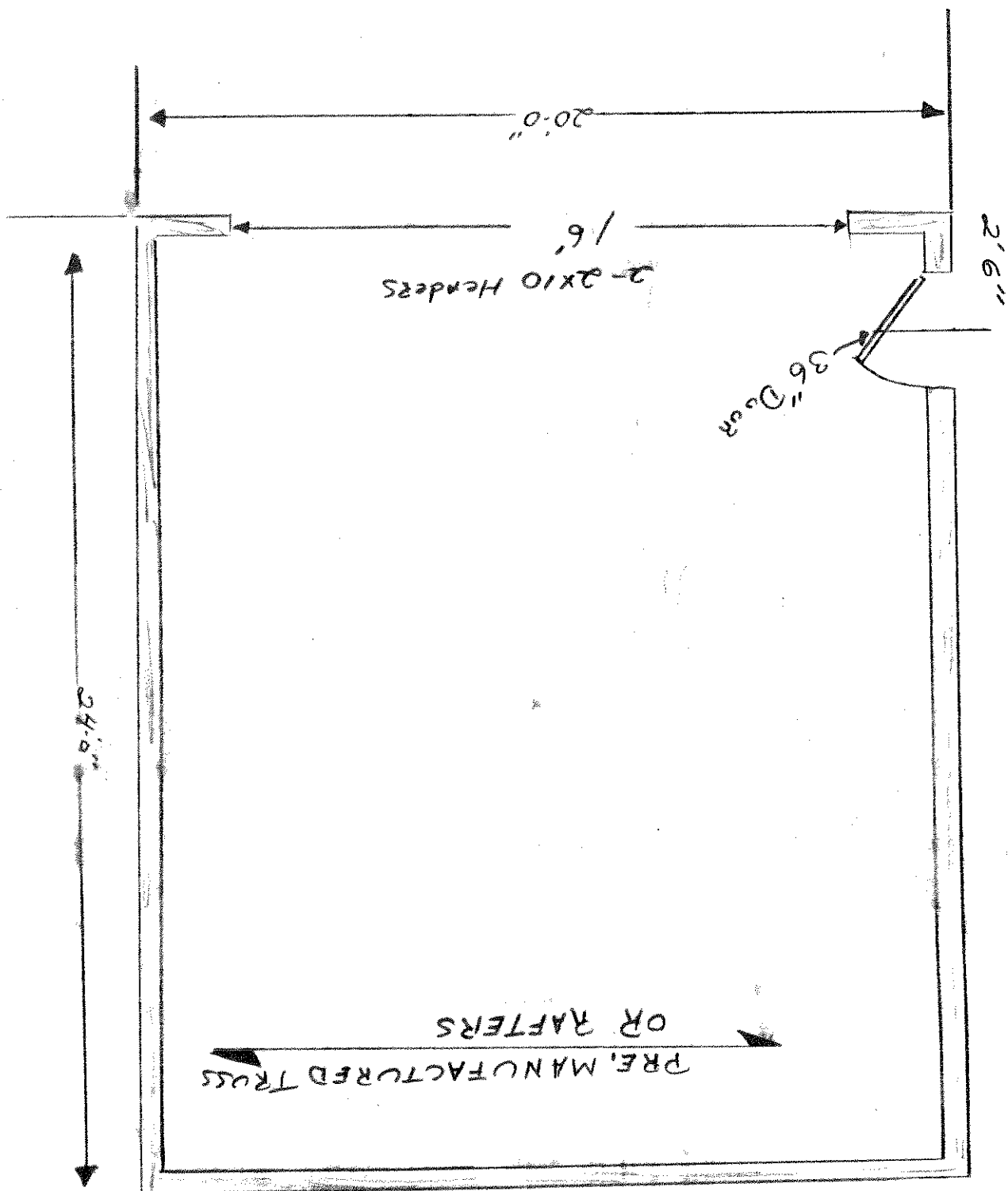
Motion by Rayner, supported by McConachie, that this Board not consider this matter.

Findings:

1. There has been no significant change or new facts presented from the previous Board denial.

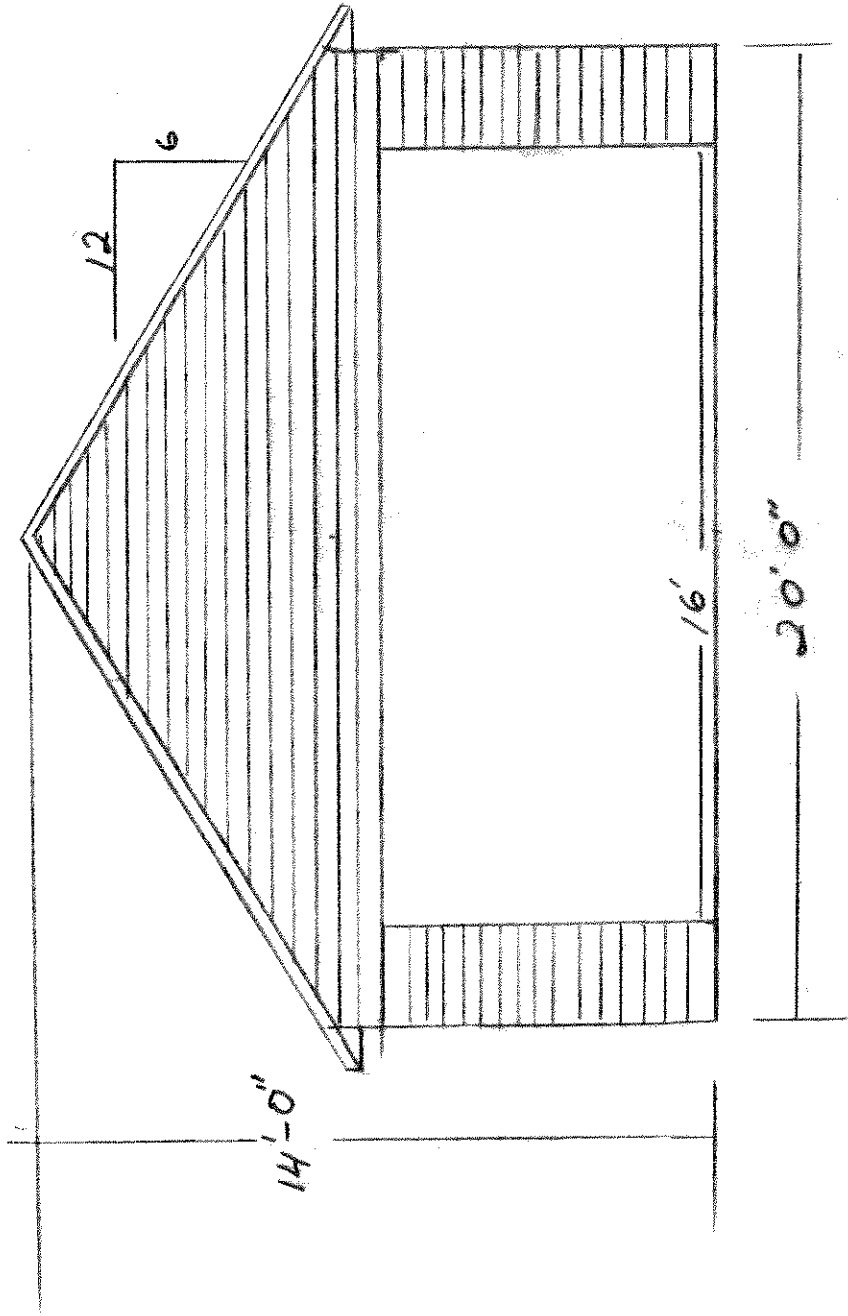
Ayes: Canu, McConachie, Rampson, Rayner, Trimble, Wilson
Nays: Strother
Absent: None

Motion Carried.



11/15/86
 08/15/11
 1107A.M. 1001

1631 W. Avon
11/13/86



BUILDING - STRUCTURE INVENTORY FORM

Michigan History Division
Michigan Department of State
Lansing, Michigan 48918

IDENTIFICATION

1. Building Name: Common _____
Historic Registered Site, Avon Charter Township
2. Village/Town/City Rochester Hills Township _____ County Oakland
3. Street Location 1631 West Avon Road
4. Ownership: Private Property Owner Non-Profit Tax-Exempt Organization Governmental Unit *
* If governmentally owned: (check one) Municipal Township County State Federal
5. Present Owner Name(s) Mrs. Mary E. Peterson
Present Owner Address(s) 1631 West Avon Road, Rochester Hills, MI 48309
(STREET ADDRESS) (CITY) (STATE) (ZIP)
6. Use: Original Residence Present Residence
7. Accessibility to Public: Exterior visible from public road? YES NO
Interior accessible? YES NO Explain _____

DESCRIPTION

8. Building Material a. clapboard b. stone c. brick d. board and batten e. cobblestone
f. shingles g. stucco h. other _____
9. Structural Material a. wood frame with interlocking joints b. wood frame with light members (balloon frame)
c. masonry load-bearing walls d. iron frame e. steel frame with curtain walls f. reinforced concrete
g. other _____
10. Condition a. excellent b. good c. fair d. deteriorated
11. Integrity a. original site b. moved c. if so, when? _____
Notes on alterations and additions, with dates and architect.

Vinyl Siding installed by J & K Home Improvement Co. - 6-27-78

12. Related Outbuildings and Property a. barn b. carriage house c. garage d. privy e. shed
f. shop g. greenhouse h. landscape features i. other _____
13. Surroundings of the Building a. open land b. woodland c. scattered outbuildings
d. densely built-up e. commercial f. industrial g. residential
h. other House on Parcel 5, part of Lot 7 - 1.53 Acres: Plus adjacent 2.87 Ac
14. Photo _____
15. Map _____