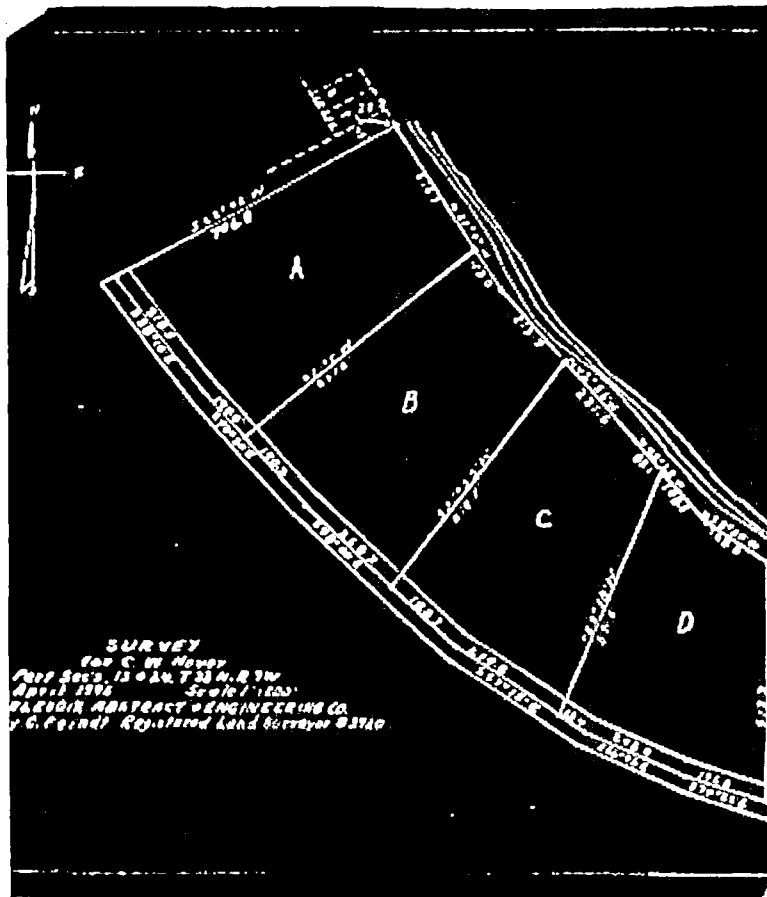


## THE ORIGINAL TRACT



*THE ORIGINAL PLAT TRANSFERRED A 26+ ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF THE MAIN ARM OF LAKE CHARLEVOIX BETWEEN ADVANCE AND IRONTON-FROM R.E. OLDS TO FOUR PEOPLE FROM LANSING, MICHIGAN. THIS IS PARCEL "C".*

A survey prepared for Claude Hovey in April, 1946 shows the tract divided into four parcels labeled, from west to east, A, B, C and D and each having approximately 320' of lake frontage and comprising six (6) acres, more or less. Four principals in the Wolverine Insurance Company agreed to purchase those parcels with specific selection made by lottery. The drawing assigned Parcel A to Roland Spaulding, Parcel B to Edgar Pierce, Parcel C to Henry A. Platz and Parcel D to Harvey Fineout.

Roland Spaulding and Harvey Fineout were the first to build on the newly acquired tract. Each employed Ben Martin, a resident and local builder. At various times Ben Martin was assisted by James A. Platz (along with some of his college friends) and Bill Olstrum another "local". Ben Martin designed a simple cottage for Roland Spaulding 40' wide and 20' feet deep con-

taining a living space with a stone fireplace in the middle, two bedrooms at one end, and one bedroom, a kitchen and small bath at the other. That cottage, originally built in 1947, still stands on the Spaulding property. That basic floor plan, with some minor modifications, was used in the cabins that Ben built for Erma Platz and, later, Herb Fox. In the fall of 1947 James A. Platz, son of Henry, with the help of some college friends, harvested some large cedar trees on our property which were traded to Boyne Falls Log Homes for construction in Ben Martin's signature "log batten" homes: i.e., vertically sawed logs covering the joints formed by vertical board. Spaulding's original home and the buildings on our property feature the "log batten" construction. The Spaulding property continues to be owned by members of the Roland Spaulding family. Edgar Pierce subdivided parcel B into four lots each comprising 79' of lake frontage. The westernmost lot was sold to a person from Lansing, Michigan, (Dethmers) and became part of an estate. That is the lot that is now owned by Seregny. The next lot was owned for many years by the Andy Devries family including their daughters Annie Laurie Robinson and Mary Brisbois. That lot is the now owned by Jim Evans. The two (2) remaining lots were sold by Ed Pierce to Herb Fox of Mason, Michigan. In 1949 Herb Fox built a cabin on the eastern parcel of the two lots he purchased. That cabin, having been extensively remodeled, is now owned by John and Judy Abar. Herb Fox sold the remaining interest in his property to his friend, Frank Braford, who built a home, which has also been extensively remodeled, and is now owned by Ralph and Dot Parker.

## HISTORY OF THE OLDS PROPERTY ON BEER'S BAY

The property which is the subject of this narrative is comprised of the tract located on Lake Charlevoix, extending from Spaulding's on the West to Fineout's on the East, in a bay called, "Beer's Bay". The tract was acquired by a group of people all of whom were executives, owners or employees of Wolverine Insurance Company of Lansing, Michigan. Sometime during 1945, Henry A. Platz, together with his friend and co worker, Claude W. Hovey, explored the purchase of an undeveloped piece of property on Lake Charlevoix comprising approximately twenty six (26) acres, more or less, containing 1280' of lake frontage and described as part of sections 13 & 24, T33 N, R7W located in Eveline Township, Charlevoix County, Michigan. At the time of acquisition the property was owned by Ransom Fidelity Company of Lansing, Michigan and Bernice Olds Roe, daughter to Ransom and Metta Olds. Previously, the property had been owned by Ransom and Metta Olds of Oldsmobile fame. The purchase of the property was facilitated by Claude W. Hovey and his wife, Evelyn who, at that time, owned a cottage to the west of the property owned by "Mac" McClintock also of Lansing.

Shortly after having acquired the property (Parcel "C"), Henry A. Platz died in March of 1946 and the property devolved to his widow, Erma I. Platz and their two children, James A. and Marilyn. In the summer of 1948 Jim helped Ben Martin finish the Platz cabin and assisted Ben with several other projects. Jim moved to California and Erma Platz died. Ultimately, Henry T. Sanders, and Marilyn acquired the interests of Erma and James Platz and since 1968 became sole owners of the property.

Harvey Fineout died shortly after Henry Platz in 1946. The Fineout cottage was constructed by his wife, Edith, from a kit with a natural stone fireplace built by Ben Martin. The Fineout property contained a flowing spring which, during the Depression years had some "cachet" as a local source for mineral water. A shallow well was drilled into that spring and to this day provides water for household use. That property is still owned by members of the Fineout family.

### This parcel.

This property consists of six (6) acres, more or less, from Ferry Road to the water's edge. It features natural habitat for wild life which include grouse, wild turkeys - from time to time, squirrel, possum, porcupine, deer and a wide variety of birds - from chickadees to Bald Eagles.

The fallen timber of which there is an ample supply is harvested - bucked and split - for firewood. Occasionally, some standing trees need to be felled - because they threaten the power lines or because they are impinging or leaning on more desirable trees. But for the most part the fallen trees, which consist of birch, cedar, hickory and some ash, provide adequate firewood.

*(Continued on page 18)*

*(Continued from page 17)*

The original improvement built on the site of the Main House was constructed in 1974. That dwelling was tragically destroyed in April, 1981, as a result of extensive water damage occurring over the previous winter. The 1974 dwelling was completely razed and a new structure, the present "Main House" was erected on the present site. The Main House was begun in late 1981 and completed in early 1983.

The lake frontage is pure sand beach. It features a gradual shelf, extending 150' from the shore to the drop off. Children can play on the beach, wade into the water and swim with safety. Boats and other watercraft can be launched from the beach and at the drop off, the water has a depth of about six (6) feet. The option is presented for either a dock, extending from the shore, or for a floating swimming raft.

The residential area is unique. On the west, there is a natural tree buffer and a set aside from the adjoining neighbor of approximately 40'. On the east the buffer is almost 200', including a 150' stretch of woods. Moderate seclusion and privacy is assured.

The difference in elevation from the road to the lake is approximately 40'. The driveway is approximately one eighth of a mile long - providing an adequate buffer from road activity. The property is "pie shaped" with a 700' rear property line and a 316' front property line.

The recommended landscaping for this type of property is "natural". Perennial rye grass is the desired ground cover with the banks dedicated to Dragon's Blood Sedum and delimited by wood chip pathways. There is room for a Herb garden, a Vegetable garden and an ornamental flower area.

There is much "free" area to allow for recreational activity such as badminton, swings, rings and suspended hammocks. The woods provide ample opportunity for children to build hideaways, cabins or woodland retreats.

In sum this is a highly desirable property for someone seeking Lake Charlevoix waterfront property, limited privacy and the immediacy of nature.

