



Rochester Hills Museum at Van Hoosen Farm

FAX COVER SHEET

To: Mukesh Mangla From: **Patrick J. McKay**

Company: _____

Date: 3/16/04

Time: 10:10 AM

Fax 248.852.7233

ph 248.895.5564

Rochester Hills Museum
1005 Van Hoosen Road
Rochester Hills, MI 48306

Phone: 248.608.8262

FAX: 248.608.8198

E-mail: mckayp@rochesterhills.org

www.rochesterhills.org/museum.htm

Number of Pages including Cover Sheet: 16

Comments: Re: 2371 / 2409 S. Livernois

various documents attached.

Please let me know if you additional
information.

Patrick McKay

C. Derek Delacour
Rochester Hills Planning Dept.

PATTERSON & PATTERSON, WHITEFIELD, MANIKOFF AND WHITE, TEN WEST SQUARE LAKE ROAD, BLOOMFIELD HILLS, MICHIGAN 48013

No. 49

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

AFFIDAVIT

I, Earl E. Borden, swear and state:

1. Affiant is the Supervisor of the Township of Avon, Oakland County, Michigan.

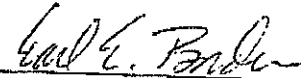
2. Avon Township has adopted an Ordinance to regulate Historic Structures and Historic Districts.

3. Notice is hereby given pursuant to the Ordinance that the said Ordinance, being Chapter 4-6 of the Code of Ordinances, applies to and places certain restrictions upon the structure and the land within one hundred (100) feet therefrom, or the property line, whichever is less, located at 2409 S. Livernois Road
Rochester, MI 48063, Avon Township, Oakland County, Michigan, which is on the property which is more particularly described as: 15-27-101-014

T3N, R11E, SEC 27
PT DIST S 2070.84 FT
TH S 533.88 FT,
TH N 00-24-45 E 534.02 FT,
TC BEG
1C A

PART OF NW 1/4 BEG A1
FROM NW SEC COR,
TH N 89-29-30 E 813.63 FT,
TH S 89-29-30 W 817.36 FT
B4C4I-2

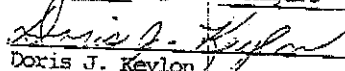
4. Inquiry as to the Ordinance provisions may be made at the offices of Avon Township.



Earl E. Borden

Subscribed and sworn to before me

this 18th day of August, 1978.


Doris J. Keyton
Notary Public, Oakland County, Michigan
My Commission expires: September 30, 1980

Prepared by:

Lawrence R. Ternan
Ten West Square Lake Road
Bloomfield Hills, MI 48013

Return to:

Earl E. Borden, Supervisor
Township of Avon
P. O. Box 250
Rochester, Michigan 48063

TOWNSHIP OF AVON

AFFIDAVIT

The undersigned deposes and says that ^{he/} she did personally

commit to the United States Mails the Notices of Public

Hearing to be held on Tuesday, April 11, 1978
Date of Hearing

relative to PROPOSED HISTORIC DISTRICT(S)
File No. _____ by _____
Name

Public Hearing to be conducted by the Avon Township Historic District
Study Committee
of Applicant

on Thursday, March 23, 1978, in compliance with Public
Date of Mailing

Act 168, as amended, of the State of Michigan.

Miriam Trudeau
MIRIAM TRUDEAU
Signature

Subscribed and sworn to before me this 10th of April,
Day Month

1978.

Doris J. Kevlon
Doris J. Kevlon
Notary Public
Oakland County, Michigan

My Commission Expires September 30, 1980.

Avon Township Hall
407 Pine Street

Phone: (313) 651-8581
Rochester, MI 48063

NOTICE OF PUBLIC HEARING

Notice is hereby given that the AVON TOWNSHIP HISTORIC DISTRICT STUDY COMMITTEE, in accordance with Public Act 169 of the Public Acts of 1970 as amended, Section 3, will hold a Public Hearing on Tuesday, April 11, 1978 at 7:30 p.m. at the Avon Township Hall, 407 Pine Street, Rochester, Oakland County, Michigan.

The purpose of the Public Hearing is to receive public comment on the Avon Township Historic District Study Committee Report which includes recommendations to create historic districts and to regulate the exterior of structures now existing, and to be constructed, in the Districts. The properties included in the proposed Districts are designated on the following map and are described as follows:

Non-contiguous Properties District

<u>Ref. No.</u>	<u>Sidwell Number</u>	<u>Property Address</u>
3	15-31-301-011	3861 Adams Road
4	15-01-100-001	1100 Mead Road
5	15-33-200-009	1081 West Auburn Road
6	15-13-477-001	1990 East Avon Road
7	15-12-200-003	54225 Dequindre Road
8	15-04-227-001	1005 Dutton Road
9	15-04-201-002	1481 Dutton Road
10	15-05-326-011	Brewster Road (Cemetery)
11	15-26-326-001	Hampton Circle (Dryer Barn)
12	15-04-427-008	1207 North Livernois
17	15-25-382-013	1425 East Auburn Road
18	15-14-276-006	705 Bloomer Road
19	15-01-278-005	56187 Dequindre Road
20	15-01-400-005	1809 Runyon Road
21	15-33-476-020	1160 South Blvd
22	15-33-378-031	1580 South Blvd
23	15-09-201-005	1365 West Tienken Road
24	15-04-351-001	1750 West Tienken Road
25	15-04-301-001	West Tienken at Ironstone (Barn)
26	15-05-454-005	2498 West Tienken Road
40	15-23-300-001	1583 So. Rochester Road
41	15-22-451-014	1812 So. Rochester Road
42	15-22-151-008	1650 So. Rochester Road
44	15-16-377-037	1568 West Avon Road
45	15-17-454-017	2332 West Avon Road
46	15-21-126-002	1631 West Avon Road
47	15-04-377-035	1470 West Tienken Road
48	15-23-300-002	1805 So. Rochester Road
49	15-27-101-014	2409 So. Livernois Road
50	15-33-426-006	3610 So. Livernois Road
52	15-14-477-018	861 East Avon Road
53	15-20-428-003	1841 Crooks Road
55	15-32-228-037	3030 Crooks Road
56	15-15-451-002	800 West Avon Road (Barn)
57	15-15-327-002	1021 Harding Road
72	15-13	East Avon Road near Dequindre (Clinton Canal)

Meadowbrook Historical District

37	15-18-200-001	
38	15-18-200-001	
39	15-18-200-001	
58	15-18-401-001	(461) South Adams Road
59	15-19-100-002	1030 South Adams Road
60	15-20-151-003	1385 Adams Road
	15-17-351-001	
	15-18-100-001	
	15-18-300-001	
	15-18-300-002	
	15-18-300-003	
	15-18-300-004	
	15-18-300-005	
	15-18-400-001	
	15-19-100-001	
	15-20-151-019	
	15-20-151-020	

Township of Avon

REPORT OF THE
AVON TOWNSHIP HISTORIC DISTRICT
STUDY COMMITTEE

only 4 pages
of this document
included
Patrick
Mikoy

Township of Avon

January 24, 1978

TO: Avon Township Planning Commission
Michigan Historical Commission
Michigan State Historical Advisory Council

FROM: Avon Township Historic District Study Committee

SUBJECT: Study of Avon Township Historic Districts

Ladies and Gentlemen:

Pursuant to Township Board action of October 5, 1977, the Historic District Study Committee herewith submits its report for your review and consideration. As charged by the Board, and pursuant to Section 3 of Act #169 of 1970, the Committee's responsibility was to "conduct studies and research and make a report on the historical significance of the buildings, structures, features, sites, objects, and surroundings in Avon Township"; and, to recommend areas to be included in the proposed historic district or districts. The following pages study such areas and develop recommendations relative to their historic preservation. In presenting this report, the Committee wishes to thank Earl Borden, Avon Township Supervisor, and his staff, for their devoted assistance in bringing this study to fruition.

As Members of the Study Committee, we stand ready to assist the Planning Commission, or other agencies of the Township, in furthering the goals and objectives of historic preservation in Avon Township.

Respectfully,

AVON TOWNSHIP HISTORIC DISTRICT
STUDY COMMITTEE

Members:

Richard F. Eberline
Richard K. Albyn
Dorothy Bigham
Elizabeth Black
Terry S. Givens
Max K. Mallon
James A. Novak
Alice Serrell
Natalie Stevenson

Richard F. Eberline

Richard F. Eberline - Chairperson

Natalie M. Stevenson

Natalie Stevenson - Secretary

7/17/78
Township of Avon

15-27-151-003-00001
PARCEL NO: ~~15-27-101-014~~

RESIDENCE: Louis Berklich (c.)

STYLE OF BUILDING: Greek Revival - Plantation Style

TYPE OF CONSTRUCTION: Wood Frame

LOCATION: ~~2409~~ ²³⁷¹ South Livernois Road

CURRENT OWNER'S NAME: Louis Berklich

ADDRESS: ~~2409~~ ²³⁷¹ S. Livernois Rd., Rochester, MI 48063

2371



HISTORICAL DATA:

The house was built in 1944 on a 5 acre parcel on Rochester Road, Avon Township, Rochester, by Mr. & Mrs. George Berklich. The architect was Mr. Jack Burns, Rochester. The George Berklich family lived in the house until 1969 when the land was sold for development. It was originally on the southeast corner of Auburn and Rochester Roads, where the Pat Moran Car Dealer is located.

~~It was originally on the southeast corner of Auburn and Rochester Roads, where the Pat Moran Car Dealer is located.~~ The George Berklich family lived in the house until 1969 when the land was sold for development. The current owners Mr. & Mrs. Louis Berklich moved the house from Rochester Road to its present Site, 2371 Livernois Road, Rochester, August, 1970.

At the time it was moved an addition the length of the back of the house was added--kitchen, dining area, utility room and pantry. Plans

ADDITIONAL REMARKS:

Excellent exterior condition. Architecturally significant. for the addition were drawn up by Louis Berklich, Architect.

The Louis Berklich family moved in the house 1976 and are presently living there.

Township of Avon

PREFACE

Act 169, as enacted by the Michigan Legislature in 1970, states in Section 2:

"The purpose of the ordinance is to: (a) Safeguard the heritage of the local unit by preserving a district in a local government which reflects elements of its culture, social, economic, political or architectural history; (b) stabilize and improve property values in such district; (c) foster civic beauty; (d) strengthen the local economy; and, (e) promote the use of historic districts for the education, pleasure and welfare of the citizens of the local unit and of the State."

To implement these objectives, the Act spells out in detail the means of achieving a Historic District status, namely: first, by gathering facts through a Study Committee; and, secondly, by activating a permanent administrative body, called a Historic District Commission. This Study covers only the first phase of the process.

In approaching the Study, the Committee was fortunate in being able to call on other communities for guidance, such as Franklin Village, Romeo, Warren, Troy, Waterford, Detroit, Ann Arbor, and others, who have attained Historic District Status. Assistance was also obtained from Robert E. Miller, Historic Preservation Coordinator, State of Michigan, Michigan History Division - Lansing.

INVENTORY OF HISTORIC PROPERTIES
AVON TOWNSHIP

REF. NO.	DESCRIPTION TYPE	IDENTIFYING NAME	STREET ADDRESS	LOCATION OF SITE TOWNSHIP SECTION	HISTORIC DISTRICT	SIDWELL NUMBER
28	R	Richardson	1266 Washington	01	Stony Creek	15-01-376-002
29	R	Bebensee	1271 Washington	01	Stony Creek	15-01-351-002
30	R	Ross	1291 Washington	01	Stony Creek	15-01-351-003
31	R	Albyn	1921 Washington	01	Winkler Mill	15-01-227-007 & 8
32	R	Carter	1740 Washington	01	Winkler Mill	15-01-277-016
33	R	Dillman	6400 Winkler Mill	01	Winkler Mill	15-01-201-003
34	R	Duffield	6081 Winkler Mill	01	Winkler Mill	15-01-226-001
35	M	Winkler Mill	6381 Winkler Mill	01	Winkler Mill	15-01-227-017
36	R	Givens	6425 Winkler Mill	01	Winkler Mill	15-01-227-018
37	R	Meadowbrook Hall	Oakland University	18	Meadowbrook	15-18-200-001
38	B	Meadowbrook	Oakland University	18	Meadowbrook	15-18-200-001
39	R-B	Meadowbrook	Oakland University	18	Meadowbrook	15-18-200-001
40	R	Eddy	1583 S. Rochester	23		15-23-300-001
41	R	Holefca	1812 S. Rochester	22		15-22-451-014
42	R-B	Fisher	1650 S. Rochester	22		15-22-151-008
43						
44	R	Surrell	1568 W. Avon	16		15-16-377-037
45	R	Bishop	2332 W. Avon	17		15-17-454-017
46	R	Peterson	1631 N. Avon	21		15-21-126-002
47	R	Rice	1470 N. Tienken	04		15-04-377-035
48	R	Crosslin	1805 S. Rochester	23		15-23-300-002
49	R	Berklich	2409 S. Livernois	27		15-27-101-014
50	R	Galloway	3610 S. Livernois	33		15-33-426-006
51						
52	R	Fidler	861 E. Avon	14		15-14-477-018
53	R	Donnelly	1841 Crooks	20		15-20-428-003
54						
55	R	Fowler	3030 Crooks	32		15-32-228-037
56	B	Mich.Christian	W. Avon	15		15-15-451-002
57	R	Day	1021 Harding	15		15-15-327-002

NONCONTIGUOUS

49

RESIDENCE: Louis Berklich (c. 1944)

STYLE OF BUILDING: Greek Revival - Plantation Style

TYPE OF CONSTRUCTION: Wood Frame

LOCATION: 2371 Livernois Road - South

CURRENT OWNER'S NAME: Louis Berklich

ADDRESS: 2371 S. Livernois Road Rochester, MI 48307



HISTORICAL DATA:

The house was built in 1944 on a 5 acre parcel on Rochester and Auburn Roads, by Mr. & Mrs. George Berklich. The architect was Mr. Jack Burns, Rochester. The George Berklich family lived in the house until 1969 when the land was sold for development. It was originally on the southeast corner of Auburn and Rochester Roads, where the Pat Moran Car Dealer is located. The George Berklich family lived in the house until 1969 when the land was sold for development. The current owners Mr. & Mrs. Louis Berklich moved the house from Rochester Road to its present site, 2371 Livernois Road, Rochester Hills, in August, 1970.

At the time it was moved, an addition the length of back of the house was added-- kitchen, dining area, utility room and pantry. Plans for the addition were drawn up by Louis Berklich, Architect.

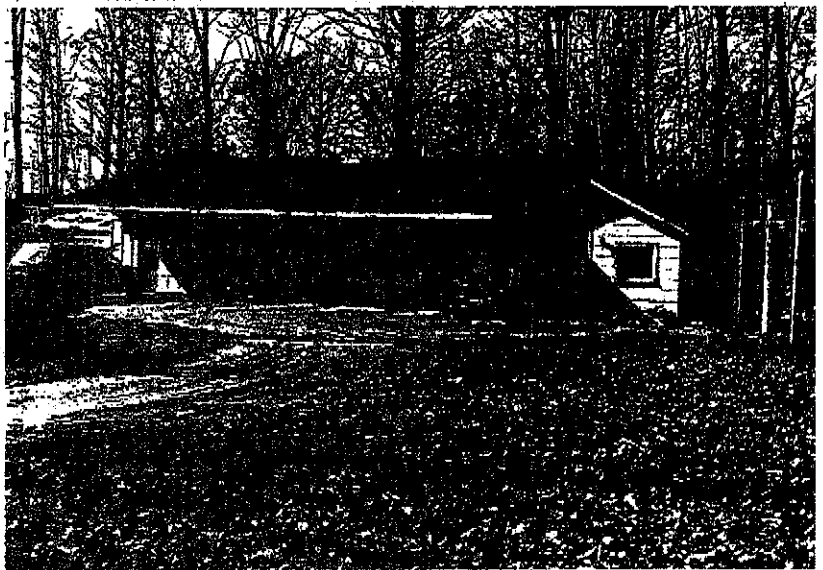
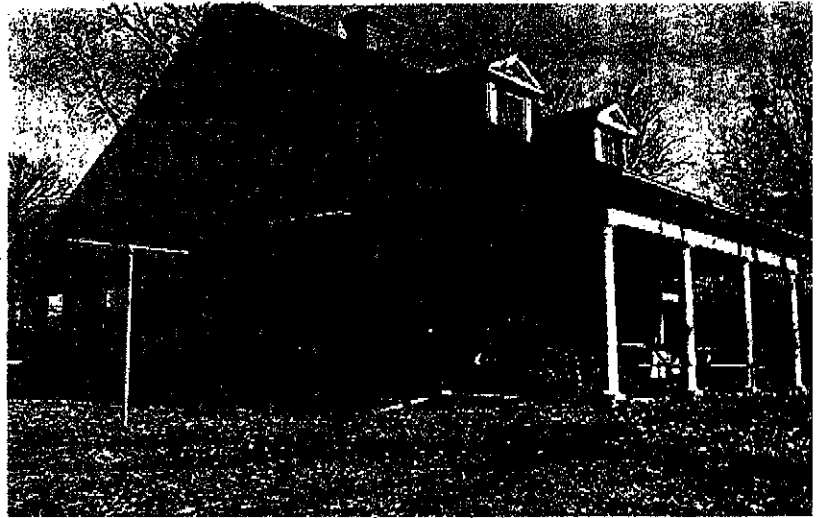
The Louis Berklich family moved in the house in 1976.

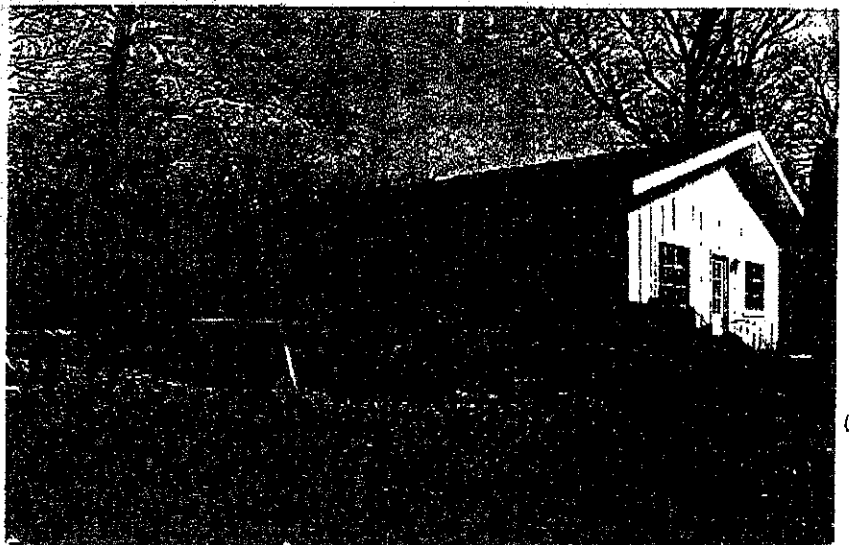
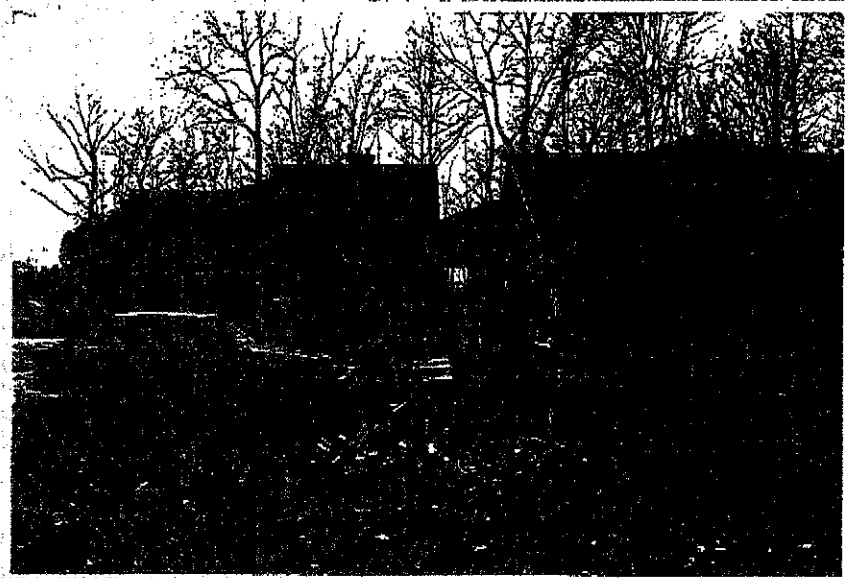
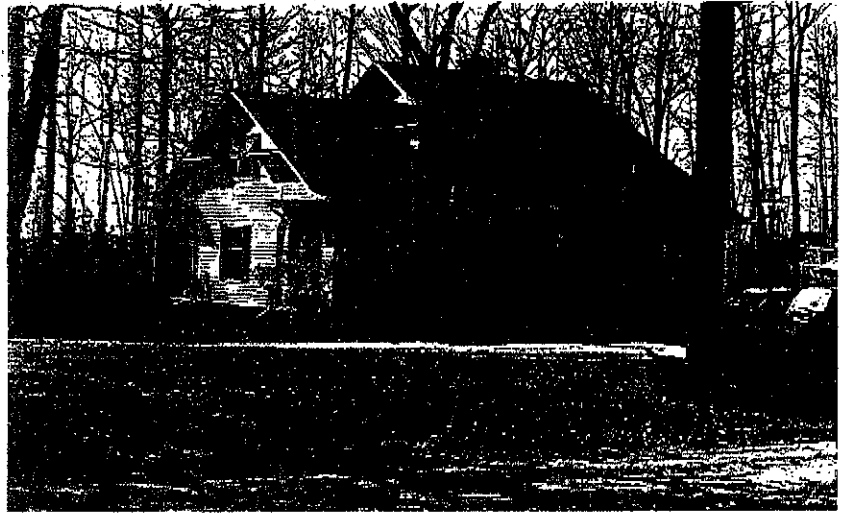
ADDITIONAL REMARKS:

Excellent exterior condition. Architecturally significant.

SURVEYOR: PATRICK J. MCKAY

DATE: 12/93





BUILDING - STRUCTURE INVENTORY FORM

Michigan History Division
Michigan Department of State
Lansing, Michigan 48918

IDENTIFICATION

1. Building Name: Common GREEK REVIVAL - PLANTATION STYLE
Historic _____
2. Village/Town/City ROCHESTER HILLS Township AVON County OAKLAND
3. Street Location 2371 SOUTH LIVERNOIS 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) MR. & MRS. LOUIS BERKLICH
Present Owner Address(s) 2371 S. LIVERNOIS ROAD, ROCHESTER HILLS, MI. 48063
(STREET ADDRESS) (CITY) (STATE) (ZIP)
6. Use: Original HOME Present HOME
7. Accessibility to Public: Exterior visible from public road? YES NO AT TIMES
Interior accessible? YES NO Explain IT IS OUR HOME

DESCRIPTION

8. Building Material a. clapboard b. stone c. brick d. board and batten e. cobblestone
f. shingles g. stucco h. other WOOD SIDING
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? 1970
Notes on alterations and additions, with dates and architect.

SEE HISTORICAL DATA

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 _____
14. Photo _____
15. Map _____

YOU DO NOT NEED TO FILL IN 14 OR 15

16. Interrelationship of Building and Surroundings --

17. Other Notable Features of Building and Site --

18. Threats to Building a. none known b. zoning c. roads d. developers
e. deterioration f. other _____

SIGNIFICANCE (Indicate sources of information for all statements)

19. Architectural Significance

Date of Construction 1944 Architect JACK BURNS - ROCHESTER, MI.
Builders, suppliers, etc. GEORGE BERKLICH, OWNER

Notes on original plan and specifications:

20. Historical Significance:

NONE

21. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date): NONE

22. Please indicate here if the historic site is income or revenue producing:

YES NO

Prepared by Mrs. Louis Berklich Date NOVEMBER 21, 1968

Address 2371 S. LIVERNOIS ROAD Telephone (313) 651-0035
ROCHESTER HILLS, MI. 48063

Organization _____



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

Address

Street: 2371 S Livernois Rd.
 City: Rochester Hills County: Oakland ZIP 48307
 Current Name:
 Historic Name: Berklich, George House

**Evaluations**

Contributes to: George Berklich House
 NR Eligible: More Data Needed
 Contributing: Contributing Site
 SHPO Evaluation:

Photo

Filename: My Pictures\By Street\Livernois\S Livernois\2371 S
 Roll: Frame:
 View: Southwest
 Credit: Burke Jenkins
 Caption: George Berklich House, 2371 S. Livernois 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. Concrete	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: Jack Burns**Date Built:** 1945**Architectural Classification:** Colonial Revival**Material Notes:****Description:**

1 1/2 story side gabled frame house with shorter 1 1/2 story wing on south. Multipane windows. Dormer windows with pilasters, pediments, dentils. Dentils along all cornices and cornice returns on gable ends. Doric columns on front porches. Board & batten siding on walls under porch roof. Central brick chimney. Larger rear dormer with three windows. One story rear addition with entrance porch and trim to match front.

Other Buildings/Features: Garage in rear to north.**Significant Persons:**

Statement of Significance: The house was built on a five acre parcel on the southeast corner of Rochester and Auburn Roads by Mr. & Mrs. George Berklich. The architect was Jack Burns of Rochester. The Berklich family lived in the house until 1969 when the land was sold for development. Mr. & Mrs. Louis Berklich had the house moved to its present site in August 1970. When it was moved a rear addition with kitchen, dining area, utility room, and pantry was added. Plans for the addition were drawn by Louis Berklich, architect. The Louis Berklich family lived in the house in its new location.

References:

1973 survey sheet; City of Rochester Hills Assessor's Office.

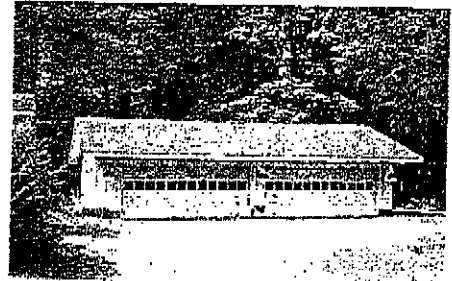
Surveyor's Comments:

Need more context to evaluate National Register eligibility.

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

Address

Street: 2371 S Livernois Rd.
City: Rochester Hills County: Oakland ZIP 48307
Current Name:
Historic Name:

**Evaluations**

Contributes to: George Berklich House
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\Livernois\S Livernois\2371a
Roll: Frame:
View: East
Credit: Burke Jenkins
Caption: 2371 S. Livernois Rd., Rochester Hills, MI

Main Building

Foundation	Roof:
1. Concrete	1. Asphalt
2.	2.
3.	3.
Wall:	Other:
1. Wood	1.
2.	2.
3.	3.

Period of Significance:**Area of Significance:**

1
2
3

Arch/Builder:**Date Built:****Architectural Classification:****Material Notes:****Description:**

Four car side gabled garage. Dentil trim at cornice to match house. Siding board and batten and vertical plank.

Other Buildings/Features:**Significant Persons:****Statement of Significance:****References:****Surveyor's Comments:**