

## ***City Visions, Inc.***

311 Seymour Ave. Lansing MI 48933

517.372.3385

From: Robert J. Morris

**REPORT**

To: Mukesh Mangla

Re: 2371 Livernois, Rochester Hills

Date: October 5, 2009

Based on 35 years of work in historic preservation in Michigan, this report is my analysis of issues affecting the above referenced property owing to its designation as a local historic district. Views expressed here are grounded in my experience as a preservation designer, contractor, speaker, and consultant. Dozens of projects are the result of my work in Lansing, mid-Michigan, and Manistee. I draw especially on my work on study committees for historic districts in Lansing, as the author of historic architectural guidelines for Lansing's "Old Town," and as past chairman of the Lansing Historic District Commission.

For many years, I have been a consultant for private clients and for the City of Lansing in matters of historic design and historic designation. This report does not constitute a legal opinion, for which I am not qualified. This evaluation does examine procedural and administrative matters expected in and required by the process of establishing and maintaining a Historic District.

The specific question being addressed here is whether the 10-acre property at 2371 S. Livernois in Rochester Hills MI was properly designated and continued as a single-site historic district. We have gathered pertinent information and documents from the City of Rochester Hills, from the Rochester Hills City website, from the State Historic Preservation Office (SHPO) in Lansing, and from the client, Mukesh Mangla.

1. In 1978 the 10-acre property in question was governed by Avon Township, whose new Ordinance to regulate Historic Structures and Historic Districts mandated that historic designations be established officially by an affidavit of the Township Supervisor.

- a. Typically, this affidavit would be preceded by a preliminary survey of likely properties by a study committee, which would then complete a survey form for each property it would recommend for historic designation to the Historic District Commission. That recommendation would include historic data of each property, a photograph, and a statement of support for its recommendation, based on the State guidelines found in PA 169. Those guidelines specify that a *significant event*, *significant person*, or *significant architectural style* be connected to the structure or

site. A vote would be recorded in the minutes of the Historic District Commission, and, if positive, a Public Hearing would be scheduled and held, after which the property would move forward for a recorded vote as a historic district by the governing body (Township, in this case).

b. An affidavit designating a historic structure on the property at 2409 S. Livernois Rd. was dated 18 August 1978 and signed by the Township Supervisor, so we assume that the prior actions took place. The historic designation also included 100' around the structure. (It was apparently one of 33 single-site Historic Districts created at the same time in Avon Township. None was registered with the State Historic Preservation Office.)

c. However, in 1978, **two houses** stood on this property. Again, the historic structure listed on the affidavit was 2409 S. Livernois. Another house, that had been built in 1945 and moved to the site in 1971, also stood on the property. Its address was 2371 S. Livernois. The historic designation specifically excluded this 1945 house, which had been on the property for 8 years, had been lived in for 2 years, and carried this different address.

2. We have recently been informed, though, that the “intention” of the Historic District in 1978 was to designate as historic the 1945 house at 2371 S. Livernois. While we are not attorneys, we do know that imputed intention does not substitute for documented official acts. Such an official act would be required to change addresses.

However, an undated survey photo shows this 1945 house, so we will offer an evaluation of the viability of the 1978 historic designation as though it were of this house at 2371 S. Livernois.

a. First, historic designation has always been reserved for structures more than 50 years old. Because in 1978 the house at 2371 S. Livernois was not 50 years old, having been built in 1945, it simply should not have been considered for historic designation. (No build date is given on the original 1978 papers, but according to a Survey done by a consultant, Jane Busch, in 2002, the house was built in 1945.)

b. Second, in 1971 the house was *moved* from its original site at 3215 S. Rochester Rd. to Livernois (Moving Permit, 8/9/1971). Because context matters in historic designation, moving a structure to a new site disrupts the historic context and lessens its viability as a historic property. The change from its original site also should have challenged its consideration for historic designation.

c. The only exception to the requirements for age and context would have been *if compensating extreme significance were claimed* in one of the three categories specified by PA 169:

- *event* at site or structure
- *person* associated with site or structure
- *architectural style*.

No significant person or event connected to the structure was claimed. No significant event at the site was claimed, nor could it be because the site was not original and such significance does not transfer to a new site.

- On the 1978 survey form, these categories apparently were not standardized, but the style is listed as “Greek Revival – Plantation Style.” Under “Additional Remarks,” the surveyor for the form points out that the house is “Architecturally significant,” and adds “Wood Frame” and “Excellent Exterior Condition.” These comments do not indicate any significance of the style at all, much less any compensating *extreme significance* of the style.

*Because the wrong address was listed on the 1978 Affidavit (and apparently never corrected through standard legal procedures), and because the house “intended” to be listed was not significant as defined by PA 169, with age being the sole valid criterion in this case, the house was improperly designated as a historic district in 1978.*

3. It is important to note that the defects above do not mean that the structure at 2371 S. Livernois is otherwise worthy designation today. The structure does not meet the requirements for historic designation.

a. First, the house is still not 50 years old. Although the house may have been built in 1945, when it was moved in 1971 several additions took place. Both front and back porches were added, as per the 2002 survey text and as shown on a site plan prior to the time of the move. A one-story wing was added, as per the 2002 survey text and as shown on a 1971 Building Permit. In 1976, an Occupancy Permit was granted, apparently when these additions were completed.

These additions cover about 50% of the house. Ordinarily a house cannot be granted historic designation when so much of the original is obscured (even if it meets the 50-year guideline). Additionally, in this case, these additions, which were built from 1971-1976, make 50% of the house less than 35 years old at best.

b. If the City continues to press the historic listing, they must have grounds for superceding the age criteria, as before mentioned, based on one of the three categories in PA 169: *extreme significance of person, event or architectural style*. A new survey form executed in 2002 follows the State of Michigan Historic Preservation Office (SHPO) format, and is so headed, but it fails completely to respond to the United States Department of the Interior’s guidelines, which are the basis of state certification. The structure fails on each of the three categories.

- 1) No *persons or events of significance* are associated with this site or structure, and none are claimed.
- 2) The 2002 survey form indicates that the area of significance is “Architectural.” However, other than calling it “Colonial Revival,” the “Statement of

Significance” again offers no supporting details of this architectural significance. It simply gives a brief history of the structure, telling of its old address, its move to this site, its owners, and the additions that were built onto the house.

- 3) On the 1978 survey form, the words “Greek Revival, Plantation Style” were entered. On the 2002 survey form, the style is called “Colonial Revival.”

These style terms do not indicate that either style is an endangered or rare style; that it is the last or an outstanding example of a particular style; or that it contributes to a unique architectural identity of the community. In fact, nothing distinguishes it from any of several structures that are common in the area.

Neither name is a historical style at all, but refers to the replication (hence, “revival”) of some attributes that might have appeared on any of several early styles.

“Plantation Style” seems to refer to the wide porches that were often found on houses in the South. Such porches were neither original to this house (whose outlines can be seen in now-the distorted roof lines) nor to “Greek Revival” style.

Other features might include heavy switch-back eaves or columns in Greek Revival houses or the window and door placement in Federal houses, but having several of these attributes on one house carries no significance for historic designation. Specific early styles also carried certain recognizable roof pitches and chimney locations, among other characteristics, which are not shown here. “Colonial Revival” houses, employing a laundry list of Federal, Georgian, Adam, Saltbox or Cape Cod features, are constructed in large numbers every year in the United States, including Rochester Hills. And even strict replication of *one* of these styles does not make a house historic if it was built in 1945 and 1976.

*This house fails to meet Department of Interior guidelines for historic designation as specified in PA 169: because no significance of historic style can be claimed, nor can any extreme significance of historic style override the structure’s youthful age.*

#### **4. Conclusion: Elimination of District**

- a. Apparently there is no affidavit that designates the structure at 2371 S. Livernois as a historic structure.
- b. We have asked for, and were not supplied with, any documents that would show the legal extension of the boundary of the original historic designation of

2409 S. Livernois from 100' around the structure to include the entire 10-acre parcel. It would seem that that change was unofficial.

c. In August 2001, a Demolition Permit was granted for the structure at 2409 S. Livernois, apparently without legal strictures being met for structures on a property that has been designated as historically significant. As required by PA 169 and as stated in the Rochester Hills booklet of information about exterior work in historic districts: "By ordinance, work is defined as: *any construction, addition, alteration, repair, moving, excavation or demolition.*"

d. The standing structure would not satisfy the criteria of the Department of the Interior and would fail of designation.

**In brief, the property under consideration was not and is not a valid historic district. In compliance with Rochester Hills code, Section 118-134: Elimination of District, we find that two of the provisions apply regarding 2371 S Livernois:**

- (2) ***Insignificance.*** The historic district was not significant in a way previously defined; and
- (3) ***Defective Procedure.*** The historic district was established pursuant to defective procedures.

No state and federal tax advantages have accrued to this property, and the property is free of any restrictions as well.

Robert J. Morris  
President, City Visions, Inc.

**Selected Company Project Experience  
Downtown Lansing**

***Design Consultation:***

Lansing City Club - Exterior

Society for Academic Emergency Medicine Bldg. - Historic preservation and accessibility

Michigan Retailers Assoc. - Rehabilitation plan for three structures, Ionia St.

***Preservation and Adaptive Re-use Design:***

Crechts House (office conversion), 831 N. Washington St.

LRC Walnut St. Rehabilitations (six residences), 600 block of Walnut St.

Emery Block (office/residential complex), 326-328 W. Ottawa St.

320 N. Chestnut St. (apartments)

620 W. Ionia St. (residence)

427 W. Shiawassee St. (residence)

533 S. Grand Ave. (office conversion)

Ranney Building, 208 S. Washington

On-call consultations to Greater Lansing Housing Coalition and Ferris Development Corp. for residential rehabilitations

***Preservation and Adaptive Re-use Planning, Design and Construction:***

Abbot House (office conversion), 327 Seymour St.

Hull House (residence), 401 N. Sycamore St.

***New In-fill design - context sensitive***

600 Block, Genesee St. (6 single-family units), exterior styling

413 N. Pennsylvania Ave., Ferris Development, Duplex design

City of Lansing - Seven Block Project (single-family dwellings:

4 floor plans, 3 traditional styles each)

Plans also used elsewhere in Lansing, and in Muskegon, Flint, and Manistee

***Development, Design, Construction and Marketing:***

The Old Convent Condominium (four residences), 311-317 Seymour St.

**Resume, Robert J. Morris, Principal, City Visions, Inc.**

*Education:* B.A., English Language, Eastern Michigan University, 1965

M.A., Literature, Michigan State University, 1967  
PhD., Literature, Michigan State University, 1970

*1981-present:* President, City Visions, Inc.  
Preservation & Adaptive Re-use Design and Construction  
(Mich. Lic. #2102061048)

*1992-2005:* “Heritage Garden Houses”: Design, Manufacture, and Marketing  
of Period Architectural Components and Component Buildings.

*1974-present:* Preservation and Adaptive Re-use Design and Consultation.

*1970-1974:* Asst. Professor of Humanities, University of Minnesota.

### **Related Activities**

*1977:* Advisory Panel, Lansing River Island Comprehensive Plan, City of Lansing.

*1988-1990:* Lansing Historic District Commission; Chair 1989-90.

*1989-present:* Lecturer, Lansing Architectural History (HSGL) and Preservation  
Technology (LCC).

Consultant to Lansing Historic District Commission and City of Lansing  
Department of Planning and Neighborhood Development on Historic Preservation  
issues.

*1997-present:* Old Town Main Street Design Committee;  
Principal author of Committee Design Guidelines.  
Consultant for the Committee to Keystone Design Group and Ferguson  
Development regarding On the Grand exterior design.

*1998:* Lecturer, “Historic Domestic Architecture,” Michigan Historic Preservation  
Network, State Conference

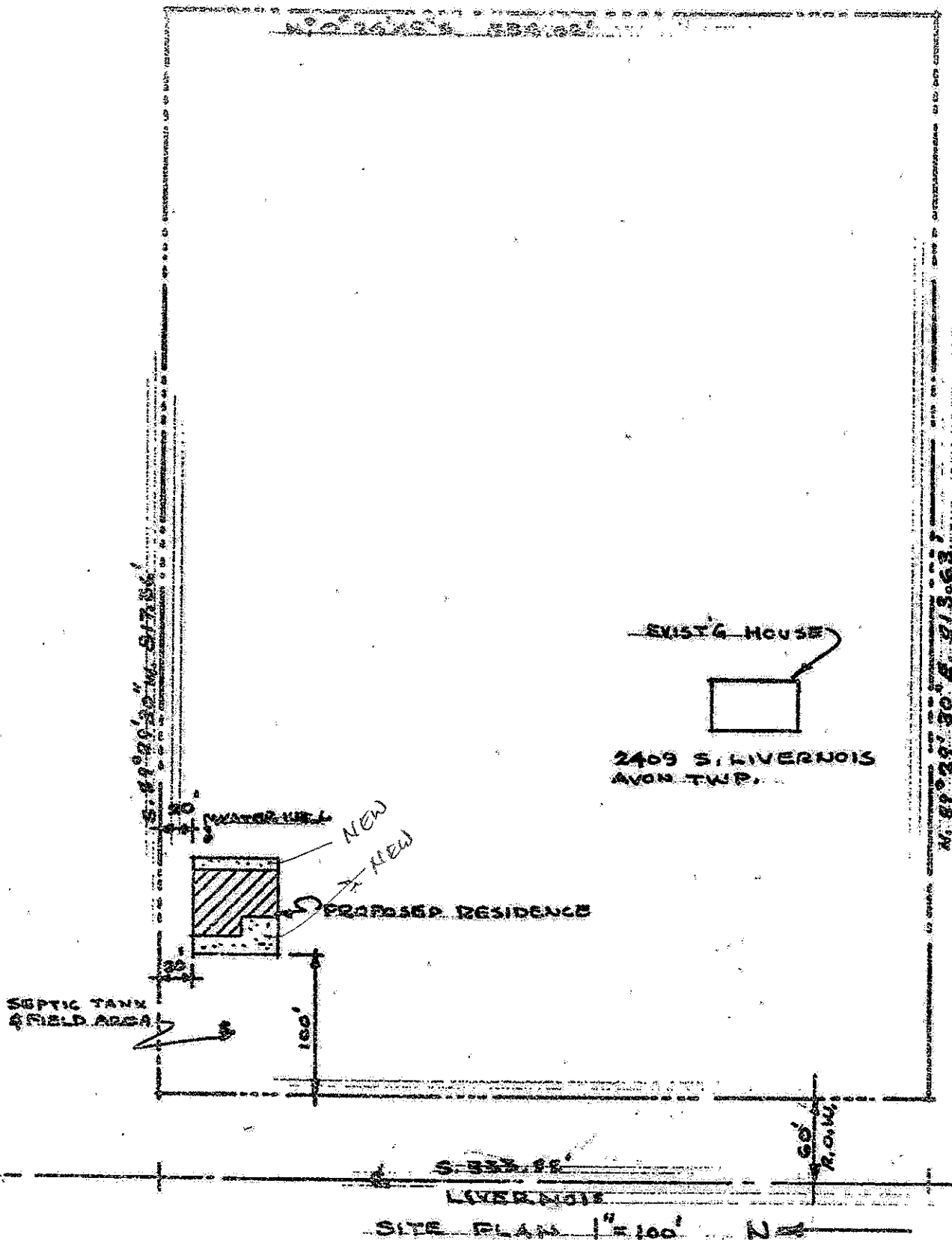
*2006:* Lecturer, “Three Centuries of ‘Fashion’ in Architecture,” MSU Faculty Club

*Member:* Victorian Society of America in Michigan  
Michigan Historic Preservation Network  
Historical Society of Greater Lansing

City Visions, Inc., has provided frequent consultation to numerous homeowners in mid-Michigan, three non-profit rehabilitators, and the Lansing Historic District Commission on topics ranging from projective costs and techniques of rehabilitation and restoration to period-appropriate paint schemes.

Robert J. Morris has lectured throughout mid-Michigan on topics of historic preservation, rehabilitation techniques, and adaptive re-use. He was also an active member of the Study Committee for the proposed Capitol Historic District.





SITE PLAN 1" = 100' N

**PROPERTY DESCRIPTION**

T. 3N, R. 11E., SEC. 27 PART ON N.W. 1/4 BEG.  
 AT PT. DIST. S. 2070.84 FT. FROM N.W. SEC. COR.  
 TH. S. 533.83 FT., TH. N. 89° 29' 30" E. 813.23', TH.  
 N. 0° 24' 45" E. 554.02 FT., TH. S. 89° 21' 30" W.  
 817.56' TO BEG., EXCEPT TO WESTERLY COFT FOR  
 ROAD RIGHT OF WAY

LOUIS BERKLICH

**BOARD OF COUNTY ROAD COMMISSIONERS**  
**OAKLAND COUNTY**

COMMISSIONERS  
 D. LOMERSON, CHAIRMAN  
 PAUL W. MCGOVERN, VICE CHAIRMAN  
 FRAZER W. STAMAN, MEMBER

2420 PONTIAC LAKE ROAD  
 PONTIAC, MICHIGAN 48054  
 FEDERAL 8-4571

PAUL VAN ROEKEL  
 COUNTY HIGHWAY ENGINEER  
 Refer all inquiries to:  
 DEPARTMENT OF PERMITS  
 AND SPECIAL USES  
 William R. Mercer, Director

Bond: \$ \_\_\_\_\_  
 Permit Fee: \$ 25.00  
 Deposit: \$ \_\_\_\_\_  
 Inspection Fee: \$ \_\_\_\_\_

**PERMIT**  
**TO MOVE A BUILDING**

WORK ORDER NO. \_\_\_\_\_

TRAFFIC	Yes
FORESTRY	_____
WEIGHMASTER	P. W.

M.B.T.C.	Yes
D.E.C.	Yes
CITY OR TWP.	Yes

NOTE: Traffic Crew at New M-59 **No. HM 934**  
 & Auburn Road

July 22, 19 71

Subject to the conditions on the reverse side hereof and the application attached hereto, permission is granted by the Board of County Road Commissioners, hereinafter referred to as the Board, to: **Wilbert J. Siewertsen**  
 23694 Glenwood  
 Mt. Clemens, Michigan  
 , hereinafter referred to as the Licensee.

to move the following described building:  
 Length 68 Width 33 Height 29-8 Weight 45 Ton

TYPE OF CONSTRUCTION: Frame  Shell \_\_\_\_\_ Masonry \_\_\_\_\_ Plastered  Wallboard \_\_\_\_\_ Other \_\_\_\_\_  
 (describe) 2 Story Dwelling

TYPE OF MOVING EQUIPMENT: Trucks  Trailers \_\_\_\_\_ Rollers \_\_\_\_\_ Dollies   
 Width of wheels 24 ft. 10 in. No. of Wheels 34  
 Kind of Wheels Pneumatic

The work of moving such building will commence on Monday 9th 9:30 AM ~~Thursday August 5th 10:00 a.m.~~ 19 71, and it is understood that the above described building will not be on any County Road for more than 1/2 hours.

The route to be traversed is as follows: From 3215 Rochester Rd.  
 To 2409 Livernois  
 On County Roads (M-150, M-59) Auburn, Livernois.

**BOARD OF COUNTY ROAD COMMISSIONERS**  
**Oakland County, Michigan**

Peter Waisanen, Weighmaster  
 By: [Signature]

In consideration of the granting of this permit the undersigned Licensee hereby agrees to abide by and conform with all of the terms and conditions herein set forth. (SEE REVERSE FOR CONDITIONS OF PERMIT).

July 22, 19 71 Wilbert J. Siewertsen  
 Licensee

By: \_\_\_\_\_  
 Licensee

**RECEIPT**

Received of Wilbert J. Siewertsen the amount of \$ 25.00 Fee  
 to be applied in accordance with the terms of above permit.

7801

**BOARD OF COUNTY ROAD COMMISSIONERS**

OAKLAND COUNTY

2420 PONTIAC LAKE ROAD  
PONTIAC, MICHIGAN 48054

FEDERAL 8-4571

PAUL VAN ROEKEL  
COUNTY HIGHWAY ENGINEER

Refer all inquiries to:  
DEPARTMENT OF PERMITS  
AND SPECIAL USES  
William R. Mercer, Director

COMMISSIONERS  
J. SOMERSON, CHAIRMAN  
L. W. MCGOVERN, VICE CHAIRMAN  
FRAZER W. STAMAN, MEMBER

Bond: \$ \_\_\_\_\_  
Permit Fee: \$ 25.00  
Deposit: \$ \_\_\_\_\_  
Inspection Fee: \$ \_\_\_\_\_

**PERMIT  
TO MOVE A BUILDING**

**No. HM 947**

August 13, 1971

WORK ORDER NO. \_\_\_\_\_

TRAFFIC	<u>No</u>
FORESTRY	_____
WEIGHMASTER	<u>P. W.</u>

M.B.T.C.	<u>Yes</u>
D.E.C.	<u>Yes</u>
CITY OR TWP.	<u>Yes</u>

Subject to the conditions on the reverse side hereof and the application attached hereto, permission is granted by the Board of County Road Commissioners, hereinafter referred to as the Board, to:

Wilbert J. Siewertsen  
23694 Glenwood  
Mt. Clemens, Michigan

, hereinafter referred to as the Licensee.

to move the following described building:

Length 43 Width 14 Height 12 1/2 Weight 1 1/2 Ton

TYPE OF CONSTRUCTION: Frame  Shell  Masonry \_\_\_\_\_ Plastered \_\_\_\_\_ Wallboard \_\_\_\_\_ Other \_\_\_\_\_  
(describe) Porch Roof

TYPE OF MOVING EQUIPMENT: Trucks  Trailers  Rollers \_\_\_\_\_ Dollies \_\_\_\_\_  
Width of wheels 11 ft. 8 in. No. of Wheels 14  
Kind of Wheels Pneumatic

The work of moving such building will commence on Monday August 16th 9:00 a.m. 19 71, and it is understood that the above described building will not be on any County Road for more than 1/2 hours.

The route to be traversed is as follows: From 3215 Rochester Road, Avon Twp.  
To 2409 Livernois, Avon Twp.

On County Roads Hamlin, Livernois.

**BOARD OF COUNTY ROAD COMMISSIONERS**

**Oakland County, Michigan**

Peter Waisanen, Weighmaster

By: [Signature]

In consideration of the granting of this permit the undersigned Licensee hereby agrees to abide by and conform with all of the terms and conditions herein set forth. (SEE REVERSE FOR CONDITIONS OF PERMIT).

August 13, 1971 Wilbert J. Siewertsen By: \_\_\_\_\_  
Licensee

\_\_\_\_\_ 19 \_\_\_\_\_ By: \_\_\_\_\_  
Licensee

**RECEIPT**

Received of Wilbert J. Siewertsen the amount of \$ 25.00 Fee 7987

to be applied in accordance with the terms of above permit.

# AVON TOWNSHIP

407 PINE STREET

651-8581

# BUILDING PERMIT

No. 71-296

Has Been Issued By

**The Township of Avon  
For the Erection of This Building**

The kind, type, plans, construction, use and etc., are recorded in the office of the Clerk of this Township and the construction of this building other than in accordance with the provisions governing the issuance of this permit is a violation of the building ordinances of this Township.

Date November 1, 1971 Lot No. Seac. 27

Subdivision Acreage

Number 2371 Street Livernois

Use Garage and Addition

*Robert D. Wright*

Director of Building and Engineering  
**BUILDING INSPECTOR**

**THIS CARD MUST BE DISPLAYED ON BUILDING**

**BE VISIBLE TO PUBLIC ACCESSIBLE TO INSPECTION AND PROTECTED FROM ELEMENTS**

## INSPECTION

The building authorized by this permit must be inspected and approved by the Township Board or its duly appointed inspector at each of the three stages of construction as designated below. The inspections will be made within twenty-four hours of receipt of notice by the Township Clerk. The Township Clerk must be notified, inspection made and prior construction approved in three (3) stages in the erection of the building which are established as follows:

1. **FOUNDATION:** Inspection on footings, basement walls, drain tile and waterproofing, all prior to back-filling.
2. **READY FOR LATH:** Inspection of all walls, ceilings, partitions and structural elements of buildings prior to application of any lath, plaster work or other finish.

3. **FINAL:** Inspection when building is completed and prior to occupancy.

The three (3) inspections specified above are the minimum number required and in addition to these called inspections, the Board will make further inspections from time to time as occasion may demand. Inspections must be made on this building in the manner indicated and approval obtained on all work inasmuch as failure to notify the Township Clerk of the time for inspection shall automatically cancel the permit and before reissuing any permit the Township Clerk may require that the Structural members of any building be removed if necessary for proper inspection.

### FOR INSPECTOR'S RECORD

(TO BE FILLED IN BY INSPECTORS ONLY)

Ready for Lath .....

Date ..... Insp. ....

Final .....

Date and Insp. ....

Foundation .....

Date .....

Inspector .....

Date \_\_\_\_\_

# APPLICATION FOR BUILDING PERMIT

## AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN

### TO THE TOWNSHIP BUILDING INSPECTOR:

The undersigned hereby applies for a permit to  build,  remodel,  move,  wreck, or  install according to the following statement.

- a. A complete blue print or plan drawn to scale is hereby attached, plus a lot plan showing the exact location of the proposed structure on the lot, well and septic system.
- b. No part of the structure shall project beyond the lot line or into the required front, rear, or side yard space as set forth in the zoning ordinance, nor beyond the line established for the purpose of future street or highway widening.

1. Structure to be located on the EAST side of LIVERNOIS Street between AUBURN Street and HAMLIN Street.  
(N.E.W.)

2. Subdivision \_\_\_\_\_ Block No. \_\_\_\_\_ Lot No. \_\_\_\_\_

3. Acreage: Plate No. \_\_\_\_\_ Section 27 Description 10-27-101-014  
10 ACRES

4. Lot Size: Frontage \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_ Corner Lot? NO  
(Feet) (Feet) (Feet) (Feet) (Feet) (Yes or No)

5. Permit to \_\_\_\_\_ Type of Structure (Be specific) \_\_\_\_\_  
(Build, Remodel, etc.)

6. Zoning classification of lot or parcel R-1-C

7. Square feet living area of structure 428 SQ. FT.

8. Type of Water Supply WELL Type of Sewage Disposal EXIST'G SEPTIC FIELD

9. Building Size: Living area SEE ATTACHED PLAN Feet Front \_\_\_\_\_ Feet Deep 12 Stories ADDITION

10. Garage: \_\_\_\_\_ Feet Front 7 Feet Deep \_\_\_\_\_

11. Foundation Material BLOCK Basement CRAWL SPACE Heating \_\_\_\_\_  
(Block, Cement, etc.) (Part, Full, None)

12. Framing WOOD Exterior Walls WOOD SIDING  
(Wood, Steel, etc.) (Wood Siding, Brick Veneer, Shingles, etc.)

13. Structure to be set back \_\_\_\_\_ feet from front lot line and \_\_\_\_\_ feet from rear lot line;  
feet from \_\_\_\_\_ side lot line; \_\_\_\_\_ feet from other side lot line.  
(N.S.E.W.)

14. Builders estimate of cost \$ 4800<sup>00</sup> Builder's License No. \_\_\_\_\_

15. Owner LOUIS BERKLICH Address 2409 S. LIVERNOIS

16. Builder OWNER Address SAME

It is hereby agreed between the undersigned as owner, or his agent, and the Township of Avon that this permit is granted on the express condition that the said construction, alteration, or installation shall in all respects conform to the ordinances of Avon Township which regulate the construction of buildings and the use of land, and may be revoked at any time upon the violation of any of the provisions of said ordinances; and to obey any and all lawful orders of the Building Inspector of the Township of Avon.

NAME Louis Berklich BY Louis Berklich  
ADDRESS 2409 S. Livernois PHONE 651-0035

DO NOT WRITE BELOW THIS LINE

FOR OFFICE USE ONLY

TOWNSHIP OF AVON - BUILDING DEPT.  
1460 WALTON BLVD.  
SUITE 100  
ROCHESTER, MI 48063

*ship*

ROCHESTER, MICHIGAN 48063

## Certificate of Occupancy

This is to certify that the \_\_\_\_\_ residence

Located at 2371 Livernois  
(street address)

Lot No. \_\_\_\_\_ Subdivision \_\_\_\_\_

Building Use Group \_\_\_\_\_ L 3

Fire Rating \_\_\_\_\_ 4 B

Zoning Use District \_\_\_\_\_ R 3

has been inspected by this department, the work authorized under Building Permit No. 71-397 has been satisfactorily completed and the following occupancy thereof is hereby authorized:

### OCCUPANCY

Special Stipulations: \_\_\_\_\_

Avon Township, Michigan 8-26 19 76

*R. D. Wright*  
Building Inspector

# NOTICE OF PROPERTY TAX DELINQUENCY

PARCEL IDENTIFICATION

CITY, VILLAGE OR TOWNSHIP

B 15-27-151-003

TOWNSHIP OF AVON

YEAR OF TAX	1978	1979	1980	TOTAL
AMOUNT NOW DELINQUENT	PAID	1534.11	2995.49	4529.60
PAY IN THE MONTH OF <b>JULY</b>		1856.27	3265.08	5121.35
<b>AUGUST</b>		1871.61	3295.04	5166.65

FOR YOUR CONVENIENCE  
IF YOU WISH TO PAY  
YOUR TAXES IN ADVANCE  
WE HAVE A BRANCH OFFICE  
LOCATED AT 310  
BIRMINGHAM, MICHAEL  
COUNTY ROAD C  
BLDG., NW CORNER  
OF 13 MILE RD.

B 15-27-151-003

(MINIMUM \$1.00)

LOUIS BERKCLICK  
2371 S LIVERNOIS  
ROCHESTER MI 48063

DATE OF RETURN  
CITY OR TOWNSHIP

DATE DUE ON OR AFTER  
THE SECOND YEAR OF DELINQUENCY

*Check #121  
dated 8/31/81*

PLEASE RETURN  
WITH YOUR RECEIPT

**C. HUGH D**  
OAKLAND COUNTY  
1230 NORTH FIELD  
PONTIAC MICHIGAN

Make all Remittances Payable to  
 HELEN V. ALLEN, Treasurer  
 P.O. BOX 238  
 ROCHESTER, MICHIGAN

**TOWNSHIP OF AVON**  
 COUNTY OF OAKLAND, MICHIGAN  
 407 PINE ST. ROCHESTER, MICHIGAN

RECEIPT

No. 710

BOOK NO.	PAGE NO.	VALUATION	COMBINED COUNTY TAXES	COMBINED TOWNSHIP TAXES	COMBINED SCHOOL TAXES			TOTAL TAXE
1	110	1,000	12.90	7.64	56.97			77.5

PENALTY

TOTAL

B4041-2 LOUIS BERKLUCK  
 SD 2409 S LIVERNOIS  
 R COMM ROCHESTER MICH

T3N, R11E, SEC 27  
 PART OF NW 1/4 BEG AT PT DIST  
 S 2070.84 FT FROM NW SEC COR, TH  
 S 533.88 FT, TH N 89°29'30"E 813.63  
 FT, TH N 0°24'45"E 534.02 FT, TH  
 S 89°29'30"W 817.36 FT TO BEG

10 A

4% PENALTY ON AND AFTER  
 FEBRUARY 15th

TAXES are payable Dec. 10th thru Feb. 15th without penalty. Aff  
 Feb. 15th and before March 1st subject to 4% penalty, payable  
 Township Treasurer's Office. On and after March 1st Taxes mu  
 be paid to the Oakland County Treasurer, Pontiac, Michigan, wi  
 4% penalty and 1/2 of 1% interest per month until paid. During th  
 month of March, a revised statement from the Treasurer at this c  
 fice must accompany your remittance to the County Treasurer.

**DOG LICENSES DUE AND PAYABLE  
 JAN. 1 TO MARCH 1  
 INCLUSIVE  
 WITH PROOF OF VACCINATION**

**PAID**  
 FEB 9 1962  
 AVON TWP. TREASURER

FISCAL YEARS COVERED BY THIS STATEMENT:  
 COUNTY: JAN. 1, 1962 - DEC. 31, 1962  
 TOWNSHIP: APRIL 1, 1961 - MARCH 31, 1962  
 SCHOOL: JULY 1, 1961 - JUNE 30, 1962

REC'D PAYMENT Helen V. Allen Treas

paying your TAXES. Return THIS statement with  
 your remittance.  
 Checks accepted only as a conditional payment. If not honored  
 by the bank, tax is unpaid and subject to unpaid penalties.



# AVON TOWNSHIP ASSESSOR'S OFFICE

XX60 XXAVON BLVD XXSUITE 100 XXROCHESTER, MICHIGAN 48063 • PHONE: (AREA 313) 656-4605

## NOTICE OF CHANGE IN ASSESSED VALUATION FOR YEAR 1981

Parcel Identification Number

15-27-151-003      220-ROCH

Year of 1980:      57,700

LOUIS BERKLICK

Year of 1981: INCREASED      79,400

2371 S LIVERNOIS  
ROCHESTER MI 48063

Amount of Change:      21,700+

MARKET / VALUE ADJUSTMENT

REASON FOR CHANGE

PROPERTY ADDRESS

2409 S LIVERNOIS  
ROCHESTER MI 48063

Dear Property Owner:

The Avon Township Assessor's Office attempts each year to update its assessments to conform to the State Law as prescribed under Act 409:

If you have any questions regarding your assessment, please call the Assessor's Office.

The Board of Review meetings to enter official assessment appeals are as follows:

- Monday, March 9, 1981      1:00 P.M. to 5:00 P.M., 7:00 P.M. to 9:00 P.M.
- Tuesday, March 10, 1981      9:00 A.M. to 12:00 Noon, 1:00 P.M. to 4:00 P.M.
- Wednesday, March 11, 1981      9:00 A.M. to 12:00 Noon, 1:00 P.M. to 4:00 P.M.

The Avon Township Board of Review will meet on the above dates at the Avon Township Hall, 1275 West Avon Road, Rochester, Michigan.

If you wish to appear before the Board, it is necessary that you file an application at the Assessor's Office on one of the above listed days. Please use the Parcel Identification number above when referring to your property so that your records can be quickly located.

Sincerely,  
Leonard D. Kutschman, Director  
Department of Assessing



Dear Historic District Property Owner;

The City of Rochester Hills has a rich heritage dating back to the early 1800's. Due to your efforts, the City's concern and local interest in preservation, the community is fortunate many of these historic resources still remain for you and our residents to enjoy.

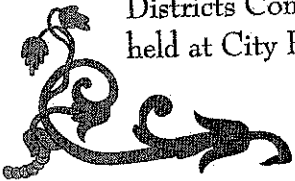
In 1978 our former Avon Township established a study committee that evaluated, and eventually recommended areas to be designated as Historic Districts. Upon adoption of the Historic Districts ordinance in 1979, thirty-three areas were officially designated Historic Districts, and a Historic Districts Commission was appointed to guide the preservation and protection of the resources within these districts. The ordinance, as amended in 1995, authorizes the Historic District Commission to review all proposed work affecting the exterior appearance of a resource within a designated Historic District. The ordinance and review process are designed to provide you guidelines for making changes rather than prohibiting changes from taking place in Historic Districts.

This booklet is intended to assist you, the property owner, when considering changes to a resource old or new, and to help guide you through the review process. The Commission hopes you will find the material helpful, and encourages you to read and maintain it for your use or that of future owners of this property. Please contact the Rochester Hills Planning Department at (248) 656-4615 with any questions regarding the Historic Districts Commission, the Historic Districts Ordinance, anticipated changes to your property, and the review process. The Commission is here to communicate, educate, and assist with your preservation efforts.

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## Frequently Asked Questions

1. Will the interior of my designated house be affected by the ordinance and review process?  
No, reviews are only done for work affecting the exterior appearance. Any work that might change the exterior appearance of a locally designated district requires a Certificate of Appropriateness.
2. Are tax credits available for rehabilitation done on an historic house?      Recently, two bills were passed by the Michigan State Senate that provide a 25% state tax credit to owners of designated historic properties. There is also a Federal tax credit that provides a 20% tax credit for work completed on an income producing property.
3. What are the criteria for local designation?      The property must be 50 years old and possess (at least one of the following) significance in architecture, craftsmanship and events or association with significant people.
4. What if I want to do maintenance on my house that replaces an existing material, but doesn't change the exterior?      Any changes must be approved first. However, if the maintenance work doesn't actually change the physical appearance, this is considered ordinary maintenance and repair and is acceptable. It's always a good idea to double check with the Planning Department or Historic Districts Commission. Residents are welcome to attend any of the regularly scheduled HDC meetings held at City Hall on the second Thursday of each month at 7:30 p.m.



No. 49

STATE OF MICHIGAN)  
 ) SS.  
COUNTY OF OAKLAND)

LEA 7292 PAGE 626

341/7

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, R1E, SEC 27  
 PT DIST S 2070.84 FT  
 TH S 533.88 FT,  
 TH N 00-24-45 E 534.02 FT,  
 10 BEG 10 A

PART OF NW 1/4 BEG AT  
 FROM NW SEC COR,  
 TH N 89-29-30 E 813.63 FT,  
 TH S 89-29-30 W 817.36 FT  
 84041-2

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

*Earl E. Borden*  
 Earl E. Borden

Subscribed and sworn to before me  
 this 18th day of August, 1978

*Earl E. Borden*  
 Earl E. Borden  
 Notary Public, Oakland County, Michigan  
 My Commission expires September 30, 1980

RECORDED  
 INDEXED  
 AUG 20 1978  
 CLERK OF COURTS  
 OAKLAND COUNTY, MICHIGAN

Prepared by:  
 Lawrence R. Norman  
 Ten West Square Lake Road  
 Bloomfield Hills, MI 48304

Return to:  
 Earl E. Borden, Supervisor  
 Township of Avon  
 P. O. Box 251  
 Rochester, Michigan 48063

# City of Rochester Hills

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309

Building

Permit No:

**PB-2001-0590**

Phone: 248-656-4615 Fax: 248-656-4623

Office Hours: Monday-Friday 8 am - 5:00 pm

**24 Hour Inspection Line 248-656-4619**

**Issued: 08/21/01**

<p><b>Location</b>    <b>2409 S LIVERNOIS</b></p> <p><b>Subdivision</b></p> <p><b>Sidwell #</b>    70-15-27-151-003</p> <p><b>Lot #</b></p>	<p><b>Work Description:</b>    Project #: JDS2001-0011 DEMO-HOUSE</p> <p><b>Const value</b>    10,000.00</p> <p>Size of structure    width <b>24</b>    length <b>58</b>    height</p> <p>Total square footage of improvement    <b>1,372</b>    floors <b>0</b></p> <p>Sec. No.    Zoning <b>R-3</b></p> <p>Use Group <b>R-4</b>    Construction Type <b>5B</b></p> <p>Occupancy Load    <b>0</b>    Number of Dwelling Units    <b>0</b></p>
<p><b>Owner</b> BERKLICH VERNDALENE 2371 LIVERNOIS S ROCHESTER HILLS    MI    48307-3759 Ph #    248 651 0035</p>	
<p><b>Applicant</b> REICHERT BUILDERS INC    Lic #    2102085087 140 FLUMERFELT LN    Ph #    248 651 7077 ROCHESTER    MI    48306</p>	

Paid	Permit Item	Work Type	Fee Basis	Item Total
Before Issue	App Fee, Res Add/Alter	Application Fee	1.00	-\$50.00
At Issue	DEMOLITION	Demolition	1,372.00	\$145.00
At Issue	Plan Review, R-4 & U	Plan Review	10,000.00	\$50.00
At Issue	BOND - DEMOLITION	STANDARD ITEM	.00	\$500.00

**Special Stipulations:**  
WELL MUST BE CAPPED PER MDHP REQUIREMENTS. SEPTIC TANK MUST BE PUMPED, CRUSHED, AND FILLED WITH SAND. INSPECTOR MUST BE ON SITE

**Fee Total:**    \$645.00  
**Amount Paid:**    \$645.00  
**Balance Due:**    \$0.00

**This permit is issued under the State of Michigan Construction Code-Commercial: Michigan Building Code 2000 Residential: Michigan Residential Code 2000, and is subject to the Building Code, Zoning Ordinance and all other ordinances of Rochester Hills, and shall become void once work is abandoned for a period of six (6) months. Separate permits must also be obtained for signs and any electrical, plumbing, mechanical, sewer or lot disposal work. This permit conveys no right to occupy any street or public right-of-way, temporarily or permanently. OCCUPANCY PRIOR TO ISSUANCE OF A WRITTEN CERTIFICATE OF OCCUPANCY BY THIS DEPARTMENT IS A VIOLATION OF STATE AND LOCAL LAW.**

**THIS PERMIT MUST BE POSTED IN A PLACE READILY VISIBLE FROM THE STREET AND MUST NOT BE REMOVED UNTIL FINAL INSPECTIONS HAVE BEEN MADE. PLANS APPROVED BY THE BUILDING DEPARTMENT MUST BE AVAILABLE ON THE JOB AT ALL TIMES UNTIL FINAL INSPECTION HAS BEEN MADE. SUNDAY & HOLIDAY WORK NOT PERMITTED R.H. ORD.5-02.02.05 DEBRIS CONTAINMENT MEASURES REQUIRED R.H.ORD.5-01.04.09**

( ) Department Copy       Contractor/Owner Copy      ( ) Inspector's Copy



DR. JANE BUSC.  
CLEVELAND, OH

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: RHPhotos\Livernois\S Livernois\2371 S Livernois.JPG  
Roll: Frame:  
View: Northeast  
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: 1. Concrete  
2.  
3.  
Wall: 1. Wood: Weatherboard  
2.  
3.  
Roof: 1. Asphalt  
2.  
3.  
Other: 1. Brick  
2.  
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.

ROCHESTER HILLS ASSESSING

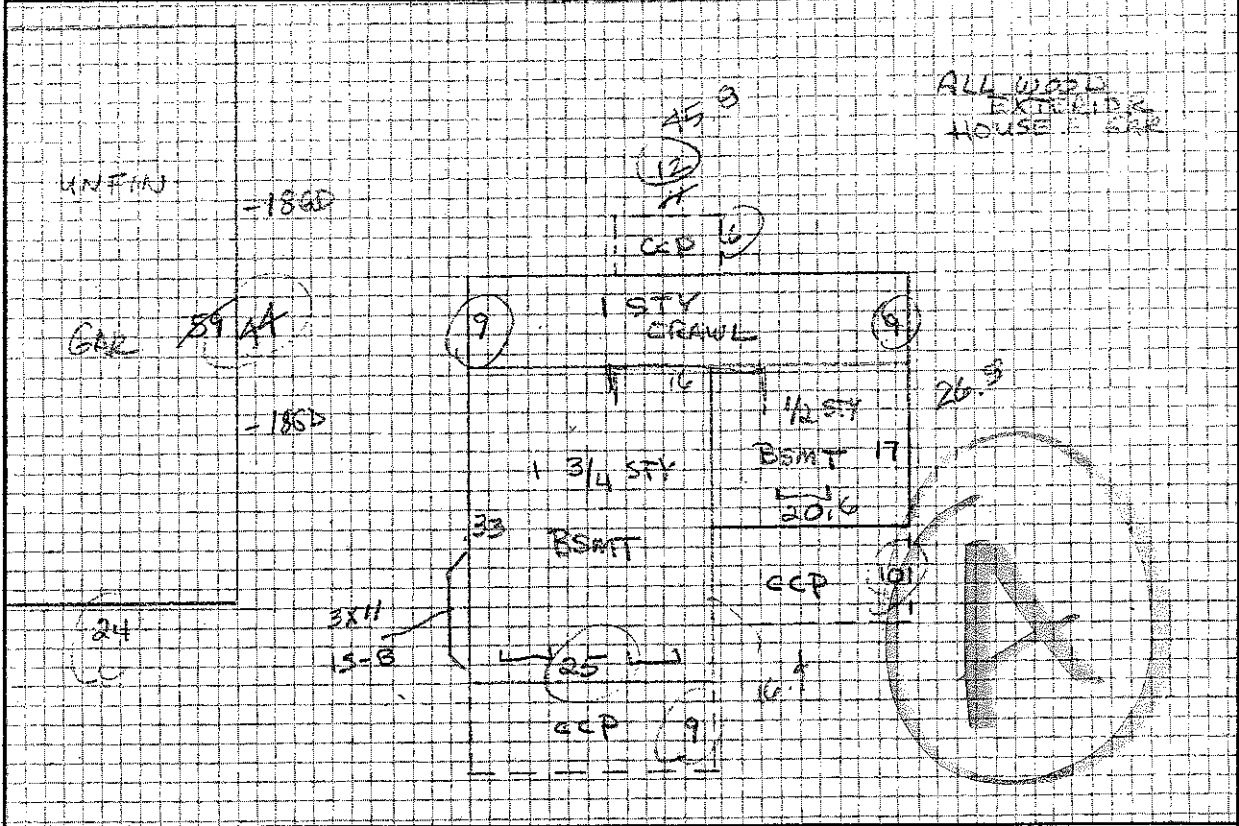
15-27-151-003

00000  
00001

Street 2371 S. LIVERNOIS

Date

By:



ALL WOOD  
EXTENDED  
HOUSE + GAR

Photo Date 1/11/90

Notes

Notes on Back

1/11/90 Reappraised house  
Cindy went through  
House & dining room.  
18x33 area in front.  
rec room finished w/ carpet  
DH/CK

1-4-2000 Full checked  
secondary house. Spike  
was homeowner (lady  
who stated name had  
lived in the 2nd house  
for 30 years. (see))

\* MORE NOTES ON THE VERY BACK ->





Secondary house in shambles. Entire roof caved in.  
Cinder block ext. spitting apart. Removed  
\$5,000 flatted value and deleted suffix.  
Address of this house was 2409 <sup>ed</sup>  
Primary house is 2371

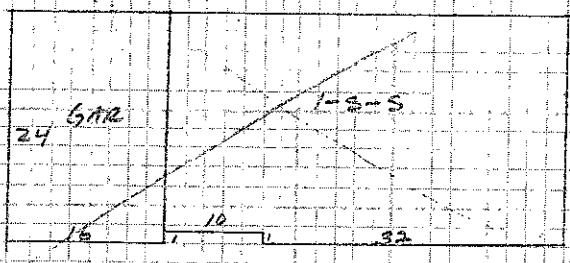
9-5-01 2nd house demo'd. Value removed in 2000. Close  
out permit. 100% for 2002 @



151-005 (82) SUFFIX  
 15-27-101-014 00000

4-2000  
 Field checked.  
 Talked to Zimmerman  
 (Lester) who stated  
 that one lived in  
 2nd house for  
 30 years. House  
 in shambles.  
 Entire roof caved  
 into interior of  
 house. Car  
 blocks entered  
 existing apron.  
 Remove 5000 value  
 Deleted this  
 record / suffix for 2nd house. CD

Boundary  
 3/12/31  
 NO ONE  
 NO HT

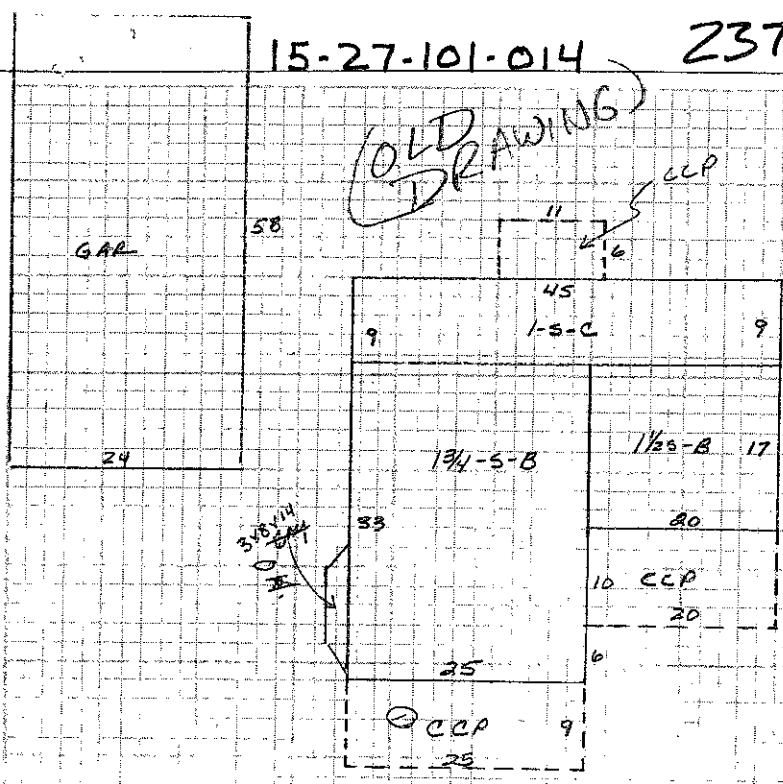


11/1/90  
 Reapproach  
 House has no  
 services, water,  
 heat, or electric  
 block building  
 used for storage  
 in very poor  
 condition. \$10  
 5000 O.K.C.  
 Block, etc.

Deleted

15-27-101-014 2371 LIVERNOIS

(OLD DRAWING)



LIN  
 D/W  
 P/O  
 4 P.O.C. 3/1  
 DEN

5-17-2002 REAPPRAISAL. SPOKE WITH H/O, DID NOT WANT THE APPL, BUT  
OBTAINED ALL INFORMATION WITH BOTH THE HUSBAND AND WIFE. H/O SAYS THE  
BASEMENT IS WET AND SUMP PUMP RUNS ALL THE TIME. EXTERIOR NEEDS  
PAINTING, OTHERWISE H/O. APPEARS TO BE IN GOOD COND. YMS

SEE NOTES ON EQUALIZER RE: SAME OF \$ 756,000

HOUSE 5.17.2002



GARAGE 5.17.2002



ROCHESTER HILLS ASSESSING

15- 27- 151- 003

Street 2409 S. LIVERNOIS

Date

By:

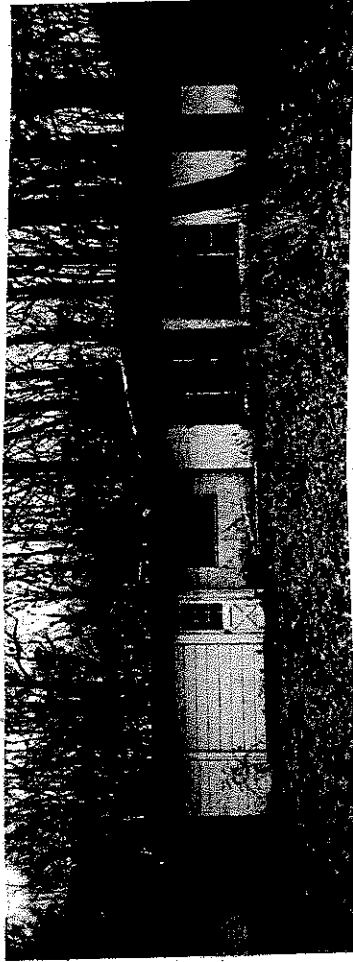
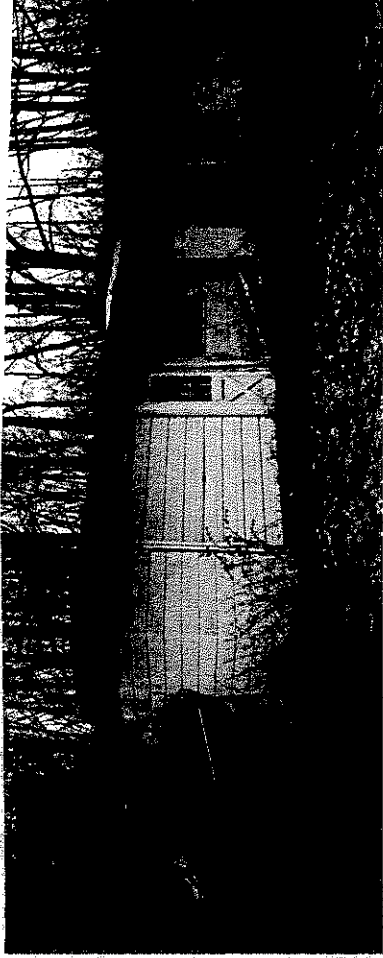
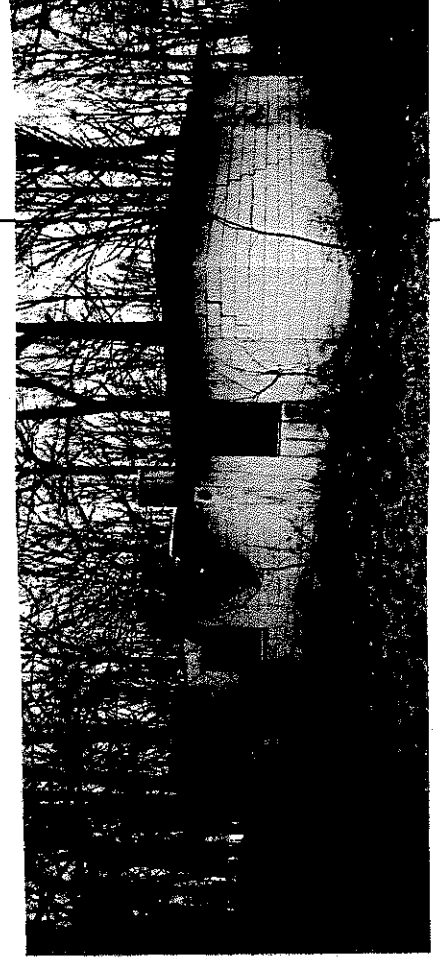


Photo Date

1-4-2000

Notes



*2nd  
Floor*

*No  
Value*