

NORTHVILLE HISTORIC DISTRICT



Out of Northville's Past ...
Part of Northville's Future

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Honorable Mayor and
Members of Council

Gentlemen:

The Northville Historic District Study Committee takes pleasure in transmitting its report identifying for the citizens of this area, properties worthy of preservation for their historic and architectural value. The properties listed and the historic district outlined herein were entered in the National Register of Historic Places on July 31, 1972. Other than those properties listed, there are many equally worthy. Time did not permit research on each and every building in the district. We hope at a later date to be able to make a complete inventory of all properties within the boundaries of the district.

During the time we were involved in this study, we were impressed with the cooperation of the property owners and their interest in what we were trying to accomplish. This is true in the commercial district as well as in the residential area.

The Committee's deliberations lead them to believe that Northville should make an effort to implement an historic preservation program to encourage property owners to preserve the old and mellow flavor of this city.

The Committee is appreciative of the opportunity given them to serve and in turn, appreciates the assistance of those not on the committee, who aided in the preparation of this report.

Respectfully submitted,

John C. Burkman, Chairman
Northville Historic District Study Committee

NATURAL RESOURCES COMMISSION

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STATE OF MICHIGAN



WILLIAM G. MILLIKEN, Governor

DEPARTMENT OF NATURAL RESOURCES

STEVENS T. MASON BUILDING, LANSING, MICHIGAN 48926

RALPH A. MACMULLAN, Director

August 23, 1972

Mr. John Burkman, President
Northville Historical Society
P. O. Box 128
Northville, Michigan 48167

Dear Mr. Burkman:

It is a pleasure to join with the Michigan Historic Preservation Advisory Council to inform you that the Northville Historic District was placed on the National Register of Historic Places on July 31, 1972.

The State of Michigan is very proud of the fact that the property is qualified for this designation. The National Register records the story of a Nation, and is a list of distinction identifying those properties by which present and future generations can sense the heartbeat of the United States.

If you have further inquiries about this designation, do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Samuel A. Milstein".

Samuel A. Milstein
Deputy Director - Recreation
and
State Liaison Officer for
Historic Preservation

MAYOR AND CITY COUNCIL

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Mrs. Elmer E. Schubert

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John C. Burkman - Chairman

This committee is grateful to the Northville Historical Society for their support and financial assistance in the preparation of this document.

OBJECTIVES AND LEGAL BACKGROUND

THE PROGRAM:

The National Register of Historic Places records the story of a nation. It is a roll call of the tangible reminders of the history of the United States. It is a list of distinction identifying for the people those properties worthy of preservation for their historic value.

Congress called for such a list in the Historic Sites Act of 1935 and the Historic Preservation Act of 1966. The 1966 Act said:

The Secretary of the Interior is authorized to expand and maintain a national register of districts sites, buildings, structures and objects significant in American history, architecture, archeology and culture, hereinafter referred to as the National Register-----

After the 1966 Act became law, the Secretary of the Interior charged the various States with the responsibility of making an inventory of their State.

On August 3, 1970, Michigan's Governor William G. Milliken signed into law Public Acts No. 169, thereby giving our state's municipalities new and needed powers to promote and ensure historical preservation within their boundaries. To accomplish this objective, the statute provides a means for identifying historically significant structures, sites, and landmarks within the municipality, and sets forth the legal mechanism and procedure by which municipality can help preserve them. Implicit through out is a faith in the ability of the local units of government and their citizens to do the job and a belief that the rights and interest of affected property owners should be recognized and protected.

The basic step in the process was taken by the Northville City Council in August of 1972, when, after considering recommendations from the Northville Historical Society, it unanimously created the Northville Historic District Study Committee under Section 3 of Act No. 169.

A copy of Act No. 169 is attached as Appendix B

Purpose of Northville's Historic Area

"Never before in our history have the American people been so concerned, articulate, and moved to take action about the plight of our cities. An never before have we been so conscious of the need for discovering and preserving tangible reminders of the past."

Robert C. Weaver, Former
Secretary, U.S. Department
of Housing and Urban
Development (HUD)

As more and more residents of the United States are able to travel in Europe, drawn by the quaintness of the cities there, they have a new viewpoint concerning what has been happening in their native land. Americans have always been in favor of progress - more and more highways and parking areas - no matter what was destroyed to make way for them, with the result that evidences of our historic background are largely disappearing.

The National Historic Preservation Act of 1966 reflects the federal government's efforts at protecting significant areas, while at state level the Department of Natural Resources has obtained legislation enabling the creation of historic districts by interested municipalities.

Long before this Act of 1966, New Orleans and Charleston, S.C., had realized the importance of guarding the "old towns" that were their greatest asset and would draw tourists. Later the same trend has been observed in Philadelphia, St. Louis, Chicago, and even Detroit, to list a few examples.

The movement is not confined to large cities, Near us Franklin Village, Ann Arbor, Grand Rapids, and Lansing have taken similar action. Here in Michigan we cannot boast of areas like the New Orleans French Quarter, which certainly would have been cleared in our state - streets too narrow for Detroit's main product - but we do have some structures that mark steps in the progress of our history.

- Purpose -

Except for Detroit, a post established almost two hundred years earlier, the settlements in southern Michigan came with the completion of the Erie Canal in 1825. The first to take up land came largely from the lake country of central New York state and used the Canal route.

In Northville the first dwellings of this period are gone. The Dunlap home, much changed, is now the American Legion Hall. The other pioneer farm house, that of Daniel Cady, is the apartment house on the east side of Center Street. The Gregory-Iapham residence, once used as the city hall and certainly the town's most elegant home in its later years, is replaced by our new City Hall. Two other unusual early buildings were the Wilcox home, now the site of the post office, and the Predmore house, built into a hill, now demolished to make way for an extension of the new Presbyterian Church.

The architectural style of the period up to the Civil War was Greek Revival, and the Historical Society is fortunate to have been able to save two examples at the Mill Race Historical Village - the Library and the house that stood where Griswold Road is being extended through Main Street to accommodate race track traffic.

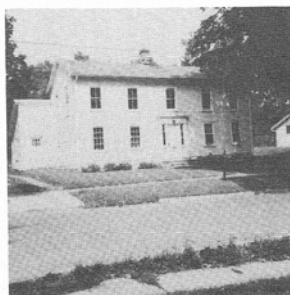
The buildings we are trying to protect in the proposed historic district are largely of the Victorian period, not great architecturally but "carpenter Gothic" typical of that time. Others are much later but represent changes in taste common throughout the United States. However, since they all mark steps in the history of Northville, a typical country town, we hope they can be preserved.



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Inventory of Buildings

Map
Ref.
No.

1 Bailey's Dance Studio 118 E. Cady St

This house, Cottage Gothic type, was probably built before 1890, and the original owner may have been Belle McDonald. The present owners, Mr. and Mrs. Wm. Bailey, have lived there for 21 years. The only known alterations are the enclosing of the front and back porches. The house is wood frame construction with four inch clapboard exterior. The block of Cady street on which this house stands is being turned into a parking area for the Northville Downs. One house has been torn down, they own two more, and are urging remaining owners to sell.

2 The Yerkes House 164 E. Cady St (present owners John Carlo and Margaret J. Zaytl)

Built about 1859, this house is a fine example of Victorian Gothic architecture, with its steep gabled roofs and elaborate bargeboard decorations. It has Gothic arched porch posts and windows. The house has not been changed with the exception of a garage which has been added. The siding is of four inch clapboard and has been kept in remarkable condition. It was built by Henry Wade, by far the best carpenter in this area. Its first owner, William Purdy Yerkes, Wayne county probate judge, was said to have often walked to Detroit to preside in court.

The Northville Historical Society has been promised this beautiful house and hopes to be able to move it to their Mill Race Village when the present owners release it.

3 Woodward Residence 211 E. Cady St (present owner Frederick Woodward)

This is a frame dwelling which has been owned by Mr. Woodward for 17 years. It was built during the 1890s, Cottage Gothic type and formerly stood on the site of the present Standard Oil station on Main street.

4 Reinhackel Residence 315 E. Cady (present owner Herman Reinhackel)

The Reinhackel house was built around 1835, one of the oldest in Northville, and remains comparatively unchanged except for a lean-to added at the back. The house is a shell with no plaster on the walls but some of the original small-paned windows are still in place. At the time of its building, Cady street was Northville's main street and this house is said to have been a tavern and a station on the "underground railroad". Worthy of preservation.



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Map
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- Inventory -

5 Oakwood Cemetery West Cady street

The land for this cemetery was donated early in the history of Northville by Daniel Cady and Martin Randolph. It is close to the center of the city but has not been in use for several years.

6 The Ambler House 473 W. Cady
(present owners Mr. and Mrs. George Kohs)

The Ambler house was built in 1840 by Mr. Ambler for his family and might be classed as Greek Revival-transitional. It has a stone basement and there are two wells under the house. Excellent condition.

7 The David H. Rowland House 521 W. Cady
(present owner Mrs. Howard Whipple)

David H. Rowland built this house sometime between 1836-1862 and lived in it for many years. The floor timbers are logs with the top side adzed to take the subflooring.

8 Carriage House 521 W. Cady
(present owner Mrs. Howard Whipple)

This carriage house was built by Mr. Rowland when he built his home at this same address.

9 The John Litsenberger Residence 132 Dunlap street

Mr. and Mrs. Litsenberger, the present owners, have lived in the house for 40 years. The land was part of the Dunlap farm. Captain Solomon Gardner, a lake captain who gave Northville the town clock, might have been the first owner. It was built between 1858-1860.

10 The Methodist Parsonage 139 Dunlap

This Queen Anne residence has been the home of the Methodist ministers since the razing of the original parsonage which stood by the church on the corner of Dunlap and Center streets. It was built in 1890 for William and Georgia Yerkes. The house has all the original moldings, two staircases, a lovely stained glass window, and a large veranda across the front.

11. The Frank Clark House 218 Dunlap street
(present owners Mr. and Mrs. William F. Stockhausen)

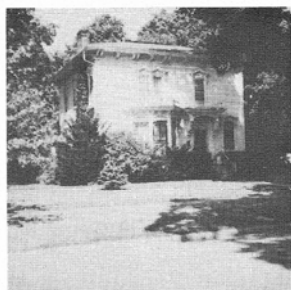
Mr. Frank Clark was the builder and original owner of this Queen Anne house, date about 1890. The first story is of brick and the second slate. The stairwell has a 28-foot ceiling. There is a handsome parquet floor in the dining



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- Inventory -

Map
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No.

room. Mr. Clark was superintendent of the first United States Fish Hatchery which he started here as a private enterprise, having moved to Northville from Clarkston, Michigan, because of failure of springwater supply there.

12 The Alfred Heatley Residence 304 Dunlap

This house was built by Mr. Aldrich Knapp about the 1870s and would be called Victorian Gothic. The Heatley family has lived here for 50 years. A previous owner was Mr. Milt Burrows, a contractor who built most of the sidewalks in Northville and added the wide porch around the house in perhaps 1910. From the original building are the six-inch, three tier moldings around the windows and wide window ledges.

13 The Dean Griswold House 317 Dunlap
(present owner Mr. Robert Green)

This house of brick Italianate style, built in 1882, was the home of the Dean Griswold family. The old summer kitchen is still in existence, having large beams and wide floor boards. All bedrooms had wash basins. Downstairs there are twin parlors. The front porch has been removed, as well as a large carriage house in the rear.

For many years Mr. Griswold was the oldest living graduate of Michigan State University. The farm of his father, Mr. Clark Griswold, is the present Highland Lakes Subdivision.

14 The Claude Sechler Residence 404 Dunlap

This handsome Italianate house was built about 1880. The bay windows going to the floor and wide grooved woodwork make the interior very attractive, and the exterior is exceptional. The garage was once part of this large house and served as a summer kitchen.

15 The Spiker Residence 412 Dunlap
(present owners Mr. and Mrs. Dennis J. Spiker)

Mr. Mark Ambler was the builder and original owner of this house in about 1890. The scroll supports to the roof and the porch decoration distinguish this Queen Anne house.

16 The Dr. Manfred Lampe Residence 417 Dunlap

This well preserved Gothic Cottage home was built between 1865-80. Attractive brackets support the front entrance.



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- Inventory -

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- 17 The Thompson House 504 Dunlap
(present owners Mr. and Mrs. Edmund P. Yerkes)

The original owner was Mr. Edwin B. Thompson, grandfather of Mr. Yerkes. It was built in 1881-2 by Mr. Woodman, a local carpenter. It is decorated with Victorian barge boards. The stained glass window in the hall came from a Methodist church in Mason, Michigan built in 1866.

- 18 The Hixson Residence 512 Dunlap
(present owners Mr. and Mrs. Dumont Hixson Jr.)

The original owner was John Welch who built the house about 1883. The style is Italianate, the rooms are large with high ceilings, and there is a third floor tower.

- 19 The Stark House 523 Dunlap
(present owners Mr. and Mrs. F. N. Junod)

This house was built by Mr. William Stark, a Northville store owner in 1880 and at that time had only four rooms. His son-in-law, Mr. James Congo, made many of the later additions, but retained the original woodwork and windows. The house has a Michigan basement, the wall two-feet thick, and would be classed as Cottage Gothic. A fine carriage house is on the rear of the property.

- 20 The D. H. Britton Residence 527 Dunlap

According to Mrs. Britton this was considered an old house in 1882, which would be indicated by the narrow steep stairs, the rough cut oak studs and stringers, the square cut nails, and the sand plaster on wide lath. The basement has walls of the typical Michigan type, two feet thick, and a dirt floor. In it are three stone cisterns. The wing and garage are later additions, as is the handsome front door.

- 21 The William S. Milne Residence 537 Dunlap

The original owners were John and Mary Kellogg and the house was built between 1885-90. The woodwork is solid oak thruout, including front staircase and steps. Door and window frame woodwork have unusual curved corners and detail. The gables include gingerbread scroll and star fretwork. There is a Michigan basement with walls two feet thick. Mr. and Mrs. M. A. Porter lived here many years. Mr. Porter ran the first telephone company in Northville, and the garage in the rear was built to house the first automobile in Northville, a Maxwell.



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- Inventory-

Map
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- 22 A Frank Beal House 542 Dunlap
(present owners Mr. and Mrs. O. M. Chickering)

One of four nearly identical houses built on Dunlap Street by Mr. Frank Beal in 1880. It has black walnut woodwork, an enclosed stairway and long windows. Style: carpenter Gothic.

- 23 Dr. Yarnell House 543 Dunlap
(present owners Mr. and Mrs. George Zerbel)

This house was built by Dr. Yarnell, who operated the Gold-Cure Clinic on Main Street for alcoholics and smokers. Built between 1885-90, it cost \$5000, a large sum at that time. Mr. and Mrs. Ben Filkins lived there following the Yarnells. An unusually elaborate home, it has fine moldings thruout, three stained glass windows in the staircase wall, a bronze statue on the newel post, and a handsome fireplace. The front exterior is slightly changed because an upstairs porch was enclosed to make a bathroom.

- 24 A Frank Beal House 548 Dunlap
(present owners Mr. & Mrs. E. V. Ellison)

Built in 1880, the first owner was a Mr. Johnson. This upright wing Victorian house was altered by a front porch built perhaps 1915-20.

As the Thad J. Knapp home in later years it was the center of much entertaining, for Mr. Knapp had been superintendent of the Highland Park, Michigan, schools before becoming the superintendent in Northville. Even after his death Mrs. Kanpp kept in close contact with the teachers of both systems. Her devotion to Northville was evidenced by her bequest to the Northville Historical Society of the residue of her estate.

- 25 The Edward Merritt House 549 Dunlap
(present owners Mr. and Mrs. Jos. Rushlow)

Mr. Merritt, a local jeweler, built this Queen Anne house about 1900. It has two sitting rooms, a tile bordered fireplace and an attractive fan window in the staircase. At one time it served as the Methodist parsonage.

- 26 The Filkins House 552 Dunlap
(present owners Mr. & Mrs. E. V. Ellison)

This Cottage Gothic home was built for Mr. Charles Filkins about 1880 by Mr. Frank Beal. Mr. Filkins's son and daughter, Guy and June, were distinguished musicians in Detroit and owned the house until it was sold to the Ellisons.



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- Inventory -

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- 27 The Charles Sessions House 121 High
(present owners Mr. & Mrs. David Danes)

This Queen Anne house was built by Mr. Charles Sessions about 1895. He was the original owner, the only others, Mr. & Mrs. Howard Atwood. It is a handsome structure in excellent condition.

- 28 The Elden Biery House 124 High St.
(present owners Mr. & Mrs. Elden Biery)

Mr. James A. Dubuar built this Gothic transitional residence about 1880 and lived there nearly 35 years. Mr. Dubuar was owner of the lumber manufacturing business which is the present location of the Ford Valve Plant.

- 29 The Richardson House 223 High St.
(present owner Mrs. Alice Junod)

This house built by Mr. T. G. Richardson about 1912 is an interesting example of the popular bungalow type of that period. The exterior is of glazed white brick; the interior woodwork is very handsome.

- 30 The Edward H. Lapham House 239 High St.
(present owners Mr. & Mrs. E.A. Chapman)

Six generations of the family have lived in this house since it was purchased by Marietta Baker in 1854. It was probably built 1835-40 and at first was one and one-half stories, now three full stories on the south side. The central core chimney served fireplaces in basement, dining room, and kitchen, with a bake oven behind the one in the kitchen. Pottery was fired in the basement fireplace; some of the pots are still in the house. The beams are hand hewn and the framing is typical barn frame with mortise and tenon and wooden pins. There have been many changes in more than a hundred years. The old home is surrounded by large trees in the yard, which fronts on three streets.

- 31 The Palmer House 226 Linden
(present owner Mrs. D. H. Britton)

This house was built before 1870 by Jervis Palmer, the first owner. The floors are of white, or tulip wood; the stairways are narrow and the hinges used are handwrought for Mr. Palmer was a blacksmith. As in most of the old houses, the stone foundation is two feet thick and the basement has a dirt floor. There are three cisterns and a water well.

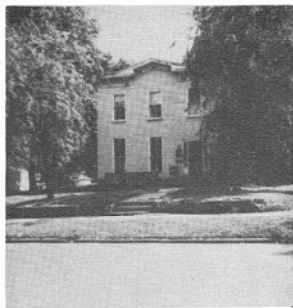
Mr. Palmer built wagons and early truck bodies on this location.



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Map
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- Inventory -

- 32 The Masonic Hall 106 E. Main
(present owner Masonic Temple Association of Northville)

At the time Mr. Barton Wheeler built a store on the corner of East Main and Center streets in 1880, the Masonic Lodge constructed the second story. This seems to be a precursor of the condominium of our time, since the first floor of this building is owned by one party and the second by another.

- 33 The Freydl Stores 112 and 118 East Main
(present owners the Freydl family)

The two buildings which now house Freydl's Mens Wear and Freydl's Ladies' Wear were built in 1875. No. 118 was built by Mr. William Ambler.

- 34 The Yarnell Gold Cure House 342 E. Main
(present owner Catherine Fultz)

First mention of a building on this property was in 1842 but it is thought that the present one was erected in 1870. It was built by Dr. Yarnell for use as a Gold Cure. Style, Italianate Villa.

- 35 The John H. Murray Residence 355 E. Main

An example of Cottage Gothic, without barge boards. The windows reach from floor to ceiling. There is a plaster cast fixture in the dining room. We know little of the history of this house.

- 36 The Harley D. Wolf from Residence 358 E. Main

Probably built 1870-1880, the original owner was Dr. Ball, associated with the Yarnell Gold Cure next door. The house was originally two-story, Gothic Revival, but after a fire in the second story was altered and the original gingerbread trim destroyed. There are hand hewn beams in the basement.

- 37 The Balden House 302 W. Main
(present owner Dr. J. Mohtadi)

This handsome house of a later period was built by Adolph Balden in 1917-18. It is of brick with a cut stone foundation and a green tile roof. The interior is now remodeled for the doctor's office.



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Map
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- Inventory -

- 38 The N.C. Schrader House 312 W. Main
(present owners Mr. & Mrs. E. J. Shave)

This home was built in 1912 by Mr. N. C. Schrader. There is oak woodwork throughout.

- 39 Ebert Funeral Home 404 W. Main
(present owner Mrs. Dempsey Ebert)

William Pitt Hungerford was the builder and original owner of this beautiful Italianate house, one of the finest in Northville. It dates before 1864, for letters have been found in an abandoned stairway addressed to Mr. Hungerford at that time. The interior woodwork is very handsome, there are ten-foot ceilings and the windows go to the floor. The cupola adds lightness to the structure.

- 40 The Victor L. Lindberg Residence 418 W. Main
Charles L. Dubuar was the original owner of this house, which, though remodeled in the interior, remains unchanged on the exterior. Built about 1885, it would be classified as Queen Anne.

- 41 The Dr. Linwood Snow Residence 502 W. Main

The property on which the house stands was sold to Alva Smith in 1831, though the Italianate building is of a later date. Much of the interior woodwork is black walnut and the doors are hand carved. Early owners of this house were the John Blackwoods, a pioneer family in Northville.

- 42 The W. E. McCarthy Residence 531 W. Main

Mr. Downer built this house for himself in 1868. It has a full basement with hand hewn beams, the ceilings are nine feet in height and the bedrooms are large. The original black walnut woodwork is now painted white. The gingerbread trim on the front porch is characteristic of Cottage Gothic.

- 43 The Ronald O. Tarrow Residence 547 W. Main

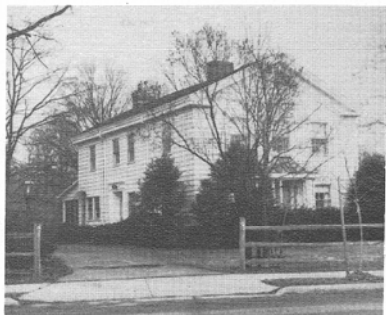
John Ambler is said to have bought this property in 1866 but it is probable that the Italianate house was built by Mr. Winfield Scott. It is of brick construction with a slate roof and a large bay window adds to its interesting exterior. The solid marble fireplace and walnut staircase and woodwork made it an unusually fine home.



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- Inventory -

Map
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No.

- 44 The Stark House 124 Randolph
(present owner J.L. Hudson, realtor)

The interesting bargeboards make this a good example of carpenter Gothic. It was probably built about 1873 by Howard Stark.

- 45 The "Aunt Jenny White" House 132 Randolph
(present owners Mr. and Mrs. Herman Hartner, Jr.)

This "Carpenter Gothic" home was built about 1870. Mrs. White, wife of the original owner, was a daughter of William Dunlap, the pioneer whose farm covered all of this part of Northville.

- 46 The John S. Canterbury Residence 204 Randolph

This site is one of the most significant in Northville for it was the Cochran Academy of the town's earliest days. The beautiful present home, of course, does not resemble the original except that it retains the frame of the old school. Mr. Asa Randolph first bought it as a residence; it went on to his son, Asa, and his grand-daughter, Belle Randolph Tinham. Both of the latter were fine musicians. Mr. and Mrs. Tinham were sought out by Mr. Henry Ford when he revived square dancing at Dearborn.

- 47 The Gardiner House 312 Randolph
(present owners) Mr. & Mrs. Harvey Smith.

This was the family home of Dr. Mark Gardiner, probably built about 100 years ago.

- 48 The Kreeger Residence 318 Randolph

The upright of this remodeled house is possibly the oldest in Northville for it was the wing of the William Dunlap home, the Dunlap and Cady farms being the first settlements in our town.

- 49 The Sumner Cow Residence 442 Randolph

Another "Carpenter Gothic" house, with an especially fine bargeboard. The present owner does not know the history of the house.

- 50 The John Ling Residence 521 Randolph

The present owners have lived in this house for 34 years and were told that it was nearly 100 years old when they bought it. The inside woodwork is unusually interesting. The original owner was probably Mr. William Blair.



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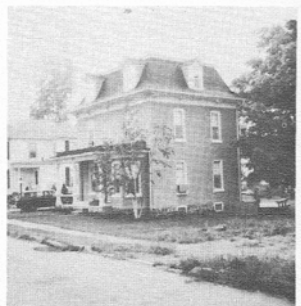
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Map
Ref.
No.

- Inventory -

- 51 The Lewis Farm House 529 Randolph
(present owners Mr. & Mrs. John Hlohinec)

This, the original house on the Lewis farm, was built about 1850. One pane of glass is inscribed with the Lewis name.

- 52 Rental property 537 Randolph
(present owners Mr. and Mrs. John Hlohinic)

A Cottage Gothic house built about 1884 with decorative features on porch, windows, and doors.

- 53 The Robert Reed Residence 545 Randolph

This is a house probably built in 1863 by a Civil War veteran. There is mention of the Dunlap family in 1879. A barge board has been removed but some of the original glass remains.

- 54 The Roy M. VanAtta Residence 589 Randolph

The present owner was born in this house which was probably built between 1860 - 1870. A Mr. Parks might have been the original owner. Four chimneys were removed in 1940.

- 55 The Baptist Church 209 N. Wing

Owner is the First Baptist Church of Northville. The first annual meeting recorded was Jan. 4, 1841. The site of the present church was deeded to the Baptist Society by William and Sarah Dunlap in May 1844. In 1859 a contract was given to Mr. Samuel Williams to "alter and construct" a house of worship.

- 56 The David A. Sicary Residence 109 N. Rogers

This fine Italianate house, originally owned by Mrs. L. Thompson Murray, was built in 1880 of brick construction. The use of stars for ornamentation in the peaks of the dormers matches several other homes nearby. It was restored to its original appearance in 1967 by Mr. and Mrs. Douglas Day.

- 57 The J. Bryce Lockwood Residence 201 N. Rogers

This Cottage Gothic home was originally a barn built circa 1870. It was converted into a house about 1910 by Mr. Earl Montgomery and his father.



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- Inventory -

Map
Ref.
No.

- 58 The Charles M. Freydl, Jr. Residence 221 Rogers

Built in 1870, this attractive little house has some hand hewn timbers. Cottage Gothic.

- 59 The Hiram Cady House 322 N. Rogers
(present owners Mr. & Mrs. Roy Matheson)

The Mathesons have lived in this house for 54 years. Cottage Gothic, it was built in 1870 by Hiram Cady for his family. The stone foundation is two and one-half feet thick and there is an outside, ground level basement door so that Mr. Cady could back his apples for storage into the house.

- 60 The Lester E. St. Thomas Residence 333 N. Rogers

This house was built in the late 1860. According to legend \$50,000 is hidden somewhere in the floors or walls.

- 61 The Darius Knapp House 501 Dunlap
(present owner Dr. Russell M. Atchison)

Now operated as a medical clinic, this house was built in 1882 by Darius Knapp. Mr. John Steers purchased the house in 1891 and sold it to Milo MacDermaid on July 8, 1919. He lived there with his family until it was purchased by Dr. Russell E. Atchison, father of the present owner, on May 26, 1926. On November 6, 1937, title passed to Dr. Russell M. Atchison. The second floor has been remodeled and for several years, served as a hospital under the direction of Dr. Russell M. Atchison. Mr. William B. Walker, Jr. of Northville was a sponsor of the hospital, which served the Northville area until 1960. The building has been in medical service since 1924.

LEGAL BOUNDARIES

Proposed Northville Historic District

Beginning at the Eastern extremity of Cady Street, thence west along Cady Street to Rogers Street, thence north along Rogers Street to the northern extremity of said street, thence east along the north line of lot 439, Northville Assessors Plat, to the west line of lot 450, thence north along the west line of lot 450, to the south boundary of lot 449, thence west along the south line of lots 449, 448, and 447 to the west line of lot 447, thence north along the west line of lot 447 to Randolph Street, thence southeasterly along Randolph street to Center Street, thence south along Center Street to Dunlap Street, thence east along Dunlap Street to Hutton Street, thence south along Hutton Street to Main Street, thence east along Main Street to Park Place, thence southerly along Park Place to the point of beginning, and including all properties within these boundaries and all properties abutting the boundary lines.

Act No. 169
Public Acts of 1970.
Approved By Governor
8/3/70, I.E.

STATE OF MICHIGAN
75TH LEGISLATURE
REGULAR SESSION OF 1970

Introduced by Rep. Thomas J. Anderson
Reps. Hampton, Copeland, Walton, George F. Montgomery, Wierzbicki,
Brennan, Pilch, Mrs. McCollough, Tisdale, Stites, Weber, Sharp, Mittan,
Strange, Roy Smith, Mrs. Hunsinger and Novak named as co-sponsors

ENROLLED HOUSE BILL No. 2966

AN ACT to provide for establishment of historic districts; to provide for the acquisition of land and structures for historic purposes; to provide for preservation of historic sites and structures; to provide for the creation of historic district commissions; to provide for the maintenance of publicly owned historic sites and structures by local units.

The People of the State of Michigan enact:

Sec. 1. As used in this act:

- (a) "Local unit" means a county, city, village or township.
- (b) "Historic district" means an area, or group of areas not necessarily having contiguous boundaries, created by a local unit for the purposes of this act.
- (c) "Historical preservation" means the protection, rehabilitation, restoration, or reconstruction of districts, archaeological and other sites, buildings, structures and objects.

Sec. 2. Historical preservation is declared to be a public purpose and the legislative body of a local unit may by ordinance regulate the construction, alteration, repair, moving and demolition of historic structures within the limits of the local unit. The purpose

(110)

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 cultural, 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.

Sec. 3. A local unit may establish by ordinance historic districts. Before such establishment, an historic district study committee, appointed by the legislative body, and containing representation from any existing historical preservation society, shall conduct studies and research and make a report on the historical significance of the buildings, structures, features, sites, objects and surroundings in the local unit. The report shall contain recommendations concerning the area to be included in the proposed historic district. Copies of the report shall be transmitted for review and recommendations to the local planning commission, to the Michigan historical commission, and to the state historical advisory council. Sixty days after the transmittal, the committee shall hold a public hearing thereon after due notice, which shall include a written notice to the owners of all properties to be included in such districts. The committee shall submit a final report with its recommendations and those of the local planning commission and a draft of a proposed ordinance to the legislative body of the local unit.

Sec. 4. The legislative body of a local unit may create a commission to be called the historic district commission. The membership of such a commission in a local unit of 25,000 or more population shall consist of 7 members who reside in the local unit, and in a local unit of under 25,000 shall consist of not less than 3 nor more than 7 members residing in the local unit. Members shall be appointed by the township supervisor, village president, mayor or chairman of the board of commissioners, unless another method of appointment is provided in the ordinance creating the commission. Members shall be appointed for 3-year terms except the initial appointments of some of the members shall be for less than 3 years to the end that the initial appointments shall be staggered and so that subsequent appointments shall not recur at the same time. Members shall be eligible for reappointment. In the event of a vacancy on the commission interim appointments may be made by the appointing authority to complete the unexpired term of such position. The appointing authority of a local unit shall appoint at least 2 members from a list of citizens submitted by a duly organized and existing preservation society or societies, and 1 architect, duly registered in this state, if the person resides in the local unit and is available for appointment. The provisions of this section shall not be applicable to historical district commissions established by charter.

Sec. 5. (1) Before construction, alteration, repair, moving or demolition affecting the exterior appearance of an historic structure is made within such a district and which by present or future ordinance requires the taking out of a permit within such a district, the person, individual, firm or corporation proposing to make such construction or changes shall file an application for permission. The application shall be referred together with plans pertaining thereto to the historic district commission and the commission shall review such plans and applications and no permit shall be granted until the commission has acted thereon as hereinafter provided. If no present ordinances exist which require the taking out of a permit then applications shall be made directly to the legislative body or duly appointed authority which shall refer the application to the commission for review.

(2) In reviewing plans, the commission shall give consideration to: (a) the historical or architectural value and significance of the structure and its relationship to the historical value of the surrounding area; (b) the relationship of the exterior architectural features of such structure to the rest of the structure and to the surrounding area; (c) The general compatibility of exterior design, arrangement, texture, and materials proposed to be used; (d) any other factor, including aesthetic, which it deems to be pertinent.

(3) The commission shall pass only on exterior features of a structure and shall not consider interior arrangements unless specifically authorized to do so by the local legis-

lative body. Nor shall it disapprove applications except in regard to the considerations as set forth in the previous paragraph.

(4) In case of an application for repair or alteration affecting the exterior appearance of a structure or for the moving or demolition of a structure which the commission deems so valuable to the local unit, state or nation, that the loss thereof will adversely affect the public purpose of the local unit, state or nation, the commission shall endeavor to work out with the owner an economically feasible plan for preservation of the structure.

(5) An application for repair or alteration affecting the exterior appearance of an historic structure, or for its moving or demolition, shall be approved by the commission if any of the following conditions prevail, and if in the opinion of the commission the proposed changes will materially improve or correct these conditions: (a) the structure constitutes a hazard to the safety of the public or the occupants; (b) the structure is a deterrent to a major improvement program which will be of substantial benefit to the community; (c) retention of the structure would cause undue financial hardship to the owner; or (d) retention of the structure would not be in the interest of the majority of the community.

(6) All meetings of the commission shall be open to the public and any person or representative of his choice shall be entitled to appear and be heard on any matter before the commission before it reaches its decision. The commission shall keep a record, which shall be open to public view of its resolutions, proceedings, and actions.

Sec. 6. The local legislative body may accept grants from the state or federal governments for historical restoration purposes. It may accept public or private gifts for historical purposes. It may make the historic commission its duly appointed agent to accept and administer grants and gifts for historical preservation purposes.

Sec. 7. If all efforts by the historic district commission to preserve an historic structure fail, or if it is determined that public ownership is most suitable, the local legislative body, if deemed to be in the public interest, may acquire such property using public funds, gifts for historical purposes, grants from the state or federal governments for acquisitions of historic properties, or proceeds from revenue bonds issued for historical preservation purposes. Such acquisitions shall be based on the recommendation of the historic district commission. The historic district commission has responsibility for the maintenance of publicly owned historic structures using its own funds, if not specifically earmarked for other purposes, or those public funds committed for this use by the local legislative body.

Sec. 8. The jurisdiction of a county shall be the same as that provided in Act No. 183 of the Public Acts of 1943, as amended, being sections 125.201 through 125.232 of the Compiled Laws of 1948, or as otherwise provided by contract entered into between the county and a city, village or township. If a county historical commission is in existence, coordination between the county commission and municipality commissions shall be maintained. The overall historical preservation plans of cities, villages and townships shall be submitted to the county commission for review, and county plans submitted to cities, villages and townships, having historic district commissions. Day-to-day activities of local commissions concerning alteration and restoration decisions need not be submitted to the county but only those plans which have other than strictly local significance.

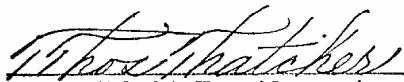
Sec. 9. The commission shall file with the inspector of buildings or other duly delegated authority its certificate of approval or rejection of plans submitted to it for review. No work shall begin until the certificate is filed, but in the case of rejection the certificate is binding on the inspector of buildings or other duly delegated authority, and no permit shall be issued in such case. The failure of the commission to act within 60 days after the date of application filed with it, unless an extension is agreed upon mutually by the applicant and the commission, shall be deemed to constitute approval.

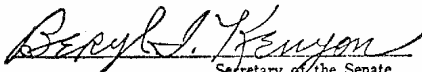
Sec. 10. Nothing in this act shall be construed to prevent ordinary maintenance or repair of any structure within the historic district; nor to prevent construction, alteration, repair, moving or demolition of any structure under a permit issued by the inspector of buildings prior to the passage of the ordinance.

Sec. 11. Any persons jointly or severally aggrieved by a decision of the historic district commission have the same rights of appeal concerning the decision as is granted to an applicant aggrieved by a decision of a zoning board of review.

Sec. 12. This act does not affect any previously enacted legislation pertaining to historical preservation and does not affect historical commissions appointed by local governing bodies to foster historic preservation. An existing local historical commission organized under Act No. 213 of the Public Acts of 1957, as amended, being sections 399.171 and 399.172 of the Compiled Laws of 1948, may be designated as a historic district commission, if its membership and structure conform, or are revised to conform, to the provisions of section 4.

This act is ordered to take immediate effect.


Clerk of the House of Representatives.


Secretary of the Senate.

Approved _____

Governor.

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RECEIVED

AUG 13 1970

RECREATION RESOURCE
PLANNING
CONSERVATION DEPT.

PROPOSED AMENDMENT TO ZONING ORDINANCE FOR THE CITY OF NORTHVILLE

HISTORIC DISTRICT REGULATIONS

A. PURPOSE

The purpose of this Article is to (1) safeguard the heritage of the City of Northville by preserving a district in said City, which reflected elements of its cultural, social, economic, political, and architectural history; (2) stabilize and improve property values; (3) foster civic beauty; (4) strengthen the local economy; (5) promote the use of historic districts for the education, pleasure and welfare of the citizens of the city.

B. REGULATION OF STRUCTURES

No structure shall be constructed, altered, repaired, moved, or demolished in a Historic District unless such action complies with the requirements set forth in this Article. The following Historic District is hereby established:

Beginning at the Eastern extremity of Cady Street; thence West along Cady Street to Rogers Street; thence North along Rogers Street to the Northern extremity of said street; thence East along the North line of Lot 439, Northville Assessors Plat No. 5 to the West line of Lot 450; thence North along the West line of Lot 450, to the South boundary of Lot 449; thence West along the South line of Lots 449, 448 and 447 to the West line of Lot 447; thence North along the West line of Lot 447 to Randolph Street; thence Southeasterly along Randolph Street to Center Street; thence South along Center Street to Dunlap Street; thence East along Dunlap Street to Hutton Street; thence South along Hutton Street to Main Street; thence East along Main Street to Park Place; thence Southerly along Park Place to the Point of Beginning and including all properties within these boundaries and all properties abutting the boundary lines.

C. HISTORIC DISTRICT COMMISSION

1. Creation of Commission

In order to execute the purposes in this section, there is hereby created a commission to be called the Historic District Commission.

2. Membership of Commission:

The Historic District Commission shall consist of seven members whose residence is located in the City. They shall be appointed by the City Council for terms of office of three years, provided that two of the initial members shall be appointed for

one year, two for two years, and three for three years as terms expire. Members of the Commission may be reappointed after their terms expire. The terms of office of the members shall begin as of the date of passage of this Ordinance Amendment. A vacancy occurring in the membership of the Commission for any cause shall be filled by a person appointed by the City Council for the unexpired term.

The members of the Commission shall serve without compensation.

3. Duties and Powers of the Commission:

It shall be the duty of the Commission to review all plans for the construction, alteration, repair, moving or demolition of structures in the historic district and it shall have the power to pass upon such plans before a permit for such activity can be granted. In reviewing the plans, the Commission shall give consideration to (a) the historical or architectural value and significance of the structure and its relationship to the historic value of the surrounding area; (b) the general compatibility of exterior design, arrangement, texture and materials proposed to be used; and (c) to any other factor, including aesthetic, which it deems pertinent.

The Commission shall pass only on exterior features of a structure and shall not consider interior arrangements, nor shall it disapprove applications except in regard to considerations as set forth in the previous paragraph.

The structures to be considered are limited to those within the Historic District described in Section B. It is the intent of this Section that the Commission shall be lenient in its judgment of plans for new construction, or for alteration, repair, or demolition of structures of little historic value except where such consideration, alteration, repair or demolition would seriously impair the historic value and character of surrounding structures or the surrounding area.

The Commission shall have the power to call in experts to aid in its deliberations within the limitations of its budget.

The Commission shall have the power to issue a Certificate of Approval if it approves of the plans submitted to it for its review. The Inspector of Buildings shall not issue a building permit until such Certificate of Approval has been issued by the Commission.

4. Rules of the Commission:

The Historic District Commission shall elect from its membership a chairman, and vice-chairman whose terms of office shall be fixed by the Commission. The chairman shall preside

over the Commission and shall have the right to vote. The vice-chairman shall, in case of absence or disability of the chairman, perform the duties of the chairman. It shall also select or elect a secretary who need not be a member of the Commission.

At least four members of the Commission shall constitute a quorum for the transaction of its business. The Commission shall adopt rules for the transaction of its business, which shall provide for the time and place of holding regular meetings. They shall provide for the calling of special meetings by the chairman or by at least two members of the Commission. All meetings of the Commission shall be open to the public, and any other person or his duly constituted representative shall be entitled to appear and be heard on any matter before the Commission before it reaches its decision.

The Commission shall keep a record, which shall be open to public view, of its resolutions, proceedings and actions. The passage of any resolution, motion or other action by the Commission shall be by a majority vote when there is a full Commission in attendance or by the affirmative vote of at least 60% of the members present when there is less than a full Commission in attendance. The Commission shall submit an annual report of its activities of the City of Northville.

D. PROCEDURE FOR THE REVIEW OF PLANS

Application for a building permit to construct, alter, repair, move or demolish any structure in a Historic District shall be made to the Building Inspector. Plans shall be submitted showing the structure in question and also showing its relation of adjacent structures.

Upon the filing of such application, the Inspector of Buildings shall immediately notify the Historic District Commission of the receipt of such application and shall transmit it, together with accompanying plans and other information to the Commission.

The Historic District Commission shall meet within fifteen days after notification by the Building Inspector of the filing, unless otherwise mutually agreed upon by the applicant and Commission, and shall review the plans according to the duties and powers specified herein. In reviewing the plans, the Commission may confer with the applicant for the building permit.

The Commission shall approve or disapprove such plans and, if approved shall issue a Certificate of Approval, which is to be signed by the chairman, attached to the application for a building permit and immediately transmitted to the Building Inspector. The chairman shall also stamp all prints submitted to the Commission signifying its approval.

If the Commission disapproves of such plans, it shall state its reasons for doing so and shall transmit a record of such action and reasons therefor in writing to the Inspector of Buildings and to the applicant. The Commission may advise what it thinks is proper if it disapproves of the plans submitted. The applicant, if he so desires, may make modifications to his plans and shall have the right to resubmit his application at any time after so doing.

The failure of the Historic District Commission to approve or disapprove of such plans within forty-five days after the date of application for the building permit, unless otherwise mutually agreed upon by the applicant and Commission, shall be deemed to constitute approval and the Building Inspector shall proceed to process the application without regard to a Certificate of Approval.

After the Certificate of Approval has been issued and the building permit granted to the applicant, the Building Inspector shall from time to time inspect the construction, alteration or repair approved by such certificate and shall take such action as is necessary to force compliance with the approved plans.

E. DEMOLITION OR MOVING OF HISTORIC STRUCTURES

The demolition or moving of structures of historic or architectural worth shall be discouraged. The Commission shall not issue a Certificate of Approval for demolition, except when deemed a hazard to public health or safety by a responsible public agency but may issue such a certificate for moving a structure. The Commission may at its own discretion, issue a Certificate of Approval for demolition or for moving a structure, but shall be guided by the following conditions in exercising its judgment in granting such a certificate: (a) the Building Inspector deems such structure to be a hazard to public safety or health and repairs are impossible; (b) such structure is a deterrent to a major improvement program which will be of substantial benefit to the community; (c) retention of such structure would cause undue financial hardship to the owner, which would be defined as a situation where more funds than is reasonable would be required to retain the structure; (d) the retention of such structure would not be in the interest of the community as a whole. In cases where approval for demolition is granted, for reasons other than public health or safety, such certificate shall not become effective until six months after the date of such issuance in order to provide a period of time within which it may be possible to relieve a hardship or to cause the property to be transferred to another owner who will retain the structure.

F. YARD VARIANCES

Due to peculiar conditions of design and construction in historic neighborhoods where structures were often built close to the lot lines, it is in the public interest to retain a neighborhood's historic appearance by making variances to normal yard requirements. Where it is deemed that such variances will not adversely affect neighboring properties, the Commission may recommend to the City Planning Commission that such variance to standard yard requirements be made.

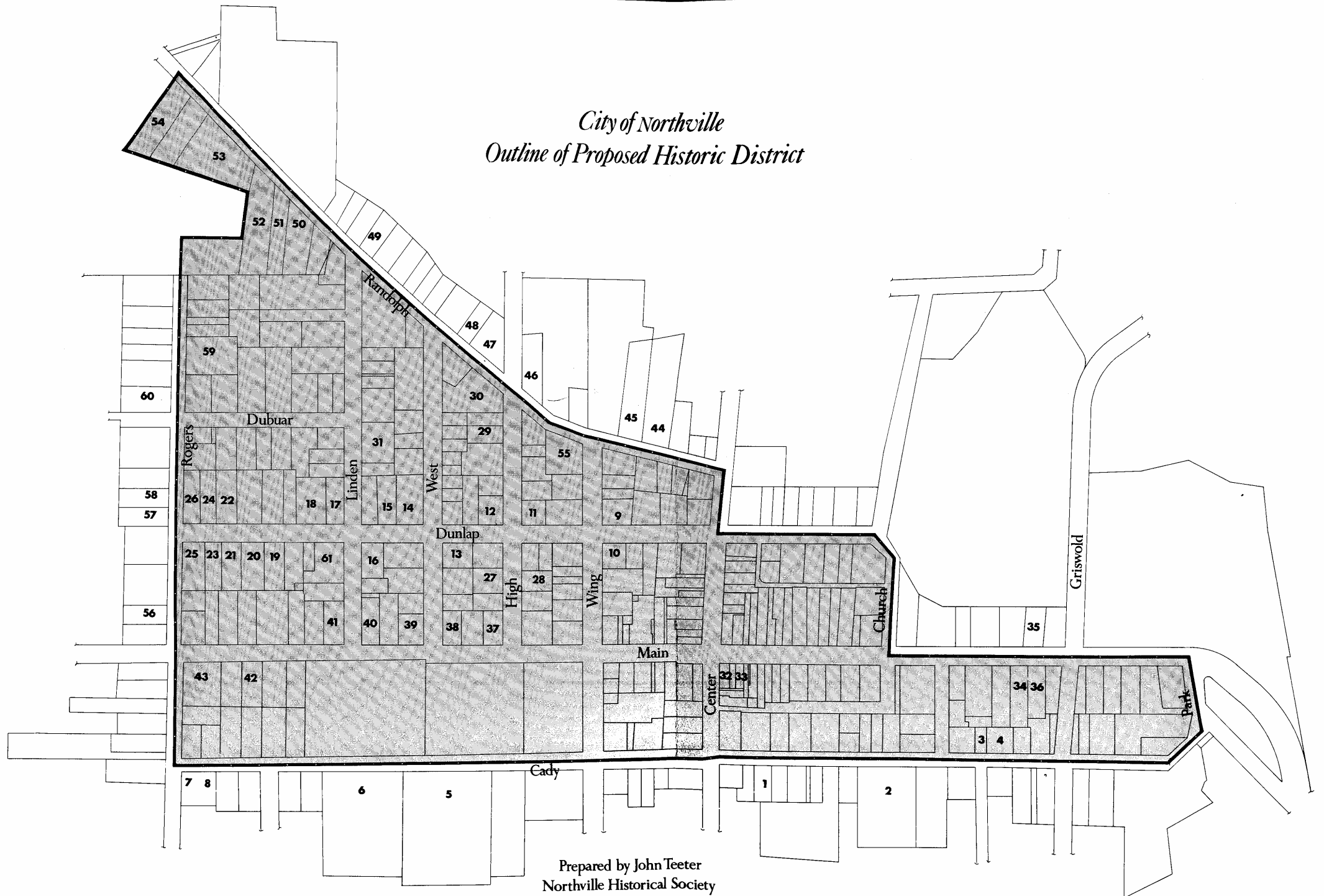
G. EXCEPTIONS

Nothing in this Article shall be construed to prevent ordinary maintenance or repair of any structure within the Historic District; nor shall anything in this article be construed to prevent the construction, alteration, repair, moving or demolition of any structure under a permit issued by the Building Inspector prior to the passage of the amendment incorporating this Article in the Zoning Ordinance.

H. APPEALS

Any person or persons jointly or severally aggrieved by a decision of the Historic District Commission shall have the same rights of appeal concerning such decision as are granted to an applicant that is aggrieved by a decision of the City Planning Commission. Such rights are set forth in Article XVII of this Ordinance.

City of Northville
Outline of Proposed Historic District



Prepared by John Teeter
Northville Historical Society