



215 W. Main Street • Northville, Michigan 48167-1540
Phone: (248) 349-1300 • FAX: (248) 349-9244

LOCAL HISTORIC DISTRICT STUDY COMMITTEE MEETING

**June 6, 2019
7:00 pm
City Council Chambers**

Agenda

- Call to order/Roll Call
- Approval of the Agenda
- Approval of 5/2/19 meeting minutes
- Update from Elaine Robinson, Commonwealth Heritage Group
- Public Hearing – Northville Local Historic District Study Report as revised May 23, 2019
- Discussion
- Adjourn

CITY OF NORTHVILLE BUILDING DEPARTMENT
Dianne Massa, City Clerk

Posted: 5/30/19

CITY OF NORTHVILLE
Local Historic District Study Committee Meeting Minutes
May 2, 2019
Northville City Hall - Council Chambers
215 W. Main Street
Northville, Michigan 48167

CALL TO ORDER/ROLL CALL

Chair Allen called the meeting to order at 7:00 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

Present: James Allen
Leanie Bayly
Mark Chester
Suzanne Cozart
David Field
Robert Miller
Jeff Russell

Absent: None

Also present: Elaine Robinson of Commonwealth Heritage Group, Planning Consultant Sally Elmiger and approximately 17 guests.

APPROVAL OF 11/8/2018 MEETING MINUTES

Motion by Russell, support by Chester, to amend the November 8, 2018 meeting minutes as follows:

- Page 8, last line: . . . the last boundary change was ~~2002~~ 2003.

Motion carried 6-0-1 (Miller abstained).

AUDIENCE COMMENTS

Nancy Chiri, 661 W. Main, was concerned about the proposed changes to the Cady Street Overlay, which would be before City Council for a 2nd reading soon. The changes allowed greater density in the area of proposed development. Existing guidelines restricted the number of units, etc., and two developers were currently building in the area per the existing ordinance. Residents in the Historic District were held to tight restrictions, and future developers should be held to the same level of scrutiny.

Jennifer Luikart, 521 W. Cady Street, asked some clarifying questions regarding the southwest corner of the Historic District boundary, specifically regarding whether the properties at 146 and 208 S. Rogers Street were remaining in the District. The Committee explained that on June 12, 2018 they had voted to remove those properties from the District.

Tim Luikart, 521 W. Cady, provided a letter and photographs to the Committee. He requested exclusion of their home at 521 W. Cady Street from the Historic District boundaries, or alternatively add back in 146 S. Rogers and 208 S. Rogers. He pointed out that the homes next door to and across the street from

521 W. Cady were non-contributing homes, and removing the homes on Rogers from the District left 521 W. Cady even more unprotected as a historic home.

CONTINUED DISCUSSION ON 2ND DRAFT OF LHSC REPORT DATED SEPTEMBER 2018 (Elaine Robinson of Commonwealth Heritage Group)

Ms. Robinson reported that since the last meeting she had received one phone call from a resident who never followed up further. Another resident had sent revisions regarding the narrative for their property; those would be incorporated in the final draft.

The draft copies of the report were still from September. All changes since that time would be incorporated into a final draft prior to the final meeting.

SET FINAL DEADLINE OF MAY 17, 2019 FOR PUBLIC TO SUPPLY NEW INFORMATION TO BE INCLUDED IN THE STUDY REPORT

MOTION by Cozart, support by Field, to set the final deadline of May 17, 2019 for the public to supply new information to be included in the Study Report.

Motion carried unanimously.

Chair Allen asked the Committee to make a recommendation regarding 521 W. Cady Street, as petitioned by Tim and Jennifer Luikart.

Member Bayly said that the original Historic District boundary was still in effect until City Council made their final decision. On June 12, 2018 the Committee had moved to remove 146 and 208 S. Rogers from the District, but City Council had not acted on the Study Report or on the changes in the boundaries to the District.

Ms. Luikart explained that in the last three years three houses on their block had become noncontributing structures because of permitted alterations and tear down/new construction. The result was that their 1450 square foot home was surrounded by much bigger, non-contributing homes. If the homes on the west side of Rogers were removed from the District, the buffer for the Luikart's small, contributing home would decrease further, because the homes on Rogers could then be rebuilt or altered to be even bigger, as they would only have to meet the zoning requirements of the underlying district.

Ms. Luikart added that originally the Committee was trying to reduce the size of the Historic District in order to raise the percentage of contributing structures. However at the last meeting Ms. Robinson said that percentage no longer mattered. If the percentage of contributing structures was not important, there seemed to be no justification for reducing the size of the District.

Chair Allen asked if homes in the District were required to be designated contributing or noncontributing in the Study.

Ms. Robinson explained that the designation of contributing/non-contributing had to be included in the Study, in order to mirror the National Register nomination. Also CLG funding, protection of rights-of-way, etc., all depended on homes being designated as contributing or noncontributing.

Modifications of contributing homes would be held to Secretary of Interior standards. Non-contributing homes would be held to Design Standards for New Construction, which should result in homes compatible with the contributing resources.

Member Field said he could not find any mention of contributing/noncontributing structures in the Michigan Enabling legislation, in the HDC training manual, the Secretary of Interior standards, or in the Northville Historic District standards.

Ms. Robinson said National Parks Bulletin 16A contained information regarding contributing/noncontributing structures as that impacted inclusion on the National Register. The National Register required the contributing/noncontributing designation, and the local District should mirror the National Register District.

In response to a question from Member Miller, Ms. Robinson said a property owner would need to file for a Section 106 exemption for MDOT to protect a historic home's right-of-way when improving a road.

In response to comments about residents being confused by the contributing/noncontributing designation, Ms. Robinson said that education was the best way to alleviate that confusion.

Chair Allen returned the discussion to the Luikart's request to either remove their property at 521 W. Cady from the District or add back in 146 and 208 S. Rogers.

Member Bayly said she felt the Luikarts had made a compelling argument for how their property had become an island in the Historic District with a "moat" of noncontributing homes around it. When the current study began the Committee had been advised that they needed to raise the percentage of what was considered contributing properties within the Historic District. Now that was not the case and it seemed more important to keep the designated Historic District outline as it was set forth in 1972 and amended in 2003. She recommended that the Luikart's property should be protected as requested. Additionally, many residents had asked if the Historic District could be expanded. While expansion was not the purview of this Committee, she recommended that 146 and 208 S. Rogers remain part of the Historic District. She felt the only section that made sense to remove from the Historic District was the parcel on Randolph by 8 Mile Road, where there was new construction abutting condominiums.

Member Bayly continued that she agreed that removing 146 and 208 S. Rogers exposed the Luikart's property, as they had described. At a previous meeting the Committee had already indicated they wanted to keep 521 W. Cady Street in the District, but the Committee should also offer protection to the home as requested.

Regarding the question regarding why properties were designated contributing or noncontributing, Member Bayly said those designations were at the heart of what a Historic District was and what Historic Preservation was. She agreed that it was important to educate residents as to what those terms meant.

In response to a question from Member Field, Ms. Robinson said there had been a staffing change and an accompanying policy change in the State Historic Preservation Office (SHPO), which was why the percentage question was no longer so important.

Member Chester asked if there was any compelling reason to make any change to the 1972/2003 boundaries. Ms. Robinson said the boundary needed to be justifiable to the National Park Service and to SHPO. When a parcel had lost its integrity in terms of the Historic District, and it was on the border and not affecting other properties, there seemed little justification to leave it in. However, she agreed that it made sense to leave the properties on S. Rogers Street in the District.

Ms. Robinson added that if the scope of the Study had included expanding the district, she would have looked at some of the nearby properties that would benefit from inclusion, including other homes on S.

Rogers Street. Member Cozart said that as discussed in an earlier meeting, there was a fine line between wanting to have something in the Historic District because it was a truly historic structure, or wanting to have property in the District in order to control development.

Member Miller agreed with leaving 146 and 208 S. Rogers in the District.

In response to comments from the Committee, Ms. Robinson said the Enabling Legislation, the parameters of the Study, and the application to the National Registry left no place for the Committee to make recommendations outside the scope of the Study, but she felt it would be appropriate for a cover letter to state that the Committee was making a recommendation for the current report, and also was encouraging City Council to appoint another study committee to look at expanding the District as appropriate.

After further discussion, and noting again that a motion at the June 12, 2018 meeting had removed 146 and 208 S. Rogers Street from the District as part of changes that would be recommended to City Council, Member Bayly made the following motion:

MOTION by Bayly, support by Field, that the parcels known as 146 and 208 S. Rogers Street be added back into the Historic District as defined in 1972 and amended in 2003.

Motion carried unanimously.

SET FINAL PUBLIC HEARING DATE FOR JUNE 6, 2019

Chair Allen asked for a motion for the public hearing date.

MOTION by Field, support by Russell, that the Committee set the final public hearing date for June 6, 2019.

Motion carried unanimously

ADJOURN

Seeing that discussion had ended, Chair Allen adjourned the meeting at 7:47 p.m.

Respectfully submitted,
Cheryl McGuire, Recording Secretary



215 W. Main Street • Northville, Michigan 48167-1540
Phone: (248) 349-1300 • FAX: (248) 349-9244

**CITY OF NORTHVILLE
LOCAL HISTORIC DISTRICT STUDY COMMITTEE
NOTICE OF PUBLIC HEARING**

The Local Historic District Study Report (Volume I) is a summary of a recent historic district survey conducted by professional architectural historians and preservation planners. A second volume includes the full inventory of all of the resources surveyed in the Historic District. The Local Historic District Study Report (Volume I) meets the current requirements for this type of study, and includes designations of contributing or non-contributing, historic contexts, and significance statements for each building. Both documents will aid the Historic District Commission as they discharge their duties regarding the resources within the Northville Historic District.

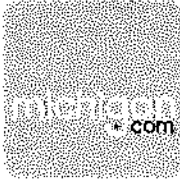
The City of Northville Local Historic District Study Committee will hold its final public hearing to receive public input on the Final Local Historic District Study Report (Volume I). **The public hearing will be held on Thursday, June 6, 2019, at 7:00 p.m. at the City of Northville Municipal Building, Council Chambers, 215 West Main Street, Northville, Michigan, 48167, 248-449-9902. The purpose of the public hearing is to receive public comment on the Final Local Historic District Study Report.**

Comments for the June 6 public hearing may be sent via e-mail to the following address: Historicsurvey@ci.northville.mi.us or to the City Clerk at the street address listed above. **Emailed and written comments must be received by 3pm June 6, 2019 for distribution to the Study Committee.** Written comments may also be presented in person to the Study Committee during the public hearing.

The revised Study Report (Volume I), and the Full Survey Inventory (Volume II) will be available for review beginning on May 24, 2019 on the City of Northville's website www.ci.northville.mi.us (go to Services, Building and Planning, Historic District) or at the City of Northville Building Department during normal business hours of 8:00 a.m. until 4:30 p.m. Monday through Friday, local prevailing time.

DATED: 5/16/19

DIANNE MASSA, CMC, CITY CLERK



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BE IT MADE KNOWN THAT THE FOLLOWING ADVERTISEMENT APPEARED IN:

Publication: Northville Record
Placed By: City of Northville
Subject: PO# 19-15 PH Historic Study
Date of Publication: May 16, 2019

Susan Totoraitis (Susan Totoraitis), being duly sworn, deposes
and says that the advertising illustrated above/attached was published in the
Northville Record Newspaper on the following date/s/: May 16, 2019,
INVOICE number 351174, and as an authorized employee of the Observer and
Eccentric Media, she knows well the facts stated/herein. Cost: \$176.86.

STATE OF MICHIGAN

NOTARIZED BY:

Elizabeth Marie Keiser
DATED: May 16, 2019

Acting in County of Macomb

ELIZABETH MARIE KEISER
Notary Public, State of Michigan
County of Oakland
My Commission Expires 08-06-2024
Acting in the County of _____

New microbrewery planned in Livonia

David Veselenak Hometownlife.com
USA TODAY NETWORK — MICHIGAN

When Andrew Schumacher and Nathan Pastuzyn looked at the Michigan Brewers Guild map of breweries across the state, they noticed a big hole in the eastern Livonia/Redford Township/Southfield/Farmington Hills area without a brewery.

The two 28-year-olds are hoping to change that. Schumacher, a Livonia resident, and Pastuzyn, a Midland resident, have submitted plans to open a new microbrewery in the former Motor City Carpet and Floor Covering building at 27719 Seven Mile in Livonia, located between Inkster and Harrison. They went before the city's planning commission during its study meeting April 30 and will return for a public hearing in front of the planning commission May 14 over its application for waiver use approval to utilize a micro brewer license.

"I saw this property and it fit kind of all the criteria we needed," Schumacher said of the location.

The yet-to-be-named brewery would fit into a space that hasn't seen a business operate since 2010, said Schumacher, a graduate of Farmington High School. He recently purchased a home in the area and decided they would look to start their brewery in that area.

The two, both University of Michigan graduates and chemical engineers, got into homebrewing and decided to turn it into a business.

"Because I'm a chemical engineer, someone got me a brewing kit. And I thought it was neat, and then just kind of dabbled with it for the next few years," Schumacher said. "We started brewing more frequently and started sharing with more of our friends."

"That's when I actually thought this might be something."

They hope to serve several varieties at the brewery,

with several styles including ales, stouts and IPAs.

They plan to add an outdoor beer garden to the current building. An additional parking lot would also be added to the property, as well as an additional cooler. "The open date depends on construction, licensing, all that kind of stuff," Pastuzyn said. "So it's hard to give a solid answer."

Hours are originally planned for weekends, Schumacher said.

The two hope to begin work on the property later this summer. No opening date has been set.

If the brewery does open, it would join two other places to serve locally-made beer.

Schoolcraft College sells beer made by students in the VisTaTech Center off Haggerty, and SuperNatural Brewing and Spirits opened in 2017 on Plymouth Road.

Contact David Veselenak at dveselenak@hometownlife.com or 734-678-6728. Follow him on Twitter @davidveselenak.

The Magnificent Seven

Buildings hold a special place in Northville history

Pamela A. Zinkosky
Special to Hometownlife.com
USA TODAY NETWORK — MICH.

Northville, settled in 1825, has its share of historic buildings.

In fact, according to the 2018 Northville Local Historic District Study report, there are 248 contributing, or historically significant, buildings in Northville's historic district. Some of these are commercial buildings in the downtown area while others are private homes.

Here's a look at seven buildings that represent the city's past.

1. 324 East Main St.

This 1937 house is a great example of the Tudor style, with its asymmetrical design, prominent cross gable, decorative brick and large bay window. The residence of husband-and-wife doctors Harold and Irene Sparling through the 1960s, the home eventually became a commercial building and now houses Corriveau Law.

2. 120-124 East Main St.

Another historic commercial building, this large storefront, now home to BrownDog creamery and Le George restaurant, has housed multiple businesses. While an "1874" sign suggests that origination date, a July 17, 1969, Northville Record article suggests the land was originally owned by Northville pioneer Daniel Cady, who sold it to

See SEVEN, Page 11A



324 Main St. is a great example of the Tudor style, with its asymmetrical design, prominent cross gable, decorative brick and large bay window.



120-124 E. Main St.
PHOTOS BY PAMELA A. ZINKOSKY/HOMETOWNLIFE.COM



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**CHARTER TOWNSHIP OF NORTHVILLE
NOTICE TO THE RESIDENTS
OFFICE CLOSING**

The Charter Township of Northville Administrative Offices will be closed on Monday, May 27, 2019 in observance of Memorial Day. The offices will reopen at 8:00 a.m. on Tuesday, May 28, 2019.

POLICE & FIRE EMERGENCY SERVICES WILL REMAIN AVAILABLE

Marjorie F. Banner, Clerk

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**CITY OF NORTHVILLE
LOCAL HISTORIC DISTRICT STUDY COMMITTEE
NOTICE OF PUBLIC HEARING**

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DIANNE MASSA, CMC, CITY CLERK

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**NORTHVILLE LOCAL HISTORIC DISTRICT
STUDY REPORT
NORTHVILLE, WAYNE COUNTY, MICHIGAN**

**VOLUME I
FINAL REPORT**

Prepared for

**CITY OF NORTHVILLE
215 WEST MAIN STREET
NORTHVILLE, MI 48167**

Prepared By

**COMMONWEALTH HERITAGE GROUP, INC.
3215 CENTRAL STREET
DEXTER, MICHIGAN 48130**

**Katie Remensnyder, Architectural Historian
Scott Slagor, Architectural Historian
Tiffany Rakotz, Historian
Elaine H. Robinson, Senior Architectural Historian/Project Manager**

**R-1320
May 23, 2019**

The activity that is the subject of this project has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Michigan State Housing Development Authority. However, the contents and opinions herein do not necessarily reflect the views or policies of the Department of the Interior or the Michigan State Housing Development Authority, nor does the mention of trade names or commercial products herein constitute endorsement or recommendation by the Department of the Interior or the Michigan State Housing Development Authority.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Acts of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. Michigan law prohibits discrimination on the basis of religion, race, color, national origin, age, sex, marital status, or disability. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

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United States Department of the Interior
National Park Service
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Washington, DC 20240

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1.0 HISTORIC DISTRICT STUDY COMMITTEE

The Northville Historic District was established in 1972 and has only been updated a few times since then. These updates were primarily to revise the boundaries so they followed requirements of Michigan's enabling legislation, Public Act (PA) 169 of 1970, as amended (1986 and 1992). The original local historic district report highlighted just 60 buildings. Since the Northville Historic District was first designated, the standards for a local historic district report have also changed, requiring more information on the resources (including designation of contributing or non-contributing), the development of historic contexts, and significance statements for each building. Also since 1972, a number of resources in the district have gained significance, having reached the 50-year mark. This document addresses each of these areas and will aid the Historic District Commission (HDC) as they execute their duties regarding the resources within the Northville Historic District. In addition to local funding, the Historic District re-survey (the project) was made possible, in part, through a grant from the Michigan State Historic Preservation Office, which limited the work to the boundaries of the original historic district.

1.1 Committee Charge

On January 3, 2018, the Northville City Council voted to establish a local historic district study committee to facilitate the grant received from the State of Michigan. The Consent Agenda item stated:

The City has been awarded a grant from the State of Michigan to conduct an intensive level historic and architectural survey of our Historic District. The grant requires that the City establish a local historic district study committee, made up of various members of the community including a member of the Historic District Commission, Northville Historical Society, architects, representatives of community organizations, residents and property owners in the Historic District, and residents at large. The Study Committee will work with the consultant and review their reports and recommendations prior to presentation to the HDC.

The Mayor, Chairperson of the Historic District Commission (HDC) and the City Manager have contacted the following individuals who are willing to serve on the HDC Study Committee:

James Allen - HDC
David Field – HDC
Leanie Bayley - NHS
Mark Chester – NHS
Robert Miller – Architect
Suzanne Cozart – Downtown Property Owner
Jeff Russell – Resident at Large

Recommendation

It is recommended that the individuals listed above be appointed to the HDC Study Committee.

Recommended Motion

Move to appoint James Allen, David Field, Leanie Bayley, Mark Chester, Robert Miller, Suzanne Cozart and Jeff Russell to the Northville Historic District Study Committee.

1.2 Study Committee Members

The seven Northville Local Historic District Study Committee members are:

James C. Allen, Chair

Mr. Allen previously owned a company that restored/preserved historic double hung windows. The firm also built storm windows to preserve the original character of the structure.

Leanie Bayly

Ms. Bayly is the Executive Director and President of the Northville Historical Society at Mill Race Historical Village. Additionally, Ms. Bayly is a former commissioner of the Northville Historic District Commission, where she served for 10 years. The owner of a historic home in Northville’s Historic District, Ms. Bayly has also been involved with historic preservation and restoration in four states.

Mark Chester

A resident of Northville for 34 years, Mr. Chester has been an active member in the Northville Historical Society for over 15 Years. In his time with the Northville Historical Society Mr. Chester has served on the Board of Directors, was the Treasurer for 10 years, and most recently was held the position of Vice President.

Suzanne Cozart

Ms. Cozart is a graduate of Indiana University with a degree in Interior Design and minor in Art History, Business, and Spanish. Directly out of college she earned her LEED AP designation. Ms. Cozart is a resident of Cabbagetown in Northville where she operates her graphic design company, Oh So Cozy Designs, LLC. Ms. Cozart is also on the board of the local non-profit, Duke and John Foundation.

David Field

Mr. Field received his law degree from Wayne State in 1974 when he joined the Michigan Bar Association. He has been a Board member of the Michigan Basic Property Association for 18 years. While in active practice, Mr. Field has served in many capacities associated with the

insurance community in the states of Indiana, Ohio and Michigan. Approximately 30 years ago Mr. Field rehabilitated his 1912 Arts and Crafts style Bungalow home located in the Northville Historical District.

Robert E. Miller

Robert E. Miller is a resident of Northville where he owns a small architectural firm. Mr. Miller serves on the Board of Directors for the Northville Downtown Development Authority, and chairs its Design Committee. Mr. Miller has served on several municipal committees, including design review authorities focusing on historic districts. Professionally, he has used his 25 years of architectural experience in historic renovation and preservation projects.

Jeff Russell

Jeff Russell has been a Northville resident for 21 years and has spent countless hours remodeling and expanding his circa 1900 home in the Beal Town neighborhood. He was awarded a beautification award in 2003 for his efforts. Jeff graduated from the University of Michigan with a Bachelor of Science in Mechanical Engineering and a Master of Business Administration.

Katie Remensnyder, Scott Slagor, Tiffany Rakotz, and Elaine H. Robinson, architectural historians with Commonwealth Heritage Group, Inc. (Commonwealth), assisted the study committee in its work.

2.0 NORTHVILLE HISTORIC DISTRICT BOUNDARY

2.1 Verbal and Visual Boundary Description

The Northville Historic District (Figures 2-1 and 2-2; Appendix A and B) boundary begins at the NW corner of the lot associated with 588 Randolph Street. From here, the boundary continues on the N lot line of said (sd) parcel continuing on the north lot line of 562 and 528 Randolph until it reaches the NE corner, thence (th) turns south to follow the east lot line and continues along the northern lot lines of the lots between 516 and 312 Randolph. At the NE corner of 312 Randolph, the boundary crosses High to the NW corner of the lot associated with 320 High, th follows the north, east, and west lot lines of the parcels located at 320 High Street, 203 to 108 Randolph Street, and 301 N Center Street. At the NE corner of 301 N Center, the boundary follows the east lot line along the curb, and crosses south over Randolph until it reaches a point even with the north lot line of 200 E Dunlap. From this point (pt), the boundary turns east to follow the north lot lines of the parcels associated with 200 to 143 E Dunlap. At the NE corner of 143 E Dunlap, the boundary turns south to follow the east lot line, and continues south across E Dunlap to the SW corner of E Dunlap and Hutton Streets. The boundary continues south along Hutton, following the east lot lines the parcels between E Dunlap and Hutton Streets, th extends south across E Main St until it reaches the NW corner of the lot until it reaches a point even with the SW corner of the lot associated with 190 E Main. From this pt, the boundary turns east, crossing Mary Alexander Court, and continues along the N lot line of 200 E Main, th extends E across Church and continues E along the N lot lines of 302 and 324 and a portion of 322 E Main. Once the boundary reaches a point even with the SW corner of 341 E Main, it extends N, crossing E Main and continuing along the west lot line of 341 E Main. At the NW corner of 341 E Main, the boundary turns east to follow the north and east lot lines of 341 to 371 E Main. At the NE corner of 371 E Main, the boundary extends E across Griswold Street until it reaches the W lot line of NVA #14. From this pt, the boundary follows the W, N, and E lot lines of NVA #14 and continues along the W and S lot lines of NVA #13 until it reaches the SW corner of NVA #13. Th, the boundary extends SW across E Main until it reaches the NE corner of 430 E Main. Th, the boundary turns S and E to follow the lot lines of 430 E Main, 459 E Cady, and crosses E Cady to follow the E, S, and W lot lines of 456 E Cady, th turns west along the S lot line of NVA #7 and 350 E Cady. The boundary continues in a westerly direction along the S lot lines of the properties that front on E and W Cady Streets, crossing the roadways at Griswold, S Center, S Wing, and First Streets before terminating at the southwest corner of 521 W Cady Street. At the SW corner of 521 W Cady, the boundary turns N along the W lot line to the NE corner of the lot and then angles SW across S Rogers to the SE corner of 208 S Rogers. Th, the boundary continues W along the S lot line to the SW corner of the property. Here, the boundary turns N, following the rear lot lines from 208 to 102 S Rogers, crossing W Main, and continues along 101 to 231 N Rogers before crossing Dubuar. At this pt, the boundary continues across Dubuar to the SW corner of 333 Dubuar before continuing along the W boundary of 333 to 365 W Dubuar. At

the NW corner of 365 W Dubuar, the boundary turns E, following the N lot line before crossing N Rogers to 368 N Rogers. The boundary continues E and N along the lot lines of 368 N Rogers, 531 Linden Ct, 537 and 545 Randolph, before crossing Randolph to the S corner of 572 Randolph. Th, the boundary continues NW and NE along the S and W lot lines of 572 and 588 Randolph before returning to the pt of the origin.

2.2 Boundary Justification

The Northville Historic District boundary is outlined in the city code, delineated to include all the contributing resources listed in the 1972 local historic district study committee report, which coincides with the National Register Historic district boundary.¹

2.3 Resource Count and Percentage

<u>Contributing</u>	<u>Non-contributing</u>	
<u>248</u>	<u>153</u>	Buildings
<u>1</u>	<u>15</u>	Sites
<u>1</u>	<u>2</u>	Structures
<u>0</u>	<u>0</u>	Objects
<u>250</u>	<u>170</u>	Total

A total of 420 resources are located within the Northville Historic District.

Of these, 250 (60 percent) are contributing resources. The contributing properties include 248 buildings, including both residential and commercial properties. Several of the commercial buildings in the downtown area include multiple storefronts with different addresses. For the purposes of this report, these addresses have been counted as one building. For example, the Masonic Block carries the addresses 102, 104, and 106 East Main Street and 113 South Center Street but are counted as one building. One contributing resource, the Oakwood Cemetery, is classified as a site. The historic dam at NVA #14 Griswold Street is a contributing structure.

Of the 168 (40 percent) non-contributing resources, 151 are buildings, including both residential and commercial properties. Fifteen non-contributing resources are sites, including ten parking lots, which are located primarily along East Cady Street, one park, and four vacant lots. The two non-contributing structures are contemporary parking garages.

2.4 Period of Significance Justification

The period of significance for the Northville Historic District is circa 1830 to 1968. The earliest extant contributing buildings in the historic district were constructed between circa 1830 and 1840. Known examples of resources with early dates of construction include 502 West Main

¹ Northville Historic District Study Committee, *Northville Historic District, Out of Northville's Past... Part of Northville's Future*, (Northville, Michigan: City of Northville, 1972).

Street, 521 West Cady Street, and 239 High Street.² The period of significance ends in 1968, following the National Park Service's guideline that the historic period ending within fifty years of the listing date.³ The guideline provides an opportunity to assure that decisions of significance are based on history rather than a trend or popular movement. The selection of the fifty-year end to the period of significance in the Northville Historic District ensures that the contributing resources can demonstrate in one of the areas identified as important areas of contextual development. These areas include commerce, education, funerary, government, healthcare, industry, religion, social, recreation, entertainment, and architecture.

² Study Committee, *Northville Historic District*.

³ Linda F. McClelland, *National Register Bulletin 16A: How to Complete the National Register Registration Form*. (Washington, D.C.: National Park Service) 1991, 42.

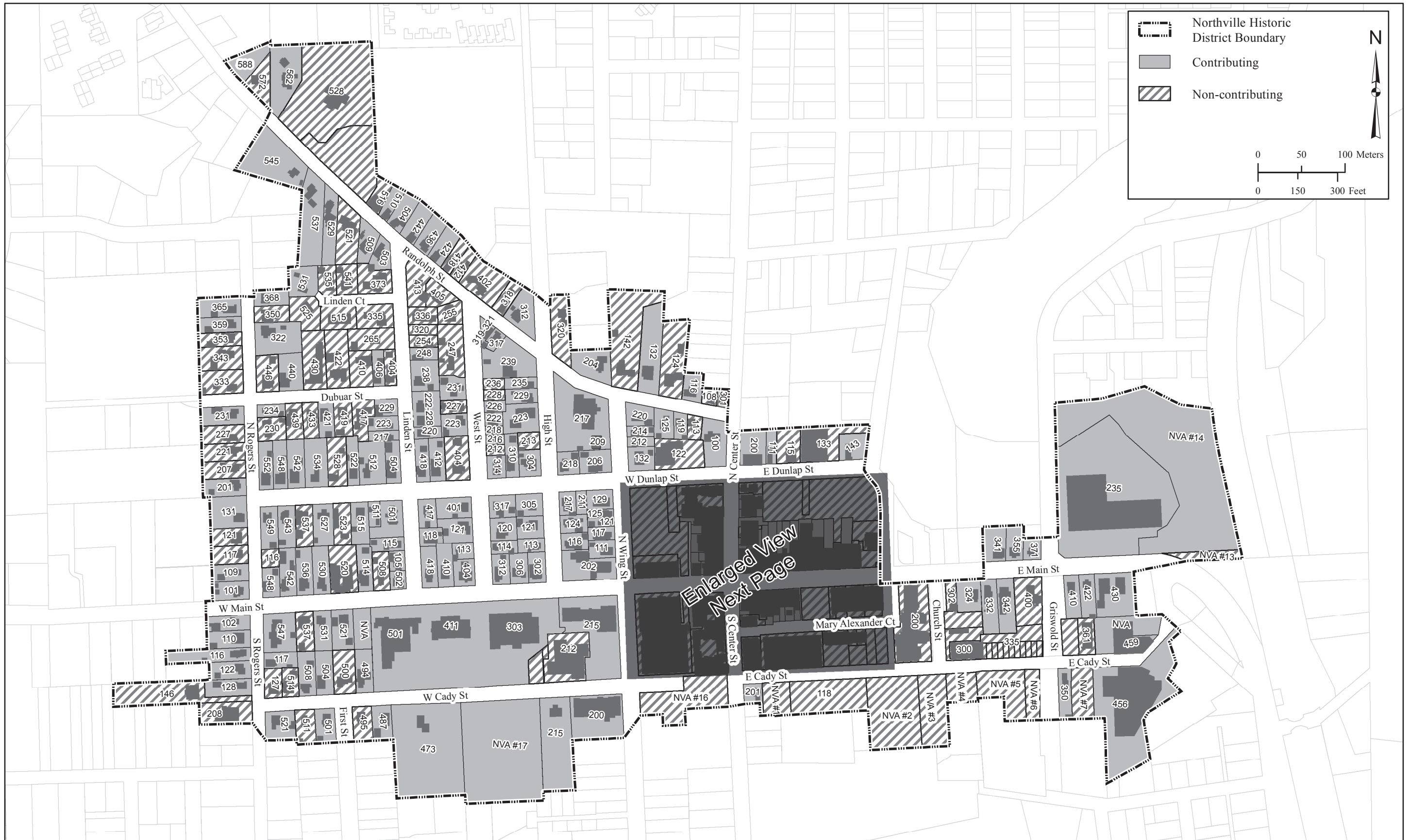


Figure 2-1. Local Historic District Boundary: Northville Historic District, Northville, Wayne County, Michigan

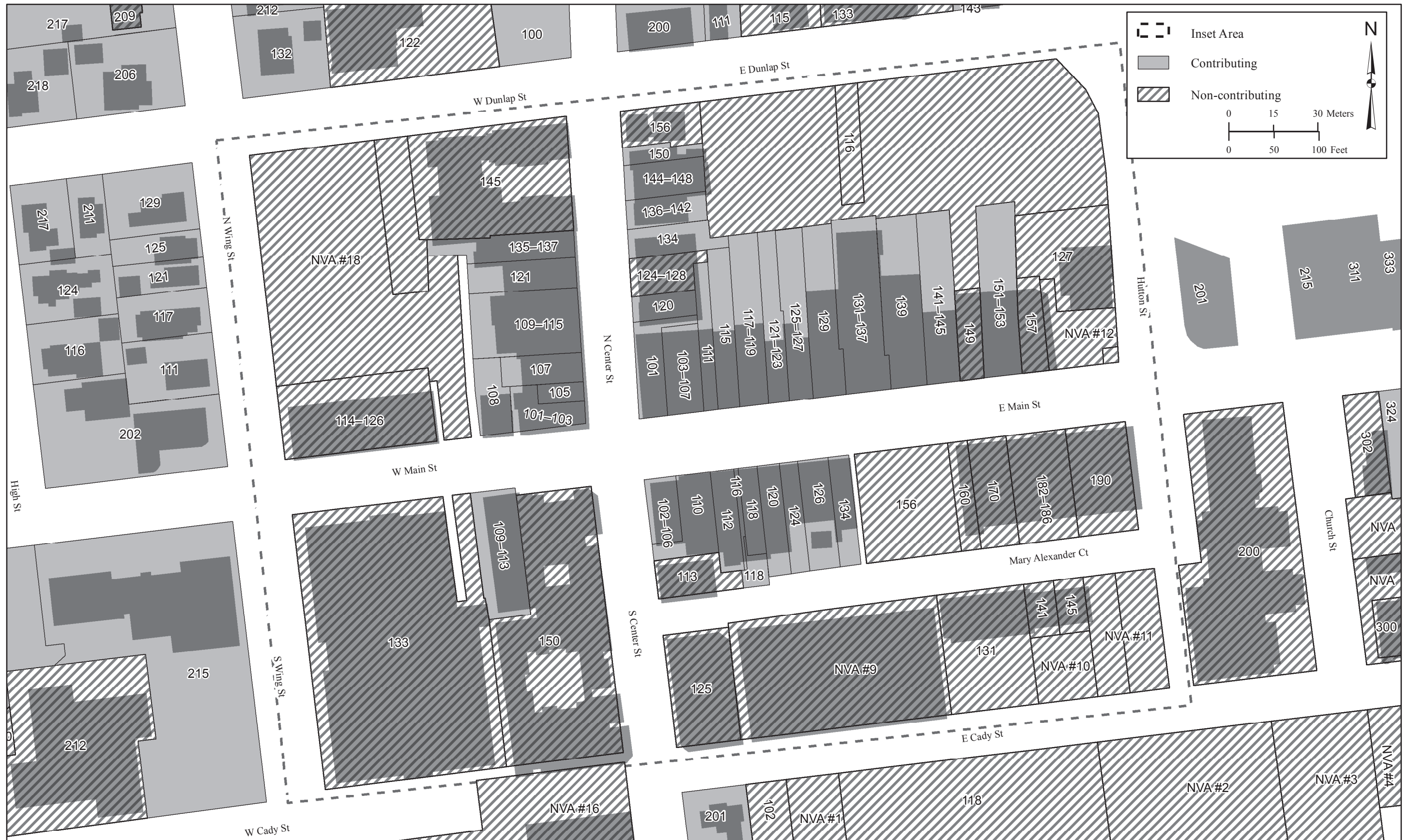


Figure 2-2. Local Historic District Boundary: Northville Historic District, Northville, Wayne County, Michigan

3.0 DISTRICT HISTORIC CONTEXTS/HISTORY

3.1 Historic Overview

Information on non-native settlement of the Northville area was based on land surveys that could provide data for the government to sell parcels. Survey of southern Michigan began in 1815.⁴ The present-day boundaries of Wayne County were drawn in 1822; township boundaries were drawn in 1827.⁵ Northville is in the northwestern-most township, historically part of Plymouth Township, 1 South, Range 8 East.⁶

The earliest non-Native settlers to northwest Wayne County began arriving in the mid-1820s.⁷ Between 1824 and 1827, the initial settlements of the region were established, and would ultimately become the communities of Northville, Plymouth, Canton, Wayne, Belleville, and Romulus.⁸ The majority of initial Northville-area settlers came from four counties in western New York: Ontario, Seneca, Livingston, and Wayne.⁹ The former New Yorkers made their way to Northville via the newly-opened Erie Canal (1825).¹⁰ The first land patents were filed for property in the Northville area in 1823 and 1824, in advance of the settlers arrival the following year.¹¹ Additional land patents were filed throughout the remainder of the decade and settling families continued to homestead in the area.

Two of the early land patents that comprise much of the historic district were made in 1825 to Alvah and Lavina Smith and Alanson Aldrich, all of Wayne County, New York.¹² Aldrich was granted eighty acres in the west half of the northwest quarter of Section 3, extending north from present-day West Main Street and land west of Linden Street. The Smith's land was east of Aldrich and was comprised of 160-acres roughly bound by Baseline Road to the north, Griswold Road to the east, Main Street on the South, and Linden Street on the west.¹³ The Smiths never lived in Michigan, instead deeding their holdings to John and Betsy Miller.¹⁴

⁴ Jack Hoffman, *Northville – The first 100 Years*, (Northville: Jack W. Hoffman, 1976), vi.

⁵ Hoffman, *The first 100 Years*, vi.

⁶ Hoffman, *The first 100 Years*, vi.

⁷ William Lowery, National Register of Historic Places Inventory – Nomination Form: Northville Historic District, (original on file, Michigan State Historic Preservation Office, Lansing, 1972), 3.

⁸ Barbara G. Louie. *The Making of America Series, Northville, Michigan*. (Charleston, South Carolina: Arcadia Publishing, 2001), 20.

⁹ Hoffman, *The first 100 Years*, 1.

¹⁰ Barbara G. Louie and Diane Rockall, *Step by Step Through Northville, Four Walking Tours*, (Northville: Northville Historical Society, 1989), 3.

¹¹ Hoffman, *The first 100 Years*, 1-2.

¹² Jacqueline C. Daniel, “417 W Dunlap- The Land.” 417 W Dunlap. Dunlap Street, West, 401-504, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

¹³ Jacqueline C. Daniel, “417 W Dunlap- The Land.” 417 W Dunlap. Dunlap Street, West, 401-504, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

¹⁴ Jacqueline C. Daniel, “417 W Dunlap- The Land.” 417 W Dunlap. Dunlap Street, West, 401-504, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

Sometime between 1827 and 1828, the Millers established a grist mill, eventually known as Northville Mills, located near at Griswold Street on the River Rouge, near the present site of Mill Race Village.¹⁵ The mill was reputedly the first in Plymouth Township and “third in the territory” (presumably western Wayne County).¹⁶ Being one of the few operating mills in the region, it served patrons from across the area and ultimately resulted in shops catering to area farmers opening in the same area. The first shop to open was a general store, owned by brothers J. M. and Samuel Mead, erected in 1831.¹⁷ Settlement in the area around the mill increased during the early 1830s, with newcomers arriving daily. Around 1831, a meeting was held in Meads’ store where citizens agreed “Northville” was the appropriate name for the post office, as it was the northernmost of three settlements in Plymouth Township at the time (the other two were Plymouth and the no longer extant Waterford).¹⁸

One of the pioneering families who contributed greatly to the development of Northville was that of Captain William Dunlap and his wife Sarah, who migrated to Michigan from New York in 1831.¹⁹ John and Betsey Miller sold 147.3 acres of their land, including the grist mill, to the Dunlaps in May 1831.²⁰ The following year William Dunlap began platting the village and selling lots.²¹ The official town plat was recorded on 29 July 1840, with both William Dunlap and D. L. (Daniel) Cady indicated as the grantors.²² Two east-west streets were named for the men and their families, who were the “village proprietors.”²³

By 1838, Northville had grown to a population of 250 with a relatively diverse economy.²⁴ Industry established on the River Rouge included flour and saw mills, a furnace, a chair factory, and a “cloth dressing establishment.”²⁵

There were no prominent Native American trails through the Northville area for settlers to utilize.²⁶ The nearest major trails followed the path of present-day Grand River Avenue,

¹⁵ Laura Smyth Hixson, *Early Northville*, (Northville: Northville Historical Society, 1982); Hoffman, *The first 100 Years*, 7.

¹⁶ Hoffman, *The first 100 Years*, 8.

¹⁷ “Adventurous Pioneering Years Recalled by Northville Settler,” *Northville Record*, July 17, 1969, 3-C.

¹⁸ Hoffman, *The first 100 Years*, 26.

¹⁹ Hixson, *Early Northville*.

²⁰ Jacqueline C. Daniel, “417 W Dunlap- The Land.” 417 W Dunlap. Dunlap Street, West, 401-504, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA; Laura Smyth Hixson, *Early Northville*, (Northville: Northville Historical Society, 1982).

²¹ Hoffman, *The first 100 Years*, 7.

²² Village of Northville, Wayne County, Michigan, accessed 25 May 2018, http://w1.lara.state.mi.us/platmaps/dt_image.asp?BCC_SUBINDEX=7987.

²³ William Lowery, National Register of Historic Places Inventory – Nomination Form: Northville Historic District, (original on file, Michigan State Historic Preservation Office, Lansing, 1972), 3.

²⁴ Lowery, Northville Historic District, 3.

²⁵ Lowery, Northville Historic District, 3.

²⁶ Jack Hoffman, *Northville – The first 100 Years*, (Northville: Jack W. Hoffman, 1976), iv.

extending from Detroit to Grand Rapids. It eventually became the Detroit-Howell Plank Road and the Pontiac Trail, between Pontiac and Ann Arbor.²⁷

One of the first transportation routes to reach Northville was a stage coach line. Michigan's first stage line, established in 1838, extended from Howell to Detroit along Grand River Road, including a stop in Northville.²⁸ During the 1850s and 1860s, the stage had stops at the Ambler Hotel, located at the southwest corner of Main and Center Streets (not extant).²⁹ In 1869 a second stage coach line was added, servicing Plymouth, Wayne, and Northville.³⁰ The arrival of the railroad in 1871 rendered the stage lines obsolete.³¹

One of the early principle industries of Northville was lumbering. James A. Dubuar established mills near Griswold and Main Street.³² The cleared land provided for farming and other developments. Another Northville pioneer, Lewis H. Hutton, came to the village in 1854.³³ He opened a wagon shop and eventually acquired and operated Northville Mills.³⁴ Both men have streets named for them in the community.

By the mid-1860s, the Village of Northville had reached a population of six-hundred, with thirty-five hundred residents in the Plymouth Township.³⁵ At the time, Northville boasted two door/window manufacturers, two flour mills, one saw mill, two foundries, five stores, and one hotel. Northville was incorporated as a village on March 13, 1867, occupying all of Section 3 of Plymouth Township.³⁶

Railroad service arrived in Northville in May 1871 when the Holly, Wayne & Monroe Railroad completed their tracks to the community.³⁷ The following January the company, which was originally formed in 1865, merged with the Flint and Pere Marquette Railway.³⁸ The rail line was located east of downtown, parallel to the River Rouge and industrial district. The Flint and Pere Marquette eventually became the Grand Trunk Railway, which continued to provide rail

²⁷ Hoffman, *The first 100 Years*, iv

²⁸ Louie. *Northville*, 130.

²⁹ Michele Fecht, (Northville Historical Society), "Southwest Corner | MainCentre Apts. | 150 MainCentre," email to Elaine Robinson, March, 2018.

³⁰ Louie. *Northville*, 130.

³¹ Louie. *Northville*, 138.

³² Hoffman, *The first 100 Years*, 58.

³³ Michele Fecht, (Northville Historical Society), "342 East Main Street | Copy-Boy Printers," email to Elaine Robinson, March 2018.

³⁴ Michele Fecht, (Northville Historical Society), "342 East Main Street | Copy-Boy Printers," email to Elaine Robinson, March 2018

³⁵ Charles F. Clark, compiler, *Michigan State Gazetteer and Business Directory for 1863-64*, (Detroit: Charles F. Clark, 1863), 425.

³⁶ "Sarah Ann Cochrane," *Northville Record*, July 17, 1969, 23-C; Farmer, *Detroit and Wayne County*. Vol. II, 1350.

³⁷ Hoffman, *The first 100 Years*, 106.

³⁸ Grayton M. Meints, *Michigan Railroads & Railroad Companies*, (East Lansing: Michigan State University Press, 1992), 87.

passenger service to Northville into the 1950s.³⁹ By the late 1960s the line was part of the Chesapeake and Ohio Railway/Baltimore and Ohio Railroad.⁴⁰ As of 2017, the railroad in Northville operates as a Class I Railroad for CSX Transportation.⁴¹

The arrival of the railroad made the village more accessible, transporting travelers and goods to and from surrounding markets. The presence of the railroad also spurred settlement, with population of the village by the mid-1870s reaching seven-hundred, up one-hundred people from a decade earlier.⁴² The small town still included some industry, but largely served as a commercial center for farmers in the surrounding township.⁴³ One of the major employers established during this time was the Michigan School Furniture Company, later known as the Globe Furniture Company, which earned a reputation as a leader in the furniture industry.⁴⁴ In addition to the furniture factory, the 1875 state gazetteer reports that the community included two saw mills, two flour mills, and “a goodly proportion of stores, mechanics, etc.”⁴⁵

In 1874, fish breeder Nelson Clark left Clarkston, Michigan, which had been named in his honor, for Northville.⁴⁶ One account suggests he moved to Northville to take advantage of the spring water, which had become unavailable in his home-town.⁴⁷ Using a leased water supply from the springs north of the village, and the excess water from a mill pond, he established a breeding facility for salmon, trout, and whitefish. Nelson Clark died in 1876, and his son, Frank, assumed control of the endeavor.⁴⁸ Under Frank’s direction, in 1880, the United States government purchased the facility making it the first federal fish hatchery.⁴⁹ Frank Clark’s house is in the historic district at 218 West Dunlap. The hatchery closed in the mid-1930s and has subsequently become Fish Hatchery Park, located south of Seven Mile Road, well outside the historic district.⁵⁰

Northville village was reincorporated on February 23, 1881.⁵¹ In the late nineteenth century, industry and manufacturing steadily increased, peaking in the 1890s.⁵² Consequently, the village population just about doubled between 1870 and 1890, resulting in a major building boom, particularly in the downtown.⁵³ Some of these late-nineteenth century downtown commercial

³⁹ Louie. *Northville*, 140.

⁴⁰ Advertisement. “Northville’s Partner in Progress since 1872” *Northville Record*, July 17, 1969, 24-C.

⁴¹ Michigan Department of Transportation, “Michigan’s Railroad System,” last updated March 2017, accessed May 24, 2018, https://www.michigan.gov/documents/mdot/MI_Rail_Map_553909_7.pdf.

⁴² R. L. Polk, *Michigan State Gazetteer and Business Directory for 1875*, (Detroit: R. L. Polk & Co., 1875), 591.

⁴³ Lowery, *Northville Historic District*, 3.

⁴⁴ Hoffman, *The first 100 Years*, 169.

⁴⁵ R. L. Polk, *Michigan State Gazetteer and Business Directory for 1875*, (Detroit: R. L. Polk & Co., 1875), 591.

⁴⁶ Louie. *Northville*, 86.

⁴⁷ Study Committee, *Northville Historic District*; Louie and Rockall, *Step by Step*, 26.

⁴⁸ Louie. *Northville*, 86.

⁴⁹ Louie. *Northville*, 86.

⁵⁰ Louie. *Northville*, 86.

⁵¹ “Northville’s Just a Fraction of its Original Township 1827 Size,” *Northville Record*, July 17, 1969, 2-D.

⁵² Fecht, *Northville*, 45.

⁵³ Louie. *Northville*, 32.

blocks constructed during this period are extant today, including the Union Block, Masonic Block, Beal Block, and Coonley Block. In 1890, the Village of Northville had a population of 1,573.⁵⁴ Three years later, the *Northville Record* carried out an informal census that revealed the local population had grown to 1,721 persons who occupied 434 residences (there was one vacant house); twenty-three of which were multi-family dwellings.⁵⁵

In the late nineteenth century, Northville gained technological advances in the areas of communication, power, utilities, and transportation that brought the community into the modern era. The first telephone was installed in Northville in 1882, with a booth in the store of B. A. Webster.⁵⁶ The Bell Telephone Company installed the public phone, but it would be over a decade later, in 1897, that telephone lines for business and personal use were available. Among the first businesses to subscribe was Holmes, Dancer & Company at 120 East Main Street.⁵⁷

In November 1889, the first electric lights were installed in the city with thirty street lights illuminating the downtown. The system was owned and operated by the Globe Furniture Company. The town returned into darkness a decade later when the Globe factory suffered a destructive fire. The village took over the system the following year, erecting a municipal plant at Beal Avenue and the River Rouge, circa 1900.⁵⁸ In 1914, the Detroit Edison Company leased the municipal power plant, purchasing it outright a few years later.⁵⁹ The company erected its own building in Northville at 200-202 North Center Street in 1929.

Among the numerous assets in Northville are the abundance of high-quality fresh water springs. In the late nineteenth century, springs located east of the village were capitalized to provide water for the City of Detroit; water from these same springs was later bottled and sold by the Silver Springs Water Company.⁶⁰ In 1891-92 Northville residents gained easier access to their water when a water system was installed under the leadership of village presidents M. A. Porter and W. H. Yerkes.⁶¹

In the late nineteenth century, the interurban electric railway came to Northville advancing transportation of people and goods, as milk and eggs.⁶² In September 1898, the Detroit, Plymouth & Northville Electric Railway Company was formed, (later known as Detroit and Northwestern Railway Co.), which completed the line connecting those cities in November the following year.⁶³ In 1901 the Detroit United Railway (DUR) acquired all of the independent

⁵⁴ “’96’ Census: 435 homes.” *Northville Record*, July 17, 1969, 16-C.

⁵⁵ “’96’ Census: 435 homes.” *Northville Record*, July 17, 1969, 16-C.

⁵⁶ “Frank Harmon Writes History for Northville’s 100th Birthday,” *Northville Record*, July 17, 1969, 13-C.

⁵⁷ Michele Fecht, (Northville Historical Society), “120 East Main Street (Brown Dog Ice Cream),” email to Elaine Robinson, March, 2018.

⁵⁸ “Northville’s’ Just a Fraction of its Original Township 1827 Size,” *Northville Record*, July 17, 1969, 2-D.

⁵⁹ “Frank Harmon Writes History for Northville’s 100th Birthday,” *Northville Record*, July 17, 1969, 13-C.

⁶⁰ “Frank Harmon Writes History for Northville’s 100th Birthday,” *Northville Record*, July 17, 1969, 13-C.

⁶¹ “Frank Harmon Writes History for Northville’s 100th Birthday,” *Northville Record*, July 17, 1969, 13-C.

⁶² Louie. *Northville*, 141.

⁶³ Louie. *Northville*, 141.

interurban lines in the Detroit area, with the Northville line becoming a branch of the DUR.⁶⁴ The Northville DUR depot was located one block east of the business district, at the northeast corner of Griswold and Main Streets.⁶⁵ Northville was located on the north-south course of the line. From Northville, the line continued north along Eight Mile Road and on to the City of Farmington. South of Northville, the line followed South Main Street to Plymouth.

Another major change to the region came in 1897, when Plymouth Township was divided. The south portion of the original township retained the name Plymouth, while the north section took on the name of their largest community, Northville Township.⁶⁶ The decision to split was the result of a public vote prompted by the desire for greater convenience to access polling places by residents in the north half of the township outside of Northville village.⁶⁷

In the 1920s new industries entered the village and surrounding township, increasing and further diversifying employment of area residents. By 1921, Northville had reached a population of 1,835, an increase of about three-hundred from the 1890 census.⁶⁸ The village was noted as having “absolute cleanliness and prosperity,” with maple and chestnut tree-lined paved sidewalks and “substantial business buildings and fine residences.”⁶⁹ The 1921-22 *Michigan State Gazetteer and Business* listed numerous business, including foundries, furniture factories, dairies, healthcare, and automobiles parts. Some of the most significant are highlighted below.

The former Dunbaur Manufacturing facility at Griswold and Main Street was purchased by Henry Ford in 1919.⁷⁰ Ford had the building converted to what he called a “village industry,” a de-centralized component factory in a rural area to support the facilities of the Ford Motor Company. The factory-made motor valves for Ford automobiles and tractors. It employed a staff of three- to four-hundred and the factory has been credited with being one of the reasons the village population increased during the 1920s.⁷¹ Northville city directories from the 1930s and 1940s reveal that many of the community residents were employed in the Ford facility.

In addition to the Ford plant, the Northville area increased population in the 1920s due to the construction of health and education institutions erected on the outskirts of the village. A large healthcare center, the Maybury Sanatorium, was erected east of the village 1919-1922.⁷² The sanatorium was established by the City of Detroit Board of Health to treat tuberculous patients. William H. Maybury was appointed by Detroit Mayor James Couzens to oversee sanatorium

⁶⁴ Louie. *Northville*, 141.

⁶⁵ Photograph. “Our Depot,” *Northville Record*, July 17, 1969, 7-C.

⁶⁶ Lowery, *Northville Historic District*, 3.

⁶⁷ Shari Peters, editor, *Northville Township from the Beginning, a Journey Recalled...* (Specialty Communications, Inc., 1998), 8.

⁶⁸ R. L. Polk, *Michigan State Gazetteer and Business Directory 1921-22* (Detroit: R. L. Polk & Co., 1921), 1296.

⁶⁹ Polk, *State Gazetteer 1921*, 1296.

⁷⁰ Hixson, *Early Northville*.

⁷¹ “Frank Harmon Writes History for Northville’s 100th Birthday,” *Northville Record*, July 17, 1969, 12-C.

⁷² “Maybury Succumbs,” *Northville Record*, July 17, 1969, 23-C.

construction and in 1926 the board elected to name the facility for its first director.⁷³ Northville city directories revealed that many community residents worked at the sanatorium, several of which also resided in the historic district. As antibiotics were developed to fight the disease, the need for the sanitarium dwindled and the number of buildings in the complex were reduced. The sanitarium property became a state park in the early 1970s.⁷⁴ Another second sanatorium was located in-town, Eastlawn Sanatorium, a private tuberculosis center, owned by Dr. A. B. Wickham operated between 1924 and 1976.⁷⁵ Eastlawn Sanatorium, was located at 409 High Street, north of the historic district boundary, and is no longer extant.⁷⁶ Another 1920s institution that employed many Northville residents was the Wayne County Training School. The school complex was erected in 1926, on property located between Plymouth and Northville.⁷⁷ The school, which was established as a center for special education, remained in operation until 1974.⁷⁸

Elements of the downtown landscape changed in the mid-1920s. In April 1925 a fire destroyed much of the north side of East Main Street.⁷⁹ Buildings erected in the years following the fire include the Penniman and Allen (P&A) Theatre (1926), today known as the Marquis Theatre, and the Brader Building (1928), at 141 East Main.⁸⁰ In addition to the loss of the downtown buildings, in 1927, the interurban line was discontinued.⁸¹ The tracks themselves were not removed until 1936 when Main Street was widened. Replacing the interurban were buses that ran between Detroit and Northville. Buses were initially furnished by a Detroit company in 1925, becoming the Northville Coach Line in 1938.⁸² The private bus line, which had its offices on Seven Mile outside the historic district, closed in 1967 after the Michigan legislature approved a regional transit system.⁸³

During World War II, Detroit, and arguably Michigan as a whole, was dubbed the “Arsenal of Democracy” by President Franklin D. Roosevelt.⁸⁴ Thousands of people flocked to Michigan’s industrial centers, where employment was readily available. During this time, city directories indicate that a commuting suburban culture was established in Northville. A review of the 1943 city directory revealed that many residents worked at, or rented rooms to workers of, the Willow

⁷³ “Maybury Succumbs,” *Northville Record*, July 17, 1969, 23-C.

⁷⁴ Peters, *Northville*, 43.

⁷⁵ Fecht, *Northville*, 98.

⁷⁶ “Eastlawn Convalescent Home.” *Northville Record*, July 17, 1989, 19-E; Sanborn 1942:3.

⁷⁷ Louie. *Northville*, 62.

⁷⁸ Louie. *Northville*, 58.

⁷⁹ Michele Fecht, (Northville Historical Society), “135- 139 East Main | Marquis Theatre | 135 E. Main; Great Harvest | 139 E. Main,” email to Elaine Robinson, March, 2018.

⁸⁰ Michele Fecht, (Northville Historical Society), “135- 139 East Main | Marquis Theatre | 135 E. Main; Great Harvest | 139 E. Main,” email to Elaine Robinson, March, 2018.

⁸¹ “Interurban System Discontinued Here,” *Northville Record*, July 17, 1989, 10-C.

⁸² Fecht, *Northville*, 69.

⁸³ Fecht, *Northville*, 69; “A Glimpse at Our Businesses,” *Northville Record*, July 17, 1989, 23-E;

⁸⁴ Detroit Historical Society, “Arsenal of Democracy,” *Encyclopedia of Detroit*, accessed May 24, 2018, <https://detroithistorical.org/learn/encyclopedia-of-detroit/arsenal-democracy>.

Run Bomber Plant in Ypsilanti, fifteen miles southwest of Northville. It was also in the early 1940s that an increased number of Northville residents indicated they were employed in nearby cities, such as Dearborn, Pontiac, and Detroit. The trend of residents living in Northville, but working elsewhere, increased in the post-war years.

One of Northville's most well-known institutions, the horse racing track known as Northville Downs, was established south of the Northville city center in 1944.⁸⁵ Planning for the Downs began at the turn of the century, after failure to establish a golf course on the property at South Center Street and Seven Mile Road. A group of local businessmen raised funds to purchase the property and establish a race track. From this site, the Northville Fair was organized; which expanded annually, attracting thousands of visitors for the six-day summer event. By the early 1920s a grandstand was erected with a capacity of more than three-thousand people. During this time, the Northville Driving Club, owners of the fairgrounds who had offices in the downtown building known as the Union Block circa 1958-1970, embarked on pari-mutuel wagering and night racing. One of the major backers of this endeavor was local physician Dr. Linwood Snow, who resided at 502 West Main Street.⁸⁶ In the 1930s and 1940s, Dr. Snow, served as the manager of the Michigan State Fair and traveled the state's county fairs as part of his position.⁸⁷ During his visits to the Ionia County Fair, Snow was impressed by the harness racing events. In 1940 he left his position with the State Fair to assume the presidency of the Northville Driving Club and management of the Northville Fair. The local fair's continued development was slowed by World War II, but in 1944, the Driving Club approached a group of Buffalo, New York, businessmen who innovated the use of electric lights to enable night-racing.⁸⁸ The Northville Downs track opened in fall of 1944.⁸⁹ Racing soared in popularity, with an average handle of \$100,000 a night.⁹⁰ The Downs expanded in 1958 with construction of additional barns and a modernized grandstand in the 1960s, which increased occupation to 5,000.⁹¹ Ground was broken on a new clubhouse in 1969. In the early 1970s, Northville Downs was further expanded and remodeled, completing the tri-level clubhouse facility and a winterized grandstand.⁹² Many of the residences along East Cady Street in the historic district, adjacent to the Downs, were razed to provide additional parking for spectators.⁹³

Following World War II and into the 1970s suburbanization of rural Wayne County changed the landscape surrounding the village.⁹⁴ Changes within Northville proper continued as well, with

⁸⁵ "Private Golf Course Once Stood on Northville Racetrack Site." *Northville Record*, July 17, 1969, 5-E.

⁸⁶ Polk, *Plymouth/Northville*, 1931, 194; Study Committee, *Northville Historic District*.

⁸⁷ "Private Golf Course Once Stood on Northville Racetrack Site." *Northville Record*, July 17, 1969, 5-E.

⁸⁸ "Private Golf Course Once Stood on Northville Racetrack Site." *Northville Record*, July 17, 1969, 6-E.

⁸⁹ "Private Golf Course Once Stood on Northville Racetrack Site." *Northville Record*, July 17, 1969, 6-E.

⁹⁰ "Private Golf Course Once Stood on Northville Racetrack Site." *Northville Record*, July 17, 1969, 6-E.

⁹¹ "Private Golf Course Once Stood on Northville Racetrack Site." *Northville Record*, July 17, 1969, 27-E.

⁹² Northville Community Chamber of Commerce, *A Blueprint for Progress*, (Northville: Northville Community Chamber of Commerce, 1970), 1.

⁹³ Study Committee, *Northville Historic District*.

⁹⁴ Lowery, *Northville Historic District*, 3.

the community incorporating as a city in 1955.⁹⁵ The original boundaries of incorporation were the historic village limits; however, subsequent changes included annexation of parts of Novi Township to form the present 2.2 square-mile boundary that crosses the border between Wayne and Oakland Counties.⁹⁶ City population grew from 3,297 in 1950 to 3,865 in 1960⁹⁷ Northville Township experienced an even greater population increase, from 4,184 in 1950 to 7,584 in 1960.⁹⁸ In 1967 the city and township launched a unification study to make the city and township one unit of government, but ultimately unification never happened.⁹⁹

The number of new residents in Northville is illustrated by the development of a new organization in 1960, the Newcomers' Club. It provided a way for new residents to meet each other.¹⁰⁰ To be eligible for the club, members were required to be Northville residents for less than five years. By 1969 the club has grown to 175 couples. The club even published a book, called *Things to Do and Places to See in Northville*.¹⁰¹

Unsurprisingly, by 1969 the City of Northville's population reached 5,500 and the Township's was 8,500; with a projection to reach a combined population of 25,000 by 1980.¹⁰² The Northville Chamber of Commerce indicated in 1970 that

new subdivisions and apartment developments are rapidly changing the area landscape. But to the credit of both city and township planners, development is balanced.¹⁰³

As the population of the community continued to expand, issues like parking became more prevalent. As early as 1958, the city began acquiring properties to demolish for additional parking in the downtown.¹⁰⁴ The first group of buildings to be demolished were commercial and residential buildings in the block bound by West Main, North Center, Wing and West Dunlap Streets.¹⁰⁵ Other buildings followed over the next decade, including nearly all of the buildings on the south side of East Dunlap Street.¹⁰⁶ It was not until 1974 that the issue of demolitions was addressed by those who were interested in protecting the character defining features of the community. Through the establishment of the local historic district ordinance and a large local

⁹⁵ Chamber of Commerce, *A Blueprint for Progress*, 4.

⁹⁶ Louie. *Northville*, 21.

⁹⁷ "New City Hall Replaces Lapham Home," *Northville Record*, July 17, 1969, 11-D.

⁹⁸ "New City Hall Replaces Lapham Home," *Northville Record*, July 17, 1969, 11-D.

⁹⁹ "New City Hall Replaces Lapham Home," *Northville Record*, July 17, 1969, 11-D.

¹⁰⁰ "Newcomers' Club." *Northville Record*, July 17, 1969, 13-F.

¹⁰¹ "Newcomers' Club." *Northville Record*, July 17, 1969, 13-F.

¹⁰² Chamber of Commerce, *A Blueprint for Progress*, 3.

¹⁰³ Chamber of Commerce, *A Blueprint for Progress*, 2.

¹⁰⁴ "New City Hall Replaces Lapham Home," *Northville Record*, July 17, 1969, 11-D.

¹⁰⁵ "New City Hall Replaces Lapham Home," *Northville Record*, July 17, 1969, 11-D.

¹⁰⁶ 118 E Dunlap, 122 E Dunlap. Dunlap Street, East, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

historic district, Northville became one of the first Michigan communities to use preservation as a means to protect their city.¹⁰⁷

In 1978, Northville undertook a major project to beautify Main Street, known as Mainstreet '78.¹⁰⁸ The four-year project used state-approved increased tax revenues to finance \$1.6 million in improvements to the downtown. According to one local historian, the downtown went from the appearance of “a typical Midwestern town” to “a showplace of Victorian décor.”¹⁰⁹ The improvements to streetscape and infrastructure were completed on May 26, 1982, and are credited with spurring private investment in the downtown; competing with local malls and shopping centers.¹¹⁰ Among the improvements were brick sidewalks and the free-standing clock placed in the boulevard of East Main Street across from the Marquis Theatre.¹¹¹

In the twenty-first century, Northville continues to pride itself on its “small town atmosphere.”¹¹² The city website notes the community’s diverse housing stock, business options, the walkable downtown, award-winning school district, and other amenities. As of 2018 the city population was similar to its mid-twentieth century levels, with approximately 6,000 city residents.¹¹³ Northville Township, has an estimated population of 28,724.¹¹⁴

3.2 Commerce

The historic commercial core of downtown Northville is concentrated in the 100 blocks of East and West Main Streets, and the 100 and 200 blocks of North and South Center Streets. These buildings have housed long-term businesses important to the commercial development of Northville. Among them has been: general stores, dry goods stores, clothing/department stores, hardware stores, banks, jewelers, barber shops and professional offices.

Northville’s commercial history begins after the establishment of the lumber and grist mills on the River Rouge, enabling area farmers to take advantage of merchant opportunities while dealing with their milling business.¹¹⁵ For the first half of the nineteenth century, buildings in the commercial center were generally wood-framed buildings of modest ornament. Historical photos reveal these buildings were typically front-gable with modest Greek Revival-style elements or had a false front façade. In the years following the Civil War, the wood frame commercial buildings were gradually replaced by brick or brick-veneered buildings. This pattern of

¹⁰⁷ Northville Historic District Study Committee, *Northville Historic District, Out of Northville’s Past... Part of Northville’s Future*, (Northville, Michigan: City of Northville, 1972).

¹⁰⁸ Louie. *Northville*, 33.

¹⁰⁹ Louie. *Northville*, 33.

¹¹⁰ Fecht, *Northville*, 112.

¹¹¹ Fecht, *Northville*, 123.

¹¹² “Overview,” City of Northville, accessed May 24, 2018, <http://www.ci.northville.mi.us/Community/CommunityOverview.asp>.

¹¹³ “Overview,” City of Northville, accessed May 24, 2018, <http://www.ci.northville.mi.us/Community/CommunityOverview.asp>.

¹¹⁴ United States Census Bureau, American Fact Finder, “Northville Township, Wayne County, Michigan,” accessed May 29, 2018, <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>.

¹¹⁵ “Adventurous Pioneering Years Recalled by Northville Settler,” *Northville Record*, July 17, 1969, 3-C.

development continued into the early twentieth century, with the majority of wood-framed buildings removed by the early 1920s.¹¹⁶ The last extant wood-framed commercial building was located at 144 East Main Street. The circa 1850 building was deconstructed in 2006 and reconstructed in the Mill Race Historical Village, Northville's open-air history museum.¹¹⁷

The earliest date attributed to extant commercial buildings in the historic district is in the 1880s. Typically, the two and three-story commercial buildings housed commercial retail space on the first story, with professional offices, apartments, and social halls on the upper stories. Although businesses have changed many times over the years, this special relationship which mixes functions within a single building has been retained.

One of the most prominently located commercial buildings in downtown Northville was erected in 1880 at the southeast corner of East Main and South Center Streets, 102-106 East Main. The first story of the building, divided into three storefronts at 102 and 104 East Main Street, and 105 South Center Street, was erected by grocer Barton A. Wheeler.¹¹⁸ Wheeler, a member of the Masonic Lodge, entered an agreement with the organization for them to own the building's second story for their lodge at 106 East Main Street. The Masons continue to occupy the upper story; however, the first-story tenants have changed many times.

Wheeler's grocery store was in the northwest corner of the building, in the space today identified as 102 East Main Street. When the first telephone service was installed in Northville, in 1883, the switchboard was also housed in the grocery store.¹¹⁹ In the early 1890s, part of Wheeler's store space was reallocated to house a drug store.¹²⁰ The drug store arm of the business was under ownership of A. M. Wheeler (presumably a relative of Barton Wheeler). Mr. A. M. Wheeler passed the business to his daughter, Elizabeth Wheeler Blackburn.¹²¹ She was followed in ownership by A. E. Stanley and pharmacist C. R. Horton in the 1930s. At that point, the entire storefront of 102 East Main was occupied by the drug store; a change that likely occurred upon Barton Wheeler's retirement circa 1922.¹²²

Mr. Horton passed the store on to his daughter, Cara Horton, who sold the business to Myron C. Gunsell on May 11, 1934.¹²³ By 1951, the store required additional space to accommodate the merchandise and Gunsell removed the soda fountain area.¹²⁴ In 1964, Gunsell sold the store to his son-in-law, R. Douglas Lorenz, who in 1969, renamed the it to Lorenz Rexall.¹²⁵ In 1981, the pharmacy department of the business closed; transferring the prescription files to Northville Pharmacy, located at 134 East Main.¹²⁶ In place of the pharmacy, Mr. Lorenz, and his wife,

¹¹⁶ Fecht, *Northville*, 88.

¹¹⁷ Fecht, *Northville*, 118.

¹¹⁸ Study Committee, *Northville Historic District*.

¹¹⁹ "Grocery Handled First Calls," *Northville Record*, July 17, 1969, 15-E.

¹²⁰ Sanborn-Perris, *Northville*, 2.

¹²¹ "Northville Drug Stores." *Northville Record*, July 17, 1969, 24-E.

¹²² "B. A. Wheeler Dies at Home on Thursday." 1932 Newspaper Clipping, Find-A-Grave, accessed May 16, 2018, <https://www.findagrave.com/memorial/38296681>.

¹²³ "Northville Drug Stores." *Northville Record*, July 17, 1969, 24-E.

¹²⁴ "Lorenz Rexall Pharmacy." *Northville Record*, July 17, 1969, 18-F.

¹²⁵ "Northville Drug Stores." *Northville Record*, July 17, 1969, 24-E.

¹²⁶ Advertisement. "We Welcome..." *Northville Record*, May 27, 1981, 3-A.

Marilyn, opened Williamsburg Inspirations, selling American colonial-inspired gifts.¹²⁷ They remained in business until the mid-1990s, when Bon Loot opened in the space.¹²⁸

On the opposite side of the wall from Wheeler's store, 104 East Main housed a furniture store in the 1890s.¹²⁹ In the early twentieth century the store housed a bakery, which it remained through 1914, followed by a drug store in the 1920s—possibly an expansion of the store at 102 East Main.¹³⁰ By 1931 the Royal Ann Café occupied the space.¹³¹ The café gave way to Joseph Revitzer's shoe repair shop in April 1936.¹³² Revitzer, a Hungarian-born cobbler, opened his first Northville store in 1923 locating in various non-extant buildings before coming to 104 East Main. Revitzer continued at the location, changing the name of the business by 1960 to Northville Shoe Service.¹³³ In 1971, Revitzer sold the business to Andrew Peccoli.¹³⁴ At the time of his retirement, Revitzer had been in business forty-seven years and was lauded as having the longest lasting business that remained in continuous service."¹³⁵ Peccoli changed the business name to Cobbler's Corner, which continues in business in 2018; owned by the second generation of the family.¹³⁶

Another long-time local business presence in Northville was the furniture store/funeral parlor located at 109-111 North Center Street. The two-story, two-storefront commercial block was erected in 1888 for the Sands & Porter Furniture and Undertaking business owned by John Sands and M. A. Porter.¹³⁷ Mr. Sands had been in business since 1854 and was joined by Mr. Porter in 1884.¹³⁸ In addition to undertaking services and furniture building, Sands and Porter sold bicycles for the Overman Wheel Company, which made the popular Victor Bicycle, and the Wheel Works of Chicago, who made Celebrated Bicycles. It was a lucrative side business, as Northville had an active "wheelman's club" (that also accepted women) at the time.¹³⁹

In 1907, Nelson C. Schrader, Sr. and his brother, Fred Schrader, purchased the furniture and undertaking business; then located in the 109 North Center half of the building.¹⁴⁰ The brothers had operated a furniture and undertaking business in nearby Plymouth since 1904. With the addition of the second location, the brothers divided duties, with Nelson operating the Northville business while Frederick managed the Plymouth location. The furniture store occupied the

¹²⁷ Advertisement. "Lorenz Rexall Pharmacy..." *Northville Record*, May 20, 1981, 3-A.

¹²⁸ "Merchants enjoy brisk sales" *Northville Record*, December 24, 1998, 7A.

¹²⁹ Sanborn-Perris, *Northville*, 2.

¹³⁰ Sanborn, *Northville*, 1909, 2; Sanborn, *Northville*, 1926, 3.

¹³¹ *Plymouth/Northville*, 1931, 211.

¹³² "Revitzers Shoe Repair Store." *Northville Record*, July 17, 1969, 24-E.

¹³³ Polk, *Plymouth/Northville*, 1960.

¹³⁴ Advertisement, "Thank you" *Northville Record*, January 14, 1971, 3A.

¹³⁵ "Shoemaker Calls it Quits After Nearly Half-Century." *Northville Record*, January 14, 1971, 6A.

¹³⁶ Cobblers Corner. "Welcome to Cobbler's Corner." accessed, May 16, 2018, <http://cobblerscorner.net/>.

¹³⁷ Eagle, *Suburban Village*, 24.

¹³⁸ Eagle, *Suburban Village*, 24.

¹³⁹ Michele Fecht, (Northville Historical Society), "109 and 111 North Center (Simply Wine / Haven)," email to Elaine Robinson, March, 2018.

¹⁴⁰ Michele Fecht, (Northville Historical Society), "109 and 111 North Center (Simply Wine / Haven)," email to Elaine Robinson, March, 2018.

second story of both 109 and 111 North Center, while the funeral business was on the first story of 109 North Center.¹⁴¹

The brothers remained partners until 1925, continuing to operate their businesses in their respective towns. Nelson Schrader expanded the furniture store to occupy both storefronts of 109 and 111 North Center building. The funeral arm of the business moved next-door to 113 N Center Street in 1926.¹⁴² In 1927, Nelson Schrader expanded the family's real estate holdings by erecting another commercial building at 107 North Center Street, adjacent to 109 North Center.¹⁴³

Nelson Schrader Sr., died in 1936.¹⁴⁴ Following his death, his son, Nelson Schrader, Jr. assumed management of the family business. By the 1940s the furniture store once again expanded to occupy both 109 and 111 North Center, while the funeral business occupied the adjacent building, 119 North Center (originally 113 North Center). In 1943 the Schraders moved their funeral home to a former residence at 404 West Main Street, where it remained until being purchased by another funeral business in 1953.¹⁴⁵ The former funeral parlor space on North Center Street became part of the furniture store.

By the mid-1950s the original 109-111 and 113 North Center had all been remodeled; including with an updated mid-century storefront, awning with mounted lettering, replacement windows, and the cornice removal.¹⁴⁶

In 1965 the Schraders established "Carpet Land," at 121 North Center, the fourth consecutive storefront owned by the family.¹⁴⁷ The Schrader Furniture store, and presumably their other business endeavors, continued for three generations in Northville before closing entirely on March 30, 1988.¹⁴⁸

Other commercial developments of the late nineteenth century include prominent commercial blocks with multiple storefronts. The large commercial building, at 126-134 East Main Street, was referred to in advertisements as the Beal Block.¹⁴⁹ The building contains three storefronts and was erected circa 1889.¹⁵⁰

Among the earliest known occupants of the Beal Block was Teichner & Co.¹⁵¹ The large firm was carried dry goods, men's clothing, carpeting, groceries, and produce.¹⁵² The grocery arm of

¹⁴¹ Sanborn, *Northville*, 1909, 2.

¹⁴² "Built in 1926; Remodeled in 1938; - That's Progress." *Northville Record*, July 15, 1938, 7..

¹⁴³ "Historic Building Tumbles for New," *Northville Record*, July 17, 1969, 7-E.

¹⁴⁴ "Schraders Open Northville Store." *Northville Record*, July 17, 1969, 7-E.

¹⁴⁵ Michele Fecht, (Northville Historical Society), "404 West Main Street," email to Elaine Robinson, March, 2018

¹⁴⁶ Northville Historical Society, "Northville Record North Center", circa 1955.

¹⁴⁷ "Schraders Open Northville Store." *Northville Record*, July 17, 1969, 7-E.

¹⁴⁸ Michele Fecht, (Northville Historical Society), "109 and 111 North Center (Simply Wine / Haven)," email to Elaine Robinson, March 2018.

¹⁴⁹ "Millinery Opening." *Northville Record*, March 16, 1894, 4.

¹⁵⁰ Sanborn-Perris, *Northville*, 2.

¹⁵¹ Sanborn-Perris, *Northville*, 2.

¹⁵² Eagle, *Suburban Village*, 20.

the business was located at 126 East Main, while the dry goods section was placed in the center of the building at 128-130 East Main.¹⁵³

The storefront at 134 East Main, the northeast corner of the building, housed a drug store for a century. The first known druggist to locate in this space was C. R. Stevens, in the 1890s.¹⁵⁴ In addition to the pharmacy, the store carried, "...perfumery, toilet articles, and kindred lines not excelled in the state."¹⁵⁵ City directories from the 1930s through the 1970s list the pharmacy as Northville Drug Company.¹⁵⁶ Owners of the business in the early twentieth century included Al Potts and Leo Mainville.¹⁵⁷ In 1959, Mr. Mainville expanded the drug store with a modern addition to the rear of the building.¹⁵⁸ The addition expanded the prescription room and provided a modern ramp entrance; thereby providing easy access to alley parking. In the basement, Mainville housed Stenz Liniment Company, manufacturing a horse liniment, which Mainville patented in 1941 and had been marketing since 1946.¹⁵⁹ The Northville Drug Company was sold in 1979 to Bill Wright, who renamed it Northville Pharmacy.¹⁶⁰ Wright was forced to close the business in 1993, citing a policy change in a major Michigan insurance provider. According to Wright, Blue Cross/Blue Shield of Michigan enacted a plan that exclude small drug-stores, and therefore he could no longer compete.¹⁶¹

The Union Block, located at 117-127 East Main, was constructed in 1893 and contains four storefronts and originally a second story lodge hall.¹⁶² Historically, the building appeared more unified, with a broad pedimented cornice extending across the entire facade.¹⁶³ The pedimented portion of the cornice peaked over the center building storefront. Over time, the cornice was removed from above-each storefront as they were modernized to stand independent of each other.¹⁶⁴ The building has had diverse tenants, including clothing stores, bakeries, hardware stores, a union hall, and a chain grocery stores.

One of the family-owned businesses started in Northville that had a lasting impact on the downtown commercial district was founded by Bruno Freydl in 1894.¹⁶⁵ Freydl was a German immigrant, who was trained as a tailor in his home country making his way to Northville via Mt. Vernon, Ohio in 1894. Freydl opened a tailor shop on the second story of 128 East Main Street, in the Beal Block.¹⁶⁶ There, Fredyl fashioned hand-made suites and other garments, often with

¹⁵³ Sanborn-Perris, *Northville*, 2.

¹⁵⁴ Eagle, *Suburban Village*, 20.

¹⁵⁵ Eagle, *Suburban Village*, 20.

¹⁵⁶ *Plymouth/Northville*, 1931, 211.

¹⁵⁷ Steve Kellman, "Era will close along with store." *Northville Record*, June 21, 1993, 1.

¹⁵⁸ "Big Difference," *Northville Record*. 134 E Main, Main Street, East, 134-311 Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

¹⁵⁹ "Stenz Liniment Company," *Northville Record*, July 17, 1969, 17-E.

¹⁶⁰ Steve Kellman, "Era will close along with store." *Northville Record*, June 21, 1993, 1.

¹⁶¹ Steve Kellman, "Era will close along with store." *Northville Record*, June 21, 1993, 1.

¹⁶² Michele Fecht, (Northville Historical Society), "123 East Main Street (Northville Gallery)," email to Elaine Robinson, March, 2018; Sanborn-Perris, *Northville*, 2.

¹⁶³ Michele Fecht, (Northville Historical Society), Fran Gazlay, Photograph, Sally Bell Bakery at 123 East Main, 1957, email to Elaine Robinson, March, 2018.

¹⁶⁴ Photograph. "Coming Down," *Northville Record*, August 21, 1960.

¹⁶⁵ "'Freydl the Tailor' arrives here in '94," *Northville Record*, July 17, 1969, 10-E.

¹⁶⁶ "'Freydl the Tailor' arrives here in '94," *Northville Record*, July 17, 1969, 10-E.

the assistance of his sisters Mary and Emma. In 1896 Freydl married Nellie Joslin, after which the couple had a son, Charles, in 1898, and later a daughter, Nellie (Barry).¹⁶⁷ After Charles was born, the shop was moved across the street to a building formerly at 103 East Main Street. In 1911, Bruno added a cleaning service to the business. By then, Charles was old enough to begin assisting him after school. Charles took to the cleaning better than his father and that became his focus in the family business.¹⁶⁸

Circa 1920, Freydl's store expanded with the purchase of the building at 118 East Main Street from William Ambler. At this time, Bruno was the manager of the men's clothing department in front of the store, while Charles, and his wife, Velma, managed the cleaning department in the back of the building.¹⁶⁹ A women's clothing line was launched by Bruno's daughter, Nellie Barry.

After Bruno Freydl died in 1936, Charles retained the cleaning business, while Nellie assumed ownership of the men's and women's clothing stores.¹⁷⁰ In 1937, Charles expanded the store with the acquisition of the little building next-door at 114-116 East Main, previously owned by Sherril Ambler.¹⁷¹ In 1939 Charles bought out Nellie's men's clothing line. Their store space required expansion once more, and in 1943 the Freydl purchased 112 East Main, which became the men's section; and 118 East Main was the women's section; while the cleaning division remained in a concrete block addition to the rear of 118 East Main.¹⁷²

In 1961, Nellie sold her women's line to Charles and Velma.¹⁷³ Velma took-over management of the women's line. Charles and Velma's two sons also joined the family business, with Charles Jr., managing the men's store, and Robert owning the building.¹⁷⁴ The Freydl family stores closed in 1992.¹⁷⁵

Circa 1913, the building at 101-103 North Center Street, was erected. The building contained one storefront on Center Street and two on West Main Street. When it was erected, the first story Center Street storefront housed a hardware store and included a lunch counter in the basement. The hardware store remained in the building for forty years, changing owners and names several times. In 1931, the store was known as Babbitt & McCarthy Hardware.¹⁷⁶ In the early 1940s it was known as Neil's Northville Hardware, Inc.¹⁷⁷ Later, it became Northville Hardware and Sporting Goods, which remained on site into the early 1950s.¹⁷⁸

¹⁶⁷ "'Freydl the Tailor' arrives here in '94," *Northville Record*, July 17, 1969, 10-E; Michigan Marriage Records, 1867-1952. Ancestry.com, accessed May 16, 2018.

¹⁶⁸ "'Freydl the Tailor' arrives here in '94," *Northville Record*, July 17, 1969, 10-E.

¹⁶⁹ "'Freydl the Tailor' arrives here in '94," *Northville Record*, July 17, 1969, 10-E.

¹⁷⁰ "'Freydl the Tailor' arrives here in '94," *Northville Record*, July 17, 1969, 10-E.

¹⁷¹ "'Freydl the Tailor' arrives here in '94," *Northville Record*, July 17, 1969, 10-E.

¹⁷² "'Freydl the Tailor' arrives here in '94," *Northville Record*, July 17, 1969, 10-E.

¹⁷³ "'Freydl the Tailor' arrives here in '94," *Northville Record*, July 17, 1969, 10-E.

¹⁷⁴ "'Freydl the Tailor' arrives here in '94," *Northville Record*, July 17, 1969, 10-E.

¹⁷⁵ Louie. *Northville*, 97.

¹⁷⁶ Polk, *Plymouth/Northville*, 1931, 205.

¹⁷⁷ Polk, *Plymouth/Northville*, 1946, 239.

¹⁷⁸ Michele Fecht, (Northville Historical Society), Northville Historical Society, Photograph, North Center Street, circa 1940, email to Elaine Robinson, March.

Circa 1953, the entire building housed the local newspaper, *The Northville Record*. The paper was established by Samuel Little in 1869 when it was known as the *Wayne County Record*.¹⁷⁹ The paper was housed in various not extant buildings until it moved to the Neal Building, 120 North Center, in 1931.¹⁸⁰ The paper remained there until circa 1953 when it outgrew the location. The *Record's* publisher, William C. Sliger, purchased the building at 101-103 North Center Street circa 1956 and renovated it in 1971.¹⁸¹ The building remained the *Record's* offices until 2008. By 1960, in addition to *The Northville Record*, the building housed the *Novi News* which continued through the 1970s.¹⁸²

Unsurprisingly, banks held a prominent place in the downtown commercial district. Two bank buildings are extant downtown, both constructed in the early twentieth century.

The first bank in Northville, J. (Jared) S. Lapham & Company, was founded by Jared S. Lapham in 1869.¹⁸³ Lapham came to Northville in 1844 with his brother, Ambrose.¹⁸⁴ The pair opened a mercantile, known as the A.S. Lapham & Co.¹⁸⁵ When the bank was founded, J. S. Lapham was president and his daughter, Dr. Mary E. Lapham, was manager.¹⁸⁶ In addition to banking and mercantile, Mr. Lapham was director for construction of the Holly, Wayne, and Monroe Railroad, securing financing for the project.¹⁸⁷ After J. S. Lapham's passing in 1893, his son, W. G. Lapham became the owner and E. H. (Ed) Lapham the cashier.¹⁸⁸ Under their leadership, the Lapham State Savings Bank was formed in 1907 and a new brick building was erected at the northeast corner of Main and Center Streets, 101 East Main, the following year.¹⁸⁹ The front of the building housed the bank, while the rear of the building, facing North Center, was occupied by small businesses and professional offices.

Another bank in Northville, the Northville State Savings Bank was organized in 1892 by Louie A. Babbitt.¹⁹⁰ When organized, Babbitt first worked as cashier before becoming bank president. In 1926 the bank erected a new building at 129-131 East Main Street.¹⁹¹

Not unsurprisingly, the Great Depression impacted Northville's banks. The Lapham State Bank closed June 30, 1931, and the Northville State Bank followed suit on September 15, later that year.¹⁹² Northville was among the first communities in Michigan to lose their long-standing banks going several months with no active financial institution in the community. No new plans

¹⁷⁹ "A Determined Young Sam Little Launches 'The Record' - 1869" *Northville Record*, July 17, 1969, 5-A.

¹⁸⁰ "Raze Building," *Northville Record*, July 17, 1969, 23-A.

¹⁸¹ Polk, *Plymouth/Northville*, 1960.

¹⁸² Polk, *Plymouth/Northville*, 1960.

¹⁸³ "Frank Harmon Writes History for Northville's 100th Birthday," *Northville Record*, July 17, 1969, 12-C.

¹⁸⁴ Farmer, *Detroit and Wayne County*. Vol. II, 1353.

¹⁸⁵ "Frank Harmon Writes History for Northville's 100th Birthday," *Northville Record*, July 17, 1969, 12-C.

¹⁸⁶ "Frank Harmon Writes History for Northville's 100th Birthday," *Northville Record*, July 17, 1969, 12-C.

¹⁸⁷ Farmer, *Detroit and Wayne County*. Vol. II, 1350

¹⁸⁸ "Frank Harmon Writes History for Northville's 100th Birthday," *Northville Record*, July 17, 1969, 12-C; "Jared Smith Lapham." Find A Grave. Accessed May 16, 2018, <https://www.findagrave.com/memorial/39660195>.

¹⁸⁹ "Frank Harmon Writes History for Northville's 100th Birthday," *Northville Record*, July 17, 1969, 12-C.

¹⁹⁰ "Frank Harmon Writes History for Northville's 100th Birthday," *Northville Record*, July 17, 1969, 12-C.

¹⁹¹ "Frank Harmon Writes History for Northville's 100th Birthday," *Northville Record*, July 17, 1969, 12-C.

¹⁹² "Manufacturers Bank," *Northville Record*, July 17, 1969, 23-E.

to open a bank were announced until July 8, 1932, with the opening of the newly-formed Depositors State Bank.¹⁹³ The bank came because of consolidation of the Northville State Savings Bank and Lapham State Bank and was filed under Lapham State Bank's charter. Depositors opened in July 1932, in the old Northville State Bank building. The bank remained in place until November 14, 1956, when Depositors State Bank of Northville became the fourteenth branch of the Manufacturers National Bank of Detroit.¹⁹⁴

As Manufacturers National Bank, the building was expanded several times, including the construction of a rear addition in the 1950s, and an extensive interior remodeling completed in 1967.¹⁹⁵ A drive-through for the bank was constructed in 1962 at 143 East Dunlap in 1962.¹⁹⁶ By 1969, Manufacturers National Bank had reached sixty-eight branches.¹⁹⁷ As of 2018, the building at 129-131 East Main housed a branch of Comerica Bank.

In the 1920s, another department store came to downtown Northville. In 1924, Sam and Mary Brader moved to Northville and opened a clothing store on North Center Street, "immediately next to the old Northville Opera House."¹⁹⁸ Their business expanded and they erected a new building in 1928 at 141-145 East Main Street.¹⁹⁹ After the move, the Bradens partnered with a nephew, Harry Himmelsteib, who had previous experience with clothing stores in Detroit. The partnership remained intact until 1945 when the Bradens retired and moved to Tucson, Arizona.²⁰⁰ Himmelsteib continued as sole proprietor, expanding the clothing selections in the women and girl's departments, and maintaining the men's too. A 1969 newspaper retrospective noted that "every student of Northville Junior High has been to Brader's at least once to purchase a gym suit."²⁰¹ Himmelsteib retired in 1963, selling the business to Aaron Gellerman; who also had experience in Detroit retail.²⁰² Under Gellerman's leadership, the interior was completely remodeled; removing a central partition wall that separated the men's and women's sections. By 1983 Brader's store had changed to Del's Department Store.²⁰³

In the second quarter of the twentieth century, national chain stores began appearing in Northville. Circa 1935, the Atlantic & Pacific grocery, or A. & P. opened in the Union Block.²⁰⁴ The store remained in the Union Block until circa 1941, when it relocated to a newly constructed building at 139 East Main.²⁰⁵ The store advertised itself as a "new modern self-serve market," in contrast to the old-fashioned method of merchandise being behind a counter with attendants

¹⁹³ "Manufacturers Bank," *Northville Record*, July 17, 1969, 23-E.

¹⁹⁴ "Manufacturers, City Bank Unite." *Northville Record*, July 17, 1969, 10-E.

¹⁹⁵ "Manufacturers Bank," *Northville Record*, July 17, 1969, 23-E.

¹⁹⁶ "Manufacturers Bank," *Northville Record*, July 17, 1969, 23-E.

¹⁹⁷ "Manufacturers Bank," *Northville Record*, July 17, 1969, 23-E.

¹⁹⁸ "Clothing Store Started in 1924," *Northville Record*, July 17, 1969, 5-E.

¹⁹⁹ "Clothing Store Started in 1924," *Northville Record*, July 17, 1969, 5-E.

²⁰⁰ "Clothing Store Started in 1924," *Northville Record*, July 17, 1969, 5-E.

²⁰¹ "Clothing Store Started in 1924," *Northville Record*, July 17, 1969, 5-E.

²⁰² "Clothing Store Started in 1924," *Northville Record*, July 17, 1969, 5-E.

²⁰³ Advertisement. "Del's..." *Northville Record*, January 12, 1983, 1-C

²⁰⁴ Businesses. 125, 127, 129, East Main, Main Street, East, 101-126 Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

²⁰⁵ Northville Historical Society, East Main P & A Theatre, circa 1945.

assisting each customer.²⁰⁶ Similarly, the Kroger grocery store occupied 117-119 East Main from circa 1940 to 1951.²⁰⁷ A new modern super market store was erected in 1961 on the north side of East Dunlap, between Center and Hutton (not extant) for the chain store.²⁰⁸

In the late 1940s the Northville Retail Merchants Association was formed to concentrate on “problems of local merchandizing.”²⁰⁹ The group led the formation of the Northville Community Chamber of Commerce in 1964, whose mission was “advancing commercial, industrial, civic and general interests of the Northville community.”²¹⁰ Just a few years earlier, in 1961, the Northville Area Economic Development Corporation was formed by the Northville City Council, School Board, and Northville Township.²¹¹ The organization was established with the goals of furthering economic development to provide a better tax base for the school district.

In the late 1960s/early 1970s shopping began to shift away from the downtown. In Michigan, the first suburban shopping mall, Northland, was designed by Victor Gruen for J. L. Hudson. The new mall which opened in March 1954, was constructed in Southfield, just over fifteen miles east of Northville.²¹² In 1970, the Northville Shopping Center, 425 North Center Street, gained the top promotional spot in Chamber of Commerce publications, above any mention of downtown retail enterprises. The shopping center boasted having a regional draw, with patrons from Livonia, Novi, Plymouth, South Lyon, and Westland.²¹³

In 1978, in an effort to reposition downtown retail over suburban shopping centers the City of Northville undertook a major project to beautify Main Street, known as Mainstreet ‘78.²¹⁴ The four-year project, which included improvements to streetscape and infrastructure, was completed on May 26, 1982. The success of the project has been credited with renewed private investment in the downtown; competing with local malls and shopping centers.²¹⁵ As of 2018, Northville Downtown Development Authority describes the commercial district as a “thriving retail district [that] has everything that embodies true downtown living - unique shops, exquisite dining, and year-round entertainment.”²¹⁶

3.3 Education

There have been numerous school buildings constructed in Northville during the course of its history, including the four extant buildings within the historic district. The former Greek

²⁰⁶ Northville United Methodist Church (UMC), *Northville First United Methodist Church 1834-2009, A Proud Past- A Faithful Future 175 Years.* (Northville: Northville United Methodist Church, 2009), 26.

²⁰⁷ *Plymouth/Northville*, 1943, 249.

²⁰⁸ “Local Supermarkets.” *Northville Record*, July 17, 1969, 24-E.

²⁰⁹ “Northville Retail Merchants.” *Northville Record*, July 17, 1969, 24-E.

²¹⁰ “Chamber of Commerce.” *Northville Record*, July 17, 1969, D-20.

²¹¹ “Economic Corporation.” *Northville Record*, July 17, 1969, D-20.

²¹² Alan Hess. “Michigan, Modernism, and Suburbia.” In *Michigan Modern: Design that Shaped America*, Amy Arnold and Brian D. Conway, eds. (Layton, Utah: Gibbs Smith, 2016), 116-120.

²¹³ Northville Community Chamber of Commerce, *A Blueprint for Progress*, (Northville: Northville Community Chamber of Commerce, 1970), 9.

²¹⁴ Louie. *Northville*, 33.

²¹⁵ Fecht, *Northville*, 112.

²¹⁶ Downtown Northville. “About Downtown,” accessed May 16, 2018, https://www.downtownnorthville.com/1/163/about_downtown.asp.

Revival-style school building, built 1843, located at 204 Randolph Street, has been converted into a private residence. The three remaining extant school buildings are owned by Northville Public Schools: Old Village School, 405 West Main Street; Main Street School, 501 West Main Street; and the Northville Community Center, 303 West Main Street. The Old Village School ended its use as a school in 2013, when it was mothballed. Subsequently it has been restored to use as the Early Childhood classrooms and Northville School District's central offices. The Northville Community Center continues to be actively used, housing the Northville Senior Services. The Main Street School is under consideration for either development or demolition.²¹⁷

The first school in Plymouth Township was established circa 1829, located in the southern part of the township.²¹⁸ A second school, serving "School District No. 2," was established to serve the north half of the township (Northville area) and adjacent Novi Township, in 1833.²¹⁹ The district school (not extant), a cobblestone building, was erected near present-day Main and Hutton Streets. As of 1840 there were 124 school-age children in the District 2, which increased to 215 by 1858.²²⁰

During the first half of the nineteenth century, several private schools operated in the district as well; housed in various residences and commercial buildings.²²¹ Included among the private schools was the Northville Academy, built and established in 1843 at 204 Randolph Street.²²² The academy was established as a "select school" by a Mr. Ames, who was sent to prison circa 1845 after being found guilty of stealing books from a Detroit bookstore.²²³ After Ames' departure, the school came under control of Sylvester Cochrane who formally named the school Northville Academy.²²⁴ According to an account by Cochrane's daughter, Sarah Ann Cochrane, her father sought to establish a school in Northville and purchased the building; she does not mention the previous efforts of Mr. Ames.²²⁵

Under Cochrane's leadership, the academy gained notoriety. In his daughter's memoir, she reports the school

flourished in numbers and popularity, and many young men there imbibed a stimulus which inclined them to a higher education in the state university at Ann Arbor.²²⁶

²¹⁷ Northville Public Schools, "Board of Education Continues Consideration of Main Street Purchase Proposals at July 10 Meeting," last updated June 2018, accessed June 29, 2018, <https://www.northvilleschools.org/apps/news/article/884116>

²¹⁸ Hoffman, *The first 100 Years*, 45.

²¹⁹ Hoffman, *The first 100 Years*, 45.

²²⁰ Hoffman, *The first 100 Years*, 45.

²²¹ Hoffman, *The first 100 Years*, 45.

²²² Study Committee, *Northville Historic District*; Laura Smyth Hixson, *Early Northville*, (Northville: Northville Historical Society, 1982).

²²³ Hoffman, *The first 100 Years*, 47.

²²⁴ Study Committee, *Northville Historic District*; Hixson, *Early Northville*.

²²⁵ "Sarah Ann Cochrane," *Northville Record*, July 17, 1969, 23-C.

²²⁶ "Sarah Ann Cochrane," 23-C.

Miss Cochran's recollection indicates that the school was only available to male students. Among its pupils was Kingsley S. Bingham, who as an adult was Michigan's first Republican governor.²²⁷ In 1857, Sylvester Cochran's health suffered and he was forced to give up teaching.²²⁸ Following his retirement, Sarah Ann Cochran graduated from the Monroe Female Seminary. She re-opened the school as a private academy for girls; which lasted only a few years.²²⁹ Sylvester Cochran died in 1860, after which Miss Cochran's own health declined and she was forced to quit teaching.²³⁰ It is not clear if the building continued as a school after the girl's academy closed; however, by 1869 the academy building was repurposed to a private residence, owned by Asa Randolph.²³¹

As the student body of the public school continued to increase, the old stone school proved to be much too small. In 1849 the school district purchased the New School Presbyterian Church (so-named for breaking away from the original Presbyterian church) and repurposed the building as a schoolhouse.²³² The building remains extant today, but has been relocated to Mill Race Historical Village, outside of the historic district.²³³ The former church continued to serve Northville's educational needs until it was replaced in 1865 by the two-story brick Union School on West Main Street; which was subsequently enlarged in the 1880s.²³⁴ At the time of the Union School's construction, the district had 148 students in attendance, including pupils from Northville, Plymouth, Novi, South Lyon, and Walled Lake; as well as villages from farther away and out-of-state.²³⁵ The first high school in Northville was constructed in 1907, in part to ease overcrowding at the Union School.²³⁶ The new school was located next to the Union School, but faced south to West Cady Street. The high school was lost when it was destroyed by fire in 1936.²³⁷

The oldest of the extant public-school buildings in the historic district, is Old Village School, located at 405 West Main Street, erected in 1916. The school was erected following a fire that destroyed its predecessor, the Union School building.²³⁸ The new building was completed for \$75,000 and boasted the first school gymnasium in Northville.²³⁹ When the new, larger building was completed it was opened as a high school, and the elementary school was moved next-door to the former high school on Cady Street.²⁴⁰ The building at 405 West Main Street functioned as a high school until the mid-twentieth century suburban population boom prompted the need for a new facility. A new high school was constructed in 1958-59 outside the historic district. In 1959,

²²⁷ Hoffman, *The first 100 Years*, 47.

²²⁸ "Sarah Ann Cochran," 23-C.

²²⁹ "Sarah Ann Cochran," 23-C.

²³⁰ "Sarah Ann Cochran," 23-C.

²³¹ Hoffman, *The first 100 Years*, 47.

²³² Hoffman, *The first 100 Years*, 48.

²³³ Hoffman, *The first 100 Years*, 48.

²³⁴ Hoffman, *The first 100 Years*, 48.

²³⁵ Hoffman, *The first 100 Years*, 48.

²³⁶ Hixson, *Early Northville*.

²³⁷ Hixson, *Early Northville*.

²³⁸ Hixson, *Early Northville*.

²³⁹ Hixson, *Early Northville*.

²⁴⁰ "Union School: Our First High School." *Northville Record*, July 17, 1969, 12-D.

Old Village School was remodeled for \$200,000 to become the new junior high.²⁴¹ A new junior high school was erected outside of the historic district in 1967, and the Old Village School was again repurposed, to house both elementary classrooms from the adjacent Main Street School and the board of education offices.²⁴² In 1981, a renovation was completed and the building was rededicated with its present name, Old Village School.²⁴³ With the completion of the remodeling in 1981, the school housed Institutionalized Special Education Program.²⁴⁴ The interior renovations were completed with a \$1.2 million State Improvement Grant. Contemporary newspaper articles included scant details on the scope of changes completed, but it appears to have been primarily cosmetic interior changes. The special education programs were housed in the building until its closure in 2012.²⁴⁵ As of 2017, redevelopment plans for the building were being considered by the school district.²⁴⁶

Northville's 1907 High School building was destroyed in a fire on January 13, 1936.²⁴⁷ Then functioning as an elementary school, the building was replaced the following year by the Northville Grade School, completed for a cost of \$99,000; \$27,700 of which came from a Public Works Administration (PWA) loan and \$42,954 from an outright grant.²⁴⁸ The building was designed by architects Lyndon and Smith; who won national honors for its design. The achievement was further recognized when the American Institute of Architects exhibited photos of the building in Europe, which resulted in the school earning international honors.²⁴⁹ The school was dedicated in a ceremony held on April 22, 1937.²⁵⁰ Due to the population growth in Northville, Northville Grade School was expanded by an addition in 1949. In the late 1950s and early 1960s the name Northville Grade School and Main Street Elementary School began to be used interchangeably for the building. The earliest reference to Main Street Elementary School is in 1957, while references to the building being called Northville Grade School appear as late as 1963.²⁵¹ Officially, the school was listed as Main Street Elementary School by the publication of the 1960 city directory.²⁵² "Elementary" was likely dropped from the name when it ceased to be an elementary school, sometime after 1970, as it has most recently been called Main Street School.²⁵³ The building has most recently housed the Central Office administration, delivery of

²⁴¹ "Union School: Our First High School." *Northville Record*, July 17, 1969, 12-D.

²⁴² "Union School: Our First High School." *Northville Record*, July 17, 1969, 12-D.

²⁴³ "Old Village School sets open house." *Northville Record*, May 6, 1981, 7-A.

²⁴⁴ "Crowd celebrates Old Village School's rededication" *Northville Record*, May 20, 1985, 3-A.

²⁴⁵ Nancy Kelsey, "Northville School Board Briefs: Closure of Old Village School Officially Approved." *Northville Patch*, August 15, 2012, accessed May 21, 2018, <https://patch.com/michigan/northville/northville-school-board-briefs-closure-of-old-villagecb564b26db>.

²⁴⁶ Northville Public Schools, "Old Village School & Main Street Update," last updated February 21, 2017, accessed May 21, 2018, <https://1.cdn.edl.io/sXtDWPVCgIqOCOK9KIkvtZLDz1cfy1N7nWGL6AxjxmfyE2n.pdf>.

²⁴⁷ Hixson, *Early Northville*.

²⁴⁸ "Grade School Dedicated Here." *Northville Record*, July 17, 1969, 13-D.

²⁴⁹ Hixson, *Early Northville*.

²⁵⁰ "Union School: Our First High School." *Northville Record*, July 17, 1969, 12-D.

²⁵¹ "Smith Taking Part in Military Training." *Northville Record*, August 29, 1957, 8; "Notice of Annual Election." *Northville Record*, June 6, 1963, 10.

²⁵² Polk, *Plymouth/Northville*, 1960;

²⁵³ Polk, *Plymouth/Northville*, 1970.

special education services, and Early Childhood programming and Operations.²⁵⁴ As of 2017, redevelopment plans for the building were being considered by the school district.²⁵⁵

The Northville Community Center, 303 West Main Street, was erected in 1954 by the City of Northville.²⁵⁶ The building functioned as a community center until 1960 when it was sold to the Northville School District to use as school board offices.²⁵⁷ After two decades as part of the school district, in 1979, the former Community Center was returned to its recreational roots, becoming the offices of the city Parks and Recreation department.²⁵⁸ The Parks and Recreation offices remained in the building until 2001.²⁵⁹ In 2003, the department entered a new twenty-five year lease with the school district and converted the building to a public community center once again. As of 2018, the building housed rental spaces for events, a large gymnasium, meeting rooms, and the Northville Senior Center.²⁶⁰

3.4 Funerary

There is one cemetery within the Northville Historic District boundaries, Oakwood Cemetery located on the south side of West Cady Street between First and Wing Streets. A modern, wood plaque placed at the cemetery entrance indicates it was used as a burial ground from 1808 to 1990. The Michigan chapter of the National Society Daughters of the American Colonists erected a historic marker within the cemetery which states the property was deeded to Daniel Cady, William Dunlap, and Elisha Morse by Julia Robinson in 1835. With the deed came the covenant that the property was “to be used as a public, free burying ground.”

The cemetery is arranged with a central unpaved path extending from Cady Street. Markers and monuments generally face inward to the path. This early nineteenth century cemetery type is commonly referred to as a country cemetery. Such cemeteries are characterized by a preponderance of unpretentious markers, interments of the earliest settlers, as well as immigrants, and local veterans.²⁶¹

The majority of the markers were erected in the late nineteenth and early twentieth centuries. Generally, these are engraved stones of a modest size with minimal ornamentation, typically

²⁵⁴ Northville Public Schools, “Old Village School & Main Street Update,” last updated February 21, 2017, accessed May 21, 2018, <https://1.cdn.edl.io/sXtDWPVCgIqOCOK9KIkvtZLDz1cfy1N7nWGL6AxjxmfyE2n.pdf>.

²⁵⁵ Northville Public Schools, “Old Village School & Main Street Update,” last updated February 21, 2017, accessed May 21, 2018, <https://1.cdn.edl.io/sXtDWPVCgIqOCOK9KIkvtZLDz1cfy1N7nWGL6AxjxmfyE2n.pdf>.

²⁵⁶ “Recreation Center at Hillside & Northville Community Center.” Northville Parks and Recreation, accessed May 16, 2018, http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php.

²⁵⁷ “Recreation Center at Hillside & Northville Community Center.” Northville Parks and Recreation, accessed May 16, 2018, http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php.

²⁵⁸ “Recreation Center at Hillside & Northville Community Center.” Northville Parks and Recreation, accessed May 16, 2018, http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php.

²⁵⁹ “Recreation Center at Hillside & Northville Community Center.” Northville Parks and Recreation, accessed May 16, 2018, http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php.

²⁶⁰ “Recreation Center at Hillside & Northville Community Center.” Northville Parks and Recreation, accessed May 16, 2018, http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php.

²⁶¹ Gregg G. King, Susan Kosky, Kathleen Glyn, and Gladys Saborio, *Michigan Historic Cemeteries Preservation Guide* (Charter Township of Canton, Michigan: 2004), 7.

composed of granite or marble. The most common marker types in the cemetery include: basic headstones, die-in-socket stones, and die-on-base stones.²⁶² More notable markers include obelisks and pedestal tombs with vaulted roofs. Among the most stylistic markers is that of the Lapham children, James and Mattie, died 1864 and 1866 respectively. Their stone marker essentially resembles a bed or cradle. The matching headstone and footstone are shaped by decorative scroll shapes at the top. The face of the headstone includes carved daisies and quatrefoils, with the family names and mortality information placed within carved shields. Connecting the headstone and footstones are smaller crenelated stones.

Family plots in the cemetery are identified by groupings of markers that usually include some kind of boundary. These can be as simple as a low concrete footing, or ornate, as the wrought-iron fencing on two family plots. Such plots are typical of early Michigan cemeteries.²⁶³

A 1989 cemetery inventory identified 624 known interments, which included 571 known dates.²⁶⁴ The same inventory indicated that 205 of the known burials, or approximately thirty-two percent, were for interments that occurred between 1807/1808 and 1860.²⁶⁵ There are 284 burials that occurred between 1860 and 1899, equally approximately forty-five percent of the total interments. The remaining eighty burials in the cemetery with known burial information took place between 1900 and 1975, comprising twelve percent of the total interments. The high percentage of nineteenth century burials, particularly early nineteenth century burials, suggests that many early residents and Northville pioneers are interred in Oakwood Cemetery. Among the city's founding families with members interred in Oakwood Cemetery are the Dunlap, Cady, Randolph, and Wing. Additional surnames that appear frequently in the cemetery include: Blackwood, Ferguson, Gardner, Gregory, Johnson, Kellogg, Northrop, Sessions, Simonds, Smith, and Whitaker.²⁶⁶

Thirty-five veterans are interred in the cemetery, including one from the Revolutionary War, nine from the War of 1812, twenty-four Civil War soldiers, and one who served in the Spanish American War.²⁶⁷ The lack of veterans from twentieth century wars is further indicative of the age of the majority of the burials.

3.5 Government

There are two government buildings in the historic district that were constructed over fifty years ago. These are the Northville City Hall, 215 West Main Street, and the United States Post Office, 200 South Wing Street. Both buildings date to the mid-twentieth century, a period when Northville experienced growth unlike any earlier in its history. Although not directly stated in

²⁶² King, et al. *Michigan Historic Cemeteries*, 38.

²⁶³ King, et al. *Michigan Historic Cemeteries*, 35.

²⁶⁴ Gloria J. Collins, *Cady Street Cemetery*, (Northville: Northville Genealogical Society, 1989).

²⁶⁵ The interments that date prior to the 1820s when Northville was settled, are possibly epitaphs, monuments erected in a family plot to memorialize relatives who died elsewhere and are not actually buried in the cemetery.

²⁶⁶ Gloria J. Collins, *Cady Street Cemetery*, (Northville: Northville Genealogical Society, 1989).

²⁶⁷ "Veterans Buried in Oakwood Cemetery." Northville Historical Society, accessed May 22, 2018, <http://www.northvillehistory.org/Oakwood-Cemetery-Veterans-2nd-revision.pdf>.

contemporary newspaper articles, the changing population of the region likely prompted Northville to incorporate as a city. The Committee on City Incorporation was formed in 1952 and three years later, after a public vote, Northville incorporated as a city in 1955.²⁶⁸ The original boundaries of incorporation were the historic village limits, however parts of Novi Township were later annexed to form the present boundary; which includes parts of both Wayne and Oakland Counties.²⁶⁹

Northville's City Hall, located at 215 West Main Street, was originally housed in a pioneer-era Greek Revival-style residence at the same location. The house was first owned by Dr. David Gregory and later by W. G. Lapham before converting to the village/city hall in 1926.²⁷⁰ The house was demolished in 1963 and the extant city hall/municipal complex was erected.²⁷¹ The complex was funded by a \$137,000 matching grant from the federal Public Works Acceleration Act.²⁷² The Act was passed in 1962 as an economic recovery tool for municipalities affected by the 1960-61 recession.²⁷³ The grant allocated specifically for "construction of a new building to contain city offices, fire and police departments and library facilities."²⁷⁴ The building housed the city offices on the main level facing Main Street, the library was on the lower level facing Wing Street, the police department also on the lower level, accessed from rear of the building, and the fire station occupied the west section of the building, facing to Main Street. The Colonial Revival Style building, designed by Architect Harry M. Denyes, was officially dedicated in May 1964.²⁷⁵ A history of the building was placed in the cornerstone so, in the words of then mayor, A. M. Allen, "when our great, great grandchildren replace this with a modern building they'll know all about us."²⁷⁶

The Northville City Hall building continues to house local government in the twenty-first century. The police, fire department, and city offices have remained in the building; however, the library moved to a new location to expand its space in 1975.²⁷⁷ This new location, the Northville Square Shopping Mall, was retained just five years before it was moved back to its former location at City Hall.²⁷⁸ A new library building was erected southwest of City Hall at 215 West Cady Street in 1996 and continues to serve the same function there in 2018.²⁷⁹

Northville's United States Post Office has occupied a variety of buildings in the downtown commercial center before arriving at its current location in the 1960s. Extant buildings known to

²⁶⁸ "City Incorporation Committee Maps Proposal," *Northville Record*, May 22, 1952, 1; Chamber of Commerce, *A Blueprint for Progress*, 4.

²⁶⁹ Louie. *Northville*, 21.

²⁷⁰ Hixson, *Early Northville*.

²⁷¹ Hixson, *Early Northville*.

²⁷² "Federal Government Approves \$137,000 Grant," *Northville Record*, February 28, 1963, 1

²⁷³ "John F. Kennedy 380 - Remarks Upon Signing the Public Works Acceleration Act," The American Presidency Project, accessed May 21, 2018, <http://www.presidency.ucsb.edu/ws/index.php?pid=8870>.

²⁷⁴ "Federal Government Approves \$137,000 Grant," *Northville Record*, February 28, 1963, 1

²⁷⁵ "Federal Government Approves \$137,000 Grant," *Northville Record*, February 28, 1963, 1.; "City Hall Wins Citizen Praise at Dedication Ceremony," *Northville Record*, May 28, 1964.

²⁷⁶ "City Hall Wins Citizen Praise at Dedication Ceremony," *Northville Record*, May 28, 1964.

²⁷⁷ Louie. *Northville*, 42.

²⁷⁸ Louie. *Northville*, 42.

²⁷⁹ Louie. *Northville*, 42.

have housed the Post Office include 110 North Center Street (1910s) and 121 North Center (1940s-1950s).²⁸⁰ The Post Office moved to its current building at 200 South Wing Street in 1965. Construction began on the building in 1964.²⁸¹

The Northville Post Office was erected as part of the USPS's Thousand Series buildings. The Thousand Series post office designs were small buildings erected across the country in the 1950s and 1960s, which were privately financed through a lease-purchase program.²⁸² Guidance documents were provided to potential buildings, including: *Construction Requirements for Leased Postal Facilities*, *Bidders Instructions*, and a manual of "acceptable" styles in *Building Designs*.²⁸³ The Thousand Series buildings were one story and ranged from 1,000 to 12,000 square feet and promoted designs that were "highly adaptable and suitable for all climates and geographical areas of the United States."²⁸⁴

The floor plans of Thousand Series buildings all shared common features, including: a customer entrance through a lobby that contained post office boxes and mail drop area; a partition between the post office box lobby and main post office lobby; a work room; storage room, gendered restrooms; and a rear vestibule and canopy-covered truck platform.²⁸⁵

One of the major styles promoted for Thousand Series post offices was Colonial Revival, which shared design details such as shingled gable roofs, cupolas, columns, shutters, wood fenestration trim, a bricked exterior, wood-framed entrance doors, an interior partition of glass and wood between the two lobbies, and a quarry tile floor.²⁸⁶ The Northville Post Office nearly exactly resembles Plat 70 from the Post Office Department's *Building Designs* brochure. Colonial Revival was favored for post offices in residential neighborhoods, as opposed to the Mid-century Modern post offices in downtown commercial districts.²⁸⁷

The Northville building was constructed by the George W. Timmons & Son Company of Columbus, Ohio. The construction firm owned the building and leased it back to the federal government.²⁸⁸ Architecturally, the building was designed in the Colonial Revival style similar to the nearby City Hall, 215 West Main Street, and the Scout building, 215 West Cady Street.²⁸⁹ The United States Post Office building was formally dedicated July 17, 1965.²⁹⁰ At the time of its opening, the post office averaged 16,500 pieces of mail a day and handled \$108,600 worth of

²⁸⁰ Sanborn, *Northville*, 1914, 3; Hixson, *Early Northville*.

²⁸¹ Bill Sigler. "Speaking for The Record." *Northville Record*, April 22, 2018, 4.

²⁸² URS Group, *USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied between 1940 and 1971*. Draft prepared for the United States Post Office by the URS Group, Germantown, MD. September 2012, vii.

²⁸³ URS Group, *USPS Nationwide Historic Context*, 3-28.

²⁸⁴ URS Group, *USPS Nationwide Historic Context*, 3-28.

²⁸⁵ URS Group, *USPS Nationwide Historic Context*, 3-29.

²⁸⁶ URS Group, *USPS Nationwide Historic Context*, 3-33.

²⁸⁷ URS Group, *USPS Nationwide Historic Context*, 3-29.

²⁸⁸ "Contract Awarded for New Post Office," *Northville Record*, July 15, 1965, 1-A.

²⁸⁹ "Contract Awarded for New Post Office," *Northville Record*, July 15, 1965, 1-A.

²⁹⁰ "Rain Doesn't Dampen Spirit of Post Office Dedication." *Northville Record*, July 22, 1965, 6-B.

business.²⁹¹ By 1952, the building could no longer accommodate the growing needs of Northville and a large addition was constructed in the former alley.²⁹² The post office has remained in the building in 2018.

3.6 Healthcare

Northville was touted in an 1892 promotional publication, *The Ideal Suburban Village*, as being a desirable and healthy location.²⁹³ The publication claimed the local hills offered continuous circulation of fresh air and there was an ample supply of fresh spring water.

The first attempt to open a clinic in Northville to address addictions, was the branch of the Keeley Institute, established in the late 1880s.²⁹⁴ The clinic was founded by Dr. L. E. Keeley of Dwight, Illinois, who claimed to have found the “gold cure” for addictions.²⁹⁵ In the 1890s, a consortium of Saginaw, Michigan, businessmen proposed to establish a similar clinic in Northville to be known as the Yarnall Gold Cure Clinic.²⁹⁶ The new clinic opened on April 12, 1892 in a former residence at 404 West Main Street.²⁹⁷ The clinic was led by Dr. William H. Yarnall, who was previously the surgeon-in-chief at the Northville branch of the Keeley Institute. After Yarnall left the Keeley Institute, the Keeley relocated to Ypsilanti.

The Yarnall Gold Cure Clinic marketed itself as “an Institute for the Rational Treatment and Radical Cure of the alcohol, opium, cocoaine [sic], tobacco and cigarette habits.”²⁹⁸ There were twenty patients in the clinic when it opened, each willing to pay a high price to be cured of their addictions. Programs offered in the clinic included:

- Alcohol and liquor patients, three weeks at \$50, paid in advance, and \$15 per week after the first three weeks.
- Brain and nerve treatment was completed for the same price as alcohol.
- Tobacco and cigarette treatment, at \$15 a week.
- Morphine and opium cases, three weeks for \$20, and \$15 for each week after the first three.²⁹⁹

Additionally, room and board at the clinic ranged between five and seven dollars a week.³⁰⁰ The costs indicate a high profit margin, evidenced in Dr. Yarnall’s \$5,000 personal residence, located at 543 West Dunlap.³⁰¹

²⁹¹ “Post Office Humming,” *Northville Record*, July 15, 1965, 6-C.

²⁹² “Workmen Begin Post Office Addition,” *Northville Record*, April 17, 1952, 1

²⁹³ Eagle Steam Printing and Engraving Company, *Northville, the Ideal Suburban Village*, (Northville: Eagle Steam Printing and Engraving Company, 1892), 9.

²⁹⁴ Jan Jeffres, “‘Gold Cure’ made its home in Northville.” *Northville Record*, September 10, 1998, B8.

²⁹⁵ Jeffres, ‘Gold Cure,’ B8.

²⁹⁶ Jeffres, ‘Gold Cure,’ B8.

²⁹⁷ Jeffres, ‘Gold Cure,’ B8.

²⁹⁸ Jeffres, ‘Gold Cure,’ B8

²⁹⁹ Jeffres, ‘Gold Cure,’ B8

³⁰⁰ Jeffres, ‘Gold Cure,’ B8

³⁰¹ Jeffres, ‘Gold Cure,’ B8

Northville residents referred to the patients as “gold cures” or “jag cures.”³⁰² This perhaps reflects the skepticism some residents felt toward the clinic’s methods. In 1892, Rev. L. G. Clark of the Northville Baptist church debated the merits of the clinic, noting in the *Northville Record* that some thought the so-called cure was “an evil and a fraud,” while others found it “an unspeakable blessing to the world.” In the end, the minister sided with the latter school of thought. Patients at Yarnall’s clinic, which were typically “liquor-cursed men” were supported by fundraisers from progressive women’s organizations in Northville. The Ladies Auxiliary Club raised funds and provided diversions for patients by performing dramatic readings and amusements at the local opera house.³⁰³

Nationally, Keeley’s gold cure methods received bad press, which claimed they adversely affected patients’ brain functions. Yarnall claimed his secret gold cure was “as innocent as distilled water,” consisting of a “chloride of gold and sodium” that would produce “no stimulation of the brain.”³⁰⁴ The patients were not required to give up their addictions during their treatment, rather they were required to “simply keep clean underwear and take a bath twice a week,” using the gold cure solution.³⁰⁵

In 1897, the clinic relocated to 342 East Main Street, while additional patients and nurses stayed across the street in a boarding house at 341 East Main.³⁰⁶ The clinic remained active in this location until 1918.³⁰⁷

In the mid-1920s a doctor established a family practice on West Dunlap Street that lasted until 1960. Dr. Russell E. Atchison moved from Detroit to Northville in 1924 and opened a private medical practice.³⁰⁸ Having served as Superintendent of the Homeopathic Medical School at the University of Michigan Hospital, then holding various positions in Detroit, Dr. Atchison had a finely groomed resume to build a private practice. According to the memoir of his son, Dr. Russell McRae Atchison, between 1922 and 1923 there was an economic recession, which made erecting a new house in Detroit unfeasible for the family. The Atchison’s moved to an existing house at 501 West Dunlap Street in Northville and the elder Dr. Atchison opened a clinic on the first story.³⁰⁹ At the time, the nearest hospitals to Northville were in Detroit or Ann Arbor. Dr. Atchison Sr., recognized a need and opened a small hospital on the second story of their house, circa 1925.³¹⁰

³⁰² Jeffres, ‘Gold Cure,’ B8

³⁰³ Louie. *Northville*, 45.

³⁰⁴ Louie. *Northville*, 45; Jeffres, ‘Gold Cure,’ B8.

³⁰⁵ Jeffres, ‘Gold Cure,’ B8.

³⁰⁶ Jeffres, ‘Gold Cure,’ B8.

³⁰⁷ Michele Fecht, (Northville Historical Society), email to Elaine Robinson, March, 2018; Study Committee, *Northville Historic District*.

³⁰⁸ Russell M. Atchison, 501 W Dunlap, Dunlap Street, West, 401-548, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

³⁰⁹ Russell M. Atchison, 501 W Dunlap, Dunlap Street, West, 401-548, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

³¹⁰ Russell M. Atchison, 501 W Dunlap, Dunlap Street, West, 401-548, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

Dr. Atchison, Sr. partnered with Dr. Andrew Bunk, a surgeon.³¹¹ Dr. Atchison was further assisted by Dr. Whitcomb of Eastlawn Sanatorium, the tuberculosis sanatorium in Northville. The group performed surgeries, delivered babies, conducted hysterectomies, appendectomies, and thyroidectomies.³¹²

Dr. Atchison Sr.'s health began to fail in 1936, at which time his son, Russell, returned to Northville and assumed his father's place in the hospital.³¹³ The family house and clinic was deeded to the younger doctor in 1937.³¹⁴ The senior Dr. Atchison died the following year.³¹⁵ The hospital portion of the clinic closed from 1936-1950, reopening on occasion for patients who required continuing treatment.³¹⁶ Between 1936-1946, Dr. Russell M. Atchison was the only physician in the clinic.³¹⁷ In 1950 he reopened the eight-bed hospital. He continued taking overnight patients until 1960 when St. Mary Hospital opened in Livonia.³¹⁸ Atchison's clinic continued to operate even after closing the hospital section of the business. By 1970, the clinic included six doctors in addition to Dr. Atchison.³¹⁹ The office remained in business until February 1988, when Dr. William Conley and semi-retired Dr. Atchison moved to a new location in Northville.³²⁰

A block away, on West Main Street, a small medical district was established in the first half of the twentieth century that included houses from 502-520 West Main. Dr. Linwood Snow resided at 502 West Main. His office was at 508 West Main. A nurses' residence was located at 514 West Main and Sessions Hospital, later Northville Community Hospital, was at 520 West Main.³²¹

Dr. Snow arrived in Northville in 1921 to work at Northville's first hospital, Bovee Hospital (not extant).³²² He was co-leader of the hospital with Dr. Tom Henry. The Bovee Hospital was not open long and was ultimately replaced by Sessions Hospital at 520 West Main Street. Dr. Snow practiced homeopathy and served as president of the statewide Michigan Homeopathic Medical Society, as well as the board of the American Institute of Homeopathy.³²³ In addition to his practice, Dr. Snow worked at Sessions Hospital between the 1930s and 1960s.³²⁴ Dr. Snow appears to have retired in the late 1960s, when his former office 508 West Main was listed in the local city directory as the office of Dr. Stuart F. Campbell, optometrist.³²⁵

³¹¹ "Atchison Clinic," *Northville Record*, July 17, 1969, 19-E.

³¹² Russell M. Atchison, 501 W Dunlap, Dunlap Street, West, 401-548, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

³¹³ Sigler, *Doctor Atchison*, 20.

³¹⁴ Randy Coble, "Atchison House once was lone hospital," *Northville Record*, August 7, 1991, 14A.

³¹⁵ Randy Coble, "Atchison House once was lone hospital," *Northville Record*, August 7, 1991, 14A.

³¹⁶ "Atchison Clinic," *Northville Record*, July 17, 1969, 19-E.

³¹⁷ Sigler, *Doctor Atchison*, 20.

³¹⁸ Sigler, *Doctor Atchison*, 20.

³¹⁹ Polk, *Plymouth/Northville*, 1970.

³²⁰ Randy Coble, "Atchison House once was lone hospital," *Northville Record*, August 7, 1991, 14A.

³²¹ Louie and Rockall, *Step by Step*, 16.

³²² "Atchison Clinic," *Northville Record*, July 17, 1969, 19-E.

³²³ "Dr. Snow Dies, Funeral is Today," *Northville Record*, November 22, 1978, 1-A

³²⁴ Polk, *Plymouth/Northville*, 1931, 1960.

³²⁵ Polk, *Plymouth/Northville*, 1970.

Edwin N. Sessions, a former farmer and oil distributor, founded Sessions Hospital in a former residence at 520 West Main Street in 1917.³²⁶ He owned the hospital until his death in 1951.³²⁷ Sessions Hospital was then sold and underwent a \$100,000 renovation before it was rededicated as Community General Hospital in 1959.³²⁸ In 1964, a partnership between William Jacobs, William Fenkle, Dr. E. T. Capuzzi and Larry Nickerman established the Northville Convalescent Center in the former Sessions Hospital.³²⁹ To accommodate the new use, the old hospital building was extensively remodeled and no longer resembled its former appearance. The renovation included removal of the entire second story, and the main story was altered to include treatment rooms, dining and kitchen facilities, and space to accommodate up to forty-five patients.³³⁰ The building has remained a nursing home into the twenty-first century; known as the Star Manor of Northville in 2018.³³¹

3.7 Industry

Northville has an extensive history in manufacturing and industry. Arguably, the town exists because of a historical need for regional lumber and grist mills. Industrial complexes developed on the east side of downtown Northville, adjacent to the two mill ponds formed on the River Rouge. Opposite the mill ponds, the Flint and Pere Marquette Railroad was constructed in 1871, which allowed for easy transportation of goods and raw materials.³³² Industrial facilities generally developed at this location, which included buildings at the eastern termini of East Main and East Cady Streets. It became known as “Northville’s manufacturing district.”³³³ By 1890, Northville was the third largest manufacturing center in Wayne County, behind Detroit and Wyandotte.³³⁴ In 2018, there are three extant resources in the historic district that are part of Northville’s industrial legacy: the Globe Furniture Company building, 459 East Cady; the Foundry and Flask Co. Building, 456 East Cady; and the former Ford Valve Plant, 235 East Main.

In the 1860s, Charles G. Harrington operated a foundry in Northville. Harrington designed a school desk that could be mass produced and sold commercially.³³⁵ In 1879, Harrington organized a business from this idea, known as the Michigan School Furniture Company, which was owned by Harrington and managed by Francis R. Beal and Charles Booth. The company was the first to produce school folding chairs, eventually growing to be the largest manufacturer of school seats world-wide.³³⁶ In 1884, Harrington’s company was re-incorporated under the name, Globe Furniture Company.³³⁷ By then, the company had grown to include church

³²⁶ Hoffman, *The first 100 Years*, 245.

³²⁷ “Edwin Sessions Dies Suddenly” *Northville Record*, May 24, 1951, 1.

³²⁸ “Hospital Staff Set; Plan Open House.” *Northville Record*, August 27, 1959, 1-A.

³²⁹ “Northville Convalescent Center.” *Northville Record*, July 17, 1969, 23-E.

³³⁰ “Officially Opens.” *Northville Record*, December 17, 1964, 1-8.

³³¹ Star Manor of Northville, accessed May 21, 2018, <http://www.starmanor.info/>.

³³² W. G. Sauer, *Detailed Official Atlas of Wayne County, Michigan*, (Detroit: W. G. Sauer, c.1915), 35.

³³³ Fecht, *Northville*, 63.

³³⁴ Silas Farmer, *History of Detroit and Wayne County and Early Michigan, a Chronological Cyclopedia of the Past and Present*. Vol. II (Detroit: Silas Farmer & Co., 1890), 1350.

³³⁵ “Frank Harmon Writes History for Northville’s 100th Birthday,” *Northville Record*, July 17, 1969, 12-C.

³³⁶ “Frank Harmon Writes History for Northville’s 100th Birthday,” *Northville Record*, July 17, 1969, 12-C.

³³⁷ “Frank Harmon Writes History for Northville’s 100th Birthday,” *Northville Record*, July 17, 1969, 12-C.

furniture, refrigerators, and church bells. The main factory and foundry was on the southeast side of Cady Street, east of the current location of 456 East Cady. The company erected the three-story building at 459 East Cady, across from its main complex, circa 1887 to serve the shipping/finished stock facility.³³⁸ By 1893 the company employed about 200 people and fulfilled \$250,000 in orders.³³⁹

In 1899, fire destroyed much of the Globe Furniture Company's factory facilities, leaving intact the foundry (near 456 East Cady) and the shipping building (459 E Cady).³⁴⁰ As a result, the company sold off their newly constructed foundry buildings to the American Bell and Foundry Company. The company manufactured a variety of bell types and within a few years was shipping products across the globe, filling orders as far away as Egypt and West Africa.³⁴¹ American Bell expanded their facilities and circa 1910 erected the extant concrete block portion of the building at 456 East Cady.³⁴² The company was sold in 1920 to an Ohio firm when the name was changed to Bell Furnace & Manufacturing. The new firm phased bell making out after 1924; by 1931 the company was operated simply as a foundry.³⁴³

By the early 1930s, the former shipping building at 459 East Cady housed the Northville Laundry. In the early 1940s the building was occupied by a scrap metal dealer, known as "Jack Cohn's Junk."³⁴⁴ In 1946 the building became Weber Machine & Tool Co, owned by John A. Weber.³⁴⁵ By the mid-1950s the firm had changed names to Foundry Flask & Equipment Company, which grew to become a major supplier of foundry flasks to the automotive industry. The company remained in the building until 1964 when it expanded to larger quarters across the street at 456 East Cady.³⁴⁶ Through the end of the decade, Foundry Flask retained the building for a warehouse.³⁴⁷ By the late 1970s, 459 East Cady housed Belanger Inc., which produced manufacturers polishing.³⁴⁸ As of 2018 the building housed The Village Workshop, a co-working facility.³⁴⁹

The only extant portion of the former American Bell and Foundry is the concrete block section of the building at 456 East Cady. It was erected circa 1910 to contain the furnace assembly and a tin shop.³⁵⁰ In the early 1940s the former American Bell facility housed the J. H. Tool and

³³⁸ Hoffman, *The first 100 Years*, 169.

³³⁹ Hoffman, *The first 100 Years*, 169.

³⁴⁰ Louie. *Northville*, 69.

³⁴¹ Louie. *Northville*, 58.

³⁴² Sanborn, *Northville*, 1909, 1914.

³⁴³ Louie. *Northville*, 58.

³⁴⁴ List of occupants, 455 E Cady Street, Cady Street, East, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

³⁴⁵ "Foundry Flask & Equipment Co.," *Northville Record*, July 17, 1969, 17-E.

³⁴⁶ "Foundry Flask & Equipment Co.," *Northville Record*, July 17, 1969, 17-E.

³⁴⁷ List of occupants, 455 E Cady Street, Cady Street, East, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

³⁴⁸ List of occupants, 455 E Cady Street, Cady Street, East, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

³⁴⁹ The Village Workshop, accessed May 22, 2018, <http://www.thevillageworkshop.com/>.

³⁵⁰ Sanborn, *Northville*, 1914, 4.

Machine Company, which was headquartered on Tireman Avenue in Detroit.³⁵¹ As a subsidiary of the company, the 456 East Cady facility housed a foundry that employed fifty to sixty individuals. In 1947 company owner John Haller established Michigan Powdered Metal in the complex, which he owned until 1954 when it was sold to Allied Products Corporation.³⁵² Just a few years later, in 1957, the turn-of-the-century foundry buildings were leveled by a fire. Feeling responsible for the employees, Haller repurchased the company and moved to a new facility on Northville Road.³⁵³ The concrete block building survived the fire but was not listed in the 1960 city directory, indicating it may have been vacant at the time.³⁵⁴

In 1964 the extant building at 456 East Cady was purchased by John Weber to house the Foundry Flask & Equipment Company, previously located at 459 East Cady.³⁵⁵ The foundry relocated to enable it to expand, explaining the many additions to the original building that were present in a 1964 aerial.³⁵⁶ In 1967, the company was sold to James R. Hayward, however Weber remained on staff in an executive capacity. Beginning with just five employees in 1946, the company by 1969 had grown to include ninety employees.³⁵⁷ In that time, the company had expanded its product lines to “keep pace with automation in the [auto] industry.”³⁵⁸ Foundry Flask & Equipment Company continues to occupy the building in 2018.

Another of Northville’s major nineteenth-century major manufacturers was the J. A. Dubuar Manufacturing Company, later known as the Union Manufacturing & Lumber Company. J. A. Dubuar established his factory circa 1890; processing lumber, mast hoops, pulleys, pulley blocks, and air guns.³⁵⁹ Pulley blocks were in particular high demand, with the firm producing millions each year, to be sent to the ship-building markets such as Boston.

Dubuar died in 1919 and his factory and property at 235 East Main Street were purchased by Henry Ford.³⁶⁰ Ford had the building remodeled to manufacture motor valves and renamed it the Ford Valve Plant.³⁶¹ Ford also acquired and demolished the adjacent Northville Mills, the pioneer-era town grist mill, located on the mill pond.³⁶²

The Northville Ford Valve Plant was the first facility in Henry Ford’s village industry program.³⁶³ Ford believed that industry could be decentralized, which would help to support a rural lifestyle, rather than contribute to its elimination as Ford’s massive River Rouge complex

³⁵¹ “Haller Buys Foundry Building.” *Northville Record*, July 13, 1945.

³⁵² “Haller Division,” *Northville Record*, July 17, 1969, 18-E.

³⁵³ “Haller Division,” *Northville Record*, July 17, 1969, 18-E.

³⁵⁴ Polk, *Plymouth/Northville*, 1960.

³⁵⁵ “Foundry Flask & Equipment Co.,” *Northville Record*, July 17, 1969, 17-E.

³⁵⁶ Aerial imagery, NETROnline, <https://www.historicaerials.com/viewer>, accessed May 4, 2018.

³⁵⁷ “Foundry Flask & Equipment Co.,” *Northville Record*, July 17, 1969, 17-E.

³⁵⁸ “Foundry Flask & Equipment Co.,” *Northville Record*, July 17, 1969, 18-E.

³⁵⁹ “Frank Harmon Writes History for Northville’s 100th Birthday,” *Northville Record*, July 17, 1969, 12-C.

³⁶⁰ “Frank Harmon Writes History for Northville’s 100th Birthday,” *Northville Record*, July 17, 1969, 12-C.

³⁶¹ “Frank Harmon Writes History for Northville’s 100th Birthday,” *Northville Record*, July 17, 1969, 12-C.

³⁶² “Frank Harmon Writes History for Northville’s 100th Birthday,” *Northville Record*, July 17, 1969, 13-C.

³⁶³ Knibbe, “Ford Valve Plant,” 8-4.

threatened to do.³⁶⁴ Ford's village industries were small, decentralized manufacturing facilities, each no more than sixty miles from the Ford Motor Company headquarters in Dearborn.³⁶⁵ The village industry facilities were positioned alongside waterways throughout Southeast Michigan, often reusing or replacing nineteenth-century mills, to take advantage of hydroelectric power.³⁶⁶ Nineteen village industries factories were established between 1919 and ca. 1944, producing small parts for the River Rouge plant.³⁶⁷

The Northville Ford Valve Plant became a major employer in the village, with a staff of three- to four-hundred, producing valves for all Ford cars and Fordson tractors.³⁶⁸ Ford specifically was credited with the town's population increase in the 1920s.³⁶⁹ By 1935, 181 million valves had been produced at the plant.³⁷⁰ Having proved to be a successful investment, a new building was planned to replace the nineteenth century Dubuar building, which did not meet Ford's architectural standards.³⁷¹ The following year the old three-story brick building was demolished and replaced by a new, modern factory building that retained a functional water wheel.³⁷² Originally, the water wheel powered a 30-horsepower electric generator. By the 1960s the wheel remained intact but was no longer used for electricity generation. The plant building itself was enlarged in 1956 to accommodate increased production. By 1969 the plant employed three-hundred people, producing 150,000 valves a day that were used in nearly all Ford and Mercury cars.³⁷³ At the time, the Northville facility was the only Ford village industry still carrying out its original purpose. In 1988 Ford Motor Company announced the plant closure, ending Ford's village industries program.³⁷⁴

Ford sold the plant to Marrick Industries in 1994, with a portion of the property, including the waterwheel, becoming a city park.³⁷⁵ At that time, building renovations were undertaken, including reconstruction of the badly deteriorated water wheel.³⁷⁶ In 2005, the building was remodeled again into a multi-tenant commercial facility. The building was renamed Water Wheel Centre and in 2018 houses eleven tenants.³⁷⁷

³⁶⁴ Sarah Jo Peterson, *Planning the Home Front: Building Bombers and Communities at Willow Run*. (Chicago: University of Chicago Press, 2013), 53.

³⁶⁵ Howard P. Segal. *Recasting the Machine Age: Henry Ford's Village Industries*. (Amherst: University of Massachusetts Press, 2005), 6.

³⁶⁶ Peterson, *Planning the Home Front*, 54.

³⁶⁷ Peterson, *Planning the Home Front*, 53.

³⁶⁸ "Frank Harmon Writes History for Northville's 100th Birthday," *Northville Record*, July 17, 1969, 12-C.

³⁶⁹ "Frank Harmon Writes History for Northville's 100th Birthday," *Northville Record*, July 17, 1969, 12-C.

³⁷⁰ Knibbe, "Ford Valve Plant," 8-5.

³⁷¹ Knibbe, "Ford Valve Plant," 8-5.

³⁷² "Ford Brings 'Village Industries' to Northville with Valve Plant," *Northville Record*, July 17, 1969, 3-E.

³⁷³ "Ford Brings 'Village Industries' to Northville with Valve Plant," *Northville Record*, July 17, 1969, 3-E.

³⁷⁴ Knibbe, "Ford Valve Plant," 8-5.

³⁷⁵ Knibbe, "Ford Valve Plant," 8-5.

³⁷⁶ Water Wheel Centre. "Historic Building: A Look Through the Years." accessed, May 14, 2018, <http://waterwheelcentre.com/history.html>.

³⁷⁷ Water Wheel Centre. "Historic Building: A Look Through the Years." accessed, May 14, 2018, <http://waterwheelcentre.com/history.html>.

3.8 Religion

There are three extant religious buildings in the Northville Historic District: First Presbyterian Church, 200 E Main; the former First United Methodist Church building, 145 North Center (faces to Dunlap); and First Baptist Church, 217 North Wing. The Presbyterian Church building was erected in 1846 and was extensively remodeled in the nineteenth and twentieth centuries, before being almost completely reconstructed in 1970.³⁷⁸ Likewise, the former United Methodist Church Building, whose original address was 109 West Dunlap Street, was erected in 1885 and has undergone numerous alterations.³⁷⁹ The congregation sold the building and property in 1971 after moving to a new building.³⁸⁰

Baptist pioneers in Northville began congregating for worship in 1833.³⁸¹ Initially, they met in the residences of the congregants or in a log schoolhouse two miles west of the village. A formal church constitution was established on June 18, 1835.³⁸² Fundraising for a church building began in 1837.³⁸³ The first meeting was held in the new building, located on Wing Street, on January 4, 1841.³⁸⁴ The property was deeded by William and Sarah Dunlap in May 1844 to the Baptist Society.³⁸⁵ The facilities were expanded in the 1840s and 1850s to ultimately include fourteen animal shelters and a wood storage shed.

The church building was expanded in December 1859 when the church contracted Samuel Williams to “alter and construct” a house of worship.³⁸⁶ The result was the core of the extant building at 217 N Wing, completed circa 1860. A belfry and bell were installed in 1879.³⁸⁷ The original interior of the sanctuary was “reconstructed,” or remodeled, in 1927.³⁸⁸

In the late 1940s the congregation voted to become part of the Conservative Baptist Association of America.³⁸⁹ Under pastor Peter Nieuwkoop the church was remodeled in the 1950s, including the addition of a heating plant and renovation of the church basement to include Sunday School classrooms.³⁹⁰ In 1960, the congregation spent \$50,000 to construct a new addition and remodel the original church. The addition created a new auditorium extending south from the original building. The interior included a choir loft and was finished in fir.³⁹¹ The old building was remodeled as a chapel, a Sunday school classroom, a nursery, mimeograph room, and janitor’s

³⁷⁸ “Our History,” First Presbyterian Church of Northville, accessed May 22, 2018, <https://www.fpcnorthville.org/our-history>.

³⁷⁹ Hixson, *Early Northville*; “First Church: ‘Plymouth Mission,’ Methodist Services Held in Barn,” *Northville Record*, July 17, 1969, 10-B; UMC, *A Proud Past*, 33.

³⁸⁰ UMC, *A Proud Past*, 33.

³⁸¹ “Baptist Pastor Arrives in 1833,” *Northville Record*, July 17, 1969, 2-B.

³⁸² “Baptist Pastor Arrives in 1833,” *Northville Record*, July 17, 1969, 2-B.

³⁸³ “Baptist Pastor Arrives in 1833,” *Northville Record*, July 17, 1969, 2-B.

³⁸⁴ Study Committee, *Northville Historic District*.

³⁸⁵ Study Committee, *Northville Historic District*.

³⁸⁶ Study Committee, *Northville Historic District*.

³⁸⁷ “Baptist Set Dedication on 125th Birthday,” *Northville Record*, October 20, 1960, 9.

³⁸⁸ “Baptist Pastor Arrives in 1833,” *Northville Record*, July 17, 1969, 2-B.

³⁸⁹ “Baptist Pastor Arrives in 1833,” *Northville Record*, July 17, 1969, 19-B.

³⁹⁰ “Baptist Pastor Arrives in 1833,” *Northville Record*, July 17, 1969, 19-B.

³⁹¹ “Baptist Set Dedication on 125th Birthday,” *Northville Record*, October 20, 1960, 9.

supply room. A dedication ceremony was held October 23, 1960.³⁹² The large wing was noted for keeping the “New England style,” emulating the Greek Revival elements of the original circa 1859 building.³⁹³ At the time of the dedication, it was announced that there was planned removal of adjacent houses to the church to make additional parking. The congregation continues to occupy the building in 2018.³⁹⁴

3.9 Social/Recreation/Entertainment

Throughout Northville’s history, there have been numerous buildings that have housed social and fraternal organizations, entertainment venues, and recreational opportunities.

In 1851, the Masonic Lodge of Free and Accepted Masons, or the Masonic Lodge, held its first meeting in Northville.³⁹⁵ Initially, Lodge members met in both Plymouth and Northville, before members in Plymouth decided to hold the organization’s charter and regalia, forcing Northville members to form their own organization. The new Northville Lodge No. 186, held its first meeting on December 13, 1865, with the charter passing on January 11, 1866.³⁹⁶ Originally, the Lodge had formerly met in W. P. Hungerford’s Store, on the north side of Main Street (not extant).

In 1880 the Masons convinced grocer Barton Wheeler to add a second story to the building he was erecting at 102 East Main Street for use as a lodge room.³⁹⁷ He agreed to a nine-year lease and the Masons paid for the construction of the second story.³⁹⁸ To manage the building, the Masonic Temple Association of Northville was formed. The Lodge includes several associated sub-organizations, one of which was the Orient Chapter No. 77 of the Eastern Star for female family members, organized in 1891.³⁹⁹ By 1893, the lodge had expanded to include the second story space of the adjacent building at 108-110 East Main Street.⁴⁰⁰ The lodge room was located over 102-104 East Main, while the dining room and kitchen facilities were over 108-110 East Main.⁴⁰¹ The Masons continue to occupy the facility. into the twenty-first century. In 2018, various local branches of the Masonic organization meet in the building; including Northville Lodge No. 186, Free and Accepted Masons; Union Chapter No. 55, Royal Arch Masons; Northville Council No. 30, Royal and Select Masons; Northville Commandery No. 39, Knights Templar; Orient Chapter No. 39, Order of Eastern Star; Walt Disney Order of Demolay; and Rainbow for Girls Assembly No. 28.⁴⁰²

³⁹² “Baptist Pastor Arrives in 1833,” *Northville Record*, July 17, 1969, 19-B.

³⁹³ “Baptist Set Dedication on 125th Birthday,” *Northville Record*, October 20, 1960, 9.

³⁹⁴ First Baptist Church “About FBN,” accessed May 22, 2018, <http://www.firstbaptistnorthville.com/about-fbn/>.

³⁹⁵ Herman A. Wedemeyer, “Established in 1851 Records of First Masonic Lodge Destroyed by Fire in Plymouth.” *Northville Record*, July 17, 1969, 2-F.

³⁹⁶ Wedemeyer, “First Masonic Lodge,” 2-F.

³⁹⁷ Michele Fecht, (Northville Historical Society), “Southeast Corner | Lucy & The Wolf | 102 East Main; Cobbler’s Corner | 104 East Main; Genitti’s | 108 East Main,” email to Elaine Robinson, March, 2018.

³⁹⁸ Wedemeyer, “First Masonic Lodge,” 2-F.

³⁹⁹ Wedemeyer, “First Masonic Lodge,” 2-F.

⁴⁰⁰ Sanborn-Perris, *Northville*, 1893, 2.

⁴⁰¹ “Masonic Temple Retained on Lease.” *Northville Record*, July 17, 1969, 20-F.

⁴⁰² “Northville Masonic Temple Home to Seven Masonic Organizations.” Northville Masonic Association, accessed May 22, 2018, <https://northvillemasonic.com/>.

The local Knights of the Maccabees tent No. 300 (KOTM) was established in Northville in 1889.⁴⁰³ The local Maccabees were organized by A. B. McCullough, who moved to Northville from Cass City, and Charles Bristol of Rochester, and Walter House of Lapeer. The KOTM was founded in London, Ontario in 1879, established to care for widows and orphans.⁴⁰⁴ The organization was particularly large in Michigan, with its leadership based in Port Huron in 1881.⁴⁰⁵ The organization evolved, providing life insurance to its members, as well as fraternal activities.⁴⁰⁶

The first meeting of the KOTM in Northville was held in a non-extant building at the northeast corner of Main and Center Streets. After the initial meeting, the Maccabees met in various locations in downtown Northville, including the third story of 118 East Main Street, known as Ambler Hall⁴⁰⁷ and later in the Cattermole Building at 148 North Center.⁴⁰⁸ A 1931 newspaper article indicates additional meeting locations included “over the Palace meat market, Chadwick hall, over the Fred Lyke store, and now, the meetings are held in the Forester’s hall over the Kroger store.” The last place mentioned was a hall on the third story of a building at 103-109 East Main Street.⁴⁰⁹ By 1976, the Maccabees were no longer active in Northville.⁴¹⁰

Another fraternal organization to have met in Ambler Hall was the Knights of Pythias Mystic Lodge No. 100.⁴¹¹ The Knights of Pythias were established in 1864 in Washington, D. C. by Justus H. Rathbone and was chartered by an act of Congress.⁴¹² Rathbone, a native of Eagle Harbor, Michigan, wanted to create an organization to promote harmony, peace, and brotherhood to counter the social strife during the Civil War.⁴¹³

There are few historical references to the Knights of Pythias in Northville. The organization was first mentioned in local newspapers in 1889 when Rathbone delivered a lecture at the Presbyterian Church.⁴¹⁴ Newspaper coverage of the event indicated that “the order is growing rapidly.” Perhaps it was Rathbone’s visit that inspired Northville citizens to form their own Pythian Order. The first newspaper notice of elected officers in the organization was placed three years later, in 1892.⁴¹⁵ The last newspaper mention of the local Knights of Pythias occurred in 1928, suggesting the local organization may not have survived the Great Depression.⁴¹⁶

⁴⁰³ “Maccabees Tent Organized Here,” *Northville Record*, July 17, 1969, 8-F.

⁴⁰⁴ Knights of the Maccabees (KOTM), *Historical Sketches of the Ancient and Modern Knights of the Maccabees*, (Port Huron, Michigan: Huronia Printing Company, 1889), 19.

⁴⁰⁵ KOTM, *Historical Sketches*, 21.

⁴⁰⁶ “Maccabees.” Argus Foundation, accessed, May 22, 2018, http://www.stichtingargus.nl/vrijmetselarij/maccabees_en.html.

⁴⁰⁷ Sanborn-Perris, *Northville*, 1893, 2.

⁴⁰⁸ Sanborn-Perris, *Northville*, 1893, 2.

⁴⁰⁹ *Plymouth/Northville*, 1931, 211.

⁴¹⁰ Hoffman, *The first 100 Years*, 209.

⁴¹¹ “Societies,” *Northville Record*, February 4, 1892, 5.

⁴¹² “Welcome.” Knights of Pythias, accessed May 22, 2018, <http://www.pythias.org/>.

⁴¹³ “Top Pythian officer from Oxford in ’53.” *Oxford Leader*, May 6, 1976, E2.

⁴¹⁴ “Town Talk.” *Northville Record*, September 6, 1889, 1.

⁴¹⁵ “The New Officers.” *Northville Record*, December 8, 1892, 1.

⁴¹⁶ “Professional Cards.” *Northville Record*, February 10, 1928, 11.

The American Legion was organized in a charter by Congress in 1919 to provide service to World War I veterans and their communities.⁴¹⁷ The Lloyd H. Green Post 147 was established in Northville on September 10, 1919.⁴¹⁸ The post was named in honor of the first Northville resident killed in action during the war. Initially, the Legion held meetings in the high school, until 1921 when they were moved to a non-extant building in downtown Northville. Three years later, in 1924, the organization purchased a no-longer extant building at the corner of Dunlap and Hutton Streets.⁴¹⁹ The membership of the post expanded in 1925, when an auxiliary arm was established.⁴²⁰ In May 1932, Ford Motor Company gifted the former boarding house at 341 East Main to the Northville American Legion and Legion Auxiliary for use as their headquarters.⁴²¹ During World War II, the American Legion sponsored the formation of the Northville Chapter of the Red Cross.⁴²² The local Legion chapter was disbanded after the end of World War II, but was reactivated on February 16, 1953, to continue its role in supporting local and regional blood banks.⁴²³

The American Legion moved to the former Dunlap House (formerly the Neal Building) at 215 North Center Street in 1944.⁴²⁴ The Legion purchased the building and rotated it ninety degrees to face Dunlap Street, presumably adding the brick cladding extant today as well.⁴²⁵ The building was officially dedicated July 4, 1945 as the Veterans Memorial Home.⁴²⁶ By 1969 the Legion had grown to 147 members and the Auxiliary had ninety-seven members.⁴²⁷ The American Legion continues to occupy this location in 2018.⁴²⁸

The Fraternal Order of the Eagles 2504 (FOE) was established in Northville in 1946.⁴²⁹ Nationally, the FOE was established at the turn of the twentieth century with the goal to “make human life more desirable by lessening its ills and promoting peace, prosperity, gladness and hope.”⁴³⁰ Following its establishment in Northville, the FOE met on the second story of 123 East Main Street.⁴³¹ Circa 1963, the organization moved 113 South Center Street, where it remains to the present day.⁴³² By the late 1960s the organization had reached 160 members.⁴³³ City

⁴¹⁷ “History,” The American Legion, <https://www.legion.org/history>, accessed 23 April 2018.

⁴¹⁸ “Legion Receives Post-War Charter,” *Northville Record*, July 17, 1969, 10-F.

⁴¹⁹ Hoffman, *The first 100 Years*, 221.

⁴²⁰ “Legion Receives Post-War Charter,” *Northville Record*, July 17, 1969, 10-F.

⁴²¹ “Legion Gets Ford House as its New Home.” *Northville Record*, May 13, 1932, 1.

⁴²² “Red Cross Gets Start in War.” *Northville Record*, July 17, 1969, 7-F.

⁴²³ “Red Cross Gets Start in War.” *Northville Record*, July 17, 1969, 7-F.

⁴²⁴ Michele Fecht, (Northville Historical Society), “341 East Main,” email to Elaine Robinson, March, 2018.

⁴²⁵ Hoffman, *The first 100 Years*, 221.

⁴²⁶ Hoffman, *The first 100 Years*, 221.

⁴²⁷ “Legion Receives Post-War Charter,” *Northville Record*, July 17, 1969, 10-F.

⁴²⁸ “Welcome,” American Legion Lloyd H. Green, Post 147, accessed May 22, 2018,

<http://www.americanlegionpost147michigan.org/>.

⁴²⁹ “Order of Eagles.” *Northville Record*, July 17, 1969, 14-F.

⁴³⁰ “Howe it Began.” Fraternal Order of the Eagle, accessed May 22, 2018, <https://www.foe.com/About-The-Eagles/History>.

⁴³¹ Polk, *Plymouth/Northville*, 1960; “Order of Eagles.” *Northville Record*, July 17, 1969, 14-F.

⁴³² Polk, *Plymouth/Northville*, 1970; “Order of Eagles.” *Northville Record*, July 17, 1969, 14-F.

⁴³³ “Order of Eagles.” *Northville Record*, July 17, 1969, 14-F.

Assessor records indicate that in 1978 the FOE constructed the present building at 113 South Center Street.

The first Northville Boy Scout Troop was established in the late 1920s; followed by a Girl Scout troop in 1932.⁴³⁴ The first Northville Boy Scout Troop was sponsored by the First Methodist Church.⁴³⁵ In the 1930s two more troops were formed, which were sponsored by the American Legion. To house the scouts, in 1935 a scout recreation building was erected at Dunlap and Hutton Streets (not extant). This property was purchased and demolished by Manufacturers National Bank in 1961. A new Scout Building was completed at 215 West Cady Street in 1963. In 1966 a flag pole was dedicated in front of the building for a former scout leader, Mr. Carlson.⁴³⁶ By 1969, Boy Scouting troops in Northville included two Boy Scout troops and one Cub Scout Pack; sponsored by the Frist Presbyterian Church, First United Methodist Church, and the Veterans of Foreign Wars. The Northville Boy Scouts made up one of the largest scouting organizations in the metropolitan Detroit area.

The Girl Scout troop in Northville was established in 1932. They operated independently until circa 1958 when they joined the National Girl Scout organization. Membership continued to grow and by 1969 there were nineteen troops in Northville, with membership of 472 scouts.⁴³⁷ Girl scouting activities included camping, tree-planting, paper drives, and an annual celebration of the birthday of Girl Scouting.

The Scout Building eventually became a recreation place for older adults, housing the Northville Senior Center.⁴³⁸ In 2018, the Scout Building became known as the Northville Art House, a nonprofit art studio, school, and gallery.⁴³⁹

Another center for recreation was the Northville Community Center, 303 West Main Street, which was erected in 1954 by the City of Northville.⁴⁴⁰ The building, which included a \$210,000 gymnasium, was managed by the Northville Parks and Recreation Department. One of the most unique features of the newly constructed building was its blue tinted “windowless glass” on the east elevation, which allowed natural light into the gymnasium without causing a glare.⁴⁴¹ The building functioned as a community center until 1960 when it was sold to the Northville School District to house school board offices.⁴⁴² It returned to its original function in 1979 when the Parks and Recreation Department offices were reinstalled in the building, where they remained

⁴³⁴ “Clubs in Action.” *Northville Record*, July 17, 1969, 19-F.

⁴³⁵ “Clubs in Action.” *Northville Record*, July 17, 1969, 19-F.

⁴³⁶ “Clubs in Action.” *Northville Record*, July 17, 1969, 19-F.

⁴³⁷ “Girl Scouts.” *Northville Record*, July 17, 1969, 13-F.

⁴³⁸ 215 W Cady Street, Cady Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁴³⁹ “About.” Northville Art House, accessed May 22, 2018, <http://northvillearthouse.org/about/>.

⁴⁴⁰ “Recreation Center at Hillside & Northville Community Center.” Northville Parks and Recreation, accessed May 16, 2018, http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php.

⁴⁴¹ “Community Center Bldg. Concrete Pouring Well Underway.” *Northville Record*, March 18, 1954, 1.

⁴⁴² “Recreation Center at Hillside & Northville Community Center.” Northville Parks and Recreation, accessed May 16, 2018, http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php.

until 2001.⁴⁴³ In 2003, the Department entered a new twenty-five year lease with the school district and converted the building to a public community center once again. As of 2018, the building houses rental spaces for events, a large gymnasium, meeting rooms, and the Northville Senior Center.⁴⁴⁴

Northville's first movie theater, the Aliesum, was located on the north side of East Main and was lost to a fire in April 1925.⁴⁴⁵ Following the fire, business partners Kate Penniman-Allen and Harry Lusk, who owned the Penniman-Allen Theatre in nearby Plymouth, moved quickly to construct their second theater in Northville.⁴⁴⁶ The Northville Penniman-Allen Theatre (P & A) was completed in 1926 for a cost of \$150,000. When it opened it was a state-of-the-art movie house with 750 seats, an orchestra pit, a stage accommodating fourteen sets of scenery, and a \$13,000 Wurlitzer orchestra unit organ.⁴⁴⁷ The new theater was said to possess the best sound equipment in the state. The P & A was a focal point of entertainment in Northville from the 1920s through 1940s. However, popularity waned and the theater closed in 1953 due to a "lack of interest."⁴⁴⁸

By 1969, Kate Penniman-Allen had sold the theater to Edward Hohler, who also owned the Farmington Civic Theater.⁴⁴⁹ In 1978 the theater was sold to the Zayti family, who renamed it the Marquis. The theater was reopened as a movie house for a few years before being converted to a live children's theater in the 1980s.⁴⁵⁰ It continued to offer stage performances into the early 2000s.⁴⁵¹ In 2018, the theater markets itself as catering to a variety of events, including performance shows, acting camps for children, and as a rental venue to both show films and host birthday parties.⁴⁵²

3.10 Architecture

The earliest extant buildings in the Northville historic district are houses that date to the pioneer era, circa 1830 through 1860. Local histories reference the first pioneers having erected log buildings, if any structures are extant in the historic district they have been covered by later siding and additions that obscure the log construction origins. Log construction lasted only a short period, with frame houses being preferenced as soon as saw mills were present in a region. The earliest houses in the district are wood-framed buildings that embody vernacular forms,

⁴⁴³ "Recreation Center at Hillside & Northville Community Center." Northville Parks and Recreation, accessed May 16, 2018, http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php.

⁴⁴⁴ "Recreation Center at Hillside & Northville Community Center." Northville Parks and Recreation, accessed May 16, 2018, http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php.

⁴⁴⁵ Michele Fecht, (Northville Historical Society), "135- 139 East Main | Marquis Theatre | 135 E. Main; Great Harvest | 139 E. Main," email to Elaine Robinson, March 2018.

⁴⁴⁶ Michele Fecht, (Northville Historical Society), "135- 139 East Main | Marquis Theatre | 135 E. Main; Great Harvest | 139 E. Main," email to Elaine Robinson, March 2018.

⁴⁴⁷ Michele Fecht, (Northville Historical Society), "135- 139 East Main | Marquis Theatre | 135 E. Main; Great Harvest | 139 E. Main," email to Elaine Robinson, March 2018.

⁴⁴⁸ Louie. *Northville*, 130.

⁴⁴⁹ "P & A Theatre." *Northville Record*, July 17, 1969, 24-E.

⁴⁵⁰ Louie. *Northville*, 130.

⁴⁵¹ Louie. *Northville*, 130.

⁴⁵² "Welcome to the Northville Marquis Theatre." Marquis Theatre, accessed May 22, 2018, <http://northvillemarquistheatre.com/>.

typically with some added stylistic elements. The term vernacular, when applied to the built environment, refers to the structures constructed following traditional methods or utilizing traditional forms, rather than following the dictates of architect designed structures known as high style, or based on popular styles derived from plan book or catalog illustrations.⁴⁵³ Forms are also distinctive from styles in that they are discussed based on the shape of the building, the building footprint, or major form elements.⁴⁵⁴ The majority of the vernacular forms in the Northville historic district are derived directly from buildings in western New York and New England, where many of the city's pioneer settlers originated.

Because the vernacular form building is identified by its shape, these buildings can, and often do, incorporate a wide variety of popular architectural stylistic features. For example, elements of the Greek Revival style easily adapt to both the side gable and front gable roof form. The Greek Revival style is considered to be America's first national house style. It was popular from around 1825 to 1860, when the United States, the world's newest democracy was looking toward Greece, the world's first democracy, for inspiration. This period coincided with much of the early settlement activity in southeast Michigan.⁴⁵⁵ Typical elements associated with the Greek Revival style include large scale ornamentation in comparison to the entire house; columns or pilasters, often Doric or Ionic Orders; nine-over-six or six-over-six windows; cornice returns, dentil detailing' wide fascia boards; eyebrow windows directly under the roof line; door surrounds and sidelights, and heavy entablatures.⁴⁵⁶ As the Greek Revival style filtered down from high style, to popular architecture and into vernacular use, the ornamentation took on a less prominent position. Good examples of Greek Revival in the Northville Historic District include the building at 511 West Dunlap Street and 204 Randolph Street.

One of the most popular vernacular forms in the nineteenth century was the Front Gable house. This form is one or two stories high and has a prominent front facing gable roof oriented perpendicular to the road. The façade of a Front Gable generally has two to four fenestration bays with an asymmetrical entrance.⁴⁵⁷ In Michigan, these buildings trace their roots to New England, however Front Gable buildings are found throughout the United States. The Front Gable house enjoyed its greatest popularity circa 1830 to 1930, in part due to its ability to adapt to various stylistic trends of popular architecture.⁴⁵⁸ An example of the Front Gable form can be found at 350 East Cady Street.

⁴⁵³ James C. Massey and Shirley Maxwell, "Victorians Plain and Popular." *Old House Journal*. (November/December 1996), 20.

⁴⁵⁴ Marshall S. McLennan, "Identifying House Types." Unpublished manuscript, 1987, original on file Commonwealth Heritage Group, Inc., Dexter, Michigan.

⁴⁵⁵ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 2013), 247.

⁴⁵⁶ Stephen C. Gordon, *How to Complete the Ohio Historic Inventory*, (Columbus: Ohio Historical Society, 1992), 79.

⁴⁵⁷ Marshall S. McLennan, Andrew Nazzaro, Karen Bean, Robert Haswell, and Katherine Moberg, *Washtenaw County Rural Building Survey*. (Eastern Michigan University, Institute for Community & Regional Development, Washtenaw County Historic District Commission. Record on file, Michigan State Historic Preservation Office, Lansing, Michigan, 1982), 8.

⁴⁵⁸ McAlester, *American Houses*, 136.

The Upright and Wing form is an adaption of Front Gable house body with the addition of a one-story side-gable wing. The earliest examples of this form have a door in the upright, as well as doors in the wing, often off a porch along the length of the wing. As the form evolved both the Upright and Wing sections were constructed simultaneously and with the main door repositioned to the wing. With the relocation of the front door, the Upright section of the house was often reduced from three bays of fenestration to two.⁴⁵⁹ Referred to as the “gable front and wing” by Virginia McAlester, she maintains that this house form was considered a popular folk housing type until the 1930s.⁴⁶⁰ The Upright and Wing is among the most common vernacular house form in southeast Michigan.⁴⁶¹ In the Northville Historic District, some intact examples of the form are located at 122 South Rogers Street, 359 North Rogers Street, and 322 North Rogers Street.

The Gabled Ell house form is believed to be a later modification to the Upright and Wing houses, which maintained the familiar shape of the earlier Upright and Wing, while providing much more living space for large families.⁴⁶² The key difference between the two forms is the Gabled Ell can be one-and-one-half or two-stories high and has a wing equal in height to the Front Gable portion of the building, with both sections constructed simultaneously rather than over time as was often the process for the Upright and Wing.⁴⁶³ Other common elements associated with the Gabled Ell is the presence of a porch along the length of the long wing portion of the building and the lack of a door in the two-bay wide gable facade facing the street.⁴⁶⁴ Due to the large population growth across Southeast Michigan in the years following the Civil War and into the early twentieth century, a time when the Gabled Ell enjoyed its greatest popularity, there is a substantial number of Gabled Ell residences.⁴⁶⁵ Historically these buildings could feature Victorian era decorative elements, such as influences of Gothic Revival, Italianate, and Queen Anne styles, all popular during the same time period of the Gabled Ell form. Examples of the Gabled Ell houses are present in Northville at 501 West Cady Street, 494 West Cady Street, and 128 South Rogers Street.

The Gothic Revival style was popular in the United States from approximately 1840 to 1880.⁴⁶⁶ Although the revival of Gothic design began in England in 1749, it was not until 1832, when Alexander Jackson Davis designed Glen Ellen in Baltimore, Maryland, that the style began to be used in the United States.⁴⁶⁷ The style spread across the county through books such as Davis’s *Rural Residences*, published in 1837. Later publications, including A. J. Downing’s *Cottage Residences* (1842), Richard Upjohn’s *Rural Architecture*, and the *Horticulturist* (1846-1875) depicted Gothic Revival houses and churches along with romantic landscape plans (in Gordon

⁴⁵⁹ Gordon, *Ohio Historic Inventory*, 132.

Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 184.

⁴⁶¹ McLennan, et al., *Rural Building Survey*, 12-13.

⁴⁶² McAlester, *American Houses*, 138.

⁴⁶³ Marshall S. McLennan, “Identifying House Types.” Unpublished manuscript, 1987, original on file Commonwealth Heritage Group, Inc., Dexter, Michigan.

⁴⁶⁴ Gordon, *Ohio Historic Inventory*, 136.

⁴⁶⁵ McAlester, *American Houses*, 138; Gordon, *Ohio Historic Inventory*, 136.

⁴⁶⁶ McAlester, *American Houses*, 267; Gordon, *Ohio Historic Inventory*, 80.

⁴⁶⁷ McAlester, *American Houses*, 270.

1992:80).⁴⁶⁸ Among the characteristics of the Gothic Revival style are steeply pitched roofs, wall dormers, hood molds over windows, and curvilinear gingerbread trim along the eaves and gable edges.⁴⁶⁹ The general emphasis on verticality is sometimes carried out through the application of the pointed arch, particularly in lancet windows. Examples of the style are constructed in stone, brick, or wood.⁴⁷⁰ Gothic Revival cottages were particularly popular in Northville, compared to the rest of southeast Michigan.⁴⁷¹ Good examples of Gothic Revival in Northville include: 132 West Dunlap Street, 129 North Wing Street, and 410 East Main Street.

There are a number of circa 1860s-1880s buildings that embody an uncommon form, known as the Double-Gable Cottage, where the façade has two front-gables. This form is found more often in Northville than anywhere else in southeast Michigan.⁴⁷² A good example of this form can be found at 404 West Main Street, which is also embodies Italianate style.

The Italianate style, popular from approximately 1840 to 1885 was commonly used for both high style and vernacular residences and was also popular for commercial buildings.⁴⁷³ The typical Italianate house has a rectangular, almost square, footprint, standing two or three stories.⁴⁷⁴ The most common identifying features of the style include a low pitched hipped roof with wide overhanging eaves, supported by large, ornamental brackets.⁴⁷⁵ A prominent cupola placed in the center of the roof or a centered or asymmetrical tower may be present in the higher style examples. Fenestration, and its ornamentation, is often considered a character-defining feature of Italianate buildings. These include tall, narrow double-hung windows, sometimes arched, and often crowned by various types of hood or pedimented moldings.⁴⁷⁶ The Italianate style was popular with the middle class, who were drawn to its simple, boxy appearance and the formal balance of the facades.⁴⁷⁷ Examples of residential Italianate architecture in Northville include: 341 East Main Street, 342 East Main Street, and 512 West Dunlap Street.

The Italianate style was one of the most popular styles for late nineteenth century commercial buildings. Its commercial application is characterized by tall windows with hoods or pediments, usually on the upper stories and a prominent decorative cornice.⁴⁷⁸ Commercial Italianate is embodied in many of Northville's downtown buildings, including: the Beal Block, 126-134 East Main Street; the Coonley Block, 120-124 East Main Street; and 109-115 North Center Street.

Another popular late nineteenth century style, Queen Anne, was popular from 1880 -1910, and included such features as asymmetrical massing, irregular story plans, variety of exterior

⁴⁶⁸ Gordon, *Ohio Historic Inventory*, 136.

⁴⁶⁹ John J. G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945* (Nashville, Tennessee: American Association for State and Local History, 1977), 31.

⁴⁷⁰ Gordon, *Ohio Historic Inventory*, 80.

⁴⁷¹ Lowery, Northville Historic District, 2.

⁴⁷² Lowery, Northville Historic District, 2.

⁴⁷³ McAlester, *American Houses*, 283; Gordon, *Ohio Historic Inventory*, 86.

⁴⁷⁴ Blumenson, *American Architecture*, 37.

⁴⁷⁵ McAlester, *American Houses*, 283.

⁴⁷⁶ McAlester, *American Houses*, 283-285.

⁴⁷⁷ Mary Mix Foley, *The American House*. (New York: Harper Colophon Books, 1980), 157.

⁴⁷⁸ "Italianate Blocks," University of Vermont Landscape Change Program, https://www.uvm.edu/landscape/dating/commercial_architecture/italianate.php, accessed 13 April 2018.

finishes, bay and oriel windows and the use of stained glass, wrap-around porches, and sometimes towers.⁴⁷⁹ Queen Anne buildings are known for their decorative elements, such as turned posts (rather than columns) and spindlework on porches and textured wall surfaces such as patterned brick or wood shingles.⁴⁸⁰ These decorative elements were easily applied to vernacular forms as well. Several buildings in the Northville Historic District embody the Queen Anne style, or have Queen Anne decorative elements, including: 332 East Main Street, 504 West Dunlap Street, and 543 West Dunlap Street.

Popular during the same period as Queen Anne, 1880-1910, Shingle style residences can also be found in Northville. Shingle style is a stripped-down Queen Anne style, which heavily featured wood shingle-clad exteriors. The style borrowed elements such as broad porches from Queen Anne; gambrel roofs and classical elements from Colonial Revival; and arches and stonework from Richardsonian Romanesque.⁴⁸¹ General hallmarks of Shingle style buildings include: a wood-shingled exterior with an absence of corner boards, irregular/steep roofs, and large porches.⁴⁸² An example of a Shingle style house in the Northville Historic District can be found at 549 West Dunlap Street.

Building styles and forms in the early twentieth century moved away from the overt ornament of the Italianate and Queen Anne styles and the simplicity of most of the vernacular forms, to more closely reflect the popular architecture spread in the pages of catalogs or magazines.⁴⁸³ Popular architecture from the early twentieth century included both mail-order plan books and kit houses. Locally, Northville's Grand River Lumber and Coal Company, issued catalogs for such houses from 1902 into the 1930s.⁴⁸⁴ Local historians believe, many catalog houses were built in Northville, however unless it is documented the house was from a kit or plan, it can be difficult to determine which houses have a mail-order legacy. The number of houses erected from this period, indicates a high probability of mail-order and kit houses in the Northville historic district.

Two of the most popular house forms from the first half of the twentieth century are the Foursquare or Bungalow forms. The Foursquare house was a popular new house type from the end of the nineteenth century into the early years of the twentieth century, circa 1900-1925.⁴⁸⁵ The basic form of the Foursquare has been attributed to the clean lines of the Chicago Prairie School houses that were first developed by Frank Lloyd Wright.⁴⁸⁶ The foursquare form grew in popularity due in part to house plans, or whole house kits, offered in mail-order catalogs that advertised the form as "the most house for the least money."⁴⁸⁷ The simplicity of the design and lack of ornamentation enabled a reduction in upkeep and the use of modern home technologies.

⁴⁷⁹ McAlester, *American Houses*, 345; Gordon, *Ohio Historic Inventory*, 91.

⁴⁸⁰ McAlester, *American Houses*, 348-350.

⁴⁸¹ McAlester, *American Houses*, 374.

⁴⁸² McAlester, *American Houses*,

⁴⁸³ James C. Massey, and Shirley Maxwell, "Victorians Plain and Popular." *Old House Journal* (November/December, 1996), 20.

⁴⁸⁴ Louie. *Northville*, 95-96.

⁴⁸⁵ James C. Massey, and Shirley Maxwell, "The All-American Family House: A Look at the Foursquare." *Old House Journal* (November/December, 1995), 20

⁴⁸⁶ McAlester, *American Houses*, 550-552.

⁴⁸⁷ McAlester, *American Houses*, 550-552; Gordon, *Ohio Historic Inventory*, 138.

The Foursquare house is two to two-and-one-half stories with a nearly square footprint created from four rooms on each story. A character defining feature of the Foursquare is the pyramidal, or steeply pitched, hipped roof often with a dormer on at least the façade slope, and a porch across the façade. Foursquare houses can exhibit stylistic elements popular at the time, such as Colonial Revival or Craftsman. Modern building materials, as well as more traditional, were well suited to the Foursquare. Houses were clad with everything from wood clapboards, shingles, and brick or cast-concrete blocks. With the improvements made in the modern concrete industry, this too became an accepted building material—a smooth stucco finish was popular with many foursquare builders.⁴⁸⁸ There are several Foursquare houses in Northville, including: 115 Linden Street, 217 Linden Street, and 114 West Street.

Another common house form in the early twentieth century was the Bungalow, which was one of the most popular house styles from circa 1905-1930.⁴⁸⁹ Originally developed in India, the concept of the Bungalow spread through the British Empire in the last nineteenth century. The Bungalow was first gained real popularity in America through the work of the architectural firm of Greene and Greene in Pasadena, California. Their Gamble House completed in 1909 is an outstanding example. Bungalows were one to one-and-one-half story buildings that emphasized natural materials and horizontal design. Bungalows were built in a variety of different forms, some of the most common are have a side-gable roof with a façade dormer, or a front gable roof and linear footprint. Typical Bungalow elements include wide eaves with exposed rafter tails or knee braces, and wide, covered porches supported by battered posts. Bungalows in the Northville Historic District include: 118 Linden Street, 302 West Main Street, and 314 West Dunlap Street.

Some of these buildings have been ornamented with elements of the Craftsman style. The Craftsman Style was derived from the Craftsman Movement, led by Gustav Stickley in the United States.⁴⁹⁰ Stickley, was influenced by the Arts and Crafts Movement begun in England by William Morris and disdained the earlier Victorian era opulence and machine crafted ornamentation for a simpler, hand-crafted designs. Craftsman houses were popular from circa 1900 to circa 1925, and typically had a simpler design with natural materials and colors used throughout. Stylistic elements of Craftsman houses include: wide eaves with exposed rafter tails or knee braces, multi-light over single light windows, and textured bricks.⁴⁹¹ Craftsman elements can be found at 314 West Dunlap Street, 116 High Street, and 111 North Wing Street.

During the early twentieth century, commercial building owners sought to modernize their business and minimize the level of ornament used in the previous decades. These one and two story commercial blocks generally follow the same order as earlier buildings; display windows and storefronts on the first story with individually placed smaller windows on the upper stories.⁴⁹² Subtle ornamentation was used in varying textures of exterior materials, such as

⁴⁸⁸ Massey, and Maxwell, "Foursquare," 31.

⁴⁸⁹ Gordon, *Ohio Historic Inventory*, 138.

⁴⁹⁰ Paul Duchscherer, and Douglas Keister, *The Bungalow: America's Arts and Crafts Home*. (New York: Penguin Studio, 1995), 15.

⁴⁹¹ Gordon, *Ohio Historic Inventory*, 102

⁴⁹² Richard Longstreth, *Buildings of Main Street*, (Lanham, Maryland: Rowan & Littlefield Publishers, Inc., 1987), 39.

brickwork and tiles. Popular streamlined architectural styles such as Art Deco and Art Moderne and period revivals were often loosely interpreted on the buildings. Examples of such twentieth century commercial buildings in Northville include: 141-143 East Main Street, 105 North Center Street, and 107 North Center Street.

Various period revival styles became popular in the first half of the twentieth century. One of the most popular in Northville was Colonial Revival. The revival styles harkened back to the early Colonial period in the United States, such styles as Georgian and Adam, however they were not exact copies.⁴⁹³ The style was popular with residential, commercial and government buildings. It remained popular for generations, lasting from around 1880 into the mid-1960s. Identifying stylistic elements include an accentuated front door, an entry portico, and a symmetrical façade with multi-light double-hung windows.⁴⁹⁴ Examples of Colonial Revival in Northville include the government and municipal buildings, erected in the 1960s; including City Hall, 215 West Main Street; the Scout Building, 215 West Cady Street; and the Post Office, 200 South Wing Street.

A more elaborate Period Revival Style is the Mediterranean Revival style, embodied in the Marquis Theatre, 133-137 East Main Street. Popularity of such period revival architecture peaked peaking in the 1920s, when the theater was erected.⁴⁹⁵ Characteristics of Mediterranean Revival include flat wall surfaces that feature decorative terra cotta, plasterwork, or tile ornamentation; sometimes implementing classical motifs. Red tile roofs with heavy brackets were most popular, although this is not applied to the Marquis.⁴⁹⁶ The Marquis Theatre is typical of movie house architecture of the period, which typically utilized exotic interpretations of period revival styles.⁴⁹⁷ This design freedom came from a desire to express modernity, as movie theaters were seen as a “new presentation technique.”⁴⁹⁸ Beaux-Arts-trained architects took historical styles and presented them in a new, extreme way.⁴⁹⁹ The most ornate of these “movie palaces” were designed to surround patrons in “an environment of excess.”⁵⁰⁰ Theater architect E. C. A. Bullock wrote that a theater façade should “overshadow everything in its immediate neighborhood,” even over the retail shops sharing its marquee.⁵⁰¹

Neoclassical Revival buildings were erected in Northville’s commercial district in the 1910s and 1920s. The style gained popularity following the 1893 World’s Colombian Exposition in Chicago and the 1901 Pan-American Exhibition in San Francisco.⁵⁰² Neoclassical style relies heavily on the post and lintel elements of Grecian architecture.⁵⁰³ Often found on public

⁴⁹³ McAlester, *American Houses*, 409.

⁴⁹⁴ McAlester, *American Houses*, 409.

⁴⁹⁵ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. II (Madison, WI: State Historical Society of Wisconsin, 1986), 2-28.

⁴⁹⁶ Wyatt, ed., *Cultural Resource Management*, 2-28.

⁴⁹⁷ Wyatt, ed., *Cultural Resource Management*, 2-32-2-33.

⁴⁹⁸ Maggie Valentine, *The Show Starts on the Sidewalk*, (New Haven: Yale University Press, 1994), 71.

⁴⁹⁹ Valentine, *The Show Starts on the Sidewalk*, 71.

⁵⁰⁰ Valentine, *The Show Starts on the Sidewalk*, 57-60.

⁵⁰¹ Valentine, *The Show Starts on the Sidewalk*, 56.

⁵⁰² Gordon, *Ohio Historic Inventory*, 99.

⁵⁰³ Gordon, *Ohio Historic Inventory*, 99.

buildings, or financial institutions, examples of the form usually feature stone construction and Ionic or Corinthian columns/pilasters. Symmetrically constructed, these buildings utilized pilasters and pedimented doorways to create a form reminiscent of ancient Greece. Good examples in downtown Northville include: 129-131 East Main Street and 119 North Center Street.

The only example of Tudor Revival architecture in the Northville Historic District is the Sparling House at 324 East Main Street. Tudor Revival is based on the revived interest in the sixteenth-century English vernacular architecture associated with the reign of the Tudor family and other late Medieval English prototypes.⁵⁰⁴ Promoted in England by Richard Norman Shaw beginning in the 1880s, the earliest examples of the style in the United States were architect designed buildings, often closely copying British prototypes. In the early years of the twentieth century, a more modest Tudor Revival style made its way onto the landscape, often featuring clapboard or stucco clad walls, but avoiding expensive brick sheathing until after World War I.⁵⁰⁵ In the 1920s and 1930s, the popularity of the Tudor Revival style exploded, having made its way into house plan books and ready-made catalogs.⁵⁰⁶ By the 1940s, the popularity of the style was beginning to fade.

The Sparling House is a later example of the style, having been erected in 1937. Its Tudor Revival elements include: an asymmetrical plan, a steeply pitched roof, casement windows placed in groups, ornamented patterned brick/stonework and half timbering. The façade has visual depth, created by overlapping layers of the façade gable, entry pavilion, and wall dormers.⁵⁰⁷

Modernist architecture began appearing in Northville during the 1930s. The circa 1935 service station building at 202 West Main Street is an example of Art Moderne architecture. The style, which was most popular between 1930 and 1940, is characterized by smooth wall surfaces (typically stucco), a flat roof with coping, horizontal grooves or bands in the wall, as well as curved wall corners. The combined effect of these features gives an overall horizontal appearance, in high contrast to the verticality of period revival styles popular at the same time.⁵⁰⁸ The Art Moderne style was based on by the new field of industrial design, in which everyday objects were designed with a modern, streamlined look to invoke the feelings of speed and movement.

In 1937, Northville Grade School, 501 West Main Street, was one of the first International style schools to be built in America.⁵⁰⁹ The hallmark of the International style is functionalism. The style emphasized how a building served its inhabitants, focusing less on décor and vanity.⁵¹⁰ Architects used materials such as concrete, glass, and steel, and box-like, cubist forms to

⁵⁰⁴ McAlester, *American Houses*, 454; Gordon, *Ohio Historic Inventory*, 358.

⁵⁰⁵ McAlester and McAlester, *American Houses*, 358.

⁵⁰⁶ Gordon, *Ohio Historic Inventory*, 109.

⁵⁰⁷ McAlester, *American Houses*, 450-452; Gordon, *Ohio Historic Inventory*, 109.

⁵⁰⁸ McAlester, *American Houses*, 582.

⁵⁰⁹ Donlyn Lyndon, "Forming Contemporary Backgrounds: the Architecture of Maynard Lyndon, FAIA." AIA California Council, last updated February 11, 2018, <http://www.aiacc.org/tag/lyndon-smith/>.

⁵¹⁰ McAlester and McAlester, *American Houses*, 470.

emphasize the entire structural frame. Facades were typically asymmetrical with expanses of ribbon windows sometimes wrapping building corners, in contrast with large empty wall areas. Decoration was minimal, if present at all. The building gained notoriety and won awards for its modern design. A detailed history of its design and associated architect are provided later in this context.

The International Style came into popularity circa 1925 and has lasted into the twenty-first century.⁵¹¹ The principals established by International style, with large expanses of windows and cubist/horizontal massing, has been applied to other Northville buildings in the mid-twentieth century. These Mid-century Modern buildings are modest examples of modernism and include both new construction and renovated older buildings. Examples of Mid-century Modernism in Northville include an addition to the Flask Foundry Building, 456 East Cady Street, and the drive-in banking facility at 143 East Dunlap Street.

Residential architecture in Northville was not as fast to embrace modernism. Many of the houses constructed immediately preceding and following World War II were modest in scale and design. Dubbed “Minimal Traditional” by architectural historians Virginia and Lee McAlester, since these were typically what the minimum property requirements developed by the Federal Housing Authority (among others) beginning in the 1930s.⁵¹² The resulting buildings had either little ornamentation or echoed earlier styles such as Colonial Revival and Tudor Revival. The most common forms were one to one-and-one-half stories with a side-gable roof, and a lower cross-gable on the façade.⁵¹³ In the Northville Historic District, a Minimal Traditional House can be found at 368 North Rogers Street.

The next major house styles to gain popularity were the Ranch and Split-Level form houses gained popularity. The Ranch is one of the most widely constructed houses of the period, popular circa 1940-1970.⁵¹⁴ Ranch houses are a single story with a horizontal sprawling emphasis. The form often has an asymmetrical appearance and often includes an attached garage, picture windows, and broad chimneys.⁵¹⁵ Although a mid-twentieth century form, like many other architecture styles Ranches often incorporated traditional elements of earlier revival styles, such as Spanish or Colonial Revival, into the building.⁵¹⁶ Examples of a Ranch house can be found at 531 Linden Court, and 120 West Street.

In the years following the 1960s, construction in the Northville Historic District has implemented modern styles, Post Modern interpretation of earlier architecture, and new construction and additions to existing buildings that appears historic.

⁵¹¹ McAlester and McAlester, *American Houses*, 617.

⁵¹² McAlester and McAlester, *American Houses*, 478; “Suburbs Field Guide.” Pennsylvania Historical and Museum Commission, accessed May 23, 2018, <http://www.phmc.state.pa.us/portal/communities/pa-suburbs/field-guide/index.html>.

⁵¹³ McAlester and McAlester, *American Houses*, 478.

⁵¹⁴ Gordon, *Ohio Historic Inventory*, 141.

⁵¹⁵ McAlester, *American Houses*, 596-602; Gordon, *Ohio Historic Inventory*, 141.

⁵¹⁶ McAlester, *American Houses*, 694.

Few specific architects and builders are known to have practiced in Northville. Research did not reveal architects for the nineteenth century buildings of Northville, however it is likely that many were both designed and erected by a local builder, using locally available materials. Some of the identified architects included:

Thomas W. Moss, who resided at 548 West Main Street in 1931 and had his office in nearby Plymouth.⁵¹⁷ He was later part of the firm, Smith, Moss & Mitschke.⁵¹⁸ The only building in the Northville Historic District attributed to Moss is the 1938 interior remodel of the Schrader Funeral Chapel, 119 North Center Street.⁵¹⁹

Albert Kahn, a renowned Detroit architect, was hired by Henry Ford to design a new building to house the Ford Valve Plant at 235 East Main Street.⁵²⁰ Kahn's brother Julius invented a new type of reinforced concrete, known initially as the Kahn Bar System of Reinforced Concrete, which enabled Albert to design innovative industrial spaces that "included large areas of glazing between columns, flooding the interior with natural light."⁵²¹ Kahn designed many of Ford's factories, and implemented some of his signature design elements in Northville's Ford Valve Plant. Expanses of windows and a clerestory were implemented to provide natural light for the working story below.⁵²² The modest brick details on the building evoked the popular and "modern" Art Deco style.⁵²³ The building also featured a waterwheel to power the facility by hydroelectricity. The wheel was supplied by a water pipe from Yerkes Pond, and a park-like setting was created by damming the River Rouge.⁵²⁴

Maynard Lyndon and Eberle Smith, innovators in modern school architecture, formed a partnership in 1935. Both were graduates of the University of Michigan architecture school, where Lyndon was influenced by Danish architect Knud Lönberg-Holm, a visiting instructor and a founding member of the Congress International d'Architecture Moderne (CIAM), along with Mies van der Rohe and Le Corbusier. Lyndon worked in the offices of several notable Detroit area architecture firms including Albert Kahn and Nathan Gould. Smith also worked for Gould and for Smith, Hinchman & Grylls. When Lyndon & Smith received the contract to design a new elementary school in Northville they decided, according to Lyndon's son, to pattern the design after an early modern school by Richard Neutra in Bell, California. The Northville Grade School was one of the first Modern schools built in the United States and Lyndon & Smith received many

⁵¹⁷ Polk, *Plymouth/Northville*, 1931, 183; Advertisement. "Thomas W. Moss," *Northville Record*, July 15, 1938, 7.

⁵¹⁸ "Smith, Moss & Mitschke," Historic Detroit, accessed May 23, 2018, <http://historicdetroit.org/architect/smith-moss-and-mitschke/>.

⁵¹⁹ "Beauty, Comfort Placed Foremost in Planning Schrader Funeral Chapel." *Northville Record*, July 15, 1938, 7.

⁵²⁰ Elisabeth Knibbe. National Register of Historic Places Registration Form, Ford Valve Plant." Original on file, Michigan State Historic Preservation Office, Lansing, 8-1.

⁵²¹ Brian Carter, "Kahn's Industry: An Architecture of Integrated Design," in *Michigan Modern: Design that Shaped America*, Amy Arnold and Brian D. Conway, eds. (Layton, Utah: Gibbs Smith, 2016), 59-63.

⁵²² Knibbe, "Ford Valve Plant," 8-4.

⁵²³ Knibbe, "Ford Valve Plant," 8-4.

⁵²⁴ Elisabeth Knibbe. National Register of Historic Places Registration Form, Ford Valve Plant." Original on file, Michigan State Historic Preservation Office, Lansing, 8-1.

awards for its design,⁵²⁵ which was based on the functional industrial architecture that Albert Kahn developed for Henry Ford's automobile factories. Lyndon & Smith's design was selected by the American Institute of Architects for inclusion in the 1937 Paris Exhibition, for which won it international honors.⁵²⁶ It was also awarded the 1937 Pittsburgh Glass Institute Competition Prize for Schools and received a silver medal at the Pan American Congress of Architects in 1940.⁵²⁷ In 1938 Lyndon & Smith were invited by the Museum of Modern Art (MOMA) in New York City to participate in a national competition to design an art center for Wheaton College in Massachusetts.⁵²⁸ Though open to all architects, only four firms were specifically invited to submit a design: Gropius and Breuer, Richard Neutra, William Lescasze—and Lyndon & Smith. Thus, Northville Grade School catapulted Lyndon & Smith into one of the top modern design firms in the nation in the late 1930s. Maynard Lyndon moved to Los Angeles, California, in 1942, where he continued his pioneering work in school design. Most notably for his Ojai, California, schools for which he developed a window system that “bounced and filtered light from the south to balance full expanses of glass on the north and created a nearly evenly distributed natural light across the surface of the classroom.”⁵²⁹ Eberle Smith remained in Michigan and established his own firm, Eberle M. Smith and Associates,⁵³⁰ which was noted for innovative school design throughout 1940-1960. Among the schools Eberle Smith designed in Wayne County were: Edsel Ford High School, Dearborn; Abraham Lincoln Junior High School, Wyandotte; Edgemont Elementary School, Belleville; and the Russell H. Amerman Elementary School, Northville (827 North Center Street, outside the Northville Historic District).⁵³¹

Harry M. Denyes was the architect of the Colonial Revival style City Hall at 215 West Main Street.⁵³² A graduate of the University of Michigan, Armour Institute of Technology, and Northwestern University,⁵³³ he began practicing architecture in 1943, and was formerly associated with O'Dell, Hewlet & Luckenbach in Birmingham, Michigan, before opening his own offices in Pontiac in 1959.⁵³⁴ At one point, Denyes worked with acclaimed architect Eero Saarinen, however research did not reveal specific details about their relationship. Among Denyes' other buildings in Michigan are a large modernist addition to the First Federal Savings and Loan Association of Oakland building in Pontiac.⁵³⁵ Denyes moved to Florida in 1974 and opened an architectural office in Naples.

⁵²⁵ Donlyn Lyndon, “Forming Contemporary Backgrounds: the Architecture of Maynard Lyndon, FAIA.” AIA California Council, last updated February 11, 2018, <http://www.aiacc.org/tag/lyndon-smith/>.

⁵²⁶ Hixson, *Early Northville*; Roy Strickland and ICON architecture inc., *An Honor and an Ornament, Public School Buildings in Michigan*, (Lansing: Michigan State Historic Preservation Office, 2003), 26.

⁵²⁷ “Northville School Design Merits Congress Award.” *Northville Record*, May 17, 1940, 1.

⁵²⁸ “Will Build Modern Half-Million Dollar Art Center.” Museum of Modern Art Press Release Archives.

⁵²⁹ Lyndon, “Architecture of Maynard Lyndon.

⁵³⁰ Strickland and ICON, *School Buildings in Michigan*, 26.

⁵³¹ “Eberle M. Smith Associates Inc., Architects, Engineers,” *AIA Monthly Bulletin* (Detroit: Michigan Society of Architects, January, 1957).

⁵³² “Federal Government Approves \$137,000 Grant,” *Northville Record*, February 28, 1963, 1

⁵³³ “Denyas Opens Own Offices in Pontiac.” *The Birmingham (Mich.) Eccentric*. December 30, 1959, 4-C.

⁵³⁴ “Denyas,” 4-C.

⁵³⁵ “Building Goes ‘Piggyback,’” *Detroit Free Press*, August 10, 1966, 7-B.

4.0 INVENTORY AND SIGNIFICANCE STATEMENTS

The National Register of Historic Places Criteria for Evaluation

According to the Advisory Council for Historic Preservation (ACHP), to be eligible for the National Register of Historic Places (NRHP), a property must possess the quality of significance in American history, architecture, archaeology, and culture present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association; and it must:

- A. be associated with events that have made a contribution to the broad patterns of history; or,
- B. be associated with the lives of persons significant in our past; or,
- C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or,
- D. have yielded, or may be likely to yield, information important in prehistory or history.⁵³⁶

To be included in the NRHP, a property must meet one of the criteria for evaluation and must possess integrity. *Integrity* may be defined as the authenticity of a property's historic identity as demonstrated by the survival of physical characteristics that existed during the historic period of the property and is defined here as a characteristic of a property that both renders it significant to modern cultural groups and is representative enough of its historic quality so that a person from the represented period would theoretically be able to recognize its value as it exists today.

A property that has retained the physical characteristics that it possessed in the past has the capacity to convey associations with historic patterns or persons, architectural or engineering design and technology, or information about a culture or people. Historic integrity is assessed by seven aspects described in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. The bulletin states "to retain historic integrity a property will always possess several, and usually most, of the aspects".⁵³⁷ These aspects are location, setting, design, materials, workmanship, feeling, and association. These aspects are described as:

Location: The place where the historic property was constructed or the place where the historic event occurred.

Setting: The physical environment of a historic property.

⁵³⁶ Advisory Council for Historic Preservation. *How to Apply the National Register Criteria for Evaluation* (U.S. Government Printing Office, Washington, D.C.).

⁵³⁷ P.W. Andrus. *How to Apply the National Register Criteria for Evaluation. National Register Bulletin 15*. (U.S. Government Printing Office, Washington, D.C.), 44.

Design: The combination of elements that create the form, plan, space, structure, and style of a property.

Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship: The physical evidence of the crafts of a particular culture of people during any given period in history or prehistory.

Feeling: A property's expression of the aesthetic or historic sense of a particular period in time.

Association: Association is the direct link between and important historic event or person and a historic property.

Architectural properties are usually assessed under Criteria A, B, and C, whereas archaeological sites are typically evaluated under Criterion D; however, all of these criteria can be applied to both architectural and archaeological properties.

Applying the NRHP Criterion for Evaluation in the Northville Historic District

The Historic Contexts enumerated in Section 3.0 are those that Commonwealth identified during the research of the district that best represent the areas of historic importance in the Northville Historic District. Under Criterion A, which requires an association with event(s) that have made a broad contribution to the historic importance of the contributing resources, include commerce, education, funerary, government, healthcare, industry, religion, and social/recreation/entertainment. Resources identified under Criterion C include those that contribute based on their architecture, their association with an architect who may be considered a master at their trade or are buildings that may not be individually significant but that when considered as part of the group of resources that comprise the historic district, increases the historic value of the district.

Although extensive research was carried out, Commonwealth only identified one building that was associated with the lives of persons significant in the community. While a number of important people lived or worked in the historic district, for the most part, the important work that they did was not represented by a standing building in the district (many, particularly those associated with early settlers, have been demolished or have been extensively altered). There is one building that was constructed by an earlier settler, and founder of Northville, Hiram Cady. This building, at 322 North Rogers Street, is also significant under Criterion B.

The Northville Historic District was not evaluated for the potential for archaeological significance, but given its long history, this criterion for consideration should be evaluated.

Period of Significance

All resources within the Northville Historic District were evaluated for significance within the period of significance of the district, which is circa 1830 through 1968 (Section 2.4).

Evaluations

In accordance with the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties, the size, scale, design, and overall massing of the addition compared to the original structure was also taken into consideration, along with assessing which additions and new construction could potentially be removed while minimally harming historic materials.⁵³⁸ In evaluating the resources in the Northville Historic District, it is apparent that a number of buildings, particularly those in the residential sections of the district, have additions constructed outside the period of significance. In some cases, the scale of the additions overwhelms the original building. In these instances, the evaluation of the building's status (contributing versus non-contributing) took into consideration how visible the changes were from the public right-of-way.

Those buildings with large additions that were readily apparent from the public right-of-way, such as those on corner parcels, were considered to possess lower integrity than resources with equally large additions that were obscured from view from the public right-of-way and not readily apparent. In several of these cases, the additions to resources on corner parcels overwhelmed the original, historic construction, whereas on parcels in the middle of the block, the large additions were mostly obscured from view by the original, historic block of the building and did not diminish the overall historic character.

Furthermore, the ability to distinguish the new construction from the original construction was considered. If it is not possible to distinguish the difference between new construction and historic building materials, the resource was considered to fail to meet SOI Standard for Rehabilitation #3, which requires that

each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.⁵³⁹

Additionally, SOI Standard #5 requires that "distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved."⁵⁴⁰ This was often not the case for those buildings with extensive additions or renovations.

⁵³⁸ Anne E. Grimmer. "The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings," <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>, accessed July 5, 2018.

⁵³⁹ Grimmer. "The Secretary of the Interior's Standards," 76.

⁵⁴⁰ Grimmer. "The Secretary of the Interior's Standards," 76.

4.1 Cady Street – East

350 East Cady Street (Contributing)

Description

The residence located at 350 East Cady Street is located on the southeast corner of the East Cady Street and Griswold Street intersection. A public sidewalk stretches along the north and west boundaries of the lot. A driveway is accessible from East Cady Street, east of the residence. The driveway extends south with an additional access point off of Griswold Street.

The gable-roofed, two-story, rectangular gable-front house is oriented perpendicular to East Cady Street. It has a single-story half-hipped roof enclosed porch on the north façade. A two-story addition is attached to the south elevation at the back of the house. This addition is flush along the west elevation of the residence and extends past the east elevation of the original portion of the building, creating an additional ridgeline at the peak of the gabled-roofed addition. A lean-to addition is situated on the south elevation of the addition. A shed-roofed enclosed entry is attached at the southeast corner of the lean-to. The house is of wood frame construction covered in asbestos shingles painted light yellow with dark green trim. Raised garden beds surround the entire structure, concealing the foundation.

The second story of the north elevation (front façade) retains its original paired, rectangular window openings with wide board trim. The windows have been replaced with four-over-four vinyl double-hung windows. The half-hipped enclosed porch has rectangular one over one, double-hung vinyl windows on the north, east, and west elevations. The porch windows on the east elevation are paired and flanked by undersized, solid shutters. The pedestrian door is offset to the east and is accessed by two wood steps. The east elevation of the building has an irregular fenestration pattern due to the later additions to the residence. Two bays on the lower level of the east and west elevations retain the original window openings that now house four over four, vinyl, double-hung windows. The two slider windows at the south end of the upper story are slightly offset from each other and have green shutters. An off-center pedestrian door is accessed by a small concrete porch. Each window has a simple, wide wooden window surround.

A narrow, functional brick chimney extant on the west elevation of the residence, pierces the eave. The chimney shaft has been rebuilt with concrete blocks at the top, starting at the roofline.

A gable-roofed detached garage is located southwest of the house, situated perpendicular to Griswold Street. The east elevation has a metal overhead door. A door is located on the north elevation, along with a set of windows which have been filled in. The building features wood novelty drop siding and is painted yellow to match the residence. The roof is covered in asphalt shingles that also match the residence.

History

This house was erected in 1870.⁵⁴¹ Historically, the building's address appears to have changed multiple times and was not included in city directories with its current number until the 1940s.

⁵⁴¹ City of Northville Assessor.

As of 1943, the house was the residence of the Markham family; Horace I., Amanda, Horace C., and Mazie M. Horace I. was a horse trainer, Horace C. a watchman, and Mazie was employed at Kotsey-Hayes Wheel Company.⁵⁴² By 1951 the house was the residence of George L. and Dianne Spooner. Mr. Spooner was a sheet metal worker for J. Brody in Detroit.⁵⁴³ By 1960, Paul F. and Mamie D. Folino resided in the house. Mr. Folino was a serviceman and salesman for Fabiano Juke Box Company in Detroit.⁵⁴⁴ He remained in the house through the mid-1970s.⁵⁴⁵ The house was purchased by the current owner, Richard Herbel, in 1991.⁵⁴⁶

The house has been expanded by a small two-story rear addition, made sometime after 1942.⁵⁴⁷

Evaluation

The house at 350 East Cady Street is significant under National Register Criterion A for community development and C for architecture.

The house at 350 East Cady Street maintains integrity of design, as its overall fenestration pattern has not changed and the addition has not altered the overall scale, proportion, and massing of the property. The building's exterior cladding has been replaced by asbestos shingles, but this was done during the period of significance and therefore has gained significance. Other alterations to the materials include the installation of vinyl replacement windows and enclosure of the porch, have diminished this area of integrity. Past demolitions have altered the integrity of setting, as neighboring resources are no longer extant and the house is largely isolated from other residences. However, the property overall conveys its integrity of feeling and association. It is recommended as a contributing resource to the Northville Historic District.

The garage appears to have been constructed within the period of significance. Although it is in a different location on the property compared to the 1942 Sanborn map, the footprint appears to be the same and was likely relocated on the property when the road was constructed.⁵⁴⁸ The garage retains integrity of design, location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

456 East Cady Street, Foundry Flask & Equipment Company/ American Bell & Foundry Company (Contributing)

Description

The industrial building at 456 East Cady Street is located on the south side of East Cady Street where East Cady curves to the north to intersect East Main Street. The northeast portion of the surface parking lot is lined with trees. A sidewalk spans the façade and a paved parking lot is located to the west.

⁵⁴² R. L. Polk, *Polk's Plymouth/Northville City Directory*, 1943. (Detroit: R. L. Polk & Co, 1943), 219.

⁵⁴³ Polk, *Plymouth/Northville*, 1951, 360.

⁵⁴⁴ Polk, *Plymouth/Northville*, 1960.

⁵⁴⁵ "City Council Minutes." *Northville Record*, May 23, 1974, 30.

⁵⁴⁶ City of Northville Assessor.

⁵⁴⁷ Sanborn, *Northville*, 1942, 3

⁵⁴⁸ Sanborn, *Northville*, 1942, 6.

The industrial building has grown from the accumulation of three rectangular, and one L-shaped addition connected to the original structure. The original building was once part of the American Bell & Foundry Company and functioned as the furnace assembling & tin shop.⁵⁴⁹ The single-story side-gable rectangular structure is oriented parallel to Cady Street and is composed of rock-faced concrete blocks. Two gabled louvers with shutter vents sit on the roofline. The north elevation has ten bays, which appear to have been added after the initial construction and spaced in uneven intervals. These rectangular openings have been filled with concrete block and five bays contain shutter vents.

The façade of the structure is part of a single-story L-shaped addition which was likely added in the 1960s and is constructed in the Mid-Century Modern style. This L-shaped addition is composed of brick and has a flat roof. The facade faces north, towards East Cady Street, and is recessed from the north elevation of the original rock-faced concrete block rectangular structure and wraps around the northwest corner of the central rectangular structure. The façade is composed of nine large rectangular single-light windows with three small rectangular transom windows in the center, above and to the east of the glass swing out entry door. The east elevation of the addition features five unevenly spaced window bays, with a large space between the northernmost window and the next window. Each bay has a recessed story-to-ceiling single-light window. The south elevation is not visible from the roadway.

The central two-story rectangular concrete block building connects to the south elevation of the original structure. The building has a flat roof and the foundation is not visible but could be concrete. The north elevation of this central rectangular building has two large square exhaust shutters below the roofline on the west half of the building. The west elevation features seven twelve-light industrial metal windows. A large metal roofed ventilation hood is attached on this elevation and rests on the roof of the adjacent modern L-shaped addition. The south elevation of the central rectangular building connects to a two-story rectangular addition which has a flat roof that lines up with the adjacent building block. The south elevation of the building is not visible from the roadway.

A concrete ell extends east from the rock-faced rectangular structure to connect to an additional rectangular addition situated on the east elevation of the two-story rectangular building. This ell has a flat roof with stepped parapets, and there is a single metal door on the northeast elevation. An overhead door provides access on the eastern half of this elevation.

The two-story eastern rectangular addition is composed of concrete block and features a flat roof. The north elevation of the rectangular addition has a lean-to with a double swing out door at the northeast corner of the building. This elevation also has the Foundry Flask & Equipment Company logo painted below the roofline. The west and south elevation of this addition are not visible from the roadway.

History

The original concrete block building was erected on this site circa 1910 to house furnace assembling and a tin shop for the larger American Bell Foundry Company.⁵⁵⁰ The company had

⁵⁴⁹ Sanborn Map, *Northville*, 1914, 3.

⁵⁵⁰ Sanborn, *Northville*, 1914, 4.

a large facility located east of the small building. In the early 1940s the former bell foundry housed the J. H. Tool and Machine Company, which had its main facilities on Tireman Avenue in Detroit.⁵⁵¹ As a subsidiary of the main company, the 456 East Cady facility housed a foundry that employed fifty to sixty individuals. In 1947 the property became Michigan Powdered Metal, which it remained until 1954 when it was sold to Allied Products Corporation.⁵⁵² Much of the original bell foundry buildings were leveled by a fire in 1957, leaving the concrete block building at 456 East Main.⁵⁵³

In 1964 the extant building onsite was purchased by John Weber to house the Foundry Flask & Equipment Company, which was previously located across the street at 455 East Cady.⁵⁵⁴ The foundry moved to the property so it could expand from its previous facilities, and the many additions to the original building likely date to this period. The additions were present as of a 1964 aerial.⁵⁵⁵ The company has remained in the building as late as 2018.

Evaluation

The property at 456 East Cady Street is significant under National Register Criterion A for its association with Northville's industry and Criterion C for architecture.

The industrial building at 456 East Cady Street retains integrity of design, and the footprint and fenestration pattern remain unaltered since the end of the period of significance (i.e. 1968). The building clearly expresses its historic associations as an industrial property that expanded and grew over time to suit its production needs and to meet increasing demands for its various products. The extant structures further convey the time periods in which they were constructed, from the circa 1914 American Bell & Foundry Company to the circa 1960 Mid-Century Modern addition. Overall, the property retains integrity of design, materials, location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

4.2 Cady Street – West

NVA #17 West Cady Street, Oakwood Cemetery (Contributing)

Description

This cemetery is located within the Local Historic District of Northville, Michigan on the south side of West Cady Street. The Art House is located directly west of the cemetery and a public sidewalk spans the length of the northern edge. A chain link fence surrounds the cemetery and a set of decorative metal gates guard the entrance, which is placed near the western end of the parcel. A grassy two-track lane, which is no longer maintained and is blocked from vehicle entrance by a wood post, extends from West Cady Street, through the metal gates, and to the rear of the property. Tall evergreen and deciduous trees dot the site and provide a canopy that covers a large portion of the grounds.

⁵⁵¹ "Haller Buys Foundry Building," *Northville Record*, July 13, 1945.

⁵⁵² "Haller Division," *Northville Record*, July 17, 1969, 18-E.

⁵⁵³ "Haller Division," *Northville Record*, July 17, 1969, 18-E.

⁵⁵⁴ "Foundry Flask & Equipment Co.," *Northville Record*, July 17, 1969, 17-E.

⁵⁵⁵ Aerial imagery, NETROnline, <https://www.historicaerials.com/viewer>, accessed May 4, 2018.

A modern, wood plaque is placed on the fence to the east of the metal gates and reads:

WELCOME
TO
OAKWOOD
CEMETERY
1808-1990

The Michigan chapter of the National Society Daughters of the American Colonists erected a historic marker within the cemetery in 2017. It is placed within the cemetery, to the east of the entrance gates.

Although the graves in the cemetery are oriented in all directions, a general trend is present: graves on the east side of the two-track are oriented to the west, and the graves on the west side of the two-track are oriented to the east. Many of the large, mature trees are also arranged along the sides of the two-track.

The cemetery contains a wide variety of headstones placed between the early nineteenth and late twentieth century. These range from small, unornamented upright tablets to much larger, heavily ornamented tablets, and obelisks decorated with an assortment of carvings and religious symbols. One burial near the north end of the cemetery contains multiple headstones arranged in a crib-like form. Grave marker materials are generally stone, including granite, marble, and limestone. Some family plots and significant memorials have been partitioned off by ornate metal fencing. Symbols on grave markers in the Oakwood Cemetery include shields, clasped hands, upward-pointing hands, broken columns, bibles or books, flowers, and willow trees.

War veterans from the Revolutionary War, the War of 1812, and the Civil War have been laid to rest in the cemetery. An obelisk near the northern end of the cemetery, and to the east of the two-track, has a modern plaque placed near the bottom. It reads:

REVOLUTIONARY WAR SOLDIER
WILLIAM GREGORY
1764 PRIVATE 1835
MARKER PLACED BY
GRAND RIVER TRAIL CHAPTER, NSDAR
MAY 15, 2010

History

Land for the cemetery was donated by Daniel Cady and Martin Randolph.⁵⁵⁶ The earliest burials date to 1807–1808, while a sign at the cemetery’s entrance indicates the latest date to 1990. Many of Northville’s pioneers are interred within its grounds. A full context of the cemetery is provided in the historic context section of this report.

⁵⁵⁶ Study Committee, *Northville Historic District*.

Evaluation

The property at NVA #17 East Cady Street is significant under National Register Criterion A for its representation of funerary practices in Northville.

The Oakwood Cemetery is recommended as a contributing property to the Northville Historic District. The cemetery retains its integrity of location, setting, feeling, and association.

215 West Cady Street (Contributing)

Description

This structure is located on the south side of West Cady Street. A public sidewalk is located north of the building which connects to the façade entry through a ground level cement porch slab. The porch is flanked by gardens which are surrounded by a low flagstone wall. A paved parking lot on the west elevation of the building can be accessed via a driveway on the south side of West Cady Street.

This two-story side-gable rectangular brick structure has stylistic details of the Colonial Revival Style. These details include a projection in the center of the north façade where the entry is located and a two-story flat roof porch above the entrance, which is supported by three slim, square columns. The entryway is composed of a nine-light half-glass door which is surrounded by a transom and sidelights. The door surround features an entablature.

A band of soldier bricks line the frieze on each elevation of the structure.

Brick exterior wall-chimneys are located on the east and west gable end. These large chimneys are shouldered and have raised course decoration at the top and a concrete cap. The chimney on the east elevation interrupts the north roof slope, while the chimney on the west elevation interrupts the south roof slope. The entire roof is covered with asphalt shingles and there are no eave overhangs. There are cornice returns on the east and west elevations.

The fenestration pattern consists of double hung six-over-six vinyl windows placed at irregular intervals as well as glass block windows, and small double hung single-light window. The windows on the front, south elevation under the porch roof and to the west of the porch have projecting wood surrounds. On the second story of the west elevation is a pedestrian door accessed by a metal staircase with a small landing at the top.

History

Owned by the city, the building was erected in 1963 to house the Boy and Girl Scouts.⁵⁵⁷ It eventually became the Senior Center before housing the Northville Arts Commission as a community-based Art House, which it remains today.

⁵⁵⁷ 215 W Cady Street, Cady Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

Evaluation

The property at 215 West Cady Street is significant under National Register Criteria A for community development and its role in the social/recreation/entertainment activities of Northville and C for architecture.

The property at 215 West Cady Street retains integrity of design, as the footprint and fenestration pattern have not been altered since it was constructed in 1963. The building also retains original materials. The property overall continues to convey integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

494 West Cady Street (Contributing)

Description

The house at 494 West Cady Street is in a residential neighborhood west of downtown Northville, Michigan. The house is on the north side of the street on a small lot and is landscaped with small trees and ornamental plantings along the foundation. A sidewalk stretches along the south side of the property and a concrete paver driveway leads from West Cady Street along the east side of the property to a garage.

The house is a two-story Gabled Ell that has a two-story rear addition and an attached garage, forming a roughly L-shaped footprint. The foundation is concrete block. The front-gabled roof is clad in asphalt shingles and is pierced by an external red brick chimney stack, with raised courses at the top, in the rear addition. The exterior walls of the house are clad in synthetic clapboard siding. The house also has a water table, corner boards, and frieze boards, all of which are wood and painted white.

A one-story, open porch with a hipped roof flanks the east elevation of the front ell and abuts the south elevation of the projecting ell. It is accessed by four wood stairs and has square, wood columns with little ornamentation and square balustrades. The porch skirt is wood lattice. A second, smaller porch is located to the north (rear) of the projecting ell on the east elevation. It is incorporated into the house by a roof with two slopes: one extending from the east elevation, and one extending from the south elevation of the addition. This porch has square columns, no balustrades, and is accessed by four wood stairs.

Fenestration on the façade includes a large, single-light window with a transom window centered on the first story of the gable end. This window is sheltered by a projecting hipped roof with large, decorative brackets and a scalloped bargeboard. Directly above the projecting roof are paired one-over-one wood windows that have the upper corners clipped and angled towards the center. These windows are capped by a window hood with a pointed arch pediment that steps downward near its ends. A recessed diamond decoration is found in the center of the arch.

On the east elevation, sheltered by the porch, are a one-over-one window with clipped upper corners and a wood pedestrian door, which is located on the south elevation of the projecting ell. The door has a wood surround with an architrave that also steps downward near the ends. The gable of the ell contains the remaining fenestration on the original portion of the house. This includes a bay window with a hipped roof. Each window bay has a one-over-one wood window

with clipped upper corners. Directly above the bay are paired one-over-one windows with the same ornamentation as the second story window on the façade. A second pedestrian door is located on the east elevation of the rear addition, beneath the rear porch. This addition, which also projects to the east to incorporate the garage, contains several one-over-one windows. These windows do not have their upper corners clipped and feature simple surrounds with no hoods or ornamentation.

The west elevation has two one-over-one windows on the first story. These windows have their upper corners clipped and feature window hoods that step downward near the ends. Two one-over-one windows are located on the second story near the gabled ell that projects slightly to the west. The gabled ell has one one-over-one window on the second story. The rear addition appears to lack fenestration on the west elevation.

A one-and-one-half-story, two-bay garage with two single-vehicle overhead doors is attached to the house at the east elevation of the rear addition. It has a side-gable roof with a front-gable dormer. The exterior siding is wood clapboards. The garage doors mimic the windows of the original house and have their upper corners clipped. A pair of small, square windows in the dormer are capped by a window hood that is identical to that on the second story of the house's façade.

History

The house was built in 1901.⁵⁵⁸ The original address of the house, prior to circa 1940, was 276 West Cady. After 1940, through the 1960s, the house was 496 West Cady. Historically, a one-story component extended the length of the west elevation, which has since been removed.⁵⁵⁹ The first residents were Mark and Metta Ambler.⁵⁶⁰ Mrs. Metta Ambler resided in the house alone by the late 1920s, having been widowed.⁵⁶¹ Mrs. Ambler remained in the house into the early 1950s.⁵⁶² In 1954, the interior of the house was remodeled, and an "apartment" was outfitted for Mrs. Ambler.⁵⁶³ By 1960, Ambler had moved out of the house and it was the residence of Henry and Valette Fallon. Mr. Fallon was a teacher at Whitmore Lake High School.⁵⁶⁴ Mrs. Ambler, died in 1971 at the age of 102.⁵⁶⁵ Circa 1988 the building was purchased by Douglas Crossman, who sold it to Wayne and Susan Presley in 2004.⁵⁶⁶

The house has undergone some changes. As of 1942, the building included its original T-plan core, with a one-story addition spanning the west elevation. This addition was removed sometime in the ensuing years.⁵⁶⁷ By 2002, aerial photography reveals that the addition had been removed and the rear garage addition was under construction.⁵⁶⁸

⁵⁵⁸ City of Northville Assessor.

⁵⁵⁹ Sanborn, *Northville*, 1942, 5.

⁵⁶⁰ "News Around Northville," *Northville Record*, December 2, 1954, 4.

⁵⁶¹ Polk, *Plymouth/Northville*, 1927.

⁵⁶² Polk, *Plymouth/Northville*, 1951, 252.

⁵⁶³ "News Around Northville," *Northville Record*, December 2, 1954, 4.

⁵⁶⁴ Polk, *Plymouth/Northville*, 1960.

⁵⁶⁵ "Mrs. Ambler Dies.," *Northville Record*, August 17, 1972, 16-A.

⁵⁶⁶ City of Northville Assessor.

⁵⁶⁷ Sanborn, *Northville*, 1942, 5;

⁵⁶⁸ Aerial imagery, NETROnline, <https://www.historicaerials.com/viewer>, accessed May 4, 2018.

Evaluation

The house at 494 West Cady Street is significant under National Register Criterion A for its role in Northville's community development and Criterion C for architecture.

The house at 494 West Cady Street maintains a good level of integrity of design, as its overall fenestration pattern has not changed and the addition has not altered the overall scale, proportion, and massing of the property. Alterations to the materials, including the synthetic siding, has diminished this area of integrity; however, the siding maintains the appearance of historic materials. The integrity of workmanship is present in the door and window surrounds, and the property overall conveys its integrity of setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

501 West Cady Street (House and Garage: Contributing)

Description

The property at 501 West Cady Street is in a residential neighborhood west of downtown Northville, Michigan, on the southwest corner of the intersection of West Cady Street and First Street. The property consists of a house and a detached garage located to the south of the house. A sidewalk stretches along the north and east sides of the property, a concrete driveway leads from First Street to near the southeast corner of the house, and a second concrete driveway leads from First Street to the garage, which faces east. Foundation plantings are present near the façade of the house and along the east elevation.

The two-story house has a Gabled Ell form. A small, one-story addition is located on the south (rear) elevation. A one-story porch with a hipped roof sheathed in contemporary standing seam metal spans the east elevation from the façade to the projecting wing of the ell. A second porch is located on the east elevation of the rear addition and is incorporated into the addition by extending the roofline down with a slight change in slope. The foundation of the main block of the house is uncoursed stone and the gabled roof is clad in asphalt shingles.

The exterior walls of the house are clad in synthetic siding, except for the portions of the east elevations that are covered by the porches and the gable peaks, which feature board and batten siding. The house is gray in color with white trim including cornerboards. The front porch has three brick half-piers that are slightly battered that support square, wood, battered columns. A wood balustrade with square balusters, which appear to be modern replacements, span the spaces between the columns, except for along the façade, where a short flight of steps flanked by brick knee walls with flat, concrete caps rises to the porch. Skirting under the porches matches the square balusters. A narrow exterior red brick chimney rises along the west elevation of the house and pierces the roof.

Fenestration on the façade includes a large, single-light window centered on the first story that is sheltered by a hipped pent roof covered in black standing seam metal. Two four-over-one windows with narrow, unornamented surrounds are present on the second story, and an octagon window divided into nine lights is in the gable peak, which is sided in board and batten. The east elevation features asymmetrically spaced four-over-one windows. A wood pedestrian door with

glass in the upper panel is placed near the rear of the porch. A second wood pedestrian door with glass in the upper panel is located on the east elevation of the rear addition, sheltered by the porch. An octagon window is also located in the gable peak of the ell. Fenestration on the west elevation includes four-over-one windows in both stories. All of the windows are modern replacement windows that were installed ca. 2017.⁵⁶⁹

The one-story, front-gabled garage at the rear of the property was likely constructed in the 1960s. The structure is clad in wood siding and has an asphalt shingle roof. Fenestration on the east elevation includes a single overhead vehicular door, and a pedestrian door and four-light window on the north elevation.

History

The house was erected in 1897.⁵⁷⁰ Originally, the rear cross-gable section of the house was only one story.⁵⁷¹ Based on city directories, the house was historically 301 West Cady and changed to 501 West Cady circa 1940. The earliest known residents were Harry F. and Nida Brainard, who resided in the house in 1927. Mr. Brainard worked as a salesman.⁵⁷² In 1943 the house was occupied by Oscar Kuhn.⁵⁷³ As of 1951 the house was occupied by Lawrence H. and Marion LeFevre. Mr. LeFevre was a lineman for Detroit Edison Company in Farmington.⁵⁷⁴ The LaFevre family remained in the house through 1960.⁵⁷⁵ Since 2009 the house has been owned by its current owners, Kathryn and Alicia O'Reily.⁵⁷⁶

Evaluation

The house at 501 West Cady Street is significant under National Register Criterion A for its role in Northville's community development and C for architecture.

The house at 501 West Cady Street maintains its architectural integrity, as its overall form and fenestration pattern has not changed. However, replacement siding has diminished the integrity of materials. The house also maintains integrity of design, location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

The garage appears to have been built within the period of significance. It retains integrity of design, location, setting, feeling, and association and is recommended as a contributing resource to the Northville Historic District.

⁵⁶⁹ City of Northville Assessor.

⁵⁷⁰ City of Northville Assessor.

⁵⁷¹ Sanborn, *Northville*, 1942, 5.

⁵⁷² Polk, *Plymouth/Northville*, 1927, 301.

⁵⁷³ Polk, *Plymouth/Northville*, 1943, 239.

⁵⁷⁴ Polk, *Plymouth/Northville*, 1951, 280.

⁵⁷⁵ R. L. Polk, *Polk's Plymouth/Northville City Directory*, 1960. (Detroit: R. L. Polk & Co, 1951).

⁵⁷⁶ City of Northville Assessor.

4.3 Center Street – North

105 North Center Street (Contributing)

Description

The commercial building at 105 North Center Street is located on the west side of the street within the central business district of Northville, Michigan. A public sidewalk is located east of the structure. The south and west elevations abut the commercial building at 101–103 North Center, and the north elevation abuts the commercial building at 107 North Center.

The two-story, brick, Early Twentieth Century Commercial-style building has a rectilinear footprint and a flat roof. The façade is clad in yellow brick and has a parapet that steps upward in the center and is capped by a single row of header bricks and concrete coping. Sections of recessed brick form pilasters on the sides of the façade and define the fenestration bays on the second story. The central portion of recessed brick includes vertical bands of stretcher bricks and soldier bricks. An additional section of recessed brick spans the façade below the parapet and contains horizontal rows of soldier bricks, header bricks, and stretcher bricks.

The door is located in a recessed entryway on the southern side of the façade. Three large display windows are located north of the pedestrian door and rest on brick bulkheads. A leaded glass transom spans the façade below a brick cornice. The brick cornice has a band of soldier bricks with surrounding bands of header bricks. A small, wood sign projects from the center of the cornice.

The second story has two fenestration bays. Each bay has a pair of eight-light windows that are topped by a fanlight. The lower lights in the northern window have been replaced with a hopper window. Each window has an arched hood of two rows of header bricks and a lug sill formed by a single row of header bricks.

History

Historical newspaper references indicate this building was erected circa 1927 after demolishing an older commercial building.⁵⁷⁷ In 1930, a bar owned by Sam Natisch opened in this location.⁵⁷⁸ By 1943 it had changed hands to Floyd G. Schafer and was known as a beer garden, which it remained through the early 1950s.⁵⁷⁹ This became Barney’s Bar by the mid-1950s.⁵⁸⁰ By 1960 the tavern had become Ramsey’s Bar, which it remained through 1970.⁵⁸¹

Evaluation

The property at 105 North Center Street is significant under National Register Criterion A for commerce and community development and Criterion C for architecture.

⁵⁷⁷ “Historic Building Tumbles for New,” *Northville Record*, July 17, 1969, 7-E.

⁵⁷⁸ “Ramsey’s Bar,” *Northville Record*, July 17, 1969, 24-E.

⁵⁷⁹ Polk, *Plymouth/Northville*, 1946, 239.

⁵⁸⁰ Northville Historical Society, “Northville Record North Center”, circa 1955.

⁵⁸¹ Polk, *Plymouth/Northville*, 1960.

The commercial building at 105 North Center Street is a good example of an Early Twentieth Century Commercial-style building. The building retains integrity of design, as the overall fenestration pattern has not been altered and it retains the same footprint as originally constructed. The building retains original materials, and the integrity of workmanship is expressed through the overall construction and use of decorative brickwork. The building retains integrity of location, setting, feeling, and association and clearly conveys its historic associations as a commercial building. It is recommended as a contributing structure to the Northville Historic District.

107 North Center Street (Contributing)

Description

The commercial building at 107 North Center Street is located on the west side of the street, within the central business district of Northville, Michigan. A public sidewalk is located east of the structure., and a paved parking lot is located to the west. The south elevation abuts the commercial building at 105 North Center Street, and the north elevation abuts the commercial building at 109 North Center.

The two-story, red brick, Classical Revival-style structure has a rectilinear footprint and a flat roof. Limestone block pilasters are located on the north and south corners of the façade and stretch from the foundation to a cornice. The cornice is clad in green metal panels.

The storefront features a centrally placed, recessed entryway. The pedestrian door is flanked by twelve-light sidelights and large display windows. The display windows are separated by square columns rising from wood bulkheads to a transom. The prism glass transom spans the entire façade and is topped by a cornice with wide, wood panels.

The second story has three evenly spaced fenestration bays. Each bay features a pair of ten-light casement windows with a limestone window surround. The large upper portion of the surround has a highly decorative terra cotta panel with a flower and acanthus leaves on a stippled background. The limestone slip sills are placed above spandrels with bricks laid in soldier courses. A small, diamond-shaped tile with a floral motif is centered in each spandrel.

History

Historically, circa 1927, the address of this location was 109 North Center Street.⁵⁸² The former building at this location was sold to Nelson Schrader, who owned the funeral parlor/furniture store next-door at present-day 109–111 North Center.⁵⁸³ Mr. Schrader had the old wood-framed building demolished in 1927 and replaced it with the extant “brick fireproof structure.”⁵⁸⁴

On June 13, 1931, Frank Woodworth’s notions store was in the building.⁵⁸⁵ The five and dime was managed by Gerald Woodworth, presumably a relative of the owner. At the time, Schrader Furniture was occupying the second story. By 1943 the space had become a hardware store

⁵⁸² “Historic Building Tumbles for New,” *Northville Record*, July 17, 1969, 7-E.

⁵⁸³ “Historic Building Tumbles for New,” *Northville Record*, July 17, 1969, 7-E.

⁵⁸⁴ “Historic Building Tumbles for New,” *Northville Record*, July 17, 1969, 7-E.

⁵⁸⁵ Polk, *Plymouth/Northville*, 1931, 205; “D & C Stores, Inc.” *Northville Record*, July 17, 1969, 19-E.

owned by Richard J. Hammermeister.⁵⁸⁶ As of 1951, George Clark is listed as owner.⁵⁸⁷ In the mid-1950s through 1970s, the building housed the Northville Hardware.⁵⁸⁸ In the early 2000s, the building was occupied by Ultimate Toys & Gifts. The toy store moved out in 2001 and owners Mandy Wilson and Betsy Northrop (a daughter and mother team) renovated the storefront.⁵⁸⁹ According to Northrop, Wilson's mother, most of the city block was originally owned by her grandfather. The goal of the renovation was to make the first story symmetrical with the second story. This included a new wood-paneled signboard, extending the limestone panels on the second story to the first story, and replacing of some of the building's original glass tile. The renovation was designed by M. Sullivan of Redesign, LLC and completed by Acheson Contracting.

Evaluation

The property at 107 North Center Street is significant under National Register Criterion A for commerce and community development and under Criterion C for architecture.

The commercial building at 107 North Center Street is a good example of a Classical Revival-style building. The building retains integrity of design, as the overall fenestration pattern has not been altered and it retains the same footprint as originally constructed. The building retains original materials, and the integrity of workmanship is expressed through the overall construction and brick and limestone ornamentation. The building retains integrity of location, setting, feeling, and association and clearly conveys its historic associations as a commercial building. It is recommended as a contributing structure to the Northville Historic District.

109–115 North Center Street (Contributing)

Description

The commercial building at 109–115 North Center Street is located on the west side of the street, within the central business district of Northville, Michigan. A public sidewalk is located east of the structure, and a paved parking lot located on the west elevation. The south elevation abuts the commercial building at 107 North Center Street, and the north elevation abuts the commercial building at 119 North Center.

The two-story, brick Italianate structure features an irregular footprint and a flat roof. The west (rear) elevation has a two-story addition that it shares with the building at 119 North Center; the northern portion of the addition extends slightly past the southern half. An ornate cornice spans the façade. It has large, wood brackets with peaked tops placed on the sides and in the center. Small, singly placed brackets line the cornice between the larger brackets.

The building has two storefronts and a secondary entrance on the northern end of the facade. The storefronts also share a wood cornice with the same ornamentation as the upper cornice. This cornice is capped by a small, metal pent roof. The two storefronts have identical layouts; however, the northern storefront is narrower. Each storefront has a recessed entryway with a

⁵⁸⁶ Polk, *Plymouth/Northville*, 1946, 239.

⁵⁸⁷ Polk, *Plymouth/Northville*, 1951, 324.

⁵⁸⁸ Northville Historical Society, "Northville Record North Center", circa 1955.

⁵⁸⁹ Lon Huhman, "Center Street building gets a facelift," *Northville Record*, September 26, 2001.

pedestrian door that is flanked by large display windows resting on wood bulkheads. The bulkheads have panels of molding and rest on limestone sills. Glass transoms are located above the display windows, and small modillions are placed between the transom lights. An additional pedestrian door is located on the northern end of the façade, which also has a glass transom.

The second story features six fenestration bays, each with a one-over-one windows. The windows rest on lug sills and have segmentally arched hoods formed by two rows of header bricks. The small, wood tympanum between the hood and the upper sash have small bullseyes in the center.

The west (rear) elevation is constructed of concrete block. A small set of concrete steps and a concrete ramp lead to a pair of pedestrian doors in the northern half of the elevation. The doors are sheltered by an awning. Two pairs of single-light windows with transom are located to the north of the door. A second pedestrian door is placed in the southern half, and a pair of single-light windows with transoms is located to its south. Fenestration on the second story includes six one-over-one windows.

History

The building was erected in 1888 and for much of this building's history, it was an undertaking/funeral home and furniture store. The histories of the two separate storefronts are detailed below.

109 North Center Street

In 1888 Sands & Porter Furniture and Undertaking business opened in the building.⁵⁹⁰ Owned by John Sands and M. A. Porter, Mr. Sands had been in the business since 1854 and was joined by Mr. Porter in 1884.⁵⁹¹ By the early twentieth century the partnership had been dissolved and the business was M. A. Porter Furniture and Undertaking.

In 1907, Nelson C. Schrande, Sr. and his brother, Fred Schrader purchased Porter's business.⁵⁹² The brothers had operated a furniture and undertaking business in nearby Plymouth since 1904. The Northville location became managed by Nelson, and the Plymouth by Fred. The Northville furniture store occupied the second story of both 109 and 111 storefronts, while the funeral business was on the first story of south storefront.⁵⁹³

By the early 1940s, all of 109–111 North Center was part of Schrader Furniture Store, labeled as 111 North Center. The funeral arm of the business was moved next-door to 113 North Center Street; (119 North Center as of 2018).⁵⁹⁴

⁵⁹⁰ Eagle, *Suburban Village*, 24.

⁵⁹¹ Eagle, *Suburban Village*, 24.

⁵⁹² Michele Fecht, (Northville Historical Society), "109 and 111 North Center (Simply Wine / Haven)," email to Elaine Robinson, March, 2018.

⁵⁹³ Sanborn, *Northville*, 1909, 2.

⁵⁹⁴ Northville Historical Society, Photograph, North Center Street, circa 1946.

The by the 1950s the original Schrader building had been remodeled, with an updated mid-century storefront, awning with mounted lettering, replacement windows, and removal of the cornice.⁵⁹⁵

111 North Center Street

As of 1893, the north half of the building contained a store selling boots and shoes.⁵⁹⁶ By 1899 the business had changed to a grocery store, which remained in business through 1909.⁵⁹⁷ By 1914 it had become a pool room.⁵⁹⁸ This half of the building has been incorporated into the Schrader funeral chapel and furniture store business by 1942.⁵⁹⁹ The Schrader Furniture store continued for three generations in Northville before closing entirely on March 30, 1988.⁶⁰⁰

Evaluation

The property at 109–115 North Center Street is significant under National Register Criterion A for commerce and community development and Criterion C for architecture.

The commercial building at 109–115 North Center Street retains integrity of design, as the overall fenestration pattern has not been altered. Further, the rear addition has not impacted the scale, massing, and proportion of the building and is easily distinguishable from the original building as a result of the different materials used for construction. The building also retains original materials. The integrity of workmanship is expressed through the cornices and overall construction of the block. The building also retains integrity of location, setting, feeling, and association and clearly conveys its historic associations as a downtown commercial building. It is recommended as a contributing structure to the Northville Historic District.

119 North Center Street (Contributing)

Description

The commercial building at 119 North Center Street is located on the west side of the street, within the central business district of Northville, Michigan. A public sidewalk is located east of the structure and a paved parking lot is located to the west. The south elevation abuts the building at 109–115 North Center, and the north elevation abuts 121 North Center.

The two-story, Neoclassical Revival-style building has a rectilinear footprint and a flat roof. A two-story addition is placed on the west (rear) addition and is shared with the building at 109–115 South Center Street. The façade is sheathed in limestone panels, while the north elevation is brick.

The façade has four two-story fluted pilasters with square capitals that rise from the foundation to the cornice and define the fenestration bays. The pilasters have square limestone pedestals, which are spalling and appear to have been damaged by salt, and capitals with carved floral

⁵⁹⁵ Northville Historical Society, “Northville Record North Center”, circa 1955.

⁵⁹⁶ Sanborn-Perris, *Northville*, 3.

⁵⁹⁷ Sanborn-Perris, *Northville*, 1899, 3.

⁵⁹⁸ Sanborn, *Northville*, 1914, 2.

⁵⁹⁹ Sanborn, *Northville*, 1942, 2.

⁶⁰⁰ Michele Fecht, (Northville Historical Society), “109 and 111 North Center (Simply Wine / Haven),” email to Elaine Robinson, March, 2018.

motifs. A wide, unornamented frieze spans between the capitals. The cornice is a modest, unornamented series of limestone blocks. The entrance is located on the southern end of the east elevation and features a pedestrian door in a slightly recessed bay with a concave hood that slopes inward. A pair of metal lanterns flanks the entrance. A pair of large display windows are located in the center of the façade and rest on limestone bulkheads. A single-light display window is located in the northern end, above a section of limestone resting on a granite bulkhead. All of the windows appear to be replacements.

Fenestration on the second story includes four single-light windows. Two windows are located in the central bay, and a single window is placed in each of the outer bays. The windows have sills with dentils, and decorative panels are located in the spandrels. The outer bays have small, square panels, while the long, central panel features a carved shield, wreaths, flowers, and cherubs.

A window opening in the second story of the north elevation has been filled with glass blocks. The west (rear) elevation shares the concrete, two-story addition with the building at 109–115 North Center, where it is described further.

History

Originally 121 North Center Street and later 113 North Center, the building was erected in 1926 to house the Schrader Funeral Chapel.⁶⁰¹ It was of brick construction with a stone veneered façade.⁶⁰² The interior was remodeled only twelve years later, in 1938. The remodel was designed by local architect, Thomas W. Moss.⁶⁰³ The interior sought to create a “homey” atmosphere with “comfort and domesticity.” It included a family room, display room, a chapel with a curved wall to accommodate caskets, a music room with an Estey organ, a casket display room, and an apartment for the embalmer. The chapel also boasted a modern amenity, air conditioning.

The Schrader’s moved the funeral parlor in 1943, and 119 North Center became another addition to their furniture retail space.⁶⁰⁴ By the mid-1950s the storefronts of 109–111 and 119 North Center had been remodeled to share a continuous modern storefront.⁶⁰⁵ The new storefront featured a metal signboard, and a flat canopy supporting free-standing letters.

City directories indicated that the building was at onetime 113 North Center Street. As of 1960 the building housed part of Schrader Furniture; sharing space in adjacent 111 North Center. The building also housed three other tenants, likely on the second story. These included the City Attorney’s office, Northville Driving Club, and the law office of Phillip R. Ogilvie.⁶⁰⁶ The addresses were not listed in the 1970 Directory.⁶⁰⁷

⁶⁰¹ “Built in 1926; Remodeled in 1938; - That’s Progress.” *Northville Record*, July 15, 1938, 7.

⁶⁰² Sanborn, *Northville*, 1926, 3.

⁶⁰³ “Beauty, Comfort Placed Foremost in Planning Schrader Funeral Chapel.” *Northville Record*, July 15, 1938, 7.

⁶⁰⁴ Michele Fecht, (Northville Historical Society), “404 West Main Street,” email to Elaine Robinson, March, 2018

⁶⁰⁵ Northville Historical Society, “Northville Record North Center”, circa 1955.

⁶⁰⁶ Polk, *Plymouth/Northville*, 1960.

⁶⁰⁷ Polk, *Plymouth/Northville*, 1970.

Evaluation

The property at 119 North Center Street is significant under National Register Criterion A for commerce and community development and Criterion C for architecture.

The commercial building at 119 North Center Street retains integrity of design, as the overall fenestration pattern has not been altered. Further, the rear addition has not impacted the scale, massing, and proportion of the building and is easily distinguishable from the original building as a result of the different materials used for construction. The building also retains original materials. The integrity of workmanship is expressed through the pilasters and ornamentation. The building also retains integrity of location, setting, feeling, and association and clearly conveys its historic associations as a downtown commercial building. It is recommended as a contributing structure to the Northville Historic District.

145 North Center Street (Non-Contributing)

Description

The property at 145 North Center Street is in the commercial downtown area of Northville, Michigan. It is located at the southwest corner of the intersection of North Center Street and West Dunlap Street. A concrete sidewalk spans the east and north sides of the property, and the area surrounding the buildings in the property is mostly concrete and concrete pavers. Ornamental plantings are placed near the buildings and small trees line the streets.

The property consists of a circa 1885 church with two large, modern additions on the east elevation, forming a roughly U-shaped footprint; however, the northern addition is separated from the main church building by a narrow sidewalk. The southern addition continues to the west, spanning the south elevation of the main block of the church.

The main block of the church has an irregular footprint with a cross-gable roof that is sheathed in asphalt shingles. A tall, square tower is located on the east elevation, near the façade. A one-story, shed-roofed section is placed on the east elevation to the north of the tower, and a small, one-story addition extends from the east elevation adjacent to the southern addition. A narrow, addition with a standing-seam metal shed roof is placed on the west elevation, and a portico is located near the rear of this elevation in a two-story addition. The walls of the church are clad in a brick with wood octagon shingles in the gable peaks. The foundation is concrete block. The tower has lower walls clad in brick, while the upper sections are clad in wood.

The main entrance to the church is placed in the one-story addition on the southern end of the east elevation. This includes a pair of glass pedestrian doors in a portico with round, unfluted columns. The east elevation also has a pair of Gothic-arched windows with stone lug sills in the gable end, and a narrow, Gothic-arched window is placed to the north of the pair. A trefoil window is located near the gable peak. The tower has several window openings that have been infilled, including a trefoil window in its second story that has been filled with painted wood, and a Gothic-arched window on the first story. A Gothic-arched louvered window is placed on the upper story of the tower. Two Gothic-arched windows have also been infilled on the northern one-story addition. The infilled windows still retain their lug sills.

The north elevation of the church, which fronts on West Dunlap Street, has three Gothic-arched windows on the first story of the gable end. These are sheltered by a small balcony with a metal balustrade that is supported by four round, unfluted columns resting on square, brick piers. Centrally placed in the gable is a pair of tall, narrow windows that are topped by a Gothic-arched window with ornamental tracery. A narrow, one-over-one window with a Gothic-arched transom window is placed to either side of the pair. These windows have modest surrounds with slightly projecting hoods. Additional fenestration on the north elevation includes two closely placed Gothic-arched windows with lug sills located to the west of the gable end.

Fenestration on the west elevation includes a pedestrian door that is sheltered by the shed-roofed addition. Gothic-arched windows are present in the first story and in the upper story of the central gable peak. Circular windows with an inset square panel is placed in the northernmost gable peak and above the Gothic windows in the central gable peak. A trefoil window is also placed in the peak of the central gable. The rear addition has a pedestrian door sheltered by the portico and a second pedestrian door on the second story of its north elevation opens onto an elevated deck. Additional fenestration includes one-over-one windows, and many of the window openings have been infilled with brick.

The large additions were constructed in 2001. They have cross-gabled roofs sheathed in asphalt shingles. Both have brick veneer walls resting on a concrete block foundation. The gable peaks have hexagonal and rectangular slate shingles. Fenestration varies, and consists mainly of large, glass pedestrian doors and large plate-glass windows, some with transoms.

History

Historically, the building on property included the Methodist Episcopal Church and a residence. Today, the former church is part of a modern commercial complex, with the main building located east of the church building, fronting 145 North Center Street.

The original church building has been remodeled and altered numerous times. The building was first erected in 1885–1886.⁶⁰⁸ In 1893 the steeple was erected to house the town clock, a gift from Solomon Gardiner.⁶⁰⁹ It was dedicated in July of that year. Due to structural instability, the clock tower was rebuilt in 1960.⁶¹⁰ As of 1989 the clock was extant in the building. The building was converted to a restaurant in 1972 following the church's departure. The Gothic Revival woodwork on the interior was retained.⁶¹¹

In 2001 the present commercial complex was erected, known as the Old Church Square.⁶¹²

Evaluation

The buildings at 145 North Center Street are not significant under any of the National Register Criteria. The property at 145 North Center Street is recommended as a non-contributing resource to the Northville Historic District due to the extensive loss of historic integrity. Recent

⁶⁰⁸ Louie and Rockall, *Step by Step*, 33.

⁶⁰⁹ Louie and Rockall, *Step by Step*, 33.

⁶¹⁰ Louie and Rockall, *Step by Step*, 33.

⁶¹¹ Hoffman, *The first 100 Years*, 284.

⁶¹² Photo. "Construction work continues..." *Northville Record*, August 9, 2001.

alterations (circa 2001) have included the construction of very large additions to the side and rear of the church that have significantly altered the scale, proportion, and massing of the property. Other alterations include the construction of several small additions on the east and west elevations and the infilling of the original window openings. The church lacks integrity of design, materials, workmanship, feeling, and association.

4.4 Dubuar Street

406 Dubuar Street (House and Garage: Contributing)

Description

The property at 406 Dubuar Street is in a residential neighborhood west of downtown Northville, Michigan, and consists of a house and a detached garage located to the rear of the house. The house is located on the north side of the street and a sidewalk stretches along the south side of the property, a walkway of brick pavers leads from the sidewalk to the front of the house, and a concrete driveway leads from Dubuar Street along the east side of the house to the garage. Foundation plantings are present near the façade and west elevation of the house.

This house is a one-and-one-half-story bungalow with Craftsman-style details. The house has a rectilinear footprint with a large, open porch spanning the façade. The north roof slope extends downward over the porch, incorporating it into the building. The side-gabled roof of the house is sheathed in asphalt shingles and has braces under the eaves of the gables. The foundation of the house is rock-faced concrete block and the exterior walls on the first story are clad in wood siding, while the gables and dormer have wood shingles arranged to appear as clapboards; the two types of siding are separated by a large, wood stringcourse. The façade (south) roof slope is pierced by a gable dormer with braces and exposed rafter tails. A shouldered red brick chimney rises along the exterior of the west elevation and also pierces the south roof slope.

Red brick forms the porch foundation and extends past the porch deck to form knee walls. The brick extends slightly upwards to form piers at the southeast and southwest corners of the porch. Short, wide, battered columns extend between two brick piers to the entablature of the porch, which arches shallowly on all three sides. Each column also has a bracket extending to the side to the fascia board. A wood set of stairs is placed near the east side of the porch and is flanked by brick knee walls on both sides.

Fenestration on the façade includes a pedestrian door with sidelights on the east side of the porch and a string of four four-over-one windows to the west of the door. The upper sashes are tall, with narrow vertical lights. The remaining fenestration on this elevation includes a string of three four-over-one windows in the dormer. All windows have plain wood surrounds with no ornamentation.

Fenestration on the first story of the west elevation includes a four-over-four window on each side of the chimney that is placed near the top of the first story. A triple window that features five-over-one center window flanked by four-over-one windows is placed at the center of the elevation, and a pair of four-over-one windows is located to the north (rear) of the triple

windows. A pair of one-over-one windows is located in the second story in the center of the gable peak and features a surround that is slightly wider than those on the façade. A small, louvered opening is present at the top of the gable peak.

Fenestration on the east elevation includes a pedestrian door near the center and a window within the foundation wall to the south of the door. Several windows are aligned along the top of the first story and include a two-over-two window, a pair of three-over-one windows, and a four-over-one window. Two asymmetrically spaced windows are located in the gable peak; both are one-over-one windows.

The rear garage is a one-story structure with a front-gabled roof sheathed in asphalt shingles. It has a concrete foundation and wood clapboard siding. The south elevation has a two-bay overhead garage door with small windows placed across the top.

History

The house was erected in 1925.⁶¹³ A 1926 Sanborn map illustrates that the building's footprint has not changed since its construction.⁶¹⁴ As of 1931, the house was home to Rev. Leo C. and Hilda Eickstaedt. The reverend was pastor of St. Paul's Evangelical Lutheran Church, which was located at the corner of Elm and High Streets (outside of the historic district).⁶¹⁵ By 1943 residency had changed to Harry C. and Lillian C. Duerson. Mr. Duerson was a salesman.⁶¹⁶ By 1951 Jesse and Irene Boyd resided in the house. Mr. Boyd was a supervisor at Ford motor Company.⁶¹⁷ The Boyds remained in the house through 1970.⁶¹⁸ The building was owned by Ralph and Phyllis Schade at the time of recordation.⁶¹⁹

Evaluation

The house at 406 Dubuar Street is significant under National Register Criterion A for community development and Criterion C for architecture.

The house at 406 Dubuar Street is an excellent example of a bungalow constructed in the Craftsman style. Craftsman-style houses were very popular between 1905 and 1930, and typical features include rectilinear plans, low-pitched gable roofs with wide eave overhangs and braces, grouped windows, and large porches with battered (sloping) columns. This house includes many of these features in a way that clearly identifies the building as part of this architectural style.

The house at 406 Dubuar Street retains a high level of integrity. It maintains its original footprint, overall structure, and style, providing integrity of design. Additionally, the property maintains many original materials. The house and garage retain integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

⁶¹³ City of Northville Assessor.

⁶¹⁴ Sanborn, *Northville*, 1926, 2.

⁶¹⁵ Polk, *Plymouth/Northville*, 1931, 196.

⁶¹⁶ Polk, *Plymouth/Northville*, 1943, 203.

⁶¹⁷ Polk, *Plymouth/Northville*, 1951, 256.

⁶¹⁸ Polk, *Plymouth/Northville*, 1970.

⁶¹⁹ City of Northville Assessor.

430 Dubuar Street (Non-Contributing)

Description

The house at 430 Dubuar Street is a contemporary home. It is in a residential neighborhood west of downtown Northville, Michigan. The house is on the north side of the street on a large lot and has ornamental plantings along the foundation. A sidewalk stretches along the south side of the property and a concrete driveway leads from Dubuar Street along the west side of the property to an attached garage located at the rear of the property. A concrete walkway leads from the sidewalk to the front porch of the house.

The two-story house resembles the Craftsman style and has an irregular footprint that consists of a main block with a rectilinear footprint and a long, narrow, extension to the north. An asphalt-covered side-gabled roof has a large gable dormer that spans nearly the entire width of the second story of the façade. A side-gabled porte cochere projects from the west elevation. A large, open porch spans the width of the façade, and features square columns resting on large, square, brick piers. The first story and porch are clad in brick and the second story is sheathed in composite shingles. A one-story addition extends from the rear of the northeast corner of the house to a one-and-one-half story, front-gabled garage with large, gable dormers on the east and west elevations.

Fenestration on the façade includes a centrally placed door with side lights and a large transom, and two pairs of three-over-one windows, symmetrically spaced on each side of the door. Fenestration in the dormer includes a string of four three-over-one windows, which are covered by a mansard roof projecting from the wall of the dormer, and one three-over-one window near each end of the dormer. Fenestration on the remaining elevations includes a mix of three-light windows, three-over-one window, two-over-one windows, and two-light windows.

Ornamentation on the house includes visible rafter tails in the soffits and decorative brackets. The posts in the porch and porte cochere are slightly battered, and an uncoursed stone planter spans the porch on both sides of the concrete stairs.

History

The house was built in 2010.⁶²⁰

Evaluation

The house at 430 Dubuar Street is not significant under any of the National Register Criteria. It was constructed in 2010 and falls outside the period of significance for the district. It is recommended as a non-contributing resource to the Northville Historic District.

⁶²⁰ City of Northville Assessor.

4.5 Dunlap Street – East

143 East Dunlap Street (Contributing)

Description

The small, commercial building at 143 East Dunlap Street is located within the central business district of Northville, Michigan, on the northwest corner of the East Dunlap Street and Hutton Street intersection. A public sidewalk spans the façade and paved parking lots surround the remaining three elevations

The one-story, Mid-Century Modern bank has an irregular footprint. The overall footprint is rectilinear, with the southeastern corner projecting to the east, a small projection located near the center of the east elevation, and two small projections on the west elevation. The front façade is the short end of the rectangle and faces Dunlap Street. The building has a flat roof with wide, overhanging eaves and visible rafters on the east and west elevations; the roof on the west elevation extends to cover a drive-through lane. The walls of the building are clad in an orange-red, running bond brick. The east and west elevations have narrow, recessed portions that extend the full height of the wall, dividing the elevations into a series of brick panels that act as a simple decorative element. The brick walls on these elevations have concrete coping across the top, along with blue, rectangular solid panels separated by aluminum supports placed just under the roof line. The underside of the wide eaves is painted white and the rafter tails are painted dark gray. A decorative honeycomb brick screen wall with concrete cap surrounds the heating and cooling equipment on the north elevation.

The façade has an entryway placed in the eastern half. It contains a glass pedestrian door and a large, single-light window on each side that extends to the ground. The door and windows each have a single-light transom. The glass is set in aluminum frames. Three of these windows extend to the east elevation where they protrude in a slight bay. On the western half of the façade is a centered, metal night-drop box.

An ATM is placed in a projecting section in the middle of the east elevation. The roof extends outward above it to provide shelter for automobiles. It is flanked on the north by a solid metal pedestrian door. The west elevation has two metal and glass teller windows placed in projecting sections in the north and south ends.

History

The extant building was erected to house a drive-in office of Manufacturers National Bank in 1962.⁶²¹ In the 1950s and 1960s Manufacturers National Bank made major acquisitions, including the Detroit United Bank and Industrial National Bank.⁶²² During the postwar period, there was a push for banks to establish automobile-oriented branch banks, known as drive-thrus.

⁶²¹ Photograph. "Old Scout Building," *Northville Record*, July 17, 1969, 18-B.

⁶²² Branch Banks in Detroit, Michigan 1889-1970. National Register of Historic Places Nomination. 2016.

The trend was also to build smaller banks that were less pompous in style and more family-oriented to attract baby boomer families. As of 2018 it is a branch of Comerica Bank.

Evaluation

The property at 143 East Dunlap Street is significant under National Register Criterion A for commerce and Northville's community development and Criterion C for architecture.

The commercial building at 143 East Dunlap Street is a good example of a Mid-Century Modern-style bank building. The building retains integrity of design, as the overall fenestration pattern has not been altered and it retains the same footprint as originally constructed. The building retains original materials, and the integrity of workmanship is expressed through the overall construction and use of a large bank of windows. The building retains integrity of location, setting, feeling, and association and clearly conveys its historic associations as a commercial building. It is recommended as a contributing structure to the Northville Historic District.

4.6 Dunlap Street – West

132 West Dunlap Street (House and Garage: Contributing)

Description

The property at 132 West Dunlap Street is in a commercial section of downtown Northville, Michigan. The house is located on the northeast corner of the intersection of West Dunlap Street and North Wing Street. A sidewalk stretches along the south and west sides of the property, a paved driveway leads from West Dunlap Street to a detached garage, a concrete walkway leads from West Dunlap Street to the façade, and a concrete walkway leads from North Wing Street to the west elevation. The property has foundation plantings along the façade, east, and west elevations. A highly ornamental, metal lamp post is located to the front of the building and holds a wood business sign. A sign shaped like a pocket watch hangs from a decorative metal bracket in the gable of the facade porch. A clock within an ornamental metal casing also hangs from a metal bracket on the eastern porch post.

The house is a one-and-one-half-story Gabled Ell with Gothic Revival-style features. It currently functions as a commercial building. The house has several additions, resulting in an overall irregular footprint. A one-story, gabled-roof section is placed on the north elevation of the side-gabled ell. A one-story, shed-roofed addition spans the north elevations of the main block and the one-story gabled section. A gable-front porch is placed on the façade of the side-gabled ell, and a small, one-story porch with a bellcast roof is centrally located on the west elevation of the front-gabled ell.

The roof is sheathed in asphalt shingles. Wall dormers pierce the roof on the side-gabled façade and on the west elevation of the gable-front. An external narrow, red brick chimney stack rises

along the east elevation of the side gable. The exterior walls are clad in wood clapboards. The entire house is painted white with no trim color. The foundations of the main block of the house and the rear, gabled section were precluded from view by the surrounding foundation plantings. The shed-roofed addition has a concrete block foundation. Wide panels of decorative bargeboard with cut out patterns are placed in the gable peaks of the gabled ell and in the peaks of the wall dormers.

The porch on the façade is accessed by several replacement concrete steps with c. 1960 “wrought-iron” metal balustrades. Square, unfluted columns stretch from the decking to the roof, and modest 1 x 4 wood balustrades, closely aligned separated only by a narrow gap, stretch between the columns. The porch shelters two doors, one on the side-gabled façade that serves as the main entrance to the building, and the other on the east elevation of the front-gabled ell that is a funeral door. The wood door on the side-gabled ell has a large, oblong, central glass panel. This door has a surround with square pilasters that reach to an entablature with several bands of molding. The solid wood funeral door features arching upper panels and rectangular lower panels, all of which have several bands of molding. This door also features a surround with pilasters and an entablature. The porch also shelters two windows, one on each side of the main door. The window to the east of the door has four-over-four lights. The window to the west of the door has a four-light upper sash and the lower sash was covered by a temporary sign. Both windows have surrounds with pilasters and entablatures.

Additional fenestration on the façade includes paired one-over-one windows in the dormer of the side-gabled ell. The windows share a wood surround that features a lug sill, square pilasters with scrollwork on the bottom and in the capitals, and a steeply sloping pediment that has ornamental scrollwork along its top and a diamond-shaped panel below its peak. The front-gabled ell has a single fenestration bay with a pair of windows on each story. The first-story windows are wood with four-over-four double-hung configurations. The windows share a surround with square pilasters with scrollwork capitals and a pediment with two shallowly sloping peaks that have scrollwork beneath the peaks. The upper windows also have four-over-four, double-hung, wood sashes and share a wood surround with a lug sill, pilasters with scrollwork, and a pediment with two steeply sloping peaks. The pediments appear to partially cover the upper lights of the upper sashes, and the pediments have ornamental scrollwork above the peaks.

Fenestration on the east elevation includes a canted bay window that is topped by a bellcast roof with decorative bargeboard with pendants. A single window opening is placed in the southeast side a pair of windows is placed in the east side. The windows were partially obscured by the surrounding vegetation, but the upper sashes have four lights. A pair of four-over-four windows is placed in the gable peak. These windows have a wood surround that features the same motif as the surround in the front-gable peak, including the pediments that partially cover the upper sashes. A window opening that is also mostly obscured by vegetation is located in the rear gabled section. The sashes are not visible, but it features a pediment with scrollwork above and below the peak.

Fenestration on the first story of the west elevation includes a centrally placed pedestrian door within the small porch. The porch has two concrete steps and concrete decking, and the roof has decorative bargeboard in a delicate cut out pattern with pendants. Fluted, engaged columns are located on the wall of the house and have capitals that support highly decorative brackets. On the outer corners of the porch, the columns have been replaced with narrow, “wrought-iron” metal posts with a diamond pattern. The solid wood pedestrian door has upper arched panels and rectangular lower panels, all of which have several bands of molding. The door is placed in a surround with narrow pilasters with scrollwork for capitals and a pediment with scrollwork below the peak. There is a wood frame storm door with an eight-light glass panel. A single window is located to the south of the porch, and two closely spaced windows are to the north of the porch. The windows all have four-over-four, double-hung, wood sashes and wood surrounds with lug sills, pilasters with scrollwork on the bottom and in the capital, and pediments with scrollwork above and below the peaks. Paired four-over-four windows are located in the dormer that has a surround with the same motif as that found in the façade gable. A pair of small, single-light, square windows with unornamented surrounds are located to each side of the dormer, in the upper story. A one-over-one window with an architrave is placed in the west elevation of the shed-roofed section.

A pair of four-over-four windows with a surround with the same motif as found in the façade gable is located in the rear gable of the main block. A one-over-one window is located to its east. A pair of one-over-one windows is located in the gable peak of the one-story ell and shares a surround like that in the other gables; however, it lacks scrollwork beneath the pediments.

The detached garage is a one-story building located at the northeast corner of the property. It has a rectilinear footprint and a pyramidal roof sheathed in asphalt shingles. The exterior walls have wood clapboards. Two pairs of large, wood, hinged doors that open outward are located in the south elevation. A pedestrian door is placed in the west elevation. The garage was constructed between 1926 and 1942, falling within the period of significance of the Northville Historic District.⁶²³

History

The house was built circa 1858–1860.⁶²⁴ Another source notes that the house was built in 1870, suggesting it was perhaps remodeled later to reflect the Gothic Revival style.⁶²⁵ It is believed the first owner was Captain Solomon Gardner, who was a Great Lakes ship captain.⁶²⁶ Captain Gardner donated the town clock that was placed in the steeple of the Methodist Church.

⁶²³ Sanborn, *Northville*, 1926, 3; Sanborn, *Northville*, 1942, 3.

⁶²⁴ Study Committee, *Northville Historic District*.

⁶²⁵ Hixson, *Early Northville*.

⁶²⁶ Study Committee, *Northville Historic District*.

As of 1893 the house included the irregular-shaped footprint at the core of the building today; however, a long one-story ell extended from the building's north elevation.⁶²⁷ The ell remained attached through 1914. It was reduced or reconfigured circa 1920.⁶²⁸

As of 1931 the house was home to Ruth E. Gills.⁶²⁹ Circa 1932 the house was purchased by Mr. and Mrs. John Litsenberger, who resided there through the 1970s.⁶³⁰ Mr. Listenberger was a realtor.⁶³¹ The Anderson family has owned the house since 1987.⁶³²

Evaluation

The house at 132 West Dunlap Street is significant under National Register Criterion A for Northville's community development and Criterion C for architecture.

The house at 132 West Dunlap Street retains a high level of integrity and is a good example of a Gothic Revival-style building. The property maintains integrity of design, and the last alteration to the building's footprint was prior to 1926. Additionally, the property retains many original materials. Integrity of workmanship is expressed in the ornamentation and the overall construction and form of the house. The house and garage retain integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

The garage retains integrity of design, material, location, setting, feeling, and association and is recommended as a contributing resource to the Northville Historic District.

314 West Dunlap Street (House and Garage: Contributing)

Description

The property at 314 West Dunlap Street is in a residential neighborhood west of downtown Northville, Michigan, and consists of a house and a detached garage located to the north of the house. The house is located on the northeast corner of the intersection of West Dunlap Street and West Street. A sidewalk stretches along the south and west sides of the property, concrete and paver walkways lead from the sidewalk to the façade and west elevation, and a concrete driveway leads from West Dunlap Street to the garage. The property has ornamental trees and plantings throughout the yard and foundation plantings are present along the façade and west elevation. A contemporary wood fence surrounds the yard to the east of the house, and a small shed is located in the eastern yard.

⁶²⁷ Sanborn-Perris, *Northville*, 3.

⁶²⁸ Sanborn, *Northville*, 1926, 2.

⁶²⁹ Polk, *Plymouth/Northville*, 1931, 207.

⁶³⁰ Study Committee, *Northville Historic District*.

⁶³¹ Polk, *Plymouth/Northville*, 1946, 243.

⁶³² City of Northville Assessor.

The house is a one-story, wood frame Bungalow with Craftsman-style details. The house has a rectilinear footprint with a porch spanning the façade. The south slope of the side-gabled roof extends downward over the porch with a slight break in the pitch, incorporating it into the building. A small, one-story addition with a gable roof is placed on the north elevation. The roof is sheathed in asphalt shingles. The south roof slope is pierced by a centrally placed gable dormer and a red brick chimney stack with a concrete cap pierces the roof in its north slope. The foundation of the house is rock-faced concrete block. The exterior first-story walls of the house are clad in wide, asbestos shingles with a wavy edge and the gables have synthetic shingles. The house is painted moss green with white trim.

The one-story porch is accessed by a small flight of five wooden steps placed on the eastern side of the façade. It has a painted brick foundation that extends above the decking to form knee walls and steps downward on both sides of the stairs. The walls have a concrete cap. Wider, slightly projecting sections of the brick form piers. Three evenly spaced battered, wood columns extend from the brick piers to the roof. The pier on the south side of the stairway is missing and a small lantern style light is in its place.

A pedestrian door is located on the east side of the façade within the shelter of the porch and aligned with the five porch steps. The door itself has a large glazed panel that is divided into nine lights. The lower two-thirds of the glazing is divided into three vertical columns with the upper third comprised of two rows of smaller lights. A string of four-over-one windows, with the upper lights arranged vertically, is located to the west of the door. The windows and door have modest, unornamented surrounds. A string of three three-light, wood windows, which also have their lights arranged vertically, is located in the dormer. The windows share an unornamented wood surround.

Fenestration on the west elevation includes, at the southern end, small, paired four-light windows located higher up on the wall. A square bay window with a shed roof projects from near the center of the elevation and has a string of three four-over-one windows. A small, four-over-one window is placed to the north of the bay window. Paired three-over-one windows are located in the gable peak. The windows have modest unornamented surrounds. Additionally, two two-light sliding windows are placed in the foundation wall.

The east elevation fenestration, from south to north, includes a three-over-one window; paired three-over-one windows; a small, square, single-light window; and a three-over-one window on the first story. Paired three-over-one window are located in the gable peak. The windows have modest unornamented surrounds.

The rear addition has a small, rectangular, four-light window placed near the roofline on its west elevation. The north elevation has a wood pedestrian door with a curved upper window with twelve small lights that is sheltered by a shed roof with ornamental open knee braces. A three-over-one window is located to the west of the door, and a small, three-light window is in the gable peak.

The garage is a one-story building with a pyramidal roof and a rectilinear footprint. The roof is sheathed in asphalt shingles and the walls are clad in clapboards. A single-bay overhead door is located in the west elevation, and a single-bay, sliding door is placed in the south elevation.

The small shed has an asphalt-sheathed gable roof and walls clad in synthetic shingles. The roof extends to the north to form a covered, open area supported by square, battered columns. A three-over-one window is located in the south elevation. It appears to be contemporary construction.

History

The house was erected in 1925.⁶³³ The building footprint has not changed since that time, except for a small rear addition.⁶³⁴ As of 1927 the building was home to the Montgomery family, Stewart and Annie, and their son, Scott E., who was a musician.⁶³⁵ By 1929, Stewart Montgomery had died, leaving Annie and Scott in the house. The family remained in the house through 1948.⁶³⁶ In 1953 the house changed to George H. and Brigitte Muller.⁶³⁷ Mr. Muller was an engineer for Ford Motor Company. The family remained in the house through 1958. By 1960 it was home to Arthur J. and Marie Ash. Mr. Ash was a nurseryman for Walter Coon Nursery in Farmington.⁶³⁸ By 1970 residency had changed to Paul I. Rumley, a building engineer for Ida Cooke Jr. High School.⁶³⁹ Mr. Rumley remained in the house through 1976. From 1977 through 1979 it was home to Ronald and Cathy Stier.⁶⁴⁰ Mr. Stier was an agent for Equitable Life. In 1980 the house became residence of William Graham.⁶⁴¹ The house has been owned by James Notarinni since 1991.⁶⁴²

Evaluation

The house at 314 West Dunlap Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 314 West Dunlap Street maintains integrity of design, as its overall fenestration pattern has not changed and the small, rear addition has not altered the overall scale, proportion, and massing of the property. Although the asbestos siding is not original to the house, it was

⁶³³ City of Northville Assessor; Study Committee, *Northville Historic District*.

⁶³⁴ Sanborn, *Northville*, 1926, 2.

⁶³⁵ List of former residents, 314 W Dunlap, Dunlap Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁶³⁶ List of former residents, 314 W Dunlap, Dunlap Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁶³⁷ List of former residents, 314 W Dunlap, Dunlap Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁶³⁸ Polk, *Plymouth/Northville*, 1960.

⁶³⁹ Polk, *Plymouth/Northville*, 1970.

⁶⁴⁰ List of former residents, 314 W Dunlap, Dunlap Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁶⁴¹ List of former residents, 314 W Dunlap, Dunlap Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁶⁴² City of Northville Assessor.

manufactured and sold between 1907 and 1970, and was therefore added to the house during the period of significance. Many of the other construction materials, including some of the windows are original to the building. The integrity of workmanship is also expressed through the overall construction of the house and garage. The property conveys its integrity of location, setting, feeling, and association and can be clearly identified as a Craftsman-style bungalow. It is recommended as a contributing resource to the Northville Historic District.

The garage, which first appears in the 1926 Sanborn map and was likely built at the same time as the house, also retains integrity of design, location, setting, feeling, and association.⁶⁴³ It is recommended as a contributing resource to the Northville Historic District.

404 West Dunlap Street (House and Garage: Non-Contributing)

Description

The property at 404 West Dunlap Street is in a residential neighborhood west of downtown Northville, Michigan. It is located on the northwest corner of the intersection of West Dunlap Street and West Street. A sidewalk stretches along the east and south sides of the property, a brick driveway leads along the north side of the property, a paved driveway leads from West Street to a detached garage at the rear of the property, and brick walkways lead from the streets to the façade and east elevation. Several large, mature trees dot the property and foundation plantings are present along the façade. A wood picket fence surrounds the area to the sides and rear of the house.

The house is a two-story Italianate with an irregular footprint. The main block of the house is roughly square in footprint with a hipped roof. A two-story, rectilinear section, also with a hipped roof, is placed on the north (rear) elevation of the main block, and a one-story porch with square, unfluted columns and a shed roof spans the west elevation of this rear section. A one-story addition with a hipped roof is placed on the east elevation of the main block. The roof is sheathed in asphalt shingles. The walls of the main block of the house are clad in wood clapboards, while the rear section has synthetic siding. The foundation of the main block is coursed, rock-faced ashlar; the rear section's foundation was not visible. The roof is pierced by two belvederes with hipped roofs: one centrally placed on the peak of the hipped roof of the main block, and the other above a slightly projecting section on the east elevation of the rear block. A shouldered, external brick chimney stack rises along the west elevation of the main block and is capped by several rows of corbelled brick.

Fenestration on the façade includes three asymmetrically spaced fenestration bays on the first story. A four-over-four window is placed on the east side, and a pedestrian door is placed to its west. The door is accessed by a flight of curved stairs with a balustrade with large, turned spindles. The door has recessed panels mimicking sidelights, and the door is capped by a large, ornate portico. Two large, highly ornamented brackets support arches with smaller brackets,

⁶⁴³ Sanborn, *Northville*, 1926, 2.

which in turn support the portico roof. To the west of the door is a canted bay window. Each side of the bay has a four-over-four window and square pilasters with large capitals separate the windows and support highly ornamented arches with brackets. Two fenestration bays are located on the second story, above the portico and the bay window. The bay above the door includes a four-over-four window, and the other bay includes a bay of four-over-four windows.

Fenestration on the first story of the west elevation includes two square, single-light windows, one on either side of the chimney stack. Continuing north, the main block has two four-over-four windows. The second story has a four-over-four window to the south of the chimney stack, and a small, one-over-one window and a four-over-four window to the rear of the chimney stack. Two window openings are visible on the first story of the rear block, but the sashes were not visible from the public right-of-way. The second story includes at least two one-over-one windows; addition fenestration was not visible.

Fenestration on the east elevation consists mainly of four-over-four windows. The one-story addition has string of four-over-four windows on each side: the south side has a string of four, the east has a string of seven, and the north side has a pair of windows and a pedestrian door placed near the wall of the main block. The main block of the house has a four-over-four window on the first story and two on the second. The rear block includes five fenestration bays. The central fenestration bay is in a projecting, two-story bay window that includes pairs of four-over-four windows on each story. The other fenestration bays have singly placed four-over-four windows.

The north elevation has two fenestration bays, each with a four-over-four window on each story. The belvedere on the main block of the house has a string of three four-light windows on each side, and the belvedere on the rear block has pairs of four-over-four windows on each side.

Ornamentation includes ornate surrounds on each four-over-four windows. The surrounds have square, unfluted pilasters with large capitals and pedestals, which rest on lug sills. The pilasters are capped by a pediment with brackets and an arching, decorative panel beneath the peak. The paired and triple windows in the belvedere share surrounds that have square, unfluted pilasters resting on lug sills. Asymmetrically spaced brackets and paired brackets are located in the cornices and in the belvederes and are placed above a frieze board with a band of molding. Wide cornerboards with modest capitals are placed on the exterior and interior corners. An unfluted pilaster is also placed on the second story of the east elevation, to the south of the windows.

The detached garage has a rectilinear footprint and a gable roof oriented perpendicular to West Street. The central section is one-and-one-half-stories in height, and one-story sections are placed to its east and west. The west section has a flat-roofed dormer. The roof is sheathed in asphalt shingles. The exterior walls are clad in wood clapboards, and the gable peaks are covered by wood shingles. The north elevation has wide frieze boards with several bands of ornamental molding and large, singly placed brackets. Two single-bay overhead doors are placed in the east elevation, and a pair of four-light windows are located in the east gable peak. The north elevation

of the central block has a centrally placed wood pedestrian door with a large upper light. A large, four-over-four, double-hung, wood window, nearly the same size as the door, is placed on either side. Two four-light windows are placed in the dormer.

History

The Italianate-style house was erected circa 1880.⁶⁴⁴ By 1893 the house included the two-story square core, with a rear irregular-shaped one-story ell.⁶⁴⁵ A small one-story porch was added to the northwest corner of the rear ell circa 1905.⁶⁴⁶ The 1926 Sanborn map shows the rear wing as having been removed and replaced by a small porch.⁶⁴⁷ A second porch was added to the east elevation. A large garage had been erected by then as well.⁶⁴⁸

The earliest known residents were Edward L. and Grace H. Millis, who resided in the house during the 1920s and 1930s. Edward was a district agent for the Detroit Edison Company.⁶⁴⁹ During this time, Detroit Edison owned the house and allowed the Millises to reside there.⁶⁵⁰ By 1943 Louise E. and William H. Cansfield resided in the house. Mrs. Cansfield worked for the *Northville Record*. From 1948–1952 she, along with her brother-in-law, Arthur H. Cansfield, were co-owners of the paper.⁶⁵¹ By 1951 Mrs. Cansfield resided alone in the house; she remained alone in the house through 1960.⁶⁵² By 1970 Claude and Mary Sechler resided in the house. Mr. Sechler was a mason and contractor.⁶⁵³

As of 1989 the original summer kitchen was extant and used as a garage.⁶⁵⁴ This appears to be extant as of 2017, still used as a garage. The large two-story addition, which extends from the rear of the house, was made circa 2000.⁶⁵⁵ The house is currently owned by the Waldo family.⁶⁵⁶

Evaluation

The house at 404 West Dunlap Street is not significant under any of the National Register Criteria.

The house at 404 West Dunlap Street is recommended as a non-contributing property to the Northville Historic District. Although the original section of the house maintains a high degree of integrity of materials and workmanship, the large addition that was constructed in 2002

⁶⁴⁴ Study Committee, *Northville Historic District*.

⁶⁴⁵ Sanborn-Perris, *Northville*, 3.

⁶⁴⁶ Sanborn, *Northville*, 1909, 2.

⁶⁴⁷ Sanborn, *Northville*, 1926, 2.

⁶⁴⁸ Sanborn, *Northville*, 1926, 2.

⁶⁴⁹ Polk, *Plymouth/Northville*, 1931, 125.

⁶⁵⁰ Louie and Rockall, *Step by Step*, 25.

⁶⁵¹ "Number of Owners Passes Dozen Mark," *Northville Record*, July 17, 1969, 19-A.

⁶⁵² Polk, *Plymouth/Northville*, 1960.

⁶⁵³ Polk, *Plymouth/Northville*, 1970.

⁶⁵⁴ Louie and Rockall, *Step by Step*, 25.

⁶⁵⁵ Photo. 404 W Dunlap. Dunlap Street, West, 401-504, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁶⁵⁶ City of Northville Assessor.

significantly alters the overall scale, proportion, and massing of the property. Further, the Secretary of the Interior's Standards for the Treatment of Historic Properties states that it is not recommended that an addition is "as large or larger than the historic building, which visually overwhelms it," and that additions should not duplicate "the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be historic."⁶⁵⁷ The original house and addition are indistinguishable as a result of using the same general roof line, cornice line, wall planes, siding lap, window surrounds, and ornamentation, creating a false sense of history. Overall, the house at 404 West Dunlap Street lacks integrity of design, feeling, and association, and the historic character has been significantly altered.

The garage is first noted on a Sanborn Map in 1926, then having an L-plan footprint.⁶⁵⁸ By 1942 it had been modified to a T-plan footprint.⁶⁵⁹ The building is believed to have once been a summer kitchen; however, previous outbuildings on the property are smaller and not at this location.⁶⁶⁰ The extant garage has been enlarged to the west and east, forming a rectangular footprint. The decorative features, including brackets in the eaves, appear to be modern additions. Due to a loss of integrity of design, materials, and workmanship, the garage is recommended non-contributing to the Northville Historic District.

504 West Dunlap Street (House: Contributing; Garage: Non-Contributing)

Description

The property at 504 West Dunlap Street is in a residential neighborhood west of downtown Northville, Michigan, on the northwest corner of the intersection of West Dunlap Street and Linden Street. The property is dotted with large mature trees and ornamental plantings, and foundation plantings are present along the façade and east elevation. A sidewalk stretches along the east and south sides of the property and a brick driveway is located between Linden Street and a garage at the north end of the property.

The house is a Queen Anne with a large, one-and-one-half-story rear addition constructed after 1942 has an irregular footprint. The original portion of the house has a cross-gable roof form, with the eastern gable topping a two-story, three-sided bay. The rear addition has a gable roof oriented perpendicular to West Dunlap Street. The roof is clad in asphalt shingles and decorative bargeboard is placed in the gable ends of the original portion of the house. The house rests on a poured concrete foundation. The exterior walls are clad mainly in wood clapboards, except for the walls sheltered by the front porch, which have vertical wood siding. The gable peaks have replacement fish scale siding, and bands of vertical wood run beneath the rooflines on the east elevation and the addition's west elevation, between the first and second story windows on the east and west elevations, and on the upper story of the rear addition's east elevation. The roof is

⁶⁵⁷ Anne E. Grimmer. "The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings," <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>, accessed May 16, 2018.

⁶⁵⁸ Sanborn, *Northville*, 1926, 2.

⁶⁵⁹ Sanborn, *Northville*, 1942, 3.

⁶⁶⁰ Louie and Rockall, *Step by Step*, 25; Sanborn, *Northville*, 1914, 2.

pierced by a yellow brick chimney with a two-course, red brick cap near the center of the upright and an exterior red brick chimney with recessed brick decoration at the top is placed on the rear of the addition. Wall dormers extend through the roofline on the east and west elevations of the addition, and a gable-roofed section projects from the second story of the addition on its west elevation. The two-story bay window on the east elevation is capped with a gable roof that has bargeboard and decorative fish scale shingles in the gable. The second story has large ornamental brackets with roundels projecting from the sides of the bays to the roof, and vertical siding is placed in the spandrels between the first and second-story windows.

A one-story porch is placed on the west end of the façade and the roof of the western ell extends over the porch. It has thick turned posts, a spindle frieze, and decorative bargeboard on the sides. A gable pierces the roof above a small set of wood stairs and features a sunburst pattern and bargeboard, and a flat section of roof near the eastern end is surrounded by a modern added balustrade with square posts. The space between the porch skirt is vertical wood. A second one-story porch extends from the east elevation, to the south of the bay window, and has a hipped roof and knee walls clad in wood clapboards. Round, unfluted, Doric columns span between the knee walls and a modest entablature beneath the roof. The porch is accessed by a small set of wood stairs with simple, square balustrades and a gable peak pierces the roof above the stairs. A third porch with a shed roof is placed on the northeast corner of the rear addition.

Fenestration on the façade, which faces Dunlap Street to the south, includes a pedestrian door and two one-over-one windows sheltered by the porch. All three have modest surrounds. A large single-light window with a transom is placed on the first story of the gable end, and two one-over-one windows are located on the second story. A Queen Anne window, with smaller panes of stained glass surrounding a large, central panel, is placed in the gable peak.

Fenestration in the west elevation includes, on the two-story section, a pair of one-over-one windows on the first story, a single-light window in the vertical wood band course between the story, and, on the second story, a single one-over-one window and a pair of one-over-one windows that are located in the same fenestration bay as the lower pair of windows. A second Queen Anne window is placed in the peak of the gable. Two one-over-one windows are located on the first story of the one-and-one-half story addition. A one-over-one window is also placed in the upper story projection, and the two dormers each have a one-over-one window with sunburst patterns in the gable peaks.

Fenestration on the east elevation includes a single-light window with a transom and a pedestrian door that are located within the porch. The door is placed in the side of the two-story bay window. A one-over-one window is placed on each of the two other sides of the bay window on the first story and in the north- and south-facing sides on the second story. The east side of the bay window on the second story has a single-light window. Additional fenestration is confined to the rear addition and includes, from south to north, a small single-light window in a small projection with a shed roof, a one-over-one window, a bay window capped by a half-hipped roof with a string of three single-light window on the east side and one single-light window on both

the north and south sides, and large one-over-one windows sheltered by the rear porch. A pedestrian door is also placed beneath the porch on the north elevation. The southern dormer has one one-over-one window with a sunburst in the peak, and the northern dormer has two one-over-one windows, each with a sunburst and a separate gable peak. A single-light window is placed in a shed-roofed wall dormer on the north end.

The one-story garage has a cross-gabled ell footprint. A one-story, open porch extends from the south elevation. The roof is sheathed in asphalt shingles and has decorative bargeboard and round and triangular fish scale siding in the peak facing east. The exterior walls are clad in composite siding. Two single-bay overhead doors with upper window lights are placed in the east elevation, and a window is placed to the south of the doors.

History

The house was erected in 1881–1882 by a local builder, Mr. Woodman.⁶⁶¹ The house includes a stained-glass window that was originally part of an 1866 Methodist Church in Mason, Michigan. The original owners of the house were Edwin B. and Eleanor Thompson.⁶⁶² Mr. Thompson appears to have been engaged in the fencing industry, as newspaper advertisements from the 1890s note an E. B. Thompson and E. K. Starkweather sold woven wire fencing.⁶⁶³ City directories indicate that after Edwin Thompson's death in 1919, the house came under ownership of the next generation of Thompsons.⁶⁶⁴ By 1931, Frank L. and Alice Thompson resided in the house.⁶⁶⁵ The Thompsons resided in the house through the 1950s.⁶⁶⁶ During World War II, in 1943, they rented rooms to Whyrom and Edith Grier. Mr. Grier was employed as a guard at the Willow Run plant in Ypsilanti.⁶⁶⁷ By 1960, it was the residence of Edmund P. and Margaret Yerkes. Edmund was a grandson of the original owner, Edwin Thompson.⁶⁶⁸ Mr. Yerkes was a lawyer with offices at 107 East Main.⁶⁶⁹ They remained in the house through the early 1970s. The property has been owned by Todd and Lisa Wiseley since 2017.⁶⁷⁰

The rear addition to the house was made sometime after 1942.

Evaluation

The house at 504 West Dunlap Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

⁶⁶¹ City of Northville Assessor; Study Committee, *Northville Historic District*.

⁶⁶² Study Committee, *Northville Historic District*.

⁶⁶³ Advertisement. "The Fence." *Northville Record*, March 23, 1892, 5.

⁶⁶⁴ "Commissioner's Notice." *Northville Record*, September 19, 1919, 3.

⁶⁶⁵ Polk, *Plymouth/Northville*, 1931, 197.

⁶⁶⁶ Polk, *Plymouth/Northville*, 1951, 317.

⁶⁶⁷ Polk, *Plymouth/Northville*, 1943, 207.

⁶⁶⁸ Polk, *Plymouth/Northville*, 1960; 504 W Main, Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁶⁶⁹ Polk, *Plymouth/Northville*, 1960.

⁶⁷⁰ City of Northville Assessor.

The house at 504 West Dunlap Street maintains integrity of design, as its overall fenestration pattern has not changed and the rear addition has not altered the overall scale, proportion, and massing of the property. The house also maintains integrity of materials and workmanship as expressed in the decorative siding and additional ornamentation. The property overall conveys its integrity of setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

Based on Sanborn Map information, the garage was erected circa 1935.⁶⁷¹ It was originally a one-story building with a rectilinear footprint. The building has been expanded and undergone renovations to make it appear as a nineteenth century Queen Anne-style resource. Due to a loss in historic integrity of design, materials, and workmanship, the garage is recommended non-contributing to the Northville Historic District.

511 West Dunlap Street (House and Garage: Contributing)

Description

The house at 511 West Dunlap Street is in a residential neighborhood west of downtown Northville, Michigan. The house is on the south side of the street on a small lot with several large, mature trees and foundation plantings. A sidewalk stretches along the north side of the property, a concrete walkway leads from the street to the house, and two-track brick driveway leads from West Dunlap Street along the east side of the property to a garage located behind the house.

The house is a gable front and wing Greek Revival-style house with a one-and-one-half-story gable-front section and a one-story wing springing from the upright's east elevation. A one-story, hipped roof, open porch is located on the upright, and a one-story, flat-roofed addition spans the rear of the upright and ell. The roof is sheathed in asphalt shingles, the exterior walls are clad in synthetic siding, and the upright and ell rest on a foundation of uncoursed stone. The rear addition has a concrete block foundation. A red brick chimney stack located on the west elevation pierces the lower roof slope. The chimney features shoulders with multiple courses of soldier bricks.

The house retains many features of the Greek Revival style, including the front porch with square, unfluted Doric columns; double hung windows with six-over-six sashes; cornice returns; corner boards, and wide bands of trim in the cornices and raking molding that resemble entablatures.

Fenestration on the façade includes a wood pedestrian door placed in the center of the gable front, beneath the shelter of the porch. A small set of wood stairs reaches to the porch, providing access to the door. Two six-over-six windows are symmetrically placed around the door. A single six-over-six window with shutters is centered in the gable peak above the porch.

⁶⁷¹ Sanborn, *Northville*, 1926, 2; Sanborn, *Northville*, 1942, 3.

Fenestration on the façade of the ell consists of two six-over-six, double hung windows that are symmetrically spaced and have flanking wood shutters. All windows on the front façade have a plain, decorative lintel.

The east elevation has a six-over-six window on its north end and a pair of four-light windows on the south end; both have flanking wood shutters. A cameo window is centered in the peak of the gable. The rear addition has a three-part window spanning its entire east elevation. It consists of a central window with 20 lights and flanking eight-over-eight windows.

Fenestration on the west elevation includes a six-over-six window with a single, large shutter that is placed to the north of the chimney stack on the first story. Two additional six-over-six windows are placed to the rear of the chimney stack on the first story, and a six-light window is located on the upper story to the rear of the chimney stack; all have flanking pairs of wood shutters. The rear addition lacks fenestration on this elevation.

The one-story detached garage is located at the rear of the southeast corner of the house. It has a gable-front roof sheathed in asphalt shingles and composite siding. A single-bay, solid, overhead door is located off-center and a four-light window is placed near the west end of the north elevation. Decorative elements such as slight cornice returns and a simple wood lintel over the window mimic the Greek Revival decorative elements of the house.

History

The original section of the house was a front-gable Greek Revival erected in 1853.⁶⁷² It is believed that the wing was added in 1882, and the house was moved slightly to make room for the building next-door at 501 West Dunlap.⁶⁷³

Intensive research did not reveal information on the house's occupants prior to the twentieth century. In the late 1920s, the house was occupied by Frank and Mary Pultz.⁶⁷⁴ Mr. Pultz was a machine operator for Ford Motor Company. From the early 1930s through 1970s it was occupied by Lee B. and Jennie E. Shipley. Mr. Shipley worked as a barber, with a shop at 105 East Main Street.⁶⁷⁵ During this time, the rear ell of the building was expanded to its current footprint.⁶⁷⁶ As of 2018, the house was owned by John Allen Roby.⁶⁷⁷

Evaluation

The house at 511 West Dunlap Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

⁶⁷² City of Northville Assessor.

⁶⁷³ John Roby, "Proposed Elevations" 511 W Dunlap. Dunlap Street, West, 511-552, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁶⁷⁴ Polk, *Plymouth/Northville*, 1927, 270.

⁶⁷⁵ Polk, *Plymouth/Northville*, 1931, 212.

⁶⁷⁶ Sanborn, *Northville*, 1942, 3.

⁶⁷⁷ City of Northville Assessor.

The house at 511 West Dunlap Street is a good example of a gable-front and wing Greek Revival-style house. The Greek Revival style was popular between 1825 and 1860 and features commonly include cornice lines with wide bands of trim, cornice returns, windows with six-over-six sashes, and a full-width porch with square columns. This house includes many of these features in a way that clearly identifies the building as part of this architectural style.

The house retains integrity of design, as its overall fenestration pattern has not changed. Further, the addition has achieved historic significance in its own right due to date of construction and is compatible in scale, proportion, and massing of the property and is distinguishable from the original house. The house retains integrity of materials and workmanship, as expressed in the ornamentation and porch; however, the integrity of materials has been diminished by the use of synthetic siding, although it maintains the appearance of historic materials. Integrity of location, setting, feeling, and association are retained as well. Overall, the property clearly conveys its historic associations with the Greek Revival style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

The garage first appears in the 1942 Sanborn map and falls within the period of significance for the district. It retains integrity of design, location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

512 West Dunlap Street (House: Contributing; Garage: Non-Contributing)

Description

The house at 512 West Dunlap Street is in a residential neighborhood west of downtown Northville, Michigan. The house is on the north side of the street on a large lot with small trees and ornamental plantings along the foundation on the façade. A sidewalk stretches along the south side of the property, a walkway of brick pavers leads from the sidewalk to the house and to the driveway, and an asphalt driveway leads from West Dunlap Street along the west side of the property to a garage at the northwest corner of the lot.

The house is a two-story towered Italianate with an irregular footprint. The main block of the house is roughly L-shaped with a three-story tower placed at the inner corner of the gable-front and the ell. A large, one-story bay window is centered on the gable-front and a two-story bay is located near the rear of the west elevation. A one-and-one-half-story addition extends from the rear of the ell, and a one-story addition is placed on the east elevation of the addition. The main block of the house has a gabled roof, the tower has a hip-on-gable roof with a segmental arch cap, the rear addition has a hipped roof, and the one-story addition has a flat roof that functions as a balcony. With the exception of the flat roof, all roof surfaces are sheathed in asphalt shingles. A red brick chimney stack pierces the lower, west slope of the gable-front. The exterior walls of the house are brick that has been painted beige, and the one-story addition is wood. The house rests on a foundation of coursed stone blocks, with several small sections of uncoursed rubble stone. The foundation of the one-story addition was not visible, as the wood extends to ground level. A small plaque on the façade reads "BUILT 1883."

A one-story porch is placed at the front of the tower and has large, ornamented, square posts that support a large entablature with dentils, brackets, and ornamental molding. Balustrades between the posts have wide, large turned spindles and wide handrails and also extend down the small set of wood stairs. A flat roof extends over the porch and continues over the bay window on the gable end. A small, one-story porch that is fully enclosed by balustrades is located at the junction of the ell and tower portions. It has a flat roof and large, square columns supporting an entablature that follow the same design as the front porch. The large, square posts and balustrades with turned spindles is repeated on top of the one-story addition.

Fenestration on the façade includes a pair of pedestrian door sheltered by the main entry porch. The wood pedestrian doors feature large, single-light windows with arched tops in the upper panels. A single wood pedestrian door, also with a single-light window with an arched top in the upper panel, opens onto the porch on the ell. The gable end includes four one-over-one windows on the one-story bay window: two on the south-facing side and one each on the east and west sides. On the second story, a pair of one-over-one windows is placed above the bay and a pair of smaller one-over-one windows is placed above the porch in the tower. The third story of the tower has a one-over-one window with an arched top on the façade.

Fenestration on the west elevation includes a one-over-one window on the first story, and four one-over-one windows on each story of the two-story bay: two in the west side and one each on the north and south sides. Fenestration on the east elevation includes a small one-over-one window above the porch and three one-over-one windows on the gable end: two on the first story and one on the second story. The tops of the window openings have a segmented arch. The east side of the three-story tower has a one-over-one window with an arched top. The rear, one-and-one-half story addition has a single one-over-one window on its south elevation, and the one-story addition has two strings of three single-light windows on its south and east elevations. The two sets of windows on the east elevation are separated by an interior chimney stack.

The house has a large amount of original ornamentation. Large brackets beneath the rooflines rest on a string course of molding and rows of dentils are placed under the roofline between the brackets. This motif is repeated below the roof of the tower and the façade projection, although the brackets are smaller. Dentils are also placed in the gable peaks and the gable end have strong cornice returns. The gable ends of the tower's hipped roof contain decorative scroll work, and the cap features dentils, roundels within the arches, and a tall finial. Window surrounds include slightly projecting lug sills and segmental arch hoods with ornate keystones. Many of the windows also feature round spindles and arching molding along the sides and tops, and windows on the second story of the gable façade features additional molding and a roundel. A wide, stone water table rests directly above the foundation walls. The chimney has raised courses.

The one-story garage located at the rear of the property was constructed circa 2017.⁶⁷⁸ It has a cross-gable roof sheathed in asphalt shingles. It is clad in composite clapboards and has two-bay overhead door with upper windows. The door is located beneath the gable end of the south elevation, and a one-over-one window is placed in the peak of this gable as well. A recessed porch is located near the southeast corner of the garage.

History

The house was erected in 1883 for Andrew Jackson (John) Welsh, and his wife, Laura Dennis Welsh.⁶⁷⁹ One account notes that the house was erected by Mr. Welsh himself, using lumber from his nearby farm.⁶⁸⁰ Mrs. Welsh died in 1885 and John married Helen Chapman of Northville. Mr. Welsh died in 1907.⁶⁸¹ The building footprint has changed little since the early twentieth century, except for an addition on the east elevation.⁶⁸²

The house was listed as vacant in 1920s and 1930s directories. As of 1943, Worthington F. and Helen K. Chapman resided in the house. Mr. Chapman was a salesman.⁶⁸³ The Chapmans remained in the house through 1951.⁶⁸⁴ By 1960, Mrs. Chapman resided in the house alone.⁶⁸⁵ As of 1972 Mr. and Mrs. Dumont Hixon Jr. owned the house.⁶⁸⁶ Three years later, Mr. and Mrs. J. J. DeMott moved into the house.⁶⁸⁷ Current owners Paul Sklut and Therese Grossi have owned the house since 2015.⁶⁸⁸

Evaluation

The house at 512 West Dunlap Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 512 West Dunlap Street is an excellent example of a towered Italianate building. Features commonly found in Italianates include tall, narrow windows with arched tops, large brackets supporting wide overhanging eaves, a small entry porch, and paired pedestrian doors on the façade. This house includes many of these features in a way that clearly identifies the building as part of this architectural style.

The house at 512 West Dunlap Street retains a high level of integrity. The only change in its design is the small addition on the east elevation, which is distinguishable from the original house and does not interrupt the scale, proportion, or massing of the house. Additionally, the property maintains many original materials. Integrity of workmanship is expressed in the porch,

⁶⁷⁸ City of Northville Assessor.

⁶⁷⁹ Louie and Rockall, *Step by Step*, 22.

⁶⁸⁰ Jean Day, "this Historic Home's a Visual Treat Inside and Out," *Northville Record*, August 20, 1975, 8A.

⁶⁸¹ Louie and Rockall, *Step by Step*, 22.

⁶⁸² Sanborn, *Northville*, 1926, 2.

⁶⁸³ Polk, *Plymouth/Northville*, 1943, 200.

⁶⁸⁴ Polk, *Plymouth/Northville*, 1951, 317.

⁶⁸⁵ Polk, *Plymouth/Northville*, 1960.

⁶⁸⁶ Study Committee, *Northville Historic District*.

⁶⁸⁷ Jean Day, "this Historic Home's a Visual Treat Inside and Out," *Northville Record*, August 20, 1975, 8A.

⁶⁸⁸ City of Northville Assessor.

window surrounds, and ornamentation. The house and garage retain integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

The garage was constructed circa 2017 and is recommended as a non-contributing resource to the Northville Historic District.

543 West Dunlap Street (Contributing)

Description

The property at 543 West Dunlap Street is in a residential neighborhood west of downtown Northville, Michigan, on the south side of the street. The property consists of a house and a detached garage located to the south of the house. A sidewalk stretches along the north side of the property and a paved driveway leads from the street along the west side of the house to the garage. A brick sidewalk spans between the street and the façade of the house. Foundation plantings are present along the façade and several large, mature trees dot the property.

The house is a two-story Queen Anne with an irregular footprint. A three-sided tower with a conical roof is placed near the northwest corner on a side-gabled, main block of the house. A two-story section on the west elevation beneath the gable peak is cut away, resulting in the gable forming a large overhang. A narrower two-story block continues to the rear of the house, and a one-story section with a shed roof is placed on both its east and west elevations. A one-story porch with a hipped roof extends from the easternmost side of the façade tower to the east and wraps around the northern end of the east elevation. A second one-story porch spans the rear elevation. The house has an asphalt shingle roof and an uncoursed stone foundation. The exterior walls of the first two story are clad in wood clapboards, and the gable ends have fish scale singles in the upper two-thirds and square shingles in the lower one-third, which also angles slightly outward. A wide stringcourse runs between the first and second stories, and a wide drip course comprises the bottom of the first story. The house is painted dark gray with white trim.

The one-story porch has a foundation of uncoursed field stone that rises to form knee walls with a concrete cap. This construction is found only on the portion of the porch that spans the façade; to the east, the porch has wood posts and knee walls, that don't extend to the floor deck creating a gap. The knee wall is covered in wood shakes. Square, unfluted and unornamented wood posts span between the knee walls and the roof. Two sets of doubled columns are found, one set at the center of the porch and the other on the southeast corner. The porch is accessed by a small flight of wood stairs near the center of the façade portion and has a replacement wood handrail. A small metal plaque on the stone knee walls reads "1885."

The main entryway is located in south elevation in the shelter of the porch. A wood pedestrian door with a large, upper single light is located to the east of the tower, and a large, single-light window is placed to the east of the door. The majority of the fenestration in the façade is placed

in the tower, which has three fenestration bays, one on each side. Each bay on each story has a three-over-one window. Remaining fenestration is a small, one-over-one window with flanking fixed shutters on the second story above the porch. The windows are replacements.

Fenestration on the east elevation, from north to south, includes an oculus window; a single-light window with a large transom in a slightly projecting bay, which has fish scale siding and is capped by a shed roof with dentils in the cornice; a smaller bay window with a single-light window topped by a shed roof; and a pair of nine-over-nine windows in the one-story section. Fenestration on the second story includes a window that was precluded from view by the porch roof that has a drip cap, a one-over-one window above the large bay window, and a nine-over-nine window above the small bay window. A Palladian window is placed in the gable peak and consists of a four-light window with a four-light transom capped by a six-light transom and flanked by two eight-light windows. The Palladian window has a modest surround with a large, projecting keystone. The windows are replacements.

Fenestration on the west elevation includes two one-over-one windows, one on each story of the gable end. Two additional windows are placed in the one-story section, and two windows are located in the rear two-story section; however, their layouts were precluded from view. A Palladian window with the same form as in the east gable is also placed in the peak of the west gable. The windows are replacements.

The one-story garage was constructed ca. 2014.⁶⁸⁹ It has a cross-gable roof with asphalt shingles and the first-story exterior walls are clad in clapboards. Wood shingles are placed in the north gable peak. At least one single-bay opening is placed in the north elevation, and the east elevation has a pedestrian door and a two-light sliding window in the gable peak.

History

The house was erected between 1885 and 1890 for the home of Dr. Yarnell.⁶⁹⁰ The doctor was initially the chief surgeon of the Northville branch of Dr. Keeley's Gold Cure Sanatorium, a chain of addiction clinics. In 1892 he opened his own Yarnall Gold-Cure Clinic, located first at 404 West Main Street, and later 342 West Main Street. By nineteenth-century standards, the clinics were expensive, and attracted a substantial volume of patients. Dr. Yarnall's business success is reflected in his personal residence at 543 West Main, which cost an impressive \$5,000 to erect.⁶⁹¹ Yarnall's clinic closed in 1918, but it is unclear how long he remained in the house.⁶⁹²

After the Yarnells moved out, Mr. and Mrs. Filkins lived in the house for several years.⁶⁹³ Mrs. May E. Filkins lived in the house as late as 1931.⁶⁹⁴ By 1943 George V. and Lois Donnahue

⁶⁸⁹ City of Northville Assessor.

⁶⁹⁰ City of Northville Assessor.

⁶⁹¹ Study Committee, *Northville Historic District*.

⁶⁹² Michele Fecht, (Northville Historical Society), email to Elaine Robinson, March, 2018; Study Committee, *Northville Historic District*.

⁶⁹³ Study Committee, *Northville Historic District*.

⁶⁹⁴ Polk, *Plymouth/Northville*, 1943, 223.

resided in the house. Mr. Donnahue was a clerk.⁶⁹⁵ By 1951 the house was occupied by George H. and Barbara E. Zerbel. Mr. Zerbel was an attorney.⁶⁹⁶ The Zerbels resided in the house through 1970.⁶⁹⁷ The house has been owned by Dennis and Wendy Richardville since 2013.⁶⁹⁸ The façade has been modified, as an upstairs porch was enclosed to make a bathroom; this was done sometime after 1942.⁶⁹⁹

Evaluation

The house at 543 West Dunlap Street is significant under National Register Criterion A for its role in Northville's community development and healthcare. Additionally, the building is recommended significant under Criterion C for architecture.

The house at 543 West Dunlap Street maintains integrity of design, as its overall fenestration pattern has not changed and the rear additions have not altered the overall scale, proportion, and massing of the property. The integrity of materials has been diminished as a result of the replacement windows. However, the integrity of workmanship is apparent in the ornamentation on the house and the construction of the porch. The property overall conveys its integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

549 West Dunlap Street (House: Contributing; Garage: Non-Contributing)

Description

The property at 549 West Dunlap Street is in a residential neighborhood west of downtown Northville, Michigan. It is located on the southeast corner of West Dunlap Street and South Rogers Street. The property consists of a house, and a detached garage located to the south of the house. A sidewalk stretches along the north side of the property and a concrete driveway leads from South Rogers Street to the garage. A walkway of large cement pavers reaches from the sidewalk to the façade of the house. Foundation plantings are present along the façade and several large, mature trees and ornamental plantings dot the property. A picket fence, which appears to be historic, encloses the rear of the property between the house and the garage and a portion of the east side yard.

The house is a Shingle Style, with a main block with a Gabled Ell form. The house has an irregular footprint, as a one-and-one-half-story T-shaped addition extends from the rear elevation. A one-story porch spans the façade, and an additional one-story porch extends from the southeast corner of the addition. The roof is sheathed in asphalt shingles and the house rests on a foundation of uncoursed stone; however, the foundation of the addition was not visible. A red brick chimney stack pierces the side-gabled roof ridge near its center, and a second red brick

⁶⁹⁵ Polk, *Plymouth/Northville*, 1931, 173.

⁶⁹⁶ Polk, *Plymouth/Northville*, 1951, 310.

⁶⁹⁷ Polk, *Plymouth/Northville*, 1970.

⁶⁹⁸ City of Northville Assessor.

⁶⁹⁹ Louie and Rockall, *Step by Step*, 20.

chimney stack is placed on the west elevation of the rear addition. The upper story and gables of the house are clad in wood shingles, while the first-story walls are clad in wood clapboards. A modest stringcourse divides the first and second stories, and a wide drip course is placed directly above the foundation walls. The gable peaks project slightly and are supported by large ornamental brackets. The façade gable features a truncated horseshoe cutout along its base. The outer and inner sides of the soffits also feature decorative molding, which is also repeated in the raking fascia boards.

The front porch is covered by a shed roof with a gable-front section on its western end. The peak of this gable is clad in wood shingles. The porch is accessed by several wood steps placed beneath the gable. Plain, square posts span from the porch decking to the roof, and simple, plain balustrades stretch between the posts. Solid pieces of bargeboard with a slight arch and a pattern of three holes decreasing in size cut into each side are located between the posts beneath the porch roof. The main entryway, a pedestrian door on the façade, is accessed from the porch. Two one-over-one windows are located to the east of the door and have flanking shutters. The remaining fenestration on the façade is in the second story and includes two one-over-one windows in the gable end, and a square, stained glass window above the gable on the porch roof.

Fenestration on the east elevation is confined to two fenestration bays. Each bay on each story has a one-over-one window. The lower windows have flanking shutters, while the upper windows have modest surrounds. A one-over-one window with an arched top is located in the peak of the gable. However, the upper sash has been partially covered by a louvered vent and the arch has been filled. The window has a modest surround with a large, projecting keystone.

Fenestration on the west elevation includes a large one-over-one window with an arched top that is placed in the upper portion of the first story and lower portion of the second story. It has a modest surround with a large, projecting keystone. Two one-over-one windows are placed on the southern end of the first story, and a single one-over-one window is located on the second story. This gable peak also features a partially infilled, arched, one-over-one window like that in the east gable peak. Additional fenestration on the west elevation is located in the rear addition and includes a pair of six-over-six windows on the first story and a small, square window on the second story.

The south (rear) elevation of the main block of the house includes a single fenestration bay with a one-over-one window on each story. Fenestration on the rear of the addition includes a three-sided bay window on the first story, each side with a one-over-one window. A pair of one-over-one windows that share a six-light fanlight is placed in the gable peak. A pedestrian door is located in the rear one-story porch.

The one-and-one-half-story garage is of modern construction, located to the rear of the house. It has a side-gabled roof with two large wall dormers on the west elevation. Each dormer has a gable-peaked roof with a ridge even with the side-gable roof ridge. The roof has asphalt shingles. The first-story walls are clad in wood clapboards and the upper story is clad in wood shingles.

Two single-bay overhead doors are located on the west elevation, one below each dormer. A one-over-one window with fixed shutters is located in the peak of each dormer. Additional fenestration includes a string of three six-over-six windows in the south elevation. The central window is capped with a fanlight and the string is flanked by fixed shutters.

History

The Shingle style house was built circa 1900 for local jeweler Edward Merritt and his family.⁷⁰⁰ From the 1930s into the 1940s, it was occupied by Gerald V. and Mary Harrison.⁷⁰¹ Mr. Harrison was the principal of Northville High School.⁷⁰² In the 1950s, the house served as the Methodist Parsonage; however, the church sold it in 1957.⁷⁰³ Ralph and Viola Gallagher purchased the house from the church.⁷⁰⁴ Mr. Gallagher was a supervisor for Chrysler in Highland Park.⁷⁰⁵ They added a room to the back of the house for Mrs. Gallagher's beauty parlor; however, it was never opened as the city did not approve the license for a business in a private house.⁷⁰⁶ The house was put up for sale in 1967, advertised as having a bachelor apartment with separate entrance; possibly the former beauty parlor space.⁷⁰⁷ As of 1972 Mr. and Mrs. Joseph Rushlow owned in the house. The house was purchased by the Dixon family in 2001, who renovated the building with designs from local architect, Greg Presley.⁷⁰⁸ The house has undergone multiple rear additions, changing the original footprint.⁷⁰⁹

Evaluation

The house at 549 West Dunlap Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 549 West Dunlap Street maintains integrity of design, as its overall fenestration pattern has not changed and the rear additions have not altered the overall scale, proportion, and massing of the property. The house also retains integrity of materials and workmanship in the wood clapboards and shingles and the stained-glass window. The property overall conveys its integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

The garage is modern construction; therefore, is recommended as a non-contributing resource to the Northville Historic District.

⁷⁰⁰ Study Committee, *Northville Historic District*.

⁷⁰¹ Jean Day, "Riddells Refurbish 1900 Home," *Northville Record*,

⁷⁰² *Plymouth/Northville*, 1943, 228.

⁷⁰³ "Methodist Services Held in Barn," *Northville Record*, July 17, 1969, 10-B.

⁷⁰⁴ Northville Historical Home Tours 2001, 549 W Dunlap, Dunlap Street, West, 511-552, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁷⁰⁵ Polk, *Plymouth/Northville*, 1960.

⁷⁰⁶ Northville Historical Home Tours 2001, 549 W Dunlap, Dunlap Street, West, 511-552, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁷⁰⁷ Advertisement. "Northville Realty Offers:" *Northville Record*, April 6, 1967, 4.

⁷⁰⁸ Northville Historical Home Tours 2001, 549 W Dunlap, Dunlap Street, West, 511-552, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁷⁰⁹ Sanborn, *Northville*, 1942, 3.

4.7 High Street

116 High Street (House: Contributing; Garage: Non-Contributing)

Description

The property at 116 High Street is in a residential neighborhood west of downtown Northville, Michigan, on the east side of the street. A sidewalk stretches along the west side of the property, a concrete driveway leads along the north side of the property to a detached garage, and a concrete walkway leads from the street to the façade of the house. Several small trees dot the property and foundation plantings are present near the façade, north, and south elevations.

The house is a one-story Bungalow with Craftsman-style details. The house has an irregular footprint and a cross-gable roof. The roof has deep eaves and open decorative brackets in the gable peaks. The southern half of the façade projects forward and is covered by a gable, which is placed in front of the larger gable-front roof. A porch is placed on the other half of the façade and is covered by a shed roof. The sections on the south and north elevations below the cross gables project slightly from the main block of the house. A one-story addition is placed on the east (rear) elevation. The roof is sheathed in asphalt shingles. The first story of the exterior walls is red brick and the gable peaks have synthetic shingles. The one-story addition is clad in synthetic clapboards. The house rests on a white brick foundation. An external red brick chimney stack with a concrete cap rises along the north elevation, piercing the peak of the cross gable.

The porch is accessed by four concrete steps and the area below the decking is covered by white painted lattice. The porch features large, battered brick piers that rise from ground level to the top of the porch rail. Large, square, battered columns stretch from the piers to the roof. A square, battered, wood pier capped by an ornamental lantern is placed on the north side of the stairs. Balustrades span between the piers and feature triangular balusters each with an incised circle and over an elongated trapezoid, which are placed between square balusters.

The front porch shelters a pedestrian door and a pair of windows. The pedestrian door provides the main entrance to the house and has a narrow surround with an architrave. The windows have three-over-one sashes and share a modest surround with an architrave. The gable-front section to the south of the porch features a string of three windows that rest on a stone lug sill. The central window has four-over-one sashes and the two flanking windows have three-over-one sashes. Two two-light windows are placed in the foundation wall.

Fenestration on the south elevation includes a single window on the front-gabled section and a pair of windows on beneath the cross gable. The sash configuration was not visible from the public right of way, but the windows have stone lug sills and modest surrounds with drip caps.

Fenestration on the north elevation includes a pair of windows on each side of the chimney stack. The sashes were obscured by surrounding vegetation, but the windows rest on stone lug sills. A

pair of windows are also placed on the eastern end of the elevation. Two two-light windows are located in the foundation wall.

The rear, one-story addition has a cross gable on the north elevation, which projects to cover a small porch with square, battered columns. The only fenestration visible on this section is a small one-over-one window on its west elevation, located south of the main block of the house.

The detached garage is located at the northeast corner of the property. It is a one-story building with a front-gabled roof and a rectilinear plan. The roof is sheathed in asphalt shingles. The first-story exterior walls are clad in synthetic siding and the gable peak is clad in synthetic shingles. Decorative knee braces are placed in the gable. A two-bay overhead door with six-light windows in the upper panels is located in the west elevation.

History

The brick Bungalow was erected circa 1920.⁷¹⁰ From circa 1931 until her death in 1968,⁷¹¹ Mrs. Maude Bennett resided in the house.⁷¹² Mrs. Bennet was the daughter of Thomas Glenn and Jennie (Whittaker) Richardson, who arrived in Northville from Holly, Michigan, in 1883.⁷¹³ Mr. Richardson commissioned the construction of the Freydl Building in downtown Northville, where he operated a number of businesses including a dry goods store and shoe business.⁷¹⁴

Evaluation

The house at 116 High Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 116 High Street is a good example of a Craftsman-style bungalow. It maintains a good level of integrity of design, as its overall fenestration pattern has not changed and the addition has not altered the overall scale, proportion, and massing of the property. Additionally, the property maintains many original materials and the integrity of workmanship is present throughout. The house also retains integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

The modern garage was constructed in 2007 and incorporates two windows salvaged from the original home and the door of the old garage on the east side of the building.⁷¹⁵ The building currently has faux historic features to compliment the historic house. The garage does not contribute to the historic district.

⁷¹⁰ Sanborn, *Northville*, 1926, 2.

⁷¹¹ "Death Claims Lifelong Residents." *Northville Record-Novi News*, January 18, 1968, 4-A.

⁷¹² Polk, *Plymouth/Northville*, 1931, 210.

⁷¹³ "Old Postcard Recalls a Little Northville History." *Northville Record*, September 8, 1960, 9.

⁷¹⁴ *Ibid.*

⁷¹⁵ Barbara Moroski-Browne, email to Dianne Massa, May 20, 2019.

223 High Street (Contributing)

Description

The property at 223 High Street is located in a residential neighborhood west of downtown Northville, Michigan, on the west side of the street. A sidewalk stretches along the east side of the property, a concrete driveway leads along the south side of the property to an attached garage, and a concrete walkway leads from the street to the façade of the house. Two short, brick piers with concrete caps flank the walkway near the sidewalk. Foundation plantings are present along the façade, north, and south elevations. Several trees dot the property.

The house is a one-story Craftsman-style bungalow with a rear addition that also extends to the south, resulting in an irregular footprint. The east slope of the hipped roof extends downward over a one-story porch that spans that façade, incorporating it into the building. Rafter tails are visible beneath the roof, which is sheathed in asphalt shingles and pierced by a hipped dormer with a balcony on the east roof slope, by a hipped dormer on both the north and south roof slopes, and by an exterior brick chimney stack that rises along the north elevation. The exterior walls are glazed white brick, and the dormers are clad in wood shingles. The rear addition has walls clad in synthetic clapboards. The house rests on a foundation of red brick with a concrete water table. The brick continues onto the rear addition, cladding the lower portions of the walls.

The front porch rests on a foundation of red brick with a concrete water table. The porch is accessed by several brick steps centered on the façade, and the brick foundation extends outward to flank the steps. Large, square columns of white brick rise from the porch decking to the roof. Smaller, white brick posts are placed between the columns and are capped with concrete coping. Flat, large brackets are placed between the columns and the roof.

Fenestration on the façade includes a centrally placed pedestrian door. The door lacks a surround, but the flanking bricks curve inward. To each side of the door is a large, single-light window with a segmentally arched transom, which is filled with many small lights of stained glass. The windows rest on lug sills and have two rows of header bricks forming an arch above the window. The remaining fenestration on the façade is found in the dormer. A centrally placed door opens onto a small balcony, which has knee walls clad in wood shingles. A two-over-one window is located on each side of the door.

Fenestration on the north elevation includes two square, stained glass windows that flank the chimney. To the west (rear) of these windows are two large one-over-one windows, a smaller one-over-one window, and a third large one-over-one window. All of these windows have concrete lug sills and a plain, concrete lintel. Fenestration in the dormer includes four two-over-one windows with a modest, wood surround.

The south elevation includes two canted, shallowly projecting bay windows. The easternmost bay window has one-over-one windows on each side that share a concrete sill, while the centrally placed bay window has two-over-one windows with lug sills. A pair of one-over-one windows

that share a concrete lug sill and lintel are placed to the west of the bay windows. Four two-over-one windows is located in the dormer.

The rear addition has a pedestrian door on the east elevation, adjacent to the main block of the house. It is accessed by a small brick porch with several brick steps and a round, unfluted column stretching from a brick pier to a shed roof. The addition extends southward to incorporate a hipped-roof garage that has hipped dormers on the east and south elevations. A pedestrian door and two one-over-one windows are located in the east elevation, and two overhead doors, one a single-bay door and the other a two-bay door, are located in the south elevation. The dormers both have three or four one-over-one windows.

History

The house was built in 1912 for Mr. Thomas G. Richardson, and his wife Jennie R.⁷¹⁶ Mr. Richardson remained in the house into the 1930s.⁷¹⁷ A 1914 Sanborn map indicates that the brick house originally had a rectilinear footprint and a detached garage at the southwest corner of the property.⁷¹⁸ In the late nineteenth century, Mr. Richardson owned a clothing store in Northville.⁷¹⁹ In 1909 Richardson's store came under the management of Edwin White, and no subsequent newspaper articles mention a store in Richardson's name.⁷²⁰ After leaving the management of the store, Richardson served on the board of directors of the Northville State Savings Bank.⁷²¹ By the time of the 1920 census, Richardson is listed as the president of a creamery.⁷²² His obituary in 1936 alludes to his various business interests, noting:

Death has claimed one of Northville's pioneer builders- one who built businesses and homes for the future... Richardson's enterprises were developed in Detroit and in Florida, ... [and] in the village [Northville]. He had an active interest in the Clermont Fla. project until a short time ago.⁷²³

By 1943 the house was the residence for Charles F. and Lida Murphy. Mr. Murphy was a field agent for the Detroit Edison Company.⁷²⁴ The Murphy family resided in the house through 1951.⁷²⁵ As of 1960, the house was owned by Alice Junod, who remained there through the early 1970s.⁷²⁶ The extant attached garage is a modern addition.

⁷¹⁶ Louie and Rockall, *Step by Step*, 28.

⁷¹⁷ Polk, *Plymouth/Northville*, 1931, 210.

⁷¹⁸ Sanborn, *Northville*, 1914, 2.

⁷¹⁹ Advertisement. "Suspended?" *Northville Record*, July 12, 1889, 8.

⁷²⁰ Advertisement. "New Store Opens Saturday" *Northville Record*, July 12, 1909, 4.

⁷²¹ Advertisement. "Money in our bank is a sure foundation for your home." *Northville Record*, July 25, 1919, 1.

⁷²² United States Department of Commerce, Bureau of the Census, *Fourteenth Census of the United States*, (Washington, District of Columbia: Bureau of the Census, 1920).

⁷²³ "T. G. Dies." *Northville Record*, July 3, 1936, 1.

⁷²⁴ Polk, *Plymouth/Northville*, 1943, 209.

⁷²⁵ Polk, *Plymouth/Northville*, 1951, 341.

⁷²⁶ Polk, *Plymouth/Northville*, 1960.

Evaluation

The house at 223 High Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 223 High Street is an excellent example of a hipped-roof bungalow constructed in the Craftsman style. The house displays many of the features typical of the Craftsman style, including a rectilinear plan, a low-pitched roof with wide eave overhangs and rafter tails, grouped windows, a large porch, and the use of natural materials.

The house at 223 High Street retains a high level of integrity. The rear additions have not altered the overall scale, proportion, and massing of the property and are distinguishable from the original house, providing integrity of design. Additionally, the property maintains many original materials and the integrity of workmanship is present throughout. The house also retains integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

4.8 Linden Street

115 Linden Street (House and Garage: Contributing)

Description

The house at 115 Linden Street is in a residential neighborhood west of downtown Northville, Michigan. The house is on the west side of the street on a small lot with and foundation plantings along the façade and south elevation. A sidewalk stretches along the east side of the property and a concrete driveway leads from Linden Street along the north side of the property to a detached garage to the west of the house. A picket fence encloses the back yard.

The house is a two-story, side-gabled, modest example of a Free Classic Queen Anne-style structure, that has an irregular footprint. A one-story, hipped roof porch spans the width of the façade; a two-story, gable-roofed addition extends to the west (rear) of the main block; a one-story porch is located to the rear of the addition; and a two-story, shed-roofed projection is placed on the south elevation of the addition. The roof is covered in asphalt shingles and is pierced on the south elevation by two exterior red brick chimney stacks: one at the rear of the south gable is narrower than the other along the two-story rear projection. A third external narrow, red brick chimney stack is placed at the rear of the north gable. The center of the façade roof slope is pierced by a gable dormer. The exterior walls are clad in wood clapboards, and the house rests on a foundation of concrete block. The house is painted beige with darker beige trim.

The one-story front porch rests on a foundation of concrete blocks. The porch is accessed by three open, wood steps. Centered over the entryway is a gable extending from the center of the hipped roof, above the stairs. The porch features knee walls clad in wood clapboards and square,

unfluted columns with bands of molding forming capitals span between the knee walls and the roof at the front corners and on each side of the entryway. The rear porch was barely visible from the public right-of-way and only a single square, unfluted column was visible at its northwest corner. The porch is low and seems to lack balustrades.

Fenestration on the first story of the façade is asymmetrical. The pedestrian door providing the main entryway to the house is centrally placed and aligned with the porch stairs. The door has a narrow, simple wood surround. To the north, placed nearly adjacent to the door, are paired one-over-one windows. To the north of this is a single-light window placed near the top of the wall. Paired one-over-one windows are also located to the south of the door. The second story of the façade has two symmetrically placed paired one-over-one windows. In the gable are two three-light windows, with narrow, vertically oriented lights. All of the windows in the façade are vinyl replacement windows and have simple wood surrounds with drip caps.

Fenestration on the south elevation includes a string of three one-over-one windows and a singly placed, smaller one-over-one window on the first story of the main block. The second story of the main block also has a string of three one-over-one windows, and a small three-light window is placed in the gable peak. To the rear of the chimney stack, in the two-story addition, are a pair of one-over-one windows on the first story and a one-over-one window on the second story. A small, single-light window is placed on the first story of the two-story projection, and a one-over-one window is placed in the same fenestration bay on the second story.

Fenestration on the north elevation includes, on the main block, a one-over-one window on the first story and two one-over-one windows on the second story, with the eastern window larger than the western window. The rear, two-story addition has two fenestration bays. One bay is located directly behind the chimney stack and has a window on each story; however, the chimney stack obscured the view of the layout of the window lights. The second fenestration bay includes a single one-over-one window on each story.

The garage is located at the northwest corner of the property. It has a hipped roof covered in asphalt shingles and exterior walls clad in wood clapboards. Two single-bay overhead doors with upper window lights are placed in the east elevation.

History

The house was built in 1923.⁷²⁷ As of 1926, the building had become a duplex, having both addresses 115 and 117 Linden Street.⁷²⁸ The histories of the address are described separately below.

115 Linden Street

As of 1931 was Grover C. and Daisy Peters resided at this address. Mr. Peters was an auto worker.⁷²⁹ By 1943 this section of the building housed Mrs. Marie L. McKenna, a stenographer

⁷²⁷ City of Northville Assessor.

⁷²⁸ Sanborn, *Northville*, 1926, 2.

at Maybury Sanitarium.⁷³⁰ By 1951 Edward Angrove resided in the house.⁷³¹ As of 1960 Gerald Verville was at this address.⁷³² Mrs. David S. Boone resided here in 1970.⁷³³

117 Linden Street

This address was listed as vacant in 1931. By 1943 it housed James L. and Lucille McKinney. Mr. McKinney was a police officer in Northville.⁷³⁴ By 1951 residency had changed to Orlow Owens.⁷³⁵ Margaret Sours lived here in the 1960s and 1970s.⁷³⁶

Evaluation

The house at 115 Linden Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 115 Linden Street maintains integrity of design, as its fenestration pattern has not changed and the addition has not altered the overall scale, proportion, and massing of the property. Alterations to the materials, including the replacement windows, have diminished this area of integrity. The property overall conveys its integrity of setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

The garage at 115 Linden Street was also constructed within the period of significance and retains integrity of design, location, setting, feeling, and association.⁷³⁷ It is recommended as a contributing resource to the Northville Historic District.

118 Linden Street (House and Garage: Contributing)

Description

The house at 118 Linden Street is in a residential neighborhood west of downtown Northville, Michigan. The house is on the east side of the street on a small lot with several large, mature trees, and ornamental plantings are located near the foundation on the façade and south elevation. A sidewalk stretches along the west side of the property and a concrete driveway leads from Linden Street along the north side of the property to a detached garage.

The house is a one-story, wood frame bungalow with a side-gabled roof with wide eaves. The house has an irregular footprint as a result of rear additions. A large, open porch spans the façade, and the west slope of the side-gabled roof extends downward over the porch, incorporating it into the building. A one-story addition is located on the southern end of the east

⁷²⁹ Polk, *Plymouth/Northville*, 1931, 189.

⁷³⁰ Polk, *Plymouth/Northville*, 1946, 215.

⁷³¹ Polk, *Plymouth/Northville*, 1951, 320.

⁷³² Polk, *Plymouth/Northville*, 1960.

⁷³³ Polk, *Plymouth/Northville*, 1970.

⁷³⁴ Polk, *Plymouth/Northville*, 1946, 215.

⁷³⁵ Polk, *Plymouth/Northville*, 1951, 320.

⁷³⁶ Polk, *Plymouth/Northville*, 1960.

⁷³⁷ Sanborn, *Northville*, 1942, 3.

(rear) elevation of the house, which has either a flat or shallowly sloped gable roof, and a small, one-story, shed-roofed addition is located on the northern end of the east elevation. The roof of the house is sheathed in asphalt shingles and is pierced by a large, shed dormer on the façade. The exterior walls of the house are clad in synthetic siding, and synthetic fish scale siding is placed in the gable peaks. The house rests on a coursed, rock-faced ashlar foundation.

The one-story front porch is accessed by five wood steps that are flanked with wood replacement railings with square balustrades placed between small, square posts with finials. The porch features knee walls that are clad in synthetic siding, which extend to the ground, and contain rectangular drainage outlets. Square, unornamented columns span between the knee walls and the roof. The main entryway to the house is a wood pedestrian door with a large, central window light that is flanked on each side by smaller lights, sometimes described as associated with Prairie Style designs. It is centrally placed in the façade within the shelter of the porch. Paired wood four-over-one windows are placed to each side of the door, also within the shelter of the porch. The upper sashes have narrow lights arranged vertically. Additional fenestration on the façade is found in the dormer, which has three symmetrically placed, wood, four-over-one windows. All of the windows and the door have modest, unornamented surrounds.

Fenestration on the south elevation includes two pairs of four-over-one windows on the first story and a pair of four-over-one windows in the gable. A string of three four-over-one windows is placed in the rear, one-story addition. These windows all have modest, unornamented surrounds.

The north elevation has a pedestrian door set at grade and partially within the foundation wall. A three-light window is placed in the foundation wall to its west, and a second window opening is located in the foundation wall to its east. The first story has a singly placed four-over-one window near its western end, and a two paired smaller four-over-one windows are placed near the eastern end. A four-over-one window is located above the door and set partially within the first and second stories, and a smaller four-over-one window is placed to its east in the upper story. The rear addition has a string of three four-over-one windows. All of the windows and the door have modest, unornamented surrounds.

The detached garage is located at the northeast corner of the property. It is a one-story structure with a rectilinear footprint and a pyramidal roof. The roof is sheathed in asphalt shingles and the walls are clad in clapboards. A single-bay overhead door with multiple window lights in the upper panel is located in the west elevation.

History

The house was erected in 1925.⁷³⁸ The footprint of the house and garage have not changed since that time.⁷³⁹ As of 1931 Willard A. and Mae Ely resided in the house. Willard worked for the

⁷³⁸ City of Northville Assessor.

⁷³⁹ Sanborn, *Northville*, 1926, 2.

board of review.⁷⁴⁰ The Ely family remained in the house through 1951. By 1960, Mrs. Ely resided in the house alone.⁷⁴¹ As of 1970 the house was the residence of Cloyce A. Myers, a mail carrier.⁷⁴²

Evaluation

The house at 118 Linden Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 118 Linden Street is a good example of a bungalow constructed in the Craftsman style and is easily identifiable as an example of the architectural style. It maintains integrity of design, as its overall form and fenestration pattern has not changed. The synthetic siding has diminished the integrity of materials but retains its historic appearance. The property also retains its integrity of setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

The garage also retains integrity of design, setting, location, feeling, and association and is recommended as a contributing resource to the Northville Historic District.

217 Linden Street (House and Garage: Contributing)

Description

The house at 217 Linden Street is in a residential neighborhood west of downtown Northville, Michigan. The house is on the west side of the street on a small lot with and foundation plantings along the façade and north elevation. A sidewalk stretches along the east side of the property and a gravel driveway leads from Linden Street along the north side of the property to a detached garage to the west of the house.

The house is a two-story, wood frame Foursquare-style structure with a hipped roof and a rectilinear footprint. A one-story, hipped roof porch spans most of the façade. The roof is covered in asphalt shingles has wide eaves and is pierced on the east elevation by a hipped dormer. A narrow, red brick chimney stack is placed in the north hip of the roof near the rear of the house. The exterior walls are clad in vinyl siding, and the house rests on a foundation of rock-faced concrete block. A wide, plain beltcourse runs between the first and second stories, and the house also features modest corner boards and a water table.

The one-story front porch is accessed by five concrete steps. The porch features knee walls clad in vinyl siding that extend to the ground. Four square, unfluted columns with bands of molding forming capitals span between the knee walls and the roof and are placed at the front corners and the top of the stairs. The main entryway to the house is a historic wood and glazed pedestrian door with a modern screen door. The door is placed slightly off-center within the shelter of the

⁷⁴⁰ Polk, *Plymouth/Northville*, 1931, 173.

⁷⁴¹ Polk, *Plymouth/Northville*, 1960.

⁷⁴² Polk, *Plymouth/Northville*, 1970.

porch. It has a simple surround with no ornamentation. Fenestration is placed symmetrically on the façade and each story has two sets of paired three-over-one windows, one set in each bay. The upper sash lights are narrow and vertically oriented. A single three-over-one window is centrally placed in the dormer. The windows are modern replacements.

Fenestration on the south elevation was largely blocked from view by the neighborhood buildings. However, a pair of windows was visible near the east end of the first story and a singly placed window was located in the second story. The north elevation includes a pedestrian door that is centrally placed and partially located within the foundation wall. A double-hung window is placed to the east of the door, and a smaller double-hung window is to the west of the door. A double-hung window in the same fenestration bay as the door is placed within and above the beltcourse. A double-hung window is also located in the western end of the second story. Remaining fenestration on the north elevation is a single-light window in the foundation wall, to the east of the door. The windows are modern replacements.

The detached garage is a small, one-story structure with a hipped roof sheathed in asphalt shingles. The exterior walls have clapboards, and it has a single-bay overhead door in the east elevation.

History

The house was built in 1923.⁷⁴³ Both the house and garage retain their original form and footprint.⁷⁴⁴ As of 1931 Joseph H. and Helen Bolton resided in the house. Joseph worked as a foreman.⁷⁴⁵ By 1943 the house was the residence of James A. Huff Jr, who resided there through 1960.⁷⁴⁶ By 1970 residency had changed to Terry Danol, who was a funeral director for Casterline Funeral Home.⁷⁴⁷

Evaluation

The house at 217 Linden Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 217 Linden Street is a good example of a Foursquare dwelling. Typical features include rectilinear footprints, low-pitched hipped roofs with dormers, one-story front porches, and symmetrical facades. This house includes many of these features in a way that clearly identifies the building as part of this architectural style.

The house at 217 Linden Street maintains integrity of design, as its overall form and fenestration pattern has not changed. Material replacements on the house, including the composite siding and replacement windows, have diminished this area of integrity. The property also retains its

⁷⁴³ City of Northville Assessor.

⁷⁴⁴ Sanborn, *Northville*, 1926, 2.

⁷⁴⁵ Polk, *Plymouth/Northville*, 1931, 168.

⁷⁴⁶ Polk, *Plymouth/Northville*, 1960.

⁷⁴⁷ Polk, *Plymouth/Northville*, 1970.

integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

The garage at 217 Linden Street first appears in the 1926 Sanborn and retains integrity of design, location, setting, feeling, and association.⁷⁴⁸ It is recommended as a contributing resource to the Northville Historic District.

265 Linden Street (Non-Contributing)

Description

The house at 265 Linden Street is a contemporary home. It is located in a residential neighborhood west of downtown Northville, Michigan. The house is on the west side of the street on a lot with large, mature trees ornamental landscaping near the façade, north, and south elevations of the property. A paved driveway leads from the street along the north side of the property and around to the rear of the house.

The one-story house has an irregular footprint with a high, side-gabled roof. The roof's east slope has a very steep pitch, while the rear slope a steep pitch in the upper portion that transitions to a much lower pitch. A one-story, shed-roof portion is also present to the rear of the main block. A tall, narrow, steeply pitched gable front is placed on the façade, and a small, projecting gable-front section is placed in front of this. The roof is sheathed in asphalt shingles. The first-story exterior walls are clad in brick veneer, and the upper portions are clad in clapboards.

The main access to the house is provided by a pedestrian door on the façade that is sheltered within a recessed, arched entryway that is placed in the small, gable-front projection. Additional fenestration in the large front gable includes a canted bay window with a metal-clad hipped roof and single-light windows, and an ocular window is placed in the peak of the gable. Two windows with arched tops are placed in the southern portion of the façade. Additional fenestration on the remaining elevations includes windows placed singly and in pairs and a bay window.

History

The house was erected in 1987.⁷⁴⁹

Evaluation

The house at 265 Linden Street is not significant under any of the National Register Criteria.

The house at 265 Linden Street was constructed in 1987 and falls outside the period of significance for the district. It is recommended as a non-contributing resource to the Northville Historic District.

⁷⁴⁸ Sanborn, *Northville*, 1926, 2.

⁷⁴⁹ City of Northville Assessor.

4.9 Linden Court

531 Linden Court (Contributing)

Description

The house at 531 Linden Court is in a residential neighborhood west of downtown Northville, Michigan. The house is on the south side of the street, west of where it terminates. It is on a lot with ornamental landscaping throughout the yard and along the façade. A gravel driveway leads from the street along the front of the house and along the north elevation.

The house is a one-story Ranch with an L-shaped footprint and a hipped roof. The northernmost section of the house steps down slightly from the main block of the house. The roof is covered by asphalt shingles and has wide eaves. The exterior walls are clad in yellow running bond brick with a decorative band of soldier course brick at the roofline. The foundation was not visible. A small, concrete porch accessed by two concrete steps with no rail is placed at the junction of the two wings and is sheltered by a slight extension of the roof. The house has wood frieze boards, beneath which the brick is placed in short sections of soldier courses.

The porch provides access to a pedestrian door, which serves as the main entryway to the house. To the north of the door is a large picture window with a centered single-light window and a one-over-one window to each side. A one-over-one window is located in the lower section of the house. The remaining fenestration on the façade includes paired single-light windows on the southern end placed under the roof line. All windows have a simple wood frame and a cement lug sill. Any additional fenestration on the other elevations was not visible from the public right-of-way.

History

The house was built in 1959.⁷⁵⁰ The first residents were Jackie O. and Delores E. Boyd. Mr. Boyd was sheriff for the Wayne County Road Patrol.⁷⁵¹ The Boyds remained in the house through 1970.⁷⁵² The building has been owned by Noel Walker since 2000.⁷⁵³

Evaluation

The house at 531 Linden Court is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 531 Linden Court is a good example of a Ranch-style dwelling. It maintains its original footprint, overall structure, and style, providing integrity of design. The house retains integrity of location, setting, feeling, and association. Overall, the property clearly conveys its

⁷⁵⁰ City of Northville Assessor.

⁷⁵¹ Polk, *Plymouth/Northville*, 1960.

⁷⁵² Polk, *Plymouth/Northville*, 1970.

⁷⁵³ City of Northville Assessor.

historic associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

541 Linden Court (Non-Contributing)

Description

The house at 541 Linden Court is a contemporary home. It is in a residential neighborhood west of downtown Northville, Michigan. The house is on the north side of the street near its end on a lot with ornamental landscaping along the façade, east, and west elevations. A concrete driveway leads from the street along the west elevation of the house to a garage. A concrete walkway leads from the street to the façade of the house and has short, stone-veneered pillars adjacent to the street on both sides of the walkway.

The two-story house has an irregular footprint and ornamentation that resembles the Queen Anne style. The house has a hipped roof with a gable-front section on the eastern side of the façade and a tower with a conical roof on the western side. A one-story, hipped-roof porch wraps around the façade and the west elevation and has a gable peak near its eastern end and a hipped dormer in the center of the façade. The roof is sheathed in asphalt shingles. The walls are clad in composite clapboards and a section above the first story in the front gable has composite shakes. The foundation is clad in stone veneer.

A pedestrian door with sidelights is located in the façade and accessed from the porch. The house has a variety of windows, including twelve-over-one windows, nine-over-one windows, four-over-one windows, and four-over-four windows. The cross-gabled garage has a two-bay overhead door with multi-light windows in the upper panel on its south elevation and a pair of four-over-one windows in the gable peak.

History

The house was built in 2006.⁷⁵⁴ As of 2018 it was owned by Andry and Krissie Krenz.

Evaluation

The house at 541 Linden Court is not significant under any of the National Register Criteria. The house at 541 Linden Court was constructed in 2006 and falls outside the period of significance for the district. It is recommended as a non-contributing resource to the Northville Historic District.

⁷⁵⁴ City of Northville Assessor.

4.10 Main Street – East

120–124 East Main Street, Coonley Block (Contributing)

Description

This commercial block at 120–124 East Main Street is in the central business district of Northville, Michigan, on the south side of East Main Street. A public sidewalk spans the north elevation and Mary Alexander Court is south of the structure. The east elevation abuts the Beal Block, at 126–134 East Main Street and the west elevation abuts 118 East Main Street.

The two-story, brick Italianate commercial building features a rectilinear footprint and a flat roof with a bracketed cornice along the façade. A one-and-one-half-story, L-shaped addition is placed on the south (rear) elevation. Because of the change in slope in the land, the rear addition is set much lower than the main block of the building.

An elaborate cornice stretches across the top of the block and features multiple bands of molding and modillions. Large, ornate brackets are placed on the eastern and western ends of the façade and two are placed closely together near the center. A datestone, which reads “1874,” is located below the cornice and between the two central brackets.

The building has two storefronts. The storefronts are divided by a brick pilaster on the first story that is topped by a large bracket, which shares the same ornamental motif as the brackets in the cornice. These pilasters and brackets are also placed on the ends of the block.

The western storefront, at 120 East Main Street features a deeply recessed entryway with large glass display windows with brass frames that rest on green marble bulkhead walls. The entry door is centered and has a wood frame with a large, single-glass panel. A contemporary, vertically paneled signboard spans the width of the storefront and has a cornice with dentils that is topped with standing seam metal panels.

The eastern storefront, at 124 East Main Street, is narrower than the storefront at 120 East Main. A large wood and glass door is centrally located in the storefront, with a recessed entryway, and is topped by a prism light transom window. A modern replacement storefront from the 1950s with a thin aluminum frame glass display windows rests on granite bulkhead walls that flank the entryway. The bulkhead at 124 is twice the height of that at 120 East Main. A fabric awning is placed above the entrance.

Seven bays of windows are evenly spaced in the second story of the façade. The windows have stone lug sills and wood window hoods. The hoods resemble entablatures and feature brackets, dentils, and round pediments with bullseyes. Four of these fenestration bays are placed above 120 East Main Street and have six-over-six, double-hung, wood windows. Three fenestration bays are placed above 124 East Main and have two-over-two, double-hung, wood windows.

The south (rear) elevation has five additional pedestrian doors. Two are located on the first story of the addition: one leads into 120 East Main and is covered by an awning, and the other leads into 124 East Main. The other three doors are placed on the second story and are accessed by a metal set of stairs that leads to the roof of the rear addition. Two pairs of one-over-one vinyl windows are also located in the second story.

History

According to the date plate on the second story, the commercial block that extends from 120-124 East Main Street was erected in 1874. One historical narrative of the building suggests it was erected circa 1880, after the property was purchased by Baldwin S. Coonley, and the building was commonly known as the Coonley Block.⁷⁵⁵ As of 1893 the whole first story contained one large grocery store.⁷⁵⁶ The building's storefronts later contained a variety of businesses, described separately below.

120–122 East Main

The 120 East Main half of the building has housed a variety of retail throughout its history. In 1895 Holmes, Dancer & Company opened in the building, selling men, women, and children's clothing as well as hats, suspenders, and ladies shoes and corsets.⁷⁵⁷ At the time, the storefront was framed by wrought-iron pilasters with glazed bulkheads below the display windows.⁷⁵⁸

Holmes, Dancer & Company sold their stock in 1899 and E. J. Cox Hardware took their place in the building.⁷⁵⁹ Shortly thereafter, the hardware store was replaced by the dry goods store of T. J. Perkins & Co.⁷⁶⁰ Perkins' stock and store was purchased by 1910 by Charles A. Ponsford, who renamed the business Ponsford's.⁷⁶¹

Ponsford stocked the store with "quality merchandise for men, women and children," as well as fabrics, sewing materials, and blankets.⁷⁶² The store was credited for erecting the first modern storefront on Main Street in a 1926 remodel, which was still extant by the late 1960s and mostly intact by 2018.⁷⁶³ A few years later, an addition was made to the rear of the building that housed a tailor's shop and alterations became a major component of the business.⁷⁶⁴

⁷⁵⁵ "Cady once Owned Lapham Store Site," *Northville Record*, July 17, 1969, 15-E.

⁷⁵⁶ Sanborn-Perris, *Northville*, 2.

⁷⁵⁷ Michele Fecht, (Northville Historical Society), "120 East Main Street (Browndog Ice Cream)," email to Elaine Robinson, March, 2018.

⁷⁵⁸ Northville Historical Society, Photograph, Holmes, Dancer & Co. circa 1895.

⁷⁵⁹ Michele Fecht, (Northville Historical Society), "120 East Main Street (Browndog Ice Cream)," email to Elaine Robinson, March, 2018.

⁷⁶⁰ Michele Fecht, (Northville Historical Society), "120 East Main Street (Browndog Ice Cream)," email to Elaine Robinson, March, 2018.

⁷⁶¹ Michele Fecht, (Northville Historical Society), "120 East Main Street (Browndog Ice Cream)," email to Elaine Robinson, March, 2018.

⁷⁶² "Cady once Owned Lapham Store Site," *Northville Record*, July 17, 1969, 15-E.

⁷⁶³ "Cady once Owned Lapham Store Site," *Northville Record*, July 17, 1969, 15-E.

⁷⁶⁴ "Cady once Owned Lapham Store Site," *Northville Record*, July 17, 1969, 15-E.

Charles Ponsford died in 1932, and his daughter, Beth Lapham, continued the business until 1937.⁷⁶⁵ Although no longer in retail, she retained ownership of the building, renting it out to various tenants. In 1943 the Woolen Goods Store was located in the building and several individuals rented apartments upstairs.⁷⁶⁶

Woolen Goods was bought out by the Lapham family in 1947, who converted the store to selling menswear, and was known as Northville Men's Shop.⁷⁶⁷ The store was managed by George Sinclair. In the 1950s, following service in the Korean War, Charles Ponsford's grandson and Beth Lapham's son, Charles Ponsford Lapham, became part owner with his mother and assumed management duties.⁷⁶⁸ Beth Lapham, like her father, established a tailoring business in the building. The mother-son team renamed the business Lapham's Men's Shop and Lapham's Tailoring Shop.⁷⁶⁹ The business remained open until 1994. At the time of recordation, the building housed a restaurant, known as Browndog.

124 East Main

As of 1899, the east half of the building included a hardware store; perhaps E. J. Cox had relocated his store from the 120–122 half of the building.⁷⁷⁰ A hardware store remained at 124 East Main through the 1920s, later owned by James A. Huff.⁷⁷¹ A photograph from the period indicates it was named Elliott's hardware.⁷⁷² As of 1931 the space housed a billiards hall, owned by John R. Walker.⁷⁷³ Walker was joined by a barber at this address, George W. Hill, in 1933.⁷⁷⁴ The barber shop changed hands in 1935, becoming that of Charles H. Conklin. The billiards hall/barber combination remained at the location through 1941.⁷⁷⁵

By 1943 the storefront housed Orrin C. Casterline's gift shop, which became Johnson's gifts by 1951.⁷⁷⁶ The second story façade window openings were reduced in size and infilled by brick, replacing the nineteenth-century tall sashes with smaller two-over-two horizontal light sashes. The storefront was also remodeled with metal panels across the sign board. Johnson's remained in the building through 1960.⁷⁷⁷ After Johnson's it became Stuart's Art Supplies.⁷⁷⁸ The store

⁷⁶⁵ Michele Fecht, (Northville Historical Society), "120 East Main Street (Browndog Ice Cream)," email to Elaine Robinson, March, 2018.

⁷⁶⁶ *Plymouth/Northville*, 1943, 248

⁷⁶⁷ "Cady once Owned Lapham Store Site," *Northville Record*, July 17, 1969, 15-E.

⁷⁶⁸ "Cady once Owned Lapham Store Site," *Northville Record*, July 17, 1969, 15-E.

⁷⁶⁹ Michele Fecht, (Northville Historical Society), "120 East Main Street (Browndog Ice Cream)," email to Elaine Robinson, March, 2018.

⁷⁷⁰ Sanborn-Perris, *Northville*, 1899, 2.

⁷⁷¹ Businesses at 124 E Main, Main Street, East, 101-126 Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁷⁷² Fecht, *Northville*, 60.

⁷⁷³ *Plymouth/Northville*, 1931, 211.

⁷⁷⁴ Businesses at 124 E Main, Main Street, East, 101-126 Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁷⁷⁵ Businesses at 124 E Main, Main Street, East, 101-126 Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁷⁷⁶ Polk, *Plymouth/Northville*, 1951, 323.

⁷⁷⁷ Polk, *Plymouth/Northville*, 1960.

was purchased by Hugh Jarvis in 1967.⁷⁷⁹ Jarvis, owner of Hugh Jarvis Gifts, also had stores in Plymouth and Marquette. He remodeled the building with a new storefront and interior. Jarvis's store was replaced by Summit Gifts by 1974.⁷⁸⁰ In 1978 it the store had become Sandle's Hallmark.⁷⁸¹ As of 2018, the storefront housed LeGeorge, Mediterranean Bistro.

Evaluation

The property at 120–124 East Main Street is significant under National Register Criterion A for its role in the Northville's community development and commerce and under Criterion C for architecture.

The Coonley Block at 120–124 East Main Street retains integrity of design, as the overall fenestration pattern has not been altered. The small, rear addition has not impacted the scale, massing, and proportion of the building and is easily distinguishable from the original building as a result of the different materials used for construction. The building also retains original materials, although the six-over-six windows are not a historically appropriate design for this commercial building. Although the first-story storefronts have been altered since originally constructed, the current configurations date to within the building's period of significance and are representative examples of mid-century modernization. The awning over 124 East Main Street could also be removed without damaging historic materials. The integrity of workmanship is expressed through the cornice, window hoods, and additional ornamentation. The building also retains integrity of location, setting, feeling, and association and clearly conveys its historic associations as a downtown commercial building. It is recommended as a contributing structure to the Northville Historic District.

129 East Main Street (Contributing)

Description

The commercial building at 129 East Main Street is in the central business district of Northville, Michigan, on the north side of the street. A public sidewalk spans the south elevation and a large, paved, surface parking lot is located to the north. The east elevation abuts the theater at 131–137 East Main Street, and the west elevation abuts the Union Block at 117–127 East Main.

The two-story Neoclassical Revival bank has a rectilinear footprint and a flat roof. A one-story, concrete block addition with a flat roof extends from the north (rear) elevation. The façade is clad in gray granite. The building has a single storefront.

The façade is divided into three fenestration bays by two large, granite, Tuscan columns. A square, Tuscan pilaster is placed on the east and west sides of the façade, and all four columns

⁷⁷⁸ "Hugh Jarvis Gifts." *Northville Record*. July 17, 1969, 21-E.

⁷⁷⁹ "Hugh Jarvis Gifts." *Northville Record*. July 17, 1969, 21-E.

⁷⁸⁰ Polk, *Plymouth/Northville*, 1970.

⁷⁸¹ *Businesses at 124 E Main, Main Street, East, 101-126 Northville Buildings by Address*, Northville Historical Society, Northville, Michigan, USA.

and pilasters reach from a large, granite bulkhead to an entablature. The architrave features a band of ornamental molding, and a rosette is placed in the frieze above each column. The cornice has modillions and several bands of molding. A granite parapet stretches above the entablature.

Double doors of glass with thin aluminum trim with a transom is placed in a recessed entryway in the westernmost bay. The other two fenestration bays have large display windows with a large center light and a narrow light on each side. All windows appear to be replacements based on their tinted glass and metal frames. All three bays have awnings. Above the windows are tall, arched hoods with large granite voussoirs. Above the door and windows, below the entablature, are carved panels with wreaths and festoons.

The rear, one-story addition has a pedestrian door, a pair of windows, and two singly placed windows on the north elevation. A window opening that has been filled with glass blocks is located on its west elevation.

History

The building was erected in 1926 and originally housed the Northville State Savings Bank.⁷⁸² This changed to the Depositors State Bank circa 1933.⁷⁸³ Depositor's State Bank remained in the building through 1956.⁷⁸⁴ As of 1958, Depositors State Bank had changed to Manufacturers National Bank, which it remained through 1978.⁷⁸⁵ At the time of recordation, the building housed a branch of Comerica Bank.

Evaluation

The property at 129 East Main Street is significant under National Register Criterion A for its role in the Northville's community development and commerce and under Criterion C for architecture.

The Neoclassical Revival bank at 129 East Main Street retains integrity of design, as the overall fenestration pattern has not been altered. Further, the rear addition has not impacted the scale, massing, and proportion of the building and is easily distinguishable from the original building as a result of the different materials used for construction. The building also retains original materials. The integrity of workmanship is expressed through the granite façade, the pilasters and columns, the entablature, and the overall form of the building. The building also retains integrity of location, setting, feeling, and association and clearly conveys its historic associations as a downtown commercial building. It is recommended as a contributing structure to the Northville Historic District.

⁷⁸² Businesses. 125, 127, 129, East Main, Main Street, East, 101-126 Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁷⁸³ Businesses. 125, 127, 129, East Main, Main Street, East, 101-126 Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁷⁸⁴ Businesses. 125, 127, 129, East Main, Main Street, East, 101-126 Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁷⁸⁵ Businesses. 125, 127, 129, East Main, Main Street, East, 101-126 Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

131–137 East Main Street, Marquis Theatre (Contributing)

Description

The commercial building at 131-137 East Main Street is in the central business district of Northville, Michigan, on the north side of the street. A public sidewalk spans the south elevation and a large, paved, surface parking lot is located to the north. The east elevation abuts the commercial building at 139 East Main Street, and the west elevation abuts the bank at 129 East Main.

The two-story Mediterranean Revival theater has a rectilinear footprint and a flat roof. The rear section, which contains the theater stage, is four stories in height. The façade of the main body of the building is divided into three fenestration bays, each with a storefront. A small recessed bay to the east was the entry to the office. The façade is clad in yellow brick in a running course, which has been painted beige on the first story. A stone belt course stretches along the façade above first story and serves as the sill for the second-story windows.

A parapet features a thin, stone belt course with a rope motif. Above this, a panel of soldier bricks set at 45-degree angles spans the façade. Placed in the center of the parapet is a large, stone cartouche that is ornamented with bullseyes and festoons. The parapet is topped with a stone cap.

The first story contains three recessed entryways. The central entryway includes two pairs of what appears to be the original wooden pedestrian double doors, each with large, single-light panels and stained-glass transoms. A large, single-light display window is placed to the west of the doors. The two outer recessed entryways mirror each other and have a wood frame pedestrian door with a large single glass pane and a transom. Large single-light display windows with narrow brass frames sit above green marble bulkheads. Above the two storefronts are decorative carved panels. Rosettes in square panels are placed on the edges and long panels with torches and foliated scrolls are placed between them. Small decorative brackets are located at the corners of the entry openings.

A projecting marquee is placed above the central entryway. The angled sides feature signboards, while the narrow, southern section reads “MARQUIS” in painted block letters and neon. This section is topped by a shield-shaped projection with vertical rows of small lights. Long, neon lights are placed at the top and bottom of the sides and while short U-s of neon are placed horizontally at the corners of the sign.

The second story includes a twelve-over-twelve window in each of the outer fenestration bays. Above these windows are carved stone panels with rosettes and festoons outlined with header bricks. The central fenestration bay includes a string of three twelve-over-twelve windows. The windows have unfluted colonnettes with highly decorated capitals that blend the Ionic and Corinthian styles. Capitals with a matching decorative motif and straight bottoms are placed on

the outer sides of the windows, and lack pilasters or colonettes. Each window is topped by an arch with large, stone voussoirs, which are further capped with a row of header bricks. Acanthus leaves are placed in the springers. The tympanum of each of the three windows is highly ornamented, with a central human face, with the mouth wide open, that is surrounded by foliated scrolls.

A narrow, two-story section with a lower roofline and a single fenestration bay is located on the eastern end of the building. A solid wood panel pedestrian door that is flush with the facade is located on the first story. Above this entrance, "OFFICE" is inscribed in a recessed rectangle in the stone. A nine-over-nine double hung window is located in the second story. This section has a modest stone parapet that has some chipping and damage at the bottom edge.

The four-story rear section has a pair of pedestrian doors on the north elevation. The north elevation of the building is painted with a large American flag mural.

History

In April 1925, a fire destroyed Northville's first movie theater, the Aliesum, and much of the north side of East Main Street.⁷⁸⁶ The loss created a need for a theater in Northville, which was quickly filled by business partners Kate Penniman-Allen and Harry Lusk, who owned the Penniman-Allen Theatre in nearby Plymouth.⁷⁸⁷

Construction began on the Northville Penniman-Allen Theatre (P & A) in 1925. The theater opened in 1926 as a state-of-the-art movie house with 750 seats, an orchestra pit, a stage accommodating fourteen sets of scenery, and a \$13,000 Wurlitzer orchestra unit organ.⁷⁸⁸ The P & A was a focal point of entertainment in Northville during the 1930s and 1940s. Kate Penniman-Allen eventually sold the theater to Edward Hohler, who also owned the Farmington Civic Theater.⁷⁸⁹ In 1978 the theater was sold to the Zayti family, who renamed it the Marquis. The Marquis Theatre building includes three addresses, the center, 135 (originally 133) East Main Street, is the theater itself. The theater entrance is flanked by two storefronts at 133 (originally 131) and 137 East Main Street (originally 135). Upstairs were professional offices, historically 137 East Main Street. Their histories are described separately below.

131 East Main Street

The earliest known occupant for the space was the barber shop/beauty parlor of George W. and Mabel E. Hills.⁷⁹⁰ By 1943 it had become Isabel Hein's store for children's clothing, known as

⁷⁸⁶ Michele Fecht, (Northville Historical Society), "135-139 East Main | Marquis Theatre | 135 E. Main; Great Harvest | 139 E. Main," email to Elaine Robinson, March, 2018.

⁷⁸⁷ Michele Fecht, (Northville Historical Society), "135-139 East Main | Marquis Theatre | 135 E. Main; Great Harvest | 139 E. Main," email to Elaine Robinson, March, 2018.

⁷⁸⁸ Michele Fecht, (Northville Historical Society), "135-139 East Main | Marquis Theatre | 135 E. Main; Great Harvest | 139 E. Main," email to Elaine Robinson, March, 2018.

⁷⁸⁹ Michele Fecht, (Northville Historical Society), "135-139 East Main | Marquis Theatre | 135 E. Main; Great Harvest | 139 E. Main," email to Elaine Robinson, March, 2018.

⁷⁹⁰ Polk, *Plymouth/Northville*, 1931, 211.

the Jack and Jill Store.⁷⁹¹ Ms. Heins apparently married in the ensuing years, as by 1951 the store listed as Mrs. Isabel Willques's.⁷⁹² The store became known as the Little People's Shop by 1960.⁷⁹³ It was sold to Mary Ware in 1961, who sold it the following year to Mr. and Mrs. Jack Farmer.⁷⁹⁴ The Farmers moved the business to 103 East Main. Following the Little People's shop, the space housed the Northville Republican party offices before becoming the Northville Antique Shop. The shop was owned by Mrs. Arlyn Reilly and remained in business through 1970.⁷⁹⁵ At the time of recordation the storefront housed the Marquis Theatre offices.

135 East Main Street

As of 1931, this storefront was home to The Art Shoppe.⁷⁹⁶ By 1943 it had become the Woolen Goods Store.⁷⁹⁷ This space gave way to Sibley's Style Shop, a women's clothing store, by 1951, which remained here through 1960.⁷⁹⁸ In 1969 the space housed J. L. Hudson, Real Estate.⁷⁹⁹ This transitioned to an arts and crafts store, known as The Littlest Gallery, later that year, owned by Walter and Dortha Carroll.⁸⁰⁰ As of 2018 the space housed a business called Urge.

137 East Main Street

Among its first occupants were Wilbur Handorf, a physician, and Wilbur Johnston, an osteopath. The doctors were replaced by McClur R. Patterson, a dentist, and Henry H. Handorf, a physician, as of 1943.⁸⁰¹ Dr. Handorf had his office here through 1951.⁸⁰² This address was listed as vacant in 1960.⁸⁰³ The address was not listed in 1970 and was not publicly accessible from the façade as of 2018.

Evaluation

The property at 131–137 East Main Street is significant under National Register Criterion A for its role in the Northville's community development and social/recreational/entertainment. Additionally, the building is significant under Criterion C for architecture.

The building at 131–137 East Main Street is a good example of a Mediterranean Revival theater. It retains integrity of design, as it retains its original footprint and the overall fenestration pattern has not been altered. The building also retains original materials. The integrity of workmanship is expressed through the elaborate ornamentation. The building also retains integrity of location, setting, feeling, and association and clearly conveys its historic associations as a theater and can

⁷⁹¹ *Plymouth/Northville*, 1943, 249.

⁷⁹² Polk, *Plymouth/Northville*, 1951, 323.

⁷⁹³ Polk, *Plymouth/Northville*, 1960.

⁷⁹⁴ "Little People's Shoppe." *Northville Record*, July 17, 1969, 23-E.

⁷⁹⁵ Polk, *Plymouth/Northville*, 1970; "Northville Antique Shop," *Northville Record*, July 17, 1969, 23-E.

⁷⁹⁶ Polk, *Plymouth/Northville*, 1931, 211.

⁷⁹⁷ *Plymouth/Northville*, 1943, 249.

⁷⁹⁸ Polk, *Plymouth/Northville*, 1951, 323.

⁷⁹⁹ Advertisement "Congratulations...", *Northville Record*, July 17, 1969, 9-E.

⁸⁰⁰ Polk, *Plymouth/Northville*, 1970.

⁸⁰¹ *Plymouth/Northville*, 1943, 249.

⁸⁰² Polk, *Plymouth/Northville*, 1951, 323.

⁸⁰³ Polk, *Plymouth/Northville*, 1960.

be easily identified as an example of the Mediterranean Revival style. It is recommended as a contributing structure to the Northville Historic District.

141–145 East Main Street (Contributing)

Description

The commercial building at 141–145 East Main Street is located in the central business district of Northville, Michigan, on the north side of the street. A public sidewalk spans the south elevation and a large, paved, surface parking lot is located to the north. The east elevation abuts the commercial building at 149 East Main Street, and the west elevation abuts the theater at 139 East Main.

The two-story, variegated orange brick commercial building has a rectilinear footprint and a flat roof. A one-story wing with a rooftop patio spans the rear (north) elevation, and a contemporary wood pergola was added to shade seating located on the rear (north) elevation. The building features a crenelated parapet with a concrete capstone, and a datestone in the center of the parapet reads “BRADER BLDG.”

The building has two storefronts that are separated by an entryway that is placed slightly off-center. The central entryway is flush with the façade and is defined by decorative brickwork. The paneled wood pedestrian door is topped by an arched fanlight and is placed in an arched opening that is defined by a single row of soldier course bricks with a concrete keystone and concrete bricks at the springline. Square concrete bulkheads are placed on each side of the door at ground level. The spandrel is filled with header bricks, which also extend down the sides of the door in a single row. The cornice above the entry is flush and is made of a course of soldier brick bookended by blocks of concrete. A course of stacked brick outlines the outside of the entry. A course of soldier brick stretches across the top of the transoms for the length of the building and there are concrete blocks at each end. Brick pilasters are placed on the east and west corners of the first story. Each is of stacked brick with a central, recessed row of header bricks and rise from concrete bases to a concrete block.

The western storefront features a string of four tall, narrow, single-light windows that extend to the ground. The eastern storefront has a recessed entryway with a pedestrian door, and three single-light windows each topped with two-light transom. These windows rest on a tall concrete bulkhead to the east of the door and are edged in concrete. Small sign boards are placed above each window on both storefronts.

The second story has three fenestration bays. The outer two bays have paired three-over-one windows with concrete lug sills. The central bay has two closely spaced sets of paired three-over-one windows with a continuous concrete sill. Each pair of windows has a header of a single row of soldier bricks with small concrete blocks on the ends. Above the second-story windows are two rectangular panels of recessed, basket weave brick outlined with header brick with a small concrete block in each corner.

The north elevation features on the first story two pedestrian doors with transom lights. Five three-over-one windows in various sizes are also located on the first story, and all rest on lug sills. A contemporary rooftop patio has been built on top of the one-story section, which is accessed by a metal stairway. Two pedestrian doors and two pairs of three-over-one windows are placed on the second story.

History

141 East Main Street

The building was erected in 1928 after a 1925 fire destroyed the original buildings at this location.⁸⁰⁴ The storefront at 141 East Main housed Brader Dry Goods, owned by Samuel L. and Mary Brader, the building's namesakes. The store was rebranded to the Brader's Department Store and expanded to occupy the whole first story by the mid-1940s.⁸⁰⁵ Brader's Department Store remained through the 1970s.⁸⁰⁶ In the 2000s the ground story became home to Next Chapter Bookstore and Bistro.⁸⁰⁷

143 East Main Street

This is presumably the second story of the building, which housed four residences and the office of two realtors.⁸⁰⁸ By 1970 a single resident was at this address.⁸⁰⁹ In 2009, local architect Gregory Presley reconfigured the upstairs apartments into two two-bedroom units.⁸¹⁰

145 East Main Street

According to the 1931 city directory, the space was first occupied by a hardware store, owned by Walter A. Ware.⁸¹¹ Thomas W. McCardle, a plumber, had an office in the rear of the hardware store. The address is not listed in the subsequent city directories, suggesting that perhaps Brader's Department Store had expanded to include both storefronts.

Evaluation

The property at 141–145 East Main Street is significant under National Register Criterion A for its role in the Northville's community development and commerce and under Criterion C for architecture.

The building at 141–145 East Main Street retains integrity of design, as it retains its original footprint and the overall fenestration pattern has not been altered. The building also retains

⁸⁰⁴ Northville Historical Home Tour 2010, 143 E Main. Main Street, East, 134-311, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA

⁸⁰⁵ Northville Historical Society, East Main P & A Theatre, circa 1945.

⁸⁰⁶ Polk, *Plymouth/Northville*, 1970.

⁸⁰⁷ Northville Historical Home Tour 2010, 143 E Main. Main Street, East, 134-311, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA

⁸⁰⁸ Polk, *Plymouth/Northville*, 1931, 211.

⁸⁰⁹ Polk, *Plymouth/Northville*, 1970.

⁸¹⁰ Northville Historical Home Tour 2010, 143 E Main. Main Street, East, 134-311, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA

⁸¹¹ Polk, *Plymouth/Northville*, 1931, 211.

original materials, and the integrity of workmanship is expressed through modest ornamentation and overall construction. The building also retains integrity of location, setting, feeling, and association and clearly conveys its historic associations as a downtown commercial building. It is recommended as a contributing structure to the Northville Historic District.

235 East Main Street, Ford Valve Plant (Contributing)

Description

This structure is located on the northeast corner of the East Main Street and Griswold Street intersection. The industrial building designed by Albert Kahn once served as the Ford Valve Plant and has been adapted to house multiple businesses including a gym and office space. A surface parking lot stretches across the south elevation of the building. This parking lot can be accessed via driveway from Griswold Street and East Main Street. The south elevation's central entrance is accessible by a ramp leading from the south parking lot. An additional parking lot is located on the north elevation of the building where a brick retaining wall extends north from the northeast corner of the structure. A public sidewalk wraps around the southwest corner of the property along Griswold Street and East Main Street. Ford Park East is located north of the building which connects to South Main Park to surround the north and east edge of the property. An interpretive sign describing the history of the Ford Valve Plant is located in the Ford Field Park.

This property is located west of the Middle Rouge River. A dammed stream from this source provides water to a metal overshot waterwheel housed on the south half of the building east elevation. This waterwheel rests in a fieldstone reservoir on the south elevation of a brick rectangular lean-to which houses the wheel machinery. A band of metal-and-glass windows extends north on the eastern elevation.

The original brick one-story rectangular structure designed by Albert Kahn features a clerestory and a basement level. The clerestory features darkly glazed single light serial windows on each elevation. A rectangular one-story addition designed by Eberle Smith Associates was added to the west elevation of the Kahn designed building in 1957.⁸¹² In 1966, an additional one-story concrete block addition was added to the north elevation of the 1957 addition of the structure, giving it the L-shape footprint seen today. These additions mirror the original brickwork that Kahn included in the Art Deco design.

The brick is laid in a Common Bond with a brick frieze band consisting of a pattern of dogtooth over-soldier over-dogtooth coursed bricks.

A band of thirty-five-light metal industrial windows with a concrete slip sill line the north, south, east, and west elevations of the building. These are not the building's original windows but are appropriate replacements.

⁸¹² National Register of Historic Places Nomination of the Ford Valve Plant, Elisabeth Knibbe, June 1995.

The band of windows on the south elevation is interrupted by two entrances and two thirty-five-light metal windows. Both entrances are covered by a suspended metal canopy. The entrance on the eastern half of the south elevation was probably added after the initial Kahn construction since the brick work above the entry is not original and the new brick matches the massing of the industrial windows. This entry can be accessed by concrete steps leading up from the parking lot.

The thirty-five-light windows on the east and west corners of the south elevation are flanked by brickwork laid in a unique Common Bond with every-other stretcher course extending beyond the face of the other brick courses, giving the corners a different texture than the flat brick to resemble a pilaster. This jutting pattern wraps around the southeast, southwest, and northeast corners of the original Kahn structure and interrupts the brick frieze band where present. The thirty-five-light windows on the south elevation feature an upside-down-T-shaped brick design which rises to the brick frieze present above the windows. This T-shaped brick pattern is also present above the entry way central to the south elevation and above the north entry to the Kahn structure.

The west elevation of the structure is part of the 1957 addition and features a band of thirty-five-light metal industrial windows. This band of windows is interrupted by a swing out door entry and an overhead door entryway. Access to the overhead door is provided by a driveway off of Griswold Street. The overhead door is flanked by patterned brickwork laid in a unique Common Bond with every-other stretcher course extending beyond the face of the other brick courses, matching the corner textured brickwork of the Kahn structure. The driveway is flanked by concrete retaining walls. The swing out door entry way is north of this overhead door and is accessible by ramp.

The north elevation of the structure (the 1966 addition) is concrete block that is painted yellow to match the yellow brick on the other elevations. Eighteen-light metal industrial windows stretch across this elevation above a concrete slip sill. The east elevation of the addition features metal and glass frieze windows and additional metal and glass industrial windows at irregular intervals. A rectangular block rests on the roof. The 1957 and 1966 additions that were joined to the original Kahn building are discernable through the changes in building material and window patterns.

The north elevation of the Kahn structure features an unbroken row of metal and glass windows through the middle of the upper level. A thirty-five-light window is located on the northeast corner and features an upside-down-T-shaped brick design which rises to the brick frieze present above the windows, matching the windows on the south elevation. A retaining wall surrounds the lower level. Evenly spaced metal and glass windows and a loading dock, which is accessible via a ramp that slopes east from the north parking lot. The entry to the loading dock houses the original oak doors.

A small single-story square outbuilding is located north of the eastern half of the building on a concrete foundation. A half glass door and the original metal windows are extant on the south and east elevations; however, the west elevation window has been bricked in. The brick bond matches the original Kahn structure.

History

In 1919 Ford Motor Company purchased the former Dubuar Manufacturing Facility at Main and Griswold Streets.⁸¹³ Ford opened his first village industry plant in the old Dubuar building. The original building was replaced by the extant facility in 1936 as the Ford Valve Plant. Ford moved out of the building in 1988 and sold to a new owner in 1994.

The interior was renovated and in 1998, the water wheel was reconstructed, as the original was badly deteriorated.⁸¹⁴ In 2005 the building was remodeled again to a multi-tenant commercial facility. The building was renamed Water Wheel Centre, and as of 2018, housed eleven tenants.⁸¹⁵ The property adjacent to the building on the Rouge River has become a park. For a full history of the building, see the Industrial context of this report.

Evaluation

The property at 235 East Main Street is significant under National Register Criterion A for its role in the Northville's community development, commerce, and industry. The resource is also associated with Henry Ford, who brought one of his village industries to the community of Northville. Finally, the building is significant for both its architecture, and its architect, Albert Kahn.

The Ford Valve Plant at 235 East Main Street is currently listed in the National Register of Historic Places. It is an excellent example of an industrial building designed by notable Detroit architect Albert Kahn and continues to retain integrity of design, materials, workmanship, location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

324 East Main Street (Contributing)

Description

This structure is located on the south side of East Main Street. A surface parking lot is situated south of the structure. A public sidewalk passes across the north boundary of the property.

⁸¹³ Michele Fecht, (Northville Historical Society), "341 East Main," email to Elaine Robinson, March, 2018.

⁸¹⁴ Water Wheel Centre. "Historic Building: A Look Through the Years." accessed, May 14, 2018, <http://waterwheelcentre.com/history.html>.

⁸¹⁵ Water Wheel Centre. "Historic Building: A Look Through the Years." accessed, May 14, 2018, <http://waterwheelcentre.com/history.html>.

A truncating hip-roof covers the two-story red brick structure, which has a rectilinear footprint and rests on a brick foundation. The building is covered with a running course brick accented with patterned brick, clinker bricks, decorative half-timbering and limestone details.

The three-bay façade faces north, towards East Main Street. A prominent projecting cross gable extends north from the eastern side of the facade. Typical of the Tudor Style of architecture, this gable end is decorated with half-timbering and brick infill. The brick infill is a combination of basket weave, herringbone, and header bond masonry. A flat-roofed, canted bay window is situated on the first story with a large single-light fixed window flanked by two narrow rectangular single-light windows. These windows are separated by brick and 3 sets of rectangular paired quoin stones and topped with stone lintels. Large, irregular shaped stones are set into the masonry above the lintels and a stone belt course separates the windows from the brick base of the bay. A string of three four-over-two rectangular casement windows are set below the gable on the second-story. They are topped by a large wood beam with a slight arch at the center

The building's entry rests in a two-story half-hipped ell. This ell sits back from the cross gable that projects north. The entryway features a carved wood door with a narrow, centered window of leaded glass, a stepped, heavy wood door frame with a slightly arched lintel, and door surround of two stepped rows of header brick masonry with a central keystone. A large metal (brass) and glass hexagonal lantern hangs above the keystone and a shed-roof dormer with a stained-glass window that contains a center shield among vertical rectangles of brown, gold and frosted glass and a header brick sill that tilts outward sits within the second-story dormer.

The recessed facade bay, at the northwest corner of the structure, features a casement window on the first-story. Each casement has eight lights and is topped by a four-light transom. A limestone stone window surround with a keystone decorates the first-story window. A shed-roof dormer pierces the roof's eave and houses a set of casement windows, each with six lights, and topped with a four-light transom. The second story of this recessed bay is decorated with half-timbering with a combination of ornamental brick infill below the eave which includes large rectangles of basketweave on each side of the window. Underneath the window is a timber square with a timber X that is the width of the window. Inside the upper and lower halves of the X are filled with soldier course brick while the sides are brick regular running course.

The west elevation of the building exits directly into a surface parking lot. A small gabled hood covered in asphalt shingles and supported with plain, open brackets covers a pedestrian door with stone sill. Two small six-light windows with outwardly tilted brick sills flank the entryway on the first story, and two basement egress windows are visible on either side of the entry at the ground level. A six-light casement window is located north of the entryway. This window has a stone sill decorated with four irregularly shaped stones, at the top corners and at the windows mid-height, and a keystone. An arched stained-glass window is located above the entryway, between the first and second stories. This window has a tilted brick sill, limestone keystone and limestone blocks at the arch's springline. Two shed-roofed dormers pierce the eaves from the second-story and contain 6 light casement windows with a four-light transom. These windows

have tilted brick sills. These dormers flank a centered, half-hipped wall dormer situated on the western roof slope houses a pair of six-light casement windows.

The south elevation is not visible from the public right of way.

A wide brick chimney rises from the northern corner of the west elevation of the building and pierces the eave of the north elevation's projecting gable-front section. The chimney shaft rises to the summit of the roof ridge. It has decorative rows of raised course brick at the top, a row of raised brick near the second story roof line, and below that a centered, narrow panel of recessed brick that runs for about 20 courses. This chimney is a dominant architectural feature; however, it is obscured by a tall pine tree growing northwest of the building. Three bays of rectangular multi-light casement windows decorate the west elevation and a shed-roofed dormer sits on the east roof slope.

History

The house was erected in 1937 as the residence of physicians Dr. H. I Sparling and Dr. Irene Sparling.⁸¹⁶ The couple lived in the house through the 1950s.⁸¹⁷ As of 1960, Irene Spraling resided in the house alone.⁸¹⁸ By 1970 the building had a dual commercial and residential use, serving as the residence of Bruce McAlester and the office of McAllister's House of Decorating.⁸¹⁹ At the time of recordation, the building housed Corriveau Law.

Evaluation

The property at 324 East Main Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 324 East Main Street is an excellent example of a Tudor style dwelling. Tudor houses were very popular between 1890 and 1940, and typical features include decorative wall timbering, brick wall cladding, a prominent cross gable on the façade, massive chimney stacks, grouped windows, and bay windows. This house includes many of these features in a way that clearly identifies the building as part of this architectural style.

The house at 324 East Main Street retains a high level of integrity. It maintains its original footprint, overall structure, and style, providing integrity of design. Additionally, the property retains many original materials. The integrity of workmanship is expressed through the use of different patterns of brick and half timbering, the fenestration, the ornamentation, the stained and leaded glass, and the overall form and construction of the property. The house retains integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic

⁸¹⁶ City of Northville Assessor; "Sparlings Build Home on Former Village Property," 324 E Main. Main Street, East, 134-311, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA

⁸¹⁷ *Plymouth/Northville*, 1943, 248

⁸¹⁸ Polk, *Plymouth/Northville*, 1960.

⁸¹⁹ Polk, *Plymouth/Northville*, 1970.

associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

332 East Main Street (Contributing)

Description

The structure is located on the south side of East Main Street. A public sidewalk is located north. A driveway and residential structure are east of the building. South of the building is a parking lot that abuts a vacant lot, which is lined by trees.

Originally constructed as a residence, this structure has retained its original footprint over the years. The cross-gabled residence was constructed with a two-story, T-shaped footprint with an L-shaped, one-story wing on the south elevation, creating an irregular cross gable. The one-story wing has been increased to two stories sometime after 1942. The structure has clapboard sheathed exterior walls and asphalt shingles cover the roof. The entire foundation is concealed from view by a combination of lattice work, porches, synthetic siding, and foundation plantings.

Typical of the Queen Anne style of architecture, a curved single-story porch wraps around the northeast corner of the gable front section, across the façade and east elevations. A stairway clips the northeast curve of the porch leading to the main entryway. The entryway also clips the northeast corner of the structure. Three unfluted columns flank each side of the porch's stairway. These evenly spaced, single, round, Doric columns rise from the porch's knee wall railing to the cornice, which is lined with dentils.

A second single-story, wrap-around porch encloses the east and south elevations and was added sometime after 1942, possibly when the second story was added to the rear wing.⁸²⁰ A combination of stairways and ramps allow access to the additional entryways on the east and south elevations. This secondary porch is decorated by a spindlework frieze and balustrade that are connected by turned posts.

The facade features ornate detailing within the gable. A bracketed cornice marks a recessed slope decorated with staggered wood shingles and three rows of fish scale shingles. The side-gables on the east and west elevations contain recessed slopes with fish scale shingles.

The main entryway at the northeast corner of the building is a contemporary pedestrian door with a large, central, stained glass panel. Additional fenestration in the façade includes a central fenestration bay with a large one-over-one window on each story. The northwest corner is also clipped on the first story and has a large one-over-one window. All of these windows are modern replacement windows and have unornamented surrounds. A stained-glass Palladian window rests in the peak of the gable above the bracketed cornice. The central window has a large wood keystone in its surround, and its flanking windows resemble fanlights.

⁸²⁰ Sanborn, *Northville*, 1942, 6.

Fenestration on the west elevation includes a fenestration bay to the north of an ell with a one-over-one window on each story. The ell has a one-over-one window on the north and west sides of the first story and a one-over-one window on the west side of the second story. A four-light, stained glass ocular window is located in the gable. No additional fenestration on the west elevation was visible from the public right-of-way. All of the windows are modern replacement windows and have unornamented surrounds, except for the ocular window, which appears to be original.

The east elevation has a large one-over-one window on the first story and a smaller one-over-one window in the second story. To the south of this is an ell, with a clipped northeast corner. One-over-one windows are located on the first story of the ell on its north side and northeast corner, and on the second floor in the north and east sides. The east side of the first story has a one-over-one window within a square bay that is capped by a hipped, asphalt-shingle-clad roof and a dentil-lined cornice and is clad in fishscale shingles. All of these windows are modern replacement windows. A stained glass ocular window is also located in this gable peak.

The rear, L-shaped wing has a pedestrian door in the east projecting elevation that is sheltered by the rear porch. The paneled wood door has a single-light transom and sidelights. A square, single-light window is located to the south of the door. A second wood pedestrian door with a transom is located on the south side of this wing's projecting section. Additional fenestration on the first story includes three one-over-one windows. The second story of the east elevation has a four-light, arch-topped window in a small cross-gable; a two-light sliding window in a small, square, bay window; and a one-over-one window in a gabled wall dormer. All of the windows and doors have simple surrounds and are modern replacements.

Fenestration on the south elevation includes a paneled wood pedestrian door and a one-over-one window on the first story. A Palladian window decorates the south elevation gable. All of the windows and doors are modern replacements.

History

Based on Sanborn map research, the house was erected circa 1895, with the historical address 210 East Main.

The earliest known residents were a widow, Frances M. Horton, who resided in the house with her son, Edward S. Horton Jr. during the 1920s and 1930s.⁸²¹ Her husband, Edward S. Horton Sr. died in 1903. His obituary noted that he was postmaster of Northville for 20 years and a real estate developer, having built "a number of the best residences in Northville."⁸²² Research did not reveal specific houses attributed to Horton, however a newspaper article from 1893 describes him as erecting a large brick building on Main Street with a Lodge Hall upstairs, matching the

⁸²¹ *Plymouth/Northville*, 1931, 178.

⁸²² "Reaper Death Again Busy," *Northville Record*, February 26, 1903, 1.

description of the Union Block, constructed that year at 117-127 East Main.⁸²³ The earliest evidence of the Hortons residing on Main Street is a 1918 newspaper advertisement that reveals Mrs. Horton worked for, or leased space to, Dr. Ruth Jepson Beebe, an osteopath, who had offices in Detroit and Northville. The Northville office was located at “Mrs. Frances Horton’s, Main Street.”⁸²⁴

By 1943 residency had changed to Blanch E. McKinney.⁸²⁵ By 1951 it was the offices of Frank Billman, a real estate agent.⁸²⁶ As of 1960 the building included four households.⁸²⁷ By 1970 two residences were in the house as well as the Doris Beauty Salon.⁸²⁸ At the time of recordation the building housed four offices and was known as the Franklin Center.

Evaluation

The property at 332 East Main Street is significant under National Register Criterion A for its role in Northville’s community development and under Criterion C for architecture.

The building at 332 East Main Street is a good example of a Queen Anne-style dwelling and is easily identifiable as an example of the architectural style. It maintains a good level of integrity of design, as its footprint and overall fenestration pattern have not changed. However, the synthetic siding and vinyl windows have diminished the integrity of materials. The integrity of workmanship is expressed through the ornamentation, stained glass, and overall form and construction. The property conveys its integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

341 East Main Street (Contributing)

Description

The property at 341 East Main Street is located in a commercial district in the eastern end of downtown Northville, Michigan, on the north side of the road. A public sidewalk is located along the south edge of the property. A paved parking lot is located north of the structure, which can be accessed from two driveways on the north side of East Main Street. The east driveway features a fieldstone retaining wall on the east side and a row of stones on the west side. The west driveway features concrete pavers and is flanked by stone retaining walls. The parking lot abuts a public playground to the north. The south elevation of the building is decorated with raised garden beds lined with stones. A concrete paver walkway leads from the public sidewalk to the façade.

The building is a two-story, modest Italianate of wood frame construction with a rectilinear footprint and a truncated hip roof. It was originally built as a residential building and has been converted for commercial use. The roof is sheathed in brown asphalt shingles and the eave of the

⁸²³ “This is Business,” *Northville Record*, April 20, 1893, 1

⁸²⁴ “Professional Cards.” *Northville Record*, December 16, 1914, 4.

⁸²⁵ *Plymouth/Northville*, 1943, 248

⁸²⁶ Polk, *Plymouth/Northville*, 1951, 324.

⁸²⁷ Polk, *Plymouth/Northville*, 1960.

⁸²⁸ Polk, *Plymouth/Northville*, 1970.

west elevation is pierced by an external, narrow brick chimney stack painted white. The exterior walls are clad in wood clapboards with corner boards. The building is painted a deep beige with white trim. The frieze is decorated with white panels that resemble board and batten siding. The building rests on a stone foundation. Stone on the façade has been shaped into square, coursed blocks and the foundation on the east and west elevation is uncoursed rubble stone.

A one-story porch with a hipped roof extends across the façade. Wood stairs lead from the concrete paver pathway to the porch. A concrete ramp that is accessible from the west elevation rises in the west half of the porch and is concealed behind a wood and lattice knee wall. Latticework conceals the foundation below the porch. Five turned replacement posts rise from the decking to the roof and a replacement balustrade with narrow, turned spindles encloses the porch. Quatrefoils carved in wood decorate the porch frieze.

The porch provides access to the main entryway in the building. The wood pedestrian door features two panels of matching leaded glass and is surrounded by leaded glass sidelights and a leaded glass transom. Additional fenestration on the first story of the façade includes a one-over-one window to the east of the door and three asymmetrically spaced one-over-one windows to the west. Four one-over-over windows are located in the second story. The windows in the façade have modest wood surrounds with simple drip caps.

Fenestration on the east elevation includes, on the first story, three one-over-one windows and a pedestrian door at the northwest corner. The northernmost window has had its lower sash enclosed by an air conditioning unit and the pedestrian door is inaccessible. Three one-over-one windows are located in the second story. Like the windows on the façade, these windows have modest wood surrounds with drip caps.

Fenestration on the west elevation includes, on the first story, a pedestrian door and a one-over-one window to the south of the chimney and two one-over-one windows to the north of the chimney. The second story features two one-over-one windows to the south of the chimney and one to the north. The pedestrian door is inaccessible. The windows and door have modest wood surrounds.

Window openings are placed in the foundation walls of the east and west elevation and have been infilled with glass blocks. The north elevation cannot be viewed from the public right of way.

History

The stone foundation and subtle Italianate stylings of the house indicate it was erected circa 1865. The building's original purpose was a respite home for returning Civil War Veterans.⁸²⁹ In the late 1890s the building operated as Angie Smith's boarding house, which offered a place of

⁸²⁹ "341 East Main Street", 1 Main Street, East, 134-311, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA

residence for patients of Dr. Yarnall’s Gold Cure Clinic, which opened across the street at 400 East Main Street.⁸³⁰ The clinic operated at this location from 1897–1918.

During the first two decades of the twentieth century, the boarding house at 341 East Main was owned and operated by James and Flora (Hutton) Smith.⁸³¹ Flora Hutton died in 1914 and her husband continued to rent rooms in the house into 1920.⁸³²

Sometime between 1920 and 1932 the house was purchased by Ford Motor Company, likely to house workers at the Ford Valve Plant at 235 East Main.⁸³³ In May 1932, Ford Motor Company gifted the former boarding house to the Northville American Legion and Legion Auxiliary for its headquarters.⁸³⁴ The Legion remodeled the interior of the building, including removing partition walls and installing hardwood floors on the first story. During World War II, the American Legion sponsored the Northville Chapter of the Red Cross, which operated in the Legion’s facilities until the end of the war.

In 1943 the American Legion sold the building to Fred and Blanche Moffitt; who owned it until their deaths in 1964 and 1973, respectively.⁸³⁵ In 1975 the building was remodeled for retail use, and became the Bedspread Place, a discount bedding outlet.⁸³⁶ In 1983 brothers Don, Jim, and Bob Perkins opened the Wooden Shovel Antiques Shop in the building.⁸³⁷ It was open here a short time before Bill McQuire purchased the building in 1984 to open his own antique furniture store. He later transitioned from furniture to art, and his business was known as McGuire’s Fine Art Gallery, which remained open through 2017.⁸³⁸

Evaluation

The property at 341 East Main Street is significant under National Register Criterion A for its role in the Northville’s community development, healthcare and the social/recreation/entertainment of the city’s residents. Additionally, the building is significant under Criterion C for architecture.

The building at 341 East Main Street retains a good degree of integrity and clearly conveys its historic character. The commercial building and former boarding house retains integrity of design, as the footprint and overall fenestration pattern has not been altered. The building has many original materials, and the integrity of workmanship is expressed through the overall form and construction of the building. The building also expressed integrity of location and setting and

⁸³⁰ “341 East Main Street”, 1 Main Street, East, 134-311, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA

⁸³¹ Michele Fecht, (Northville Historical Society), “341 East Main,” email to Elaine Robinson, March, 2018.

⁸³² Michele Fecht, (Northville Historical Society), “341 East Main,” email to Elaine Robinson, March, 2018.

⁸³³ Michele Fecht, (Northville Historical Society), “341 East Main,” email to Elaine Robinson, March, 2018.

⁸³⁴ Michele Fecht, (Northville Historical Society), “341 East Main,” email to Elaine Robinson, March, 2018.

⁸³⁵ Michele Fecht, (Northville Historical Society), “341 East Main,” email to Elaine Robinson, March, 2018.

⁸³⁶ Michele Fecht, (Northville Historical Society), “341 East Main,” email to Elaine Robinson, March, 2018.

⁸³⁷ Michele Fecht, (Northville Historical Society), “341 East Main,” email to Elaine Robinson, March, 2018.

⁸³⁸ Michele Fecht, (Northville Historical Society), “341 East Main,” email to Elaine Robinson, March, 2018.

can be associated with a specific period of time and architectural style, creating integrity of feeling and association. It is recommended as a contributing resource to the Northville Historic District.

342 East Main Street (Contributing)

Description

This house, which currently functions as a commercial building, is located on the south side of East Main Street. A public sidewalk spans across the north edge of the parcel. A paved driveway leads south to a paved parking lot. Wood retaining walls with border plantings line the public sidewalk and pathway leading up a set of concrete stairs to the north façade entryway. Northeast of the residence, a wood and metal memorial bench is surrounded on three sides by the retaining wall.

The building is a two-story wood frame Italianate with an irregular footprint. The main block of the house has a T-shaped footprint, with a one-story rectangular ell attached on the south elevation. These portions of the house rest on a fieldstone foundation. A gable-roofed rectilinear addition with a concrete block foundation was added to the south elevation during the 1980s.⁸³⁹ This addition created a telescope effect that expands from south to north. The entire structure is sheathed in wavy asbestos siding and the roof is covered with asphalt shingles. The two-story house has a shallowly sloping hipped roof with small cross gables on the façade and east and west ells.

The two-story portion is decorated with a wide, wood cornice and brackets below the wide, overhanging eaves, placed singly and in pairs, which is typical of the Italianate style of architecture. A shallow decorative gable is centered on the roof line.

The façade features three evenly spaced fenestration bays. The first story has two two-over-two windows on the first story, and a modern replacement pedestrian six panel door with sidelights in placed in the westernmost bay. The three light sidelight has decorative panels at its base. The entry is defined by a wide wood door surround with decorative square blocks in the upper corners. The second story has three two-over-two windows.

A secondary entrance is located on the north elevation of the west ell. This wood door appears to original and has two narrow, arched window lights in its upper panel. Simple cement slabs provide steps to the entryway. Remaining fenestration on the west and east elevations includes two-over-two windows, some of which are in pairs, in evenly spaced fenestration bays. The rear, one-story section includes two-over-two and single-light windows. All of the windows have modest surrounds.

⁸³⁹ Michele Fecht, "342 East Main Street | Copy-Boy Printers," email to Elaine Robinson, March, 2018.

History

The house was built in 1873 by Northville pioneer Lewis H. Hutton.⁸⁴⁰ Mr. Hutton came to Northville in 1854 and manufactured buggies, wagons, and sleighs. He also owned and managed Northville Mills.

In 1897 Lewis Hutton sold the house to Dr. Yarnall for \$3,000.⁸⁴¹ The interior was updated with new paint, wallpaper, and wainscoting in every room. From 1897 to 1918 the building housed Dr. Yarnall's Gold Cure institute, serving as a sanatorium for those struggling with alcohol and smoking addictions.⁸⁴² At the time Yarnall owned the building, the house had front and side porches and the windows were surmounted by pediments.⁸⁴³ An arched sign extended over a paved pedestrian path in front of the house.

Following Yarnall's departure, the house became a private residence. One of the original addresses appears to have been 212 East Main Street. The house was converted to apartments by the late 1920s. As of 1931, the house was occupied by two families, George E. and Cora Shoebridge and Mrs. Susie J. Calkins. George Shoebridge was a plumber.⁸⁴⁴ Mrs. Calkins was a widow and worked as a server at Royal Ann Café.⁸⁴⁵

In the 1940s Harold F. and Thelma A. Wagenschultz and William B. and Barbara E. Petz resided in the building. Wagemzchultz was a bartender.⁸⁴⁶ Petz worked at the Petz Corner filling station at 470 East Main Street.⁸⁴⁷

By 1951 Robert and Laura Black, Albert G. and Ruth Wilson, and Walter E. and Marion Barlow resided in the building. Robert Black was a driver for the Northville Taxi Company.⁸⁴⁸ Albert Wilson was a bookkeeper for Petz Brothers.⁸⁴⁹ Walter Barlow was a driver for Stevens Van Lines.⁸⁵⁰ In the 1960s residents were Archie Niles, Jr. and Donald Hall.⁸⁵¹ Three residents were here in 1970.⁸⁵²

⁸⁴⁰ Michele Fecht, (Northville Historical Society), "342 East Main Street | Copy-Boy Printers," email to Elaine Robinson, March, 2018.

⁸⁴¹ Michele Fecht, (Northville Historical Society), "342 East Main Street | Copy-Boy Printers," email to Elaine Robinson, March, 2018.

⁸⁴² Michele Fecht, (Northville Historical Society), email to Elaine Robinson, March, 2018; Study Committee, *Northville Historic District*.

⁸⁴³ Northville Historical Society, Photograph, Yarnall Gold Cure Institute 342 East Main, circa 1900

⁸⁴⁴ *Plymouth/Northville*, 1931, 194.

⁸⁴⁵ *Plymouth/Northville*, 1931, 233.

⁸⁴⁶ *Plymouth/Northville*, 1943, 248

⁸⁴⁷ *Plymouth/Northville*, 1943, 222.

⁸⁴⁸ Polk, *Plymouth/Northville*, 1951, 230.

⁸⁴⁹ Polk, *Plymouth/Northville*, 1951, 323.

⁸⁵⁰ Polk, *Plymouth/Northville*, 1951, 309.

⁸⁵¹ Polk, *Plymouth/Northville*, 1960.

⁸⁵² Polk, *Plymouth/Northville*, 1970.

In the early 1980s it was purchased by Ron Bodnar, who expanded the building with a rear addition for his printing business, Copy-Boy Printers.⁸⁵³ The first story housed retail businesses, including Handcrafters Unlimited (1983), and Sherwood Picture Framing (1989).⁸⁵⁴ The building was vacant at the time of recordation in 2018.

Evaluation

The property at 342 East Main Street is significant under National Register Criterion A for its role in the Northville's community development and healthcare. Additionally, the building is significant under Criterion C for architecture.

The house at 342 East Main Street is a good example of an Italianate-style dwelling and is easily identifiable as an example of the architectural style. It maintains a good level of integrity of design, as its overall fenestration pattern has not changed and the small, rear addition has not altered the overall scale, proportion, and massing of the property. Although the asbestos siding is not original to the house, it was manufactured and sold between 1907 and 1970, and was therefore added to the house during the period of significance. The house retains its original brackets and wood windows. The integrity of workmanship is expressed through the ornamentation and overall form and construction. The property conveys its integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

410 East Main Street (Residence/Commercial Building: Contributing; Outbuilding: Non-Contributing)

Description

This building was originally built as a residence and has since been converted to a business. The building is located on the southeast corner of the East Main Street and Griswold Street intersection. A public sidewalk stretches across the north and west edges of the property. A concrete driveway leads to a small parking lot on the south elevation of the building from Griswold Street, and a second small parking area is placed to the east of the house and is accessed from East Main. A white picket fence surrounds the east and south border of the property. A stone retaining wall trims the northwest corner of the parking lot, and a small gable-roof shed is located on the southeast corner of the parking lot.

The two-story, cross-gabled Gothic Revival-style house rests on a fieldstone foundation. The façade faces north towards East Main Street. The exterior walls are clad in wood clapboards painted blue with white trim and the roof is sheathed with asphalt shingles in a fish scale pattern. A two-story, gable-roof sections spans the south (rear) elevation, and a one-story section is placed to the rear of this. A central gable-dormer pierces the roof cornice of the façade and is

⁸⁵³ Michele Fecht, (Northville Historical Society), "342 East Main Street | Copy-Boy Printers," email to Elaine Robinson, March, 2018

⁸⁵⁴ Michele Fecht, (Northville Historical Society), "342 East Main Street | Copy-Boy Printers," email to Elaine Robinson, March, 2018

decorated with cut out bargeboards typical of the Gothic Revival style of architecture. Bargeboards are also present on the east and west gable ends of the structure.

A small, one-story porch with a shed roof and a cross gable is centrally placed on the façade. The roof is supported by two square columns and two square pilasters with large capitals. Highly decorative open scrollwork resembling bargeboards are placed below the porch roof. A second small, shed-roofed porch is placed on the west elevation of the one-story section, and a third shed-roofed porch is placed on the east elevation to the two-story, gabled section. Both porches have turned posts and modest balustrades, and the eastern porch has a spindlework frieze. The façade has three fenestration bays. A centered pedestrian door, which is a replacement wood door with a large leaded glass window light, is sheltered by the porch and a four-over-four, double-hung window is located to each side of the porch. These windows and the door have wood, eared surrounds. Paired one-over-one-pointed arch windows are placed in the dormer. These windows have a highly ornamented wood surround with unfluted pilasters with large pedestals and capitals, which support a pediment with two pointed arches.

The east elevation features a four-over-four window and an ocular window with a hood mold on the first story, both of which have eared surrounds. A pair of Gothic windows with two-light lower sashes and five-light upper sashes is placed in the gable peak. Like the pair of windows on the façade, these paired windows also feature a surround with two pointed arches; however, they lack the pilasters. In the rear two-story section, a pedestrian door is sheltered by the porch. A four-over-four window is placed to the north of the porch. A gabled wall dormer pierces the cornice and features a string of three four-over-four windows, with a central pointed transom window. Two four-over-four windows are placed in the rear one-story section. All of the windows on the first story have eared surrounds.

Like the east elevation, the west elevation has two four-over-four windows on the first story and a pair of Gothic windows on the second. The window surrounds share the same motif as the east elevation windows, but the lower windows are covered by fabric awnings. A canted bay window with a hipped roof is placed to the south and houses four single-light windows with cut-out patterns used to create a lancet effect. A single four-over-four window is located to the south of the bay, and a pedestrian door is sheltered by the porch.

The south elevation features three four-over-four windows on the first story and one four-over-four window on the second story. A wood ramp leads from the rear parking lot to the porch.

The outbuilding located southeast of the house is a simple side-gabled structure with a wood stoop and overhanging eaves. The synthetic siding and asphalt shingles match those of the house.

History

Based on comparable properties in Northville, the Gothic Revival-style house was erected circa 1880. Historically, Griswold Street (originally named Butler Street) did not extend south of East

Main Street; therefore, 410 East Main was not located on corner, rather the center of a block.⁸⁵⁵ Prior to the street changes, the address of the building was 226 East Main Street. As of 1893 the house had reached its present footprint; however, the rear one-and-one-half story cross-gable section of the building was only one story.⁸⁵⁶ By 1909 two one-story sections had been added to the rear of the building, which remain today.⁸⁵⁷

The earliest known residents of the building were Spencer and Adeline Clark, who resided in the house during the 1920s and 1930s. Mr. Clark was the treasurer of Globe Furniture & Manufacturing Company.⁸⁵⁸ Mrs. Mary A. Clark lived in the house by 1943.⁸⁵⁹ By 1951 the house was the residence of J. Ross and Virginia Whitehead. Mr. Whitehead worked as a clerk for Ford Motor Company.⁸⁶⁰ As of 1960 Robert L. Malcolm, who owned Malcolm Saddlery, resided in the house.⁸⁶¹ By 1970 the building included three households.⁸⁶² As of 2018 the building was the offices of Private Lending Group.

Evaluation

The property at 410 East Main Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 410 East Main Street is a good example of a Gothic Revival-style dwelling and is easily identifiable as an example of the architectural style. It maintains a good level of integrity of design, as its overall fenestration pattern has not changed and the addition has not altered the overall scale, proportion, and massing of the property. The house retains original materials. The awnings could also be removed without damaging historic materials. The integrity of workmanship is expressed through the ornamentation, such as the porch, bargeboard, and window surrounds, and through the overall form and construction. The property conveys its integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

The detached shed is a non-historic building and recommended non-contributing to the Northville Historic District.

⁸⁵⁵ Sanborn-Perris, *Northville*, 1.

⁸⁵⁶ *Ibid.*, 1.

⁸⁵⁷ Sanborn, *Northville, Wayne County Michigan* (New York: Sanborn Map Co., October 1909), 1.

⁸⁵⁸ *Plymouth/Northville*, 1931, 169.

⁸⁵⁹ *Plymouth/Northville*, 1943, 310.

⁸⁶⁰ Polk, *Plymouth/Northville*, 1951, 308.

⁸⁶¹ Polk, *Plymouth/Northville*, 1960.

⁸⁶² Polk, *Plymouth/Northville*, 1970.

4.11 Main Street – West

202 West Main Street (Contributing)

Description

This commercial building is located on the northwest corner of the West Main Street and North Wing Street intersection, west of the central business district of Northville, Michigan. A public sidewalk spans the south and east border of the property. A driveway accessible from West Main Street curves between the south elevation of the building and a landscaped garden bed to exit onto North Wing Street. A surface parking lot is located west of the structure and is accessed from the north side of West Main Street and the east side of High Street. The northern edge of the lot abuts residential properties. Landscaped garden beds surround the structure and parking lot.

The Art Moderne-style structure features an irregular footprint. The main block of the building is roughly L-shaped with two rounded corners, both on the southeast corners of the building. One leg of the L, which is oriented parallel to West Main Street, is one story in height. The other leg, oriented perpendicular to West Main Street, is one-and-one-half stories tall. A one-story section with a rectilinear footprint extends from the northern side of the west elevation. Small additions are placed on its west elevation and south elevation. The exterior walls are constructed of concrete block and the building has a flat roof.

A large canopy extends from the façade of the one-story section, providing shelter to a walkway. It follows the curve of the storefront around to the east elevation. The walls above the canopy and the upper story of the taller section are covered in large, square tiles. A fabric awning is placed at the where the two legs intersect and shelters the main entrance.

The main entrance to the building is a glass pedestrian door. A bank of tall, single-light windows is placed to the south of the door and curves around the façade of the one-and-one-half-story section. Two large windows that resemble single-bay overhead doors are placed to the east of the entryway, in the one-story section. Three unevenly spaced pedestrian doors with transom lights are placed to the east of this. A bank of eight large, single-light windows wraps around the curved southeast corner. The outer two windows are semicircular in shape. Fenestration on the east elevation includes two pedestrian doors, both of which are flanked by large, single-light windows with transoms. The west elevation has a bank of large, single-light windows in the first story and a metal frame twelve-light window with a central hopper in the upper story.

Fenestration on the western, one-story section includes three large windows covered by metal bars on the south elevation. A pedestrian door is placed on its west elevation, and a second pedestrian door is within the addition on its south elevation.

History

The former filling station, originally Atchison Gulf Service Station, was erected circa 1935. Originally, the building included a one-story concrete block section with a rectilinear footprint and a two-story brick tower at the northwest corner.⁸⁶³ The building component that projects from the façade's southwest corner was added sometime after circa 1945. By the early 1950s the building had expanded and included more than just a service station. Atchison had expanded to include motor sales. The Northville Taxi Service was housed in the building, as well as a barber shop owned by Charles Cochran.⁸⁶⁴ By 1960 the Atchisons had expanded their holdings in the building, which included the Gulf Service station, Atchison Realty, the offices of a civil engineer, Malcolm's Saddlery, and Charles Conklin's barber shop.⁸⁶⁵ In 1962 the business was purchased by Calvin Cross, who renamed it Cal's Gulf Service.⁸⁶⁶ The new ownership is reflected in the businesses present in 1970, including, in addition to the service station, Cal's Corner Barber Shop and Myers Self-Service Dry Cleaning.⁸⁶⁷ At the time of recordation the building housed a restaurant, known as Garage.

Evaluation

The property at 202 West Main Street is significant under National Register Criterion A for its role in the Northville's community development and commerce and under Criterion C for architecture.

The commercial building at 202 West Main Street retains integrity of design, as the overall footprint and fenestration pattern have not been altered. The only change to the footprint has been a small addition (circa 1970) on the west elevation that has not impacted the scale, massing, and proportion of the building, and the construction of a small addition sheltering the entrance on the western section, which is easily distinguishable from the original building. The building also retains original materials, and the integrity of workmanship is expressed through the curving storefront and overall construction of the building. The building also retains integrity of location, setting, feeling, and association and clearly conveys its historic associations as a downtown commercial building. It is recommended as a contributing structure to the Northville Historic District.

215 West Main Street, Northville Municipal Building (Contributing)

Description

The building at 215 West Main Street is located on the southwest corner of the West Main Street and South Wing Street intersection and serves as the Northville Municipal Building. Public sidewalks span the north and east sides of the property. Paved parking lots are located south and west of the structure. The south parking lot is accessed from South Wing Street and the west

⁸⁶³ Sanborn, *Northville*, 1942, 3.

⁸⁶⁴ Polk, *Plymouth/Northville*, 1951, 325.

⁸⁶⁵ Polk, *Plymouth/Northville*, 1960.

⁸⁶⁶ "Cal's Gulf Service Stations," *Northville Record*, July 17, 1969, E-19.

⁸⁶⁷ Polk, *Plymouth/Northville*, 1970.

parking lot is accessed from West Main Street. A horseshoe-shaped driveway is located north of the structure, and a wide driveway is located on the western half of the façade. A flagpole and memorial with two benches is located east of this driveway. A landscaped garden bed is located on the north elevation of the building along the horseshoe driveway and public benches are located on the eastern half of the north lawn. Tall trees provide shade on the northeast edge of the property. Foundation plantings line the north, east, and west elevations of the structure.

The one-story Colonial Revival-style structure features an irregular footprint. The main block of the building has a cross-gabled roof with a T-shaped footprint. Small hyphens on each side connect to cross-gabled sections. The land slopes downward to the south, resulting in a walk-out lower level on the south (rear) elevation. A one-story, flat-roofed addition is placed on the south elevation of the eastern cross-gabled section. The gabled roofs are sheathed in asphalt shingles and a cupola is placed near the center of the main block. The exterior walls are clad in brick and the gables and cupola are clad with synthetic siding.

A small portico with square columns is centered on the façade and shelters a pedestrian door with sidelights and a transom window. Six twelve-over-twelve, double-hung windows are placed on the façade, three on each side of the portico. The eastern gable end has a large, central, 36-light window with flanking twelve-light windows. All of the windows have sections of synthetic siding below their sills that extend to the ground. The western gable front has a two-bay, overhead door and a single-bay overhead door. A second two-bay overhead door is located on this section's side-gabled portion.

The east elevation features six-over-six, double-hung windows on each story. The south elevation includes a pair of pedestrian doors that open into the lower level. The remaining fenestration includes twelve-over-twelve, double-hung windows in symmetrically placed fenestration bays. The first story of the central gable includes a string of fifteen-light windows with six-light transoms.

The one-story, rear addition has a small cornerstone on its southwest corner that reads "1979." The windows also consist mainly twelve-over-twelve, double-hung sashes and are decorated with a soldier brick course above each opening. The cupola features three-light rectangular windows on each elevation and is topped with a bellcast roof.

History

Historically, this was the site of a large Greek Revival-style residence owned first by Dr. David Gregory and later by W. G. Lapham.⁸⁶⁸ The house eventually became the city hall. It was demolished in 1963 and the extant city hall/municipal complex was erected.⁸⁶⁹ Originally, the municipal building housed the city hall, library, police, and fire stations. The library moved out

⁸⁶⁸ Laura Smyth Hixson, *Early Northville*, (Northville: Northville Historical Society, 1982).

⁸⁶⁹ Hixson, *Early Northville*.

of the building in 1975 but the other facilities remain in the building.⁸⁷⁰ See the Government context section of this report for a complete history of the building.

Evaluation

The property at 215 West Main Street is significant under National Register Criterion A for its role in the Northville's community development and government and under Criterion C for architecture.

The Northville Municipal Building at 215 West Main Street retains integrity of design, as the overall fenestration pattern has not been altered and the rear addition has not impacted the scale, massing, and proportion of the building. The building retains original materials, and also retains integrity of location, setting, feeling, and association and clearly conveys its historic associations as a municipal building. It is recommended as a contributing structure to the Northville Historic District.

302 West Main Street (Contributing)

Description

The property at 302 West Main Street is in a residential neighborhood west of downtown Northville, Michigan. It is located on the northwest corner of the intersection of West Main Street and High Street. A concrete paved driveway leads along the north side of the property from High Street and widens to form a small parking area. A concrete sidewalk stretches across the east and south sides of the property, and a contemporary concrete paver walkway leads from West Main Street to the façade. Ornamental plantings and small trees are scattered throughout the yard, and foundation plantings are present along the façade and east elevation.

The property is a one-story, running course brick Bungalow with Neoclassical details that currently functions as a commercial building. The house has a roughly rectilinear footprint with a cross-gable roof. A one-story front porch spans two-thirds of the façade and wraps around to span half of the east elevation. A small, hipped roof porch is placed on the western half of the north (rear) elevation. The roof is sheathed in brown asphalt shingles and is pierced in its east slope by a red brick chimney stack with several rows of raised courses at the top. Decorative brackets resembling carved rafter tails are found along the roofline where the first and second story meet. The exterior walls are clad in a medium brown brick, as depicted in Sanborn maps, and the house rests on a tall, uncoursed fieldstone foundation.⁸⁷¹ A concrete water table separates the brick from the stone foundation. The gables have cornice returns, and modillions that resemble rafter tails are placed in the cornice.

The front porch rests on an uncoursed fieldstone foundation. Battered, uncoursed stone piers rise from ground level to the height of the porch rail and support unfluted Ionic round columns that stretch to a large entablature. The entablature features several bands of molding running

⁸⁷⁰ Louie. *Northville*, 42.

⁸⁷¹ Sanborn, *Northville*, 1926, 2.

across narrow, vertically oriented strips of wood, and modillions are placed in the cornice. The flat roof of the porch curves outward from the façade, and curves around to the east elevation. A gable with decorative scrollwork pierces the roof near the center of the façade, above a wide flight of six wood stairs. Balustrades with turned spindles form the handrails and are placed on both sides of the staircase; a third handrail is placed in the center of the stairway. The porch rail is also made up of balustrades.

The main entryway to the building is a modern pedestrian door with a large centered oval of glass. The door is placed slightly off-center in the façade, within the shelter of the porch. A one-over-one window with a concrete lug sill is placed directly adjacent to the door on each side. A canted bay window is placed to the west of the door. Its southeast side, which is sheltered by the porch, and southwest side have one-over-one windows. The central, south bay has a large, single-light window. The windows have concrete lug sills and surrounds with several bands of molding. Above the northeast side of the bay is a large decorative corbel is found at the corner of the under the roofline. A rounded bay window is located to the east of the door, on the southeast corner of the house. Three one-over-one windows are placed in the façade portion of the bay window. Additional fenestration on the façade is placed in the gable peak. It features a string of three one-over-one windows, with a larger central window. An arched panel with decorative scrollwork is placed above the central window, and two rows of header bricks further accentuate the arch. A two-light sliding window is placed in the foundation wall on the west side of the elevation.

The west elevation includes, from south to north on the first story, a string of three, narrow single-light windows placed high up on the wall that share a concrete lug sill; and a canted bay window with a one-over-one window on the southwest side and a large, single-light window on the west side. The bay window is capped by a hipped roof with a balustrade with contemporary turned spindles, some of which are missing. Paired one-over-one windows that share a concrete lug sill are placed in the gable peak. A window opening is located in the foundation wall, near the southern end.

Fenestration on the east elevation includes two additional one-over-one windows in the circular bay window placed on the southeast corner of the house. Additional fenestration includes paired one-over-one windows and a singly placed one-over-one window on the first story. Paired one-over-one windows are also located in the gable. All windows have concrete lug sills and surrounds with several bands of molding. A window opening is present in the foundation near the center of the elevation; it has been infilled with a wood panel. A two-light foundation sliding window is also located near the northern end.

The north elevation includes, from east to west, a one-over-one window, a small one-over-one window, a pedestrian door, and a second small one-over-one window. Three singly placed one-over-one windows are located in the gable. All windows have concrete lug sills and surrounds with several bands of molding. The door is accessed by a small porch that has a hipped roof, a flight of wood stairs leading to its east side, square columns supporting a modest entablature, and

a balustrade with square balusters. A small plaque is placed to the east of the door. It is located in a slightly recessed wood panel with a concrete lug sill.

History

Sources conflict on the construction date of this house. According to city records the house was erected in 1914. However, according to a local history publication, it was erected 1917–1918.⁸⁷² The first owner was Adolph Bladen, who owned a recreational ski jump on a farm south of the village.

As of 1931, Garry W. and Ora Deal resided in the house. Garry was the assistant chief of the Village of Northville Fire Department.⁸⁷³ After the Deals moved to 306 West Main, the house became home to the Woodroffe family: Percy E., Emily, and Elsie. Percy was employed at Ford Motor Company and Elsie was a clerk at the Willow Run plant in Ypsilanti.⁸⁷⁴ As of 1960 the house served as the office of Jan K. Bosch, a physician.⁸⁷⁵ As of 1972, Dr. J. Mohtadi, a physician, owned the building.⁸⁷⁶ The building has been owned by a property management firm since 2001.⁸⁷⁷

Evaluation

The house at 302 West Main Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 302 West Main Street is an example of a Bungalow form decorated with Neoclassical features, a hybrid of two styles popular at the turn of the twentieth century. The Neoclassical style was popular between 1895 and 1950, and typical features include Ionic columns, modillions beneath the eaves, bay windows, and low balustrades along the porch. This house includes many of these features in a way that clearly identifies the building as part of this architectural style.

The house at 302 West Main Street retains a high level of integrity. It maintains its original footprint, overall structure, and style, providing integrity of design. Additionally, the property maintains many original materials. The integrity of workmanship is expressed through the use of natural materials in the house and front porch, the ornamentation and fenestration, and the overall form and construction of the property. The house retains integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations with a specific style, form, and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

⁸⁷² City of Northville; Louie and Rockall, *Step by Step*, 13.

⁸⁷³ *Plymouth/Northville*, 1931, 171.

⁸⁷⁴ Polk, *Plymouth/Northville*, 1943, 246.

⁸⁷⁵ Polk, *Plymouth/Northville*, 1960.

⁸⁷⁶ Study Committee, *Northville Historic District*.

⁸⁷⁷ City of Northville Assessor.

404 West Main Street (Contributing)

Description

The property at 404 West Main Street is in a residential neighborhood west of downtown Northville, Michigan. It is located on the northwest corner of the intersection of West Main Street and West Street. A concrete driveway leads along the north side of the property from West Street to an attached garage, a concrete sidewalk stretches across the east and south sides, a contemporary concrete paver walkway leads from West Main Street to the façade, a concrete paver and concrete walkway leads from West Street to the front of the east elevation, and a concrete walkway leads from West Street to the rear of the east elevation. Large, mature trees dot the landscape, ornamental plantings are scattered throughout the yard, and foundation plantings are present along all elevations.

The house is a two-story Double-Gabled Cottage form decorated in the Italianate style. It has a U-shaped footprint. Two parallel, front-gabled ells are connected by a side-gabled central section with a recessed vestibule. A gable-front belvedere is centered on the roof above the recessed section. A one-story section is placed on the north (rear) elevation and has a gabled roof oriented perpendicular to the main block of the house, and this has a one-story, rear addition with a gabled roof. The roof is sheathed in asphalt shingles and the exterior walls are clad in wood clapboards. The house rests on a foundation that has been covered by a concrete parge coat.

The house has wide frieze boards and raking boards with multiple bands of molding. Wide corner boards are placed on the external corners and flare out at the top, immediately below the frieze board. The fascia boards also have multiple rows of molding.

A one-story porch with a front-gable roof extends from the recessed, central section of the façade and shelters a concrete stair and porch with concrete decking. Two large, wood piers with a recessed panel flank the stairs and support square columns with ornate pedestals and large capitals. The columns are placed in groups of three at the top of the stairs and single columns are widely spaced along the porch. The same motif is utilized in pilasters on the walls of the house. The hipped roof porch extends east across the façade of the southeast front-gable. A concrete stair is located on the east end of the porch, and the porch skirt is lattice.

Under the entry gable and in the recessed vestibule are double wood doors with large, upper window lights below a segmentally arched transom window. The transom is elaborately etched with the original owners three initials "WPH." Under the porch roof, in the eastern gable front, are two symmetrically placed one-over-one windows. The upper sashes have segmentally arched tops and are set within wood surrounds with shallowly sloping pediments. Additional fenestration on the first story of the façade includes a canted bay window centered on the western gable front. It is capped by a shallow hipped roof. The southeast and southwest bays have one-over-one windows, and the south bay has two one-over-one windows. Like the other first-story windows, these have segmentally arched tops. Square pilasters that have capitals with several bands of molding, mimicking those found on the porch, are placed on the sides of each window.

Fenestration on the second story of the façade includes three sets of paired one-over-one windows one pair in each gable and one in the recessed central portion. All have upper sashes with the upper corners clipped. These windows are surrounded with bands of molding on a jack arch that angles downwards at the outer sides and have a lug sill and a pediment. The pediment has several bands of molding and a steeply sloped peak extending from a flat portion that angles downward at the outer sides, and a recessed panel is placed below the peak. Small, one-over-one windows with modest surrounds are placed on either side of the recessed center. The remaining fenestration on the façade is placed in the belvedere. It includes paired one-over-one windows with clipped upper corners and the wood surround shares the same motif as the other paired windows. However, a square post extends from the sill, between the windows, and to the peak of the gable, bisecting the pediment.

Fenestration on the west elevation was largely precluded from view by nearby vegetation. However, a window opening is present on the first story, and two windows are placed in the second story. Each window has a wood surround with a lug sill and pediment, and the upper sashes are segmentally arched. However, the arrangement of lights in the sashes was not visible.

Fenestration on the east elevation includes two fenestration bays. Each bay has paired one-over-one windows with segmentally arched tops on each story. Each pair of windows shares a wood surround with a lug sill and a pediment, which has two shallowly sloping peaks.

Additional fenestration on the east elevation is placed on the rear, one-and-one-half story section. A small porch spans the east elevation. It is accessed by several wood steps. Columns stretch between the wood porch decking and the roof; the columns are similar to those used on the façade porch, although they have smaller pedestals. Modest 1 x 1 straight wood balustrades span between the columns and extend down the stairs, and a modest spindle frieze is placed between the tops of the columns. The porch provides access to a centrally placed pedestrian door with a wide, wood surround with an architrave. A one-over-one window is placed to each side of the door. The windows have wood surrounds with straight top architraves. The roof is pierced by a gabled dormer that has paired one-over-one windows.

The rear porch shelters a one-over-one window on the north (rear) elevation of the main block of the house. It has a segmentally arched top and a wood surround with a pediment. Remaining fenestration that was visible on the north elevation includes a one-over-one window with an unornamented wood surround on the second story.

The attached garage was constructed sometime after 1942.⁸⁷⁸ The gable roof is sheathed in asphalt shingles and the original concrete block exterior walls are clad in cement board. A two-bay, overhead door with multi-light windows in the upper panel is placed in the east elevation.

⁸⁷⁸ Sanborn, *Northville*, 1942, 3.

History

This house was erected circa 1864 by Northville pioneer William Pitt Hungerford, its first owner and resident.⁸⁷⁹ It is believed the house was erected in two phases, as the two halves of the house have subtle differences. The east half of the building was erected in an 1873 remodel, which removed an existing kitchen and replaced it with an eighteen by twenty-eight-foot room that has taller windows, more ornate interior woodwork, and has a slightly larger setback than the east side of the house.⁸⁸⁰ The extant front porch was restored to closely resemble the original, sometime prior to 2012.⁸⁸¹

The original transom over the front door was etched with Hungerford's name, and noted in historical society records from circa 2000.⁸⁸² The transom is not clearly visible from the right-of-way, so it is not clear if it is extant. Hungerford owned a dry goods store in a building at the corner of Main and Center streets (not extant). He also served as Northville's first village treasurer. The house was sold after his death in 1874.

By the 1890s the house was owned by J. M. Simmons, who sold it in 1892 to Dr. Leslie Keeley.⁸⁸³ Within months, the house sold to Keeley's protégé, Dr. William Yarnall, who operated the Yarnall Gold Cure Institute from the building.⁸⁸⁴ An engraving from that year show the exterior of the house has changed little since the 1890s.⁸⁸⁵

The institute was a clinic for those suffering from alcohol and smoking addictions. At the time Dr. Yarnall owned the property, the house was two stories with a rectangular core, a canted bay on the façade, a front porch, and two rear ells.⁸⁸⁶ The interior first story included a ladies' parlor, a billiards room, an operating room, laboratory, and a storeroom for the gold cure solution.⁸⁸⁷ The solution, a "chloride of gold and sodium," was made in the house and shipped to other clinics across the country.⁸⁸⁸ The second story housed club rooms, waiting rooms, reading rooms, and a ballroom. The Yarnall Clinic was moved to 342 East Main Street in 1897.⁸⁸⁹ The Hungerford house subsequently became a doctor's office and apartments.

⁸⁷⁹ City of Northville Assessor.

⁸⁸⁰ 404 W Main. Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁸⁸¹ 2012 Home Tour, 404 W Main. Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁸⁸² 404 W Main. Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁸⁸³ Michele Fecht, (Northville Historical Society), "404 West Main Street," email to Elaine Robinson, March, 2018

⁸⁸⁴ Michele Fecht, (Northville Historical Society), "404 West Main Street," email to Elaine Robinson, March, 2018.

⁸⁸⁵ Eagle, *Suburban Village*, 29.

⁸⁸⁶ Sanborn-Perris, *Northville*, 3.

⁸⁸⁷ Jan Jeffres, "'Gold Cure' made its home in Northville." Northville Record, September 10, 1998, B8.

⁸⁸⁸ Jan Jeffres, "'Gold Cure' made its home in Northville." Northville Record, September 10, 1998, B8.

⁸⁸⁹ Michele Fecht, (Northville Historical Society), "404 West Main Street," email to Elaine Robinson, March, 2018.

By 1931 Dr. Henry S. Willis, a physician, and his wife, Jeanette P. Willis, resided in the house.⁸⁹⁰ In the early 1940s the building appears to have become a boarding house, with four different individuals residing there.⁸⁹¹

In 1943 the house became a funeral home when it was purchased by the Schrader family, who owned a funeral parlor and furniture store downtown.⁸⁹² In 1953 Phillips-Bahnmler Funeral Home replaced the Schraders business in the house, followed by the Demsey Ebert Funeral home in 1956.⁸⁹³ Ebert retained the business until his death in 1972.⁸⁹⁴ In 1975 the house was converted back to a single-family residence and was purchased by the Glover family in 1977, who retained ownership through 2012.⁸⁹⁵

Evaluation

The house at 404 West Main Street is significant under National Register Criterion A for its role in the Northville's community development and healthcare. Additionally, the building is significant under Criterion C for architecture.

The house at 404 West Main Street is an excellent example of an Italianate house and is easily identifiable as an example of the architectural style. It maintains a high level of integrity of design and retains the same style, structure, and overall form and plan. The only alteration to the footprint since 1909 has been the construction of the garage, which does not significantly alter the scale, proportion, and massing of the property and is easily distinguishable from the original house. The house maintains integrity of materials and integrity of workmanship, as demonstrated in the ornamentation and overall construction. The property conveys its integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

501 West Main Street, Main Street Elementary School (Contributing)

Description

The school building at 501 West Main Street is located on the south side of street, directly to the west of the neighboring school at 405 West Main Street and west of downtown Northville, Michigan. A public sidewalk spans the northern edge of the property, which connects to a walkway leading to the building entrance in the western end of the façade. A concrete ramp also leads to the entryway. A paved parking lot is located west of the structure and is accessed from West Main Street. A paved parking lot is located south of the building, which is shared with the adjacent school.

⁸⁹⁰ *Plymouth/Northville*, 1931, 200.

⁸⁹¹ Polk, *Plymouth/Northville*, 1943, 246.

⁸⁹² Michele Fecht, (Northville Historical Society), "404 West Main Street," email to Elaine Robinson, March, 2018

⁸⁹³ Michele Fecht, (Northville Historical Society), "404 West Main Street," email to Elaine Robinson, March, 2018

⁸⁹⁴ Michele Fecht, (Northville Historical Society), "404 West Main Street," email to Elaine Robinson, March, 2018

⁸⁹⁵ 2012 Home Tour, 404 W Main. Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA

The main block of the school is a two-story, L-shaped section. One ell is placed parallel to West Main Street and the other ell extends from the rear of its western side. A one-story wing extends from the north end of the west elevation. A one-story, rectilinear block is placed on the rear of the structure, between the two ells. Because of the slope in the land, which slopes downward toward the south, this section appears to be two stories in height, and the L-shaped block is roughly three stories in height near its rear. The exterior walls are clad in blonde brick, and foundation walls are clad in red brick. The projecting entryway, located in the western end of the two-story façade, is sheathed in gray granite panels.

The entryway shelters three metal pedestrian doors with large window lights in the upper panels. Darkly glazed, large, mirrored ribbon windows line both stories of the north and west elevations, covering nearly the entire wall surface. The windows have a modest continuous sill and continuous lintel, accentuating the horizontal massing of the building. An additional set of ribbon windows are located west of the entrance, and the west elevation of the one-story wing has a large window opening filled with glass blocks. A pedestrian entrance within a small, enclosed entryway is placed on the west elevation of the one-story wing.

The south and east elevations of the structure feature minimal fenestration. Two rows of small, single-light ribbon windows are located on the east elevation on the two-story rear ell and a grid of single-light windows provide light to an interior stairwell on the south elevation. Small, square windows are located on the south elevation of the ell that parallels West Main. A single-bay overhead door is placed in the south elevation of the one-story block.

A large, metal, analog clock with dashes in place of numbers decorates the second story above the entrance canopy. A brick chimney on the south elevation rises above the second story.

History

Known as Main Street School, the building was erected in 1937 following a fire that destroyed the previous school at this location.⁸⁹⁶ The International-style building was the first works of architect Maynard Lyndon and engineer Eberle Smith. It was expanded in 1949 to its present footprint.⁸⁹⁷ See the Education context section of this report for a complete history of the building.

Evaluation

The property at 501 West Main Street is significant under National Register Criteria A, B, and C. The school clearly conveys the community's history of growth and development of education, meeting Criterion A. The building is also an excellent example of a Modern school building and retains a high degree of integrity, meeting Criterion C. Further, the school is eligible for the NRHP under Criterion B, as the architect of the building, Maynard Lyndon, was a notable architect who was nationally renowned for his designs. This school is considered to be the first modern school in the United States and Lyndon received multiple awards for its design.

⁸⁹⁶ Laura Smyth Hixson, *Early Northville*, (Northville: Northville Historical Society, 1982).

⁸⁹⁷ "Union School: Our First High School." *Northville Record*, July 17, 1969, 12-D.

The Main Street Elementary School at 501 West Main Street is an exceptional example of a Modern school building. The building retains integrity of design, as the overall fenestration pattern has not been altered and it retains the same footprint as originally constructed. The building retains original materials, and the integrity of workmanship is expressed through the overall construction and the use of ribbon windows. The building retains integrity of location, setting, feeling, and association and clearly conveys its historic associations as a school. It is recommended as a contributing structure to the Northville Historic District.

502 West Main Street (Contributing)

Description

The property at 502 West Main Street is in a residential neighborhood west of downtown Northville, Michigan. It is located on the northeast corner of the intersection of West Main Street and Linden Street and includes a house and a small shed located to the north of the house. A sidewalk stretches along the south and east sides of the property and a concrete paver block driveway leads from West Main Street along the west side of the house. A second concrete paver driveway leads from Linden Street to the rear of the house. A walkway, also of concrete pavers leads from the street to the façade of the house. Foundation plantings are present along the façade, east, and west elevations, and raised planter beds are located near the rear of the property.

The house is a two-story Italianate with an irregular footprint. The main block of the house has a compound plan that consists of a large, square block with a narrower, rectangular block extending from the east elevation. A one-story, partially enclosed porch extends from the east side of the square block across the façade of the rectangular block. A one-story addition extends from the north (rear) elevation and has a porch spanning its east elevation. The main block of the house and the front porch have hipped roofs. Gable peaks extend through the roofline in the center of the square block's façade and on the east elevation of the rectangular block. The rear porch has a gable roof oriented parallel to Linden Street. The roofs are sheathed in asphalt shingles, the exterior walls are clad in wood clapboards, and the foundation of the main block is uncoursed stone; the foundation of the one-story addition was not visible. Decorative brackets are placed in the cornice, which are in pairs on the corners, and the wide frieze boards feature panels of molding.

The front porch is accessed by a small flight of wide, wood stairs that leads to an open portion. To the east of this, and placed across the façade of the rectangular block, the porch has been enclosed. The porch has large, square columns with strips of molding resembling flutes. The columns stretch from the decking to the roof, which has small dentils in its cornice. The open portion of the porch has modest balustrades. The enclosed portion has wood knee walls and the area below the decking is filled with vertical wood siding. The walls above the knee walls are clad in wood clapboards. The rear porch that spans the east elevation of the one-story addition has round, unfluted columns and a spindle frieze between the columns.

The square portion of the façade has three fenestration bays. The main entryway to the house is a pedestrian door located beneath the shelter of the porch in the eastern bay. It has an ornate, eared surround with a second, outer, square surround. The two remaining bays on the first story each have a one-over-one window with an eared surround with interior scrollwork and a lower planter box with decorative dentils, rosettes, and brackets. The three bays on the second story also have one-over-one windows that feature the same surrounds. Fenestration on the rectangular portion includes two pairs of one-over-one windows on the enclosed porch. These have simple surrounds but also have lower planter boxes with dentils, rosettes, and brackets. To fenestration bays are placed in the second story, each with the same surrounds as the square portion.

The west elevation has three asymmetrically spaced fenestration bays. On the first story, the southern and central bay have one-over-one windows with the same surround as windows on the façade. The northern bay has a three-sided, square, bay window with a flat roof. The south bay has a one-over-one window and the west bay has two one-over-one windows; fenestration on the north bay was not visible. Molding forms square panels beneath the windows, and the portions above the windows have oblong inset panels. Singly placed brackets are placed in the cornice. The second-story fenestration bays each have a one-over-one window with decorative surrounds. Fenestration on the east elevation of the one-story addition includes a window that is sheltered by a fabric awning and a pedestrian door to its north.

Fenestration on the east elevation includes a string of three windows in the enclosed porch. Like the porch windows on the façade, these have plain surrounds but lack the planter boxes. The rectangular section has one fenestration bay centrally placed on the elevation. A pair of one-over-one windows, which share a surround with the same motif as found on the façade, is located on each story. The east elevation of the one-story addition has a one-over-one window with the ornamental surround as on the façade. There are three fenestration bays beneath the shelter of the porch. The central bay has a pedestrian door with an eared surround like that on the façade, and the flanking bays have one-over-one windows with decorative surrounds. The porch provides access to the pedestrian door by two small flights of stairs: one on the east side with square posts with finials and simple balustrades, and one on the north side with no posts or balustrades.

The north elevation has two fenestration bays on each the square portion and rectangular portion that are asymmetrically spaced. The fenestration occurs only on the second story and each bay has a one-over-one window with a decorative surround. A pedestrian door is placed on the north elevation of the one-story addition and is capped with a small fabric awning.

History

The first known owner of a house at this location pioneer John Blackwood, who erected a house at this location circa 1830.⁸⁹⁸ Blackwood sold the house in 1831 to Alva Smith, who supposedly added to the building between then and 1860 to reach its present size and Italianate-style

⁸⁹⁸ Study Committee, *Northville Historic District*.

features.⁸⁹⁹ The building has changed little since the early twentieth century; however, the porch was added circa 1920.⁹⁰⁰

In the early twentieth century, the houses from 502–520 West Main formed a medical district. Dr. Linwood Snow and his wife, Sophia B., resided in 502 West Main with his office at 508 West Main. A nurses' residence was located at 514 West Main and 520 West Main was the site of Sessions Hospital, later Northville Community Hospital.⁹⁰¹ The Snows resided at the house through 1972.⁹⁰²

Evaluation

The house at 502 West Main Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 502 West Main Street is a good example of an Italianate dwelling. Features commonly found in Italianates include tall, narrow windows, shallowly sloping roofs with wide overhanging eaves, and brackets. This house includes many of these features.

The house at 502 West Main Street retains a high level of integrity. It maintains its original footprint, overall structure, and style, providing integrity of design. Additionally, the property maintains many original materials and integrity of workmanship, which has been only slightly diminished by the partial enclosure of the front porch. The house also retains integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

548 West Main Street (House: Contributing; Garage: Non-Contributing)

Description

The property at 548 West Main Street is in a residential neighborhood west of downtown Northville, Michigan. It is located on the northeast corner of West Main Street and North Rogers Street. The property consists of a house and a detached garage located to the north of the house. A sidewalk stretches along the south side of the property and a paved driveway leads from North Rogers Street to the garage. A brick walkway reaches from the sidewalk to the façade of the house. Foundation plantings are present along the façade and west elevation, and several large, mature trees and ornamental plantings dot the property. A picket fence encloses the rear of the property and the east side yard.

⁸⁹⁹ Louie and Rockall, *Step by Step*, 16.

⁹⁰⁰ Sanborn, *Northville*, 1926, 2; Northville Historical Home Tour 1985, 312 W Main, Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁹⁰¹ Louie and Rockall, *Step by Step*, 16.

⁹⁰² Polk, *Plymouth/Northville*, 1931, 194; Study Committee, *Northville Historic District*.

The main block of the two-story, Colonial Revival-style house has an L-shaped footprint with the side-gabled façade paralleling West Main Street and the long ell paralleling North Rogers Street. A one-story portion fills the space between the two ells and is covered by a shed roof. A one-story, hipped roof addition extends from the rear elevation of the one-story section. Three wall dormers with gable roofs pierce the roofline of the façade, and two pierce the west elevation of the rear ell. The roof is sheathed in asphalt shingles and the exterior walls are clad in wood clapboards. The foundation of the façade is uncoursed stone and the rear, one-story addition is concrete block; however, the foundation plantings blocked the view of other sections of the foundation. An exterior brick chimney stack rises along the center of the east elevation's gable end.

A pedestrian door is located on the west end of the façade and provides the main entrance to the house. It is reached by a set of several brick stairs leading to a brick stoop. Wrought iron railings flank the sides of the porch. The door has a large surround with fluted, square pilasters supporting an architrave with several bands of molding. The architrave is further capped by a projecting hipped roof covered in metal and featuring wide fascia boards. Additional fenestration on the façade includes two more fenestration bays to the east of the door. The first story has six-over-twelve windows with modest surrounds and flanking fixed shutters. The fenestration bays on the second story have six-over-six windows, which are also placed in the wall dormers.

The fenestration on the east elevation includes two six-over-six window on the second story, one on each side of the chimney stack. Additional fenestration on this elevation, which would occur on the one-story section, was not visible from the public right of way.

Fenestration on the west elevation includes a pedestrian door in the northern side of the gable end. Additional fenestration on the first story includes two nine-over-nine windows and a six-over-six window, all of which have flanking fixed shutters. On the second story, two six-over-six windows are located on the gable end, and a six-over-six window is placed in each of the two dormers.

Fenestration on the rear elevation includes, on the first story of the rear gable end, a pedestrian door with a small, projecting gable peaked roof and a pair of six-light windows with flanking fixed shutters and a planter box. The gable also includes a large nine-over-nine window centered in the gable peak with a small six-over-six window to its east. Fenestration on the rear one-story addition includes a six-over-six window on the west elevation and a pair of six-over-six windows on the north elevation; all have flanking fixed shutters.

Characteristics of the Colonial Revival style exhibited by the house include the front door with a large surround, cornice returns in the gable ends, dentils in the tops of the cornices, and double-hung windows with multi-light sashes.

The one-story garage is located to the north (rear) of the house. It has a gable-front roof that is oriented to North Rogers Street. The roof is sheathed in asphalt shingles and the exterior walls

are clad in vinyl siding. A two-bay overhead door is placed off-center in the west elevation, and a small door is placed in the gable peak.

History

Sources vary on the construction date of this house. According to city records, the house was erected in 1885.⁹⁰³ However, according to a home-tour narrative, the original house was erected in 1874 by a lake captain who had the wood shipped from the Upper Peninsula.⁹⁰⁴

As of 1927, the house was the home and office of Thomas W. and Isola Moss. Moss was part of the firm Moss and Mischke.⁹⁰⁵ They remained in the house into the 1930s before moving the office to Plymouth.⁹⁰⁶ In the mid-1930s, the Hahn family moved into the house and had it extensively remodeled, resulting in the Colonial Revival-style front half of the building.⁹⁰⁷ Albert W. and Josephine Hahn remained there through the 1960s.⁹⁰⁸ During the 1970s the house was occupied by Edwin and Ellen Clarke.⁹⁰⁹ Circa 1988, the Donald and Suzanne Wright family moved into the house.⁹¹⁰ The current owners, Thomas and Justine Gudritz, purchased the house from the Wrights in 1999.⁹¹¹

Evaluation

The house at 548 West Main Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 548 West Main Street maintains integrity of design, as its overall fenestration pattern has not changed and the rear additions have not altered the overall scale, proportion, and massing of the property. The property conveys its integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations as a Colonial Revival house. It is recommended as a contributing resource to the Northville Historic District.

A garage has been on this property, near the location of the present building since at least 1942.⁹¹² However, the extant garage is much larger than what was depicted on the 1942 Sanborn Map, indicating it was erected or remodeled sometime later. The exterior materials on the garage are all modern, and there is no stylistic evidence that the building is over fifty years old.

⁹⁰³ City of Northville Assessor.

⁹⁰⁴ Northville Historical Home Tour 1995, 548 W Main, Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁹⁰⁵ Polk, *Plymouth/Northville*, 1927, 275.

⁹⁰⁶ Polk, *Plymouth/Northville*, 1931, 183; Advertisement. "Thomas W. Moss," *Northville Record*, July 15, 1938, 7.

⁹⁰⁷ Northville Historical Home Tour 1995, 548 W Main, Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁹⁰⁸ Polk, *Plymouth/Northville*, 1943, 207.

⁹⁰⁹ Jean Day, "Landmark home to be open," *Northville Record*, December 28, 1995, 15-A.

⁹¹⁰ Northville Historical Home Tour 1995, 548 W Main, Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁹¹¹ City of Northville Assessor.

⁹¹² Sanborn, *Northville*, 1942, 3.

Therefore, the garage is recommended a non-contributing resource to the Northville Historic district.

4.12 Randolph Street

116 Randolph Street (Non-Contributing)

Description

The property at 116 Randolph Street is in a residential neighborhood north of downtown Northville, Michigan, on the north side of the street. A sidewalk stretches along the south side of the property, a concrete driveway leads along a portion of the east side of the property, and a concrete paver walkway leads from the sidewalk to the façade of the house and from the driveway to the facade. Foundation plantings are present along the façade, east, and west elevations.

The one-and-one-half-story house has a Gabled Ell form. A one-story addition also extends from the rear of the original house. A one-story porch with a shed roof spans the façade and wraps around a portion of the east elevation. The roof is clad in asphalt shingles and decorative bargeboard is placed in the gable peaks. The exterior walls are clad in synthetic clapboards. The foundation walls of the side-gabled original house are uncoursed stone, and the additions have concrete foundations.

The front porch is accessed by a flight of wood stairs with a gable peak projecting from the roof above the steps. The porch has turned posts and balustrades with turned spindles. The area beneath the porch decking has been covered with large panels of EIFS.

Fenestration on the façade of the original house includes a wood pedestrian door centrally placed with a four-over-four window on each side. Two four-light windows are located in the upper story in the same fenestration bays as the lower windows. The windows and doors all feature surrounds with pediments. Fenestration on the west elevation includes two four-over-four windows on the first story and a four-over-four window in the gable peak, all of which feature surrounds with pediments. All of the windows have modern replacements.

The remaining fenestration on the house is placed on the additions. The main entryway to the house is a pedestrian door centrally placed in the front gable. It is flanked by a four-over-four window on each side, and two four-over-four windows are located in the second story in the same fenestration bays as the lower windows. These windows and door also have surrounds with pediments. Fenestration on the east elevation includes four-over-four windows, four-light windows, and a pair of six-light windows. These windows have surrounds with pediments, and the paired window has a pediment with two peaks. Fenestration on the west elevation of the addition includes a four-over-four window with a pediment. All of the windows have modern replacements.

History

The house was built in several phases over time. As of 1893, the house included a two-story rectilinear core, with the long axis oriented parallel to Randolph Street, and three one-story ells attached to the original building, two on the north elevation and one on the east elevation.⁹¹³ As of 1931 it was home to Anthony and Eva Okon.⁹¹⁴ Mr. Okon worked as a laborer. By 1943 Mrs. Emma M. Keller resided in the house.⁹¹⁵ By 1951 Waldo and Catherine Ling resided in the house. Mr. Ling was a driver for the Wayne County Road Commission.⁹¹⁶ By 1960, the Lings had moved to Center Street.⁹¹⁷ By 1970 the house was the residence of Walter S. and Dorathea Carroll, who owned The Littlest Gallery on East Main Street.⁹¹⁸ Since 2007 the house has been owned by John Gustafson and Lloyd Kather.⁹¹⁹

Evaluation

The house at 116 Randolph Street is not significant under any of the National Register Criteria.

The house at 116 Randolph Street is recommended as a non-contributing resource to the Northville Historic District due to the loss of historic integrity. Alterations to the footprint (post-2001) have included the construction of the front-gabled ell, the removal and replacement of the door and window surrounds on the side-gabled ell, and the construction of the new porch that spans the façade.⁹²⁰ Material changes that have resulted in a loss of integrity include the installation of replacement windows and the installation of synthetic siding. The alterations have resulted in a loss of design, materials, and workmanship and significantly alter the scale, proportion, and massing of the property. The house can no longer be associated with a particular period of time and lacks integrity of feeling and association.

204 Randolph Street (House: Contributing; Garage: Non-Contributing)

Description

The property at 204 Randolph Street is in a residential neighborhood north of downtown Northville, Michigan, on the north side of the street. The property consists of a house and a garage located to the east of the house. A sidewalk stretches along the south side of the property, a concrete driveway leads from Randolph Street along the west side of the house, a paved driveway leads from the street to the garage, and a stone walkway leads from the sidewalk to the façade of the house. There are several large, mature trees on the property, and ornamental plantings are present near the façade and scattered throughout the yard.

⁹¹³ Sanborn-Perris, *Northville*, 2.

⁹¹⁴ Polk, *Plymouth/Northville*, 1931, 168.

⁹¹⁵ Polk, *Plymouth/Northville*, 1946, 211.

⁹¹⁶ Polk, *Plymouth/Northville*, 1951, 280.

⁹¹⁷ Polk, *Plymouth/Northville*, 1960.

⁹¹⁸ Polk, *Plymouth/Northville*, 1970.

⁹¹⁹ City of Northville Assessor.

⁹²⁰ Jeff Mihalik, *Northville 2001 Historic District*, 2001.

The house at 204 Randolph is a two-story, wood frame Greek Revival-style building with a rectilinear footprint. It has a gable-front roof and a small, hipped-roof porch on the façade and a similar porch on the west elevation. A one-story, shed-roofed addition is placed on the north (rear) elevation, and a garage is located to the northeast of the house, and its roof extends over a walkway to the house. The roof is sheathed in asphalt shingles and is pierced along its ridge by two red brick chimneys. The exterior walls are clad in wide, wood clapboards. The foundation materials were not visible due to foundation plantings and the extension of the clapboards nearly to the ground.

The front façade includes three fenestration bays with an opening on each story. The central fenestration bay on the first story has a centered wood pedestrian door with flanking sidelights with four glass lights at the top and a solid base with decorative panels. It is sheltered by the porch that has doubled Doric column supports and dentil trim at the roof line. The remaining fenestration bays on each story have eight-over-eight, double-hung windows.

Fenestration on the west elevation includes four asymmetrically placed fenestration bays with an opening on each story. A wood pedestrian door is placed in the bay that is third from the front and is sheltered by a porch with single Doric column supports, dentils at the roof line, and fluted, square pilasters.

To its north, the fenestration bay features a pair of six-over-six windows. The remaining fenestration bays all have six-over-six windows. The rear addition has a pair of eight-light windows.

The east elevation also has four asymmetrically placed fenestration bays on the second story, all of which have a six-over-six, double-hung window. The first story has three fenestration bays, and the bay that is farthest to the north features a canted bay window with a shed roof clad in copper. The fixed windows in the bay have eight and twelve lights. The sashes of the other two windows were not visible from the public right-of-way.

Ornamentation found on the house that is typical of the Greek Revival style includes cornice returns, cornices and raking boards with multiple bands, and dentils in the gable peaks and along the friezes. All windows feature a surround with an architrave with decorative molding and simple ornamental brackets.

The garage has a side-gabled roof sheathed in asphalt shingles that extends to the east elevation of the house, over a small walkway that attaches it to the house. It has two single-bay overhead doors each with three rectangular windows, and also features a small cupola, one unfluted Doric columns, dentils, and unfluted pilasters.

History

The house is considered by the community to be “one of the most significant in Northville,” based on information included in the 1972 Historic District Study Committee report.⁹²¹

Although this statement was not clarified, it was likely made in recognition of the building’s age and association with pioneer-era education in the community.

The land grant for the property was filed in 1825 by Alvah Smith of Ontario County, New York.⁹²² In the 1820s and 1830s the property changed hands multiple times. Smith sold it to John and Betsey Miller, who were the first to settle here. The Millers sold it to William Dunlap, who in turn sold it to A. B. Ames.⁹²³

A. B. Ames erected the extant building in 1843 for a private “select” school, known as the Northville Academy.⁹²⁴ Ames was forced to resign from the school after being sentenced to prison for robbing a Detroit bookstore.⁹²⁵ The school subsequently came under control of Sylvester Cochrane.⁹²⁶ According to an account of Cochrane’s daughter, Sarah Ann Cochrane, Mr. Cochrane sought to establish a school in Northville and purchased the site circa 1845 to establish a school; she does not mention the Mr. Ames’ endeavors.⁹²⁷

Originally, the Greek Revival-style school house included a cupola, which was removed in 1869, not long after the building was converted to a private residence.⁹²⁸ The first person to reside in the building was Asa Randolph, followed by his son Asa II, and Asa I’s granddaughter, Belle Randolph Tinham.⁹²⁹ It was later known as the A. B. Ames House.⁹³⁰ In the late nineteenth century an open front porch extended across the façade, which has been removed and replaced by a smaller entry portico. As of 1942 the house had a rectilinear footprint, no portico, and no attached garage.⁹³¹

In 1931, John B. and Annabella Tinham lived in the house.⁹³² The Tinhams were musicians who were sought out by Henry Ford to revive square dancing in Dearborn.⁹³³ By 1943 John A. and Ida M. Boyce resided in the house. Mr. Boyce was president of Depositors State Bank.⁹³⁴ The

⁹²¹ Study Committee, *Northville Historic District*.

⁹²² Jacqueline C. Daniel, “417 W Dunlap- The Land.” 417 W Dunlap. Dunlap Street, West, 401-504, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA; Louie and Rockall, *Step by Step*, 29.

⁹²³ Louie and Rockall, *Step by Step*, 29.

⁹²⁴ Hoffman, *The first 100 Years*, 47.

⁹²⁵ Hoffman, *The first 100 Years*, 47.

⁹²⁶ Study Committee, *Northville Historic District*; Hixson, *Early Northville*.

⁹²⁷ “Sarah Ann Cochrane,” *Northville Record*, July 17, 1969, 23-C.

⁹²⁸ Hoffman, *The first 100 Years*, 47.

⁹²⁹ Study Committee, *Northville Historic District*.

⁹³⁰ Hixson, *Early Northville*.

⁹³¹ Sanborn, *Northville*, 1942, 3.

⁹³² Polk, *Plymouth/Northville*, 1931, 197.

⁹³³ Louie and Rockall, *Step by Step*, 29.

⁹³⁴ Polk, *Plymouth/Northville*, 1946, 198.

Boyces remained in the house through 1951.⁹³⁵ By 1960, the house was the residence of John C. and Katherine Canterbury. Mr. Canterbury worked in material control for Ford Motor Company in Dearborn.⁹³⁶ The Canterbury family resided in the house through 1970.⁹³⁷ Since 2007 the house has been owned by Daryl and Nancy Rice.⁹³⁸

Evaluation

The house at 204 Randolph Street is significant under National Register Criterion A for its role in the Northville's community development and education and under Criterion C for architecture.

The house at 204 Randolph Street is a good example of a front-gabled Greek Revival-style house. The Greek Revival style was popular between 1825 and 1860 and features commonly include cornice lines with wide bands of trim, cornice returns, a small entry porch with Doric columns, and a front door with sidelights. This house includes many of these features in a way that clearly identifies the building as part of this architectural style. Based on photos, the shelf moldings over the windows, and dentils in the cornice, were added sometime after 1989; however, this change is in keeping with the style of the house.⁹³⁹

The house retains integrity of design, as its overall fenestration pattern has not changed. The entry porches on the south and west elevations, which appear to have been constructed after 1978, and the garage, which was added sometime after 1942. These additions have not altered the overall scale, proportion, and massing of the property, are distinguishable from the original house, and could be easily removed without affecting the integrity of the original house. The house retains integrity of materials and workmanship. Integrity of location, setting, feeling, and association are retained as well. Overall, the property clearly conveys its historic associations with the Greek Revival style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

Research did not reveal a construction date of the garage. A real estate ad from 1982 reveals the garage was present at the time, however a similar ad from 1978 did not list the garage as an amenity, indicating that the garage may have been constructed circa 1980.⁹⁴⁰ Therefore, the garage is recommended non-contributing to the Northville Historic District.

402 Randolph Street (Non-Contributing)

Description

The house at 402 Randolph Street is in a residential neighborhood west of downtown Northville, Michigan. The house is located on the north side of the road on a lot with ornamental plantings

⁹³⁵ Polk, *Plymouth/Northville*, 1951, 334.

⁹³⁶ Polk, *Plymouth/Northville*, 1960.

⁹³⁷ Polk, *Plymouth/Northville*, 1970.

⁹³⁸ City of Northville Assessor.

⁹³⁹ Louie and Rockall, *Step by Step*, 30.

⁹⁴⁰ Advertisement. "Nichols Realty Inc." *Northville Record*, December 8, 1982, 19; Advertisement. "Rizzo-Northville Realty." *Northville Record*, August 23, 1978, 28.

along the façade, east, and west elevations. A concrete driveway leads from the street to an attached garage placed to the west of the house. A concrete sidewalk stretches along the south side of the property and a stone walkway leads from the sidewalk to the façade.

The house is a one-and-one-half-story Queen Anne with an irregular footprint. The house has also had several additions to its north and west elevations. The main block of the house is a cross-gabled ell form, and the south-facing gable has angled side walls. A one-story porch with a hipped roof is located along the south and east elevations of the east-facing gable. The roof is sheathed in asphalt shingles and the house rests on a foundation of uncoursed, cut stone. The exterior walls are clad in composite siding and narrow, vertical siding is placed in the gable peaks and is used as a frieze board. The peaks also have decorative bargeboard, and large brackets extend from the walls of the south-facing gable to the roof. An exterior brick chimney stack extends along the west gable end.

The one-story porch is accessed from its southeast corner by several wood stairs. A gable is placed in the roof above the stairs and features bargeboard and narrow siding in its peak. The area beneath the porch decking is covered by wood lattice and turned posts span between the decking and the roof. Balustrades with turned spindles stretch between the posts.

The porch provides access to three pedestrian doors, one in the south elevation of the east gable, one in the east elevation of the east gable, and the third in the east elevation of the south gable. Additional fenestration in the south gable includes three fenestration bays, one on each of the three walls. The southeast and southwest walls have a one-over-one window on the first story and a smaller one-over-one window on the upper story. The central, south wall has a one-over-one window on the first story and a pair of small one-over-one windows on the upper story. All windows have a modest surround with a projecting architrave.

In addition to the two pedestrian doors, fenestration on the east gable includes a pair of one-over-one windows on the first story and a pair of one-over-one windows centered in the gable. The north, one-story addition has a single one-over-one window. Fenestration in the west gable includes a one-over-one window on the first story and a single-light window on the upper story.

The west additions consist of three sections that decrease in height as they extend west. However, the garage addition increases in height slightly. The side-gabled roofs are sheathed in asphalt shingles, the walls are clad in composite siding, and the foundation was not visible. The additions have one-over-one windows set singly, in pairs, and in a string of three. A pedestrian door is located in one addition, and the garage has two single-bay overhead doors.

History

The house was erected in 1886.⁹⁴¹ The house has been expanded by a large addition that includes a two-story wing and attached garage. The addition extends north and is in the place of a former adjacent residence at 408 Randolph Street.⁹⁴²

As of 1931, the house was the residence to Augustus K. and Emma Dolph. Mr. Dolph was employed as a cabinet maker at Globe Furniture & Manufacturing Company.⁹⁴³ In 1951 the house was the residence of Harold C. and Vivian C. Sedan. Mr. Sedan was a switchman for New York Central Systems in Detroit.⁹⁴⁴ The Sedans resided in the house through 1960, and by then, Mr. Sedan was working as a conductor for the same railway.⁹⁴⁵ By 1970 Paul Laboda was residing in the house with the Sedans. In 1985 the house was purchased by Mr. and Mrs. Stephen Ott, who owned the house into the mid-1990s.⁹⁴⁶ The Otts undertook a renovation that included a large porch, garage, and expanded kitchen and master bedroom.

Evaluation

The house at 402 Randolph Street is not significant under any of the National Register Criteria.

The property at 402 Randolph Street is recommended as a non-contributing resource to the Northville Historic District. The large additions to the west elevation has significantly altered the overall scale, massing, and proportions of the house. The ornamentation on the house has been replicated on the additions, creating a false sense of history by causing the additions to appear historic. The synthetic siding and replacement windows have diminished the integrity of materials. As a result of the alterations and additions, the integrity of feeling and association have been diminished as well.

528 Randolph Street (Non-Contributing)

Description

The house at 528 Randolph Street is a contemporary home. It is in a residential neighborhood west of downtown Northville, Michigan, on the north side of Randolph Street and is set well back from the road. The house is on a very large lot with large, mature trees, ornamental plantings and trees around the foundation and scattered throughout the landscaping, and a small creek runs through the east side of the property, which consists of a large, open, grassy area. A driveway leads from the street along the west elevation of the house and continues to a detached garage at the rear of the property.

⁹⁴¹ City of Northville Assessor.

⁹⁴² Sanborn, *Northville*, 1942, 3.

⁹⁴³ Polk, *Plymouth/Northville*, 1931, 161.

⁹⁴⁴ Polk, *Plymouth/Northville*, 1951, 334.

⁹⁴⁵ Polk, *Plymouth/Northville*, 1960.

⁹⁴⁶ Northville Historical Home Tour 1996. 312 Randolph Street, Randolph Street, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

The one-story house has an irregular footprint with many side- and front-gabled sections. The roof is sheathed in wood shakes. The lower portions of the exterior walls, which are exposed due to the sloping grade of the yard, are clad in stone veneer. The stone veneer is also used on small sections of the first-story walls and on a chimney. The remaining walls are round logs with chinking. Two porches with log columns and balustrades made of logs and twigs are present along the southwest corner and southeast corner of the house, flanking a large front-gabled section.

Fenestration was largely obscured from the public right-of-way by the many trees on the lot. Fenestration that was visible includes eight-light windows set singly and in a string, ten-light windows also set singly and in a string, six-light windows in a pair, and single-light windows.

The one-story garage at the rear of the property has an asphalt-shingle-clad hipped roof and walls constructed of uncoursed stone. The south elevation has a single-bay overhead door and two six-over-six windows, one on each side of the door.

History

The property was vacant until the present house was erected by the Mariono family in 1995.⁹⁴⁷ The building was erected as modern log cabin, including cedar logs with accented stone.⁹⁴⁸

Evaluation

The house at 528 Randolph Street is not significant under any of the National Register Criteria. It was constructed in 1995 and falls outside the period of significance for the district. It is recommended as a non-contributing resource to the Northville Historic District.

4.13 Rogers Street – North

109 North Rogers Street (House and Garage: Contributing)

Description

The property at 109 North Rogers Street is in a residential neighborhood west of downtown Northville, Michigan, on the west side of North Rogers Street. The house is on a small lot with ornamental plantings around the foundation and several large, mature trees are scattered throughout the landscaping. A sidewalk stretches along the east side of the property, and a paved driveway leads from North Rogers Street along the south side of the house to a detached garage to the rear of the house.

The house is a two-story Second Empire-style structure. The main block of the house is rectilinear in shape and has exterior walls and a foundation of brick that have been painted beige.

⁹⁴⁷ City of Northville Assessor.

⁹⁴⁸ Northville Historical Home Tour September 19, 1998, 310 W Dunlap, Dunlap Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

A rear wing that is slightly narrower than the main block also has a rectilinear footprint but is clad in wood clapboards that have also been painted beige. Landscaping and plantings precluded the view of the foundation. The main block is topped by a mansard roof. The rear block is also topped by a mansard roof, although it has a lesser pitch. Flat-roofed dormers with gable peaks pierce the mansard roof in the main block of the house. These have vertical wood siding on the exterior walls.

The first story of the façade has three fenestration bays. A pedestrian door is placed at the center of the façade. Symmetrically spaced around the door are a one-over-one window and a canted bay window, each side featuring a one-over-one window. Two windows are on the second story of the façade, each placed directly above the first-story window bays. Both windows are one-over-one and are covered by storm windows. The two dormers each have a one-over-one window.

Fenestration on the north and south elevations includes two one-over-one windows on both stories, in the same fenestration bay. Both elevations also feature a single one-over-one dormer centrally placed in the elevation. The south elevation of the rear wing features a bay window capped by a hipped roof near the junction with the main block of the house. The bay window has one-over-one windows and several additional one-over-one windows are located on the second story. The first story of the north elevation has a small single-light square window located to the east of a small, shed-roofed projection, and the second story also has a single-light square window in addition to a one-over-one window.

A one-story, open porch runs across most of the façade and shelters the one-over-one window, the pedestrian door, and the innermost side of the bay window. Its roofline is continuous with the top of the bay window, and the porch/window roof has a short, concave mansard roof. The porch rests on a brick foundation and features three square columns. The columns rest on a square pedestal with large plinths and cornices, and the columns' capitals are topped by smaller blocks. Directly above the columns, on the entablature of the porch, are pairs of brackets.

Ornamentation on the main block of the house includes shutters with curved tops flanking the pedestrian door on the façade, which is topped by a segmental arch composed of two rows of header bricks. Windows on the main block of the house, except for the dormers, sit on a stone sill and are topped by a segmental arch consisting of a single row of header bricks. A small ornamental panel is placed between the window and arch. The dormer windows have wood surrounds with square pilasters and pediments with ornamental stars in the peak. Paired brackets are unevenly spaced on the cornice, with dentils between them. This ornamentation continues on the cornice of the rear wing as well. Smaller pair of brackets are also placed on the front porch, directly above the columns and where the roofline meets the wall.

A one-story garage is located near the southwest corner of the property. It has a gable-front roof, a pent roof spanning the façade above two single-bay overhead doors, and a small pent roof in

the peak of the gable. All roof slopes are sheathed in asphalt shingles. The garage is clad in wood clapboards and features a pair of single-light windows in the gable peak.

History

The brick Second Empire-style house was built in 1880 for Mrs. L. Thompson Murrary.⁹⁴⁹

As of 1931, Samuel and Louisa Sibley resided in the house. Mr. Sibley worked as a laborer.⁹⁵⁰ By 1943 the house was the residence of Mrs. Mary M. Shaffer, and the Sibleys had moved to 119 North Rogers Street (not extant).⁹⁵¹ Mrs. Shaffer remained in the house through 1951.⁹⁵²

The exterior was restored in 1967 by Mr. and Mrs. Douglas Day.⁹⁵³ By 1970 David Sicary, a bartender, resided in the house.⁹⁵⁴ In the 1990s, the house was owned by Mr. and Mrs. R. Pettit, who made an “impressive addition” to the house.⁹⁵⁵

Evaluation

The house at 109 North Rogers Street is significant under National Register Criterion A for its role in Northville’s community development and under Criterion C for architecture.

The house at 109 North Rogers Street is a good example of a Second Empire style house. They were popular between 1855 and 1885. Second Empire houses commonly have a mansard roof with dormer windows, brackets beneath the eaves, ornamented window surrounds, and one-story porches. This house includes many of these features that clearly identifies the building as part of this architectural style.

The house at 109 North Rogers Street retains a high level of integrity of design, materials, workmanship, setting, feeling, and association. Although an addition is present on the west elevation, it is compatible with the scale, proportion, and massing of the house, and is distinguishable from the original portion. Overall, the house retains a high level of historic integrity and clearly conveys its historic associations with a specific style and period of architecture.

The garage first appears in the 1942 Sanborn map.⁹⁵⁶ It retains integrity of design, location, setting, feeling, and association and is recommended as a contributing resource to the Northville Historic District.

⁹⁴⁹ City of Northville Assessor; Study Committee, *Northville Historic District*.

⁹⁵⁰ Polk, *Plymouth/Northville*, 1931, 194.

⁹⁵¹ Polk, *Plymouth/Northville*, 1946, 219.

⁹⁵² Polk, *Plymouth/Northville*, 1951, 335.

⁹⁵³ City of Northville Assessor; Study Committee, *Northville Historic District*.

⁹⁵⁴ Polk, *Plymouth/Northville*, 1970.

⁹⁵⁵ Northville Historical Home Tour 1997. 109 N Rogers, Rogers Street, North, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

⁹⁵⁶ Sanborn, *Northville*, 1942, 3.

207 North Rogers Street (House and Garage: Non-Contributing)

Description

The house at 207 North Rogers Street is in a residential neighborhood west of downtown Northville, Michigan, on the west side of North Rogers Street. The house is on a small lot with ornamental plantings around the foundation and several large, mature trees are scattered throughout the landscaping. A sidewalk stretches along the east side of the property, and a paved driveway leads from North Rogers Street along the north side of the house to a small detached garage at the rear of the house.

The two-story house has an irregular footprint. The original block of the house is an Upright and Wing with a one-and-one-half-story upright section with a one-story wing. A very large two-story addition with a steeply pitched cross-gable roof has been placed on and to the rear of the original block, and a one-story addition with a shed roof is placed on the south elevation. The roof is sheathed in asphalt shingles and the exterior walls are clad in synthetic clapboards. The house rests on a poured concrete foundation. A brick chimney pierces the roof of the rear, two-story addition.

A small, shed-roofed porch is placed at the junction of the upright and the wing. It is accessed by concrete steps and has concrete decking. Square columns stretch from the decking to the roof, and a modest balustrade spans between the columns and down the stairs. The porch shelters a modern pedestrian door with leaded glass in its upper panel. A one-over-one window is placed to its south. Additional fenestration on the façade of the original block includes a bay window topped by a shed roof on the first story of the upright. It has a large, one-over-one window with a lower planter box. A one-over-one window is placed in the gable has a large decorative pediment that fills the gable peak. The remaining fenestration on the original block of the house consists of two one-over-one windows on the north elevation.

The two-story addition includes two one-over-one windows on the east elevation (façade). The north elevation includes one-over-one windows placed singly and in pairs. A small porch is placed where the addition meets the west elevation of the original block, and a porch spans the first story of the addition's west elevation. The east elevation includes one-over-one windows and small, square, single-light window. Fenestration in the one-story addition includes a large, leaded glass window on the east elevation; a string of three one-over-one windows and a singly placed one-over-one window; and a sliding glass door near the western end.

All of the windows are replacements with wide surrounds and projecting drip caps.

The garage is located near the northwest corner of the property. It has a rectilinear footprint and a gable-front roof. The roof is sheathed in asphalt shingles and the walls are clad in synthetic clapboards. A single-bay overhead door is placed in the east elevation.

History

This house was erected in 1862.⁹⁵⁷ It was one story through 1942.⁹⁵⁸ As of 1943 the house was the residence for Clifford C. and Mae I. Winter. Mr. Winter was a welder for Cadillac in Detroit.⁹⁵⁹ By 1951 the house was the residence of Earl and Marvel Montgomery.⁹⁶⁰ By 1960 the house was the residence of Robert and June Freydl. Mr. Freydl worked as a technician for Detroit Edison.⁹⁶¹ The Freydls resided in the house through 1970.⁹⁶²

Evaluation

The house at 207 North Rogers Street is not significant under any of the National Register Criteria.

The house at 207 North Rogers Street is recommended as a non-contributing resource to the Northville Historic District due to the loss of historic integrity. Significant recent alterations that have occurred since 2001 include the construction of a very large addition to the house that significantly alters the scale, proportion, and massing of the property.⁹⁶³ Additional alterations include the installation of replacement windows and doors and the installation of synthetic siding. Overall, the house lacks integrity of design, materials, workmanship, feeling, and association.

The garage first appears in the 1942 Sanborn map.⁹⁶⁴ However, it is associated with a house that has lost extensive integrity and is non-contributing to the district. The garage has no other historical associations and is likewise recommended non-contributing to the Northville Historic District.

322 North Rogers Street (House and Garage: Contributing)

Description

The house at 322 North Rogers Street is in a residential neighborhood west of downtown Northville, Michigan. The house is on the east side of the street on a large lot with ornamental plantings scattered throughout the property and along the façade and south elevation. A sidewalk stretches along the east side of the property and a paved driveway leads from North Rogers Street along the south side of the property to an attached garage at the rear of the house. A second paved driveway extends from the street along the north side of the property to a detached garage at the northeast corner of the property, and curves around the rear of the house to meet the southern driveway.

⁹⁵⁷ City of Northville Assessor.

⁹⁵⁸ Sanborn, *Northville*, 1942, 3.

⁹⁵⁹ Polk, *Plymouth/Northville*, 1946, 236.

⁹⁶⁰ Polk, *Plymouth/Northville*, 1951, 285.

⁹⁶¹ Polk, *Plymouth/Northville*, 1960.

⁹⁶² Polk, *Plymouth/Northville*, 1970.

⁹⁶³ Jeff Mihalik, *Northville 2001 Historic District*, 2001.

⁹⁶⁴ Sanborn, *Northville*, 1942, 3.

The house is a one-and-one-half story, wood frame Upright and Wing. A one-story porch with a hipped roof spans a portion of the wing and extends a small distance over the front-gabled upright section. The house also has a one-story, gabled, rear addition. The grade of the yard slopes downward to the rear, and the attached garage is located beneath the living space on this one-story addition. The roof is sheathed in dark gray asphalt shingles and the center of the wing section is pierced on the by a dormer with a gabled roof. On the north elevation the roof is pierced by an exterior narrow, red brick chimney stack. Decorative bargeboard is placed in the gable peaks. The original, main block of the house is clad in wood clapboards with corner boards while the addition is clad in composite clapboards. The house is painted moss green with white trim. The foundation of the side-gabled main block is red brick, the foundation of the front-gabled portion is uncoursed stone, and the addition has a foundation clad in a red brick veneer.

The one-story front porch is accessed by a single concrete step in the center of the porch's façade. Short, square, slightly battered wood posts are placed on the wood porch decking to each side of the step, and square, slightly battered wood columns extend from the decking to the ceiling on the ends of the porch. Modest balustrades with closely spaced, tapering balusters are placed between the posts and columns.

The main entryway to the house is a pedestrian door accessed by the porch and placed near the center of the porch. A one-over-one window flanks the door to each side, and all three fenestrations have simple, unornamented surrounds. A third one-over-one window is placed to the south of the porch and has a surround with a pediment, which features decorative scrollwork beneath its peak. A fabric awning is placed over the window beneath the pediment. The remaining fenestration on this side-gabled section is a pair of Gothic Revival style one-over-one pointed-arch windows in the dormer. The windows share a surround that has a single, large pediment. A recessed, diamond-shaped panel is placed beneath the pediment's peak. Fenestration on the gable-front section of the façade includes two one-over-one windows on the first story and a centrally placed one-over-one window in the upper story. All three windows have fabric awnings and surrounds with pediments with decorative scrollwork. However, the upper window has a more steeply pitched pediment and also features a planter box with brackets below the window.

The north elevation has two fenestration bays, one on each side of the chimney. A one-over-one window with a pediment with scrollwork is placed in each bay on each story; however, the upper windows are much smaller than the lower windows. Fenestration on the south elevation includes a one-over-one window with a pediment located near the west side of the first story and a one-over-one window centrally placed in the gable. Like the front gable, the pediment of the upper window is more steeply sloped than the lower. Two window openings are present in the foundation wall of the south elevation and both have been infilled with wood panels.

The only fenestration visible on the rear elevation is located on the south elevation. A string of four single-light windows is placed near the east end of the first story, and two single-bay garage doors with multi-light windows in an upper panel are located in the lower elevation.

The garage at the northeast corner of the property is a one-story, front-gabled structure. The roofed is covered in asphalt shingles. Wide, vertically oriented composite siding clads the first-story walls and horizontal clapboards are placed in the gable, along with decorative bargeboard in the gable peak. The garage has a foundation of poured concrete. A pedestrian door is placed in the north elevation, and a single-bay overhead door is located in the west elevation.

History

The house was erected in 1870 by Hiram Cady for his family.⁹⁶⁵ Mr. Cady (1813-1903) was born in New York state and was the son of Daniel Cady who platted Northville.⁹⁶⁶ Hiram Cady came to the Northville area in 1826.⁹⁶⁷ By the time of the 1870 census, Cady is listed as a farmer. Other residents in the house included Mrs. Abigail Cady, Fanny Rogers, a domestic servant, and Thomas Kirk, a farm laborer.⁹⁶⁸ The house includes a ground-level basement door, installed by Mr. Cady to easily unload his apple crop into the basement. At the time of his death, Cady was noted for his love of horses.⁹⁶⁹ The Cady family remained in the house into the twentieth century.⁹⁷⁰

The house was purchased by Roy V. and Julia Matheson circa 1918, who lived there through the early 1970s. Roy Matheson worked as an inspector.⁹⁷¹

Evaluation

The house at 322 North Rogers Street is significant under National Register Criterion A for its role in Northville's settlement and community development, Criterion B for its association with the early Northville settler Hiram Cady and his family, and under Criterion C for architecture.

The house at 322 North Rogers Street maintains integrity of design, as its fenestration pattern has not changed and the rear garage addition has not altered the overall scale, proportion, and massing of the property. The house retains its wood siding, contributing to integrity of materials. The house and detached garage overall convey its integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

The garage first appears in the 1942 Sanborn map.⁹⁷² It retains integrity of design, location, setting, feeling, and association and is recommended as a contributing resource to the Northville Historic District.

⁹⁶⁵ City of Northville Assessor; Study Committee, *Northville Historic District*.

⁹⁶⁶ Ancestry.com Michigan, Deaths and Burials index, 1867-1995. "Hiram A. Cady," accessed July 2, 2018, [https://search.ancestry.com/cgi-](https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&dbid=2549&h=247644&tid=&pid=&usePUB=true&_phsrc=ONk79&_phstart=successSource)

[bin/sse.dll?indiv=1&dbid=2549&h=247644&tid=&pid=&usePUB=true&_phsrc=ONk79&_phstart=successSource](https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&dbid=2549&h=247644&tid=&pid=&usePUB=true&_phsrc=ONk79&_phstart=successSource).

⁹⁶⁷ "Aged Citizen Passed Away" *Northville Record*, January 30, 1903, 1.

⁹⁶⁸ United States Department of Commerce, Bureau of the Census, *Ninth Census of the United States*, (Washington, District of Columbia: Bureau of the Census, 1870).

⁹⁶⁹ "Aged Citizen Passed Away" *Northville Record*, January 30, 1903, 1.

⁹⁷⁰ "Eighty-First Birthday." *Northville Record*, September 5, 1902, 1.

⁹⁷¹ Polk, *Plymouth/Northville*, 1931, 183.

⁹⁷² Sanborn, *Northville*, 1942, 3.

359 North Rogers Street (House: Contributing; Garage: Non-Contributing)

Description

The property at 359 North Rogers Street is in a residential neighborhood west of downtown Northville, Michigan, on the west side of the street. The lot has large, mature trees, ornamental plantings and landscaping throughout the yard, and foundation plantings near the façade and south elevation. A sidewalk stretches along the east side of the property, a concrete driveway leads from the street and along the south side of the house to a detached garage, and a brick walkway leads from the sidewalk to the house's façade. Two oversized concrete planting urns on square, decorative pedestals flank the start of the walkway. They appear to be original to the house.

The house is a one-and-one-half story Upright and Wing. The house also has a two-story rear addition that extends from the rear of the upright. The main block of the house has an L-shaped footprint, and the addition has a rectilinear footprint. The main block of the house rests on a foundation of coursed ashlar; the foundation of the addition was not visible. The roof is covered by asphalt shingles, which is pierced on the north end of the wing by a clapboard-clad chimney stack. The main block of the wood frame house is clad in wood clapboards with corner boards, while the rear addition appears to be clad in composite clapboards. The house is painted a dark olive green with white trim and has a brick red roof.

An open porch with a gable-front roof spans the façade of the upright. Its foundation is clad in wood clapboards, which extend upward to form knee walls. Square, slightly battered columns span between the knee walls and the bottom of the gable. The porch is accessed by a flight of wood stairs that are flanked by square, battered posts with modest balustrades. Planter boxes on large brackets are placed on the knee walls. A porch is also placed on the rear of the two-story addition. The porch was largely obscured from the public right-of-way but a modest balustrade and short wood post indicate that the top of the porch functions as a balcony.

Fenestration on the upright portion of the façade includes a pedestrian door that provides the main entryway to the house. It is accessed from the porch and is placed in the southern end. To its north are paired large, one-over-one windows that share a modest surround. Additional fenestration on the upright is limited to paired one-over-one windows on the upper story. The two windows share a surround and each has a triangular pediment. A planter box runs beneath the windows. The only fenestration on the façade of the wing are paired one-over-one windows. The windows are replacements.

Fenestration on the south elevation includes a small, rectangular, leaded glass window with clear lights that is placed high on the first-story wall near the eastern end. Two windows are also placed on the first story, further to the west, but their sash layout was obscured by vegetation. A one-over-one window is located in the second story of the rear addition. Fenestration on the

north elevation includes a window opening to the east of the chimney; however, additional details were not visible from the public right-of-way.

A one-story detached garage is located to the rear of the house, near the southwest corner of the property. The garage has a gable-front roof and composite clapboard siding. A two-bay overhead door with decorative arched lights is placed in the east elevation and a one-over-one window with an eared surround and pediment, that matches those on the upper story of the front elevation, is located in the gable peak.

History

The house was erected in the nineteenth century. Research did not reveal information on the building's earliest occupants. As of 1931 Frank R. and Beatrice K. Woodworth resided in the house. The Woodworth's owned a Five and Dime store at 107–109 North Center Street.⁹⁷³ By 1943 the house was the residence of Mrs. Anna Nirider.⁹⁷⁴ By 1951 the house was the residence of Fred and Anna Kidman.⁹⁷⁵ The Kidmans remained in the house through 1970.⁹⁷⁶

Evaluation

The house at 359 North Rogers Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 359 North Rogers Street maintains a good level of integrity of design, as its overall fenestration pattern has not changed and the rear addition has not altered the overall scale, proportion, and massing of the property and is distinguishable from the original house. It also maintains integrity of materials, as expressed in the wood siding and window surrounds; however, the replacement windows diminish this integrity. The property overall conveys its integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

368 North Rogers Street (Contributing)

Description

The property at 368 North Rogers Street is in a residential neighborhood west of downtown Northville, Michigan, on the east side of the street. The lot has ornamental trees and plantings, and foundation plantings near the façade and north elevation. A concrete driveway leads from the street along the south side of the property. A short, concrete walkway leads from the driveway to the house's façade.

The house is a one-story Minimal Traditional with a side-gable roof. A slightly projecting, front-facing gable is placed in the façade. A small porch in the southwest corner of the house is

⁹⁷³ Polk, *Plymouth/Northville*, 1931, 200.

⁹⁷⁴ Polk, *Plymouth/Northville*, 1946, 255.

⁹⁷⁵ Polk, *Plymouth/Northville*, 1951, 278.

⁹⁷⁶ Polk, *Plymouth/Northville*, 1970.

incorporated into the main block of the house by a slight extension of the roof with a slight end flare . The roof is sheathed in asphalt shingles. The exterior walls are clad in variegated red brick, except for the front gable projection, which has board and batten siding on the first story and clapboards in the gable peak. An wide exterior red brick chimney with a concrete cap rises along the north elevation.

The small front porch is accessed by a single concrete step and has a modest, square column with a simple square capital that extends from the concrete deck to the roof. The main access to the house is provided by a pedestrian door on the façade that is sheltered beneath the porch roof. Additional fenestration includes a string of three windows in the gable front within the area of board and batten siding, which consists of a large, central single-light flanked on each side by a smaller single-light window. Additional fenestration on the façade includes a single-light window to the north of the gable end, and a string of three windows to the north of this. The string of windows has a large, centrally placed single light with an additional, smaller, single-lights on each side. These windows are within the bricked portion of the façade and are placed directly under the fascia board near the roofline. The have concrete lug sills.

Fenestration on the south elevation includes a centrally placed pedestrian door that is accessed by a small stoop with a contemporary wood rail and two windows. A louvered vent is located high in the gable.

History

The house was built in 1954.⁹⁷⁷ The first known residents were Vernon and Myrtle Kingsley, who remained in the house into the 1970s. Mr. Kingsley worked for Hawthorne Valley Country Club.⁹⁷⁸

Evaluation

The house at 368 North Rogers Street is significant under National Register Criterion A for its role in Northville’s community development and under Criterion C for architecture.

The house at 368 North Rogers Street is a good example of a Minimal Traditional dwelling. These houses were popular between 1935 and 1950, and typical features include one-story structures built of brick, low roof pitches, side-gabled roofs with at least one front-facing gable, and small entry porches. This house includes many of these features in a way that clearly identifies the building as part of this architectural style.

The house at 368 North Rogers Street retains a high level of integrity. It maintains its original footprint, overall structure, and style, providing integrity of design. Additionally, the property maintains many original materials. The house retains integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations with a specific style

⁹⁷⁷ City of Northville Assessor.

⁹⁷⁸ Polk, *Plymouth/Northville*, 1960.

and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

4.14 Rogers Street – South

122 South Rogers Street (House and Garage: Contributing)

Description

The house at 122 South Rogers Street is in a residential neighborhood west of downtown Northville, Michigan. The house is on the west side of the street on a small lot with ornamental plantings along the foundation and the driveway. A sidewalk stretches along the east side of the property and a concrete driveway leads from South Rogers Street along the south side of the property to a detached garage located at the rear of the property.

The house is a one-and-one-half story Upright and Wing. The house also has a one-story rear addition that extends from near the junction of the upright and wing portions. It rests on a foundation of uncoursed stone and has a roof covered by asphalt shingles, which is pierced near the center of the wing by a dark red brick chimney stack. The house is clad in dark olive green vinyl siding. An open porch spans the façade of the wing. It has a brick foundation that supports slightly battered, square columns with narrow, turned replacement balusters and is accessed by several concrete steps. The porch is covered by a hipped roof, which has a ridge that extends to intersect the east roof slope of the wing just beneath the chimney stack.

Fenestration on the upright portion of the east (front) façade includes a string of three single-light, casement windows on the first story and paired one-over-one, double-hung windows on the second story. These windows are flanked with louvered shutters. The one-story projection of the upright portion extends beneath the porch and contains paired, one-over-one windows, also with shutters. This projection also features a pedestrian door on its south elevation. Two wide, one-over-one, double-hung windows flanked by shutters are located on the wing of the façade, near the one-story projection. All windows are vinyl replacements.

Fenestration on the south elevation includes two, one-over-one windows with shutters. A set of bulkhead doors cap an enclosed stairway that leads into the basement. Fenestration on the north elevation, from east to west, includes a string of three single-light casement windows and two pairs of single-light casement windows. All are located on the first story and all are flanked by shutters. All windows are vinyl replacements.

A one-story detached garage is located to the rear of the house, near the southwest corner of the property. The flat-roofed, concrete block garage has two vehicular bays, each with an overhead garage door.

History

The house was built in 1900.⁹⁷⁹ The building retains the same footprint as it did circa 1942.⁹⁸⁰ As of 1931, Mrs. Daisy F. Martin resided in the home.⁹⁸¹ By 1943 Heinz and Elizabeth Hilger resided in the house. Mr. Hilger was employed at Lincoln Motors in Detroit.⁹⁸² The Hilgers remained in the house through 1951.⁹⁸³ In the 1960s and 1970s the house was the residence of Clarence H. and Wanda E. Schwab. Mr. Schwab was a child care attendant at Wayne County Training School.⁹⁸⁴

Evaluation

The house at 122 South Rogers Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 122 South Rogers Street maintains integrity of design, as its overall form and fenestration pattern has not changed. Material replacements on the house, including the vinyl siding and replacement windows, have diminished this area of integrity. The property retains its integrity of setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

A garage appears in the location of the current garage in the 1942 Sanborn map.⁹⁸⁵ However, it was a two-story building of frame construction, while the extant garage is one story and concrete block. The extant garage appears to have been constructed within the period significance sometime after 1942. It retains integrity of design, location, setting, feeling, and association and is recommended as a contributing resource to the Northville Historic District.

128 South Rogers Street (House and Garage: Contributing)

Description

The house at 128 South Rogers Street is in a residential neighborhood west of downtown Northville, Michigan. The house is on the west side of the street on a small lot with several large, mature trees and ornamental plantings along the foundation. A sidewalk stretches along the east side of the property and a concrete driveway leads from South Rogers Street along the north side of the property to a garage located at the rear of the property.

The house is a two-story Gabled Ell with a one-story rear addition. The house rests on an uncoursed stone foundation and the roof is sheathed with asphalt shingles and is pierced by a skylight on the north roof slope. Siding includes synthetic clapboards on all elevations. The gable peaks include rows of rectangular panels impressed with a curving motif and below this, and

⁹⁷⁹ City of Northville Assessor.

⁹⁸⁰ Sanborn, *Northville*, 1942, 5.

⁹⁸¹ Polk, *Plymouth/Northville*, 1931, 182.

⁹⁸² Polk, *Plymouth/Northville*, 1946, 209.

⁹⁸³ Polk, *Plymouth/Northville*, 1951, 334.

⁹⁸⁴ Polk, *Plymouth/Northville*, 1970.

⁹⁸⁵ Sanborn, *Northville*, 1942, 5.

separated by a narrow molding, are a row of square panels. The panels on the façade are impressed with a floral motif. A brick chimney stack rises along the north elevation, near the junction of the main block of the house and the north-projecting ell and has a wide base with shoulders on the first story and above the roof line. A large, open porch spans the façade of the house, extends to the north of the façade, and wraps along the south elevation to end at a one-story portion at the junction of the main block and the south-projecting ell. The porch rests on a foundation of uncoursed stone, which extends upwards to form knee walls. A concrete set of steps, also surrounded by stone piers, accesses the southeast corner of the porch. Unfluted Doric columns span between the knee walls and the porch roof.

Fenestration on the façade includes a large, wood, single-light window centered in the first story. It has a leaded glass transom window with a fanlight design. The window has a wood surround that is topped by a simple, unornamented architrave. On the second story, between the porch roof and the line of ornamental square panels, are two symmetrically spaced one-over-one, double-hung windows. A fanlight window is located in the gable peak and has a heavy wood arch with a projecting wood keystone.

Fenestration on the first story of the south elevation includes a wood pedestrian door located on the west elevation of the projecting ell and two one-over-one windows; all have simple wood surrounds with unornamented architraves. A bay window with a hipped roof extends from the south-facing ell. It has a one-over-one window in the east and west sides, and pair of one-over-one windows in the south-facing side. The rear addition contains one-over-one windows, including a string of four windows on the south elevation. The central two of these windows are located beneath a large fanlight that is placed in a gable peak with cornice returns. Fenestration on the second story of the south elevation includes a one-over-one window near the front of the main block of the house; two small, single-light windows to the rear of the main block; a one-over-one window on the east elevation of the ell; and a pair of one-over-one windows on the gable end of the ell.

Fenestration on the north elevation includes mostly one-over-one windows. A single-light window is placed on each side of the brick chimney stack on both the first and second stories, with the second-story windows being slightly smaller. A pair of one-over-one windows is located on the second story of the gable end.

All windows on the house, except the single-light window on the façade and the leaded glass transom, are modern replacements.

A one-and-one-half-story, front-gabled garage is located behind the house at the rear of the property. It has two vehicular bays, each with a single overhead garage door. A small one-over-one window is located in the gable peak.

History

The house was built in 1900.⁹⁸⁶ Originally, the rear cross-gable section of the house was only one story.⁹⁸⁷ As of 1931, Mrs. Maryetta Carpenter lived in the house.⁹⁸⁸ By 1943 Leona Parmalee, a stenographer for Depositors State Bank, lived in the house.⁹⁸⁹ During the 1960s and 1970s, the house was the residence of Muriel I. and Hazel Parmalee, an office worker and teacher, respectively.⁹⁹⁰ Kenneth and Laurie Kilpatrick owned the house at the time of recordation.

Evaluation

The house at 128 South Rogers Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 128 South Rogers Street maintains a good level of integrity of design, as its fenestration pattern has not changed and the addition has not altered the overall scale, proportion, and massing of the property. Alterations to the materials, including the synthetic siding, has diminished this area of integrity; however, the siding maintains the appearance of historic materials. The integrity of workmanship is present in the porch, and the property overall conveys its integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

The garage first appears in the 1942 Sanborn map.⁹⁹¹ It retains integrity of design, location, setting, feeling, and association and is recommended as a contributing resource to the Northville Historic District

4.15 West Street

114 West Street (House and Garage: Contributing)

Description

The property at 114 West Street is in a residential neighborhood west of downtown Northville, Michigan. It is located on a small lot on the east side of the street. A concrete driveway leads along the south side of the property to a detached garage, a concrete sidewalk stretches across the west side, and a concrete walkway leads from the street to the façade. Foundation plantings are present along the façade, north, and south elevations.

The house is a two-story, wood frame Foursquare with an irregular footprint. A one-story front porch has been partially enclosed, and a one-story, flat-roofed addition stretches across the east (rear) elevation. The house has a pyramidal roof with wide eaves that is sheathed in asphalt

⁹⁸⁶ City of Northville Assessor.

⁹⁸⁷ Sanborn, *Northville*, 1942, 5.

⁹⁸⁸ Polk, *Plymouth/Northville*, 1931, 168.

⁹⁸⁹ Polk, *Plymouth/Northville*, 1946, 221.

⁹⁹⁰ Polk, *Plymouth/Northville*, 1970.

⁹⁹¹ Sanborn, *Northville*, 1942, 5.

shingles and is pierced by a hipped dormer centered in the façade and by a red external brick chimney stack, wider on the first story with a west shoulder as it narrows, and decorative raised courses at the top that rises along the north elevation. The exterior walls are clad in aluminum siding. The materials of the foundation were not visible as a result of the foundation plantings.

The front porch has been enclosed on its northern half. On its southern half, five wood steps with modest, replacement wood balustrades provide access to the porch. Knee walls clad in siding extend above the porch decking, and one square, slightly battered column stretches between the knee wall and roof in the porch's southwest corner. The porch provides access to the main entryway of the house, which is a pedestrian door with narrow one-over-one windows forming sidelights. The enclosed portion of the porch includes a pair of three-over-one windows on its south side, within the shelter of the porch; a string of three three-over-one windows with fixed shutters on its west (façade) elevation; and paired three-over-one windows on its north elevation.

Additional fenestration on the façade includes two sets of paired windows on the second story. The windows in the southern bay have a three-over-one configuration, and the windows in the northern fenestration bay have a one-over-one configuration. Both pairs have modest surrounds and fixed, narrow shutters that appear contemporary. Small, paired three-light windows are placed in the dormer.

Fenestration on the north elevation includes four three-over-one windows on the first story, one to the west of the chimney stack and three to the east (rear). The second story has two three-over-one windows, one on each side of the chimney.

The south elevation includes a second pedestrian door placed near the center of the elevation, at grade, and partially within the foundation wall. It is covered by a small awning. A single-light, diamond-shaped window is placed in the first story to the west of the door, and a string of three three-over-one windows is placed in the first story to the east of the door. A three-over-one window is placed above the door, between the first and second stories, and a one-over-one window is placed in the second story. The southern portion of the rear addition is a porch with a battered column; however, additional details were precluded from view.

The detached garage is a one-story structure with a rectilinear footprint and a pyramidal roof. The roof is sheathed in asphalt shingles and the walls are clad in synthetic siding. A metal weathervane is placed at the peak of the roof. A two-bay overhead door is located in the west elevation.

History

The house was erected in 1925.⁹⁹² As of 1931 the house was home to Mrs. Alice Baker.⁹⁹³ By 1943 the house had become the residence of William F. and Eria M. Clark. Mr. Clark was a lithographer.⁹⁹⁴ The Clarks remained in the house through 1960.⁹⁹⁵

⁹⁹² City of Northville Assessor.

⁹⁹³ Polk, *Plymouth/Northville*, 1931, 164.

Evaluation

The house at 114 West Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 114 West Street is a good example of a Foursquare dwelling and is easily identifiable as an example of the architectural style. It maintains integrity of design, as its overall form and fenestration pattern has not changed. Material replacements on the house, including the composite siding and partial enclosure of the porch, have diminished this area of integrity. The property also retains its integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

The garage first appears in the 1942 Sanborn map.⁹⁹⁶ It retains integrity of design, location, setting, feeling, and association and is recommended as a contributing resource to the Northville Historic District.

120 West Street (Contributing)

Description

The property at 120 West Street is in a residential neighborhood west of downtown Northville, Michigan. It is located on the east side of the street. A concrete driveway leads to attached garage on the north end of the house, a concrete sidewalk stretches across the west side, and a concrete paver walkway leads from the sidewalk to the façade. Ornamental plantings are present along the façade and south elevation.

The house is a one-story Ranch with an irregular footprint. The main, central block of the house has a gable-on-hip roof. Near its southern end, a small section projects outward. It is covered by a hipped roof, which also shelters a small porch adjacent to the projection. A hipped-roof section also extends from the north elevation, incorporating an attached garage, which is recessed from the main body of the house. The roof is sheathed in light gray asphalt shingles and is pierced by a red brick chimney stack with a concrete cap on its southern end. The exterior walls are clad in a red, running course brick and the trimwork is painted white. The foundation is clad in a stone veneer resembling narrow, uncoursed ashlar blocks.

The porch on the façade is located only slightly above grade, just one step up from the walkway. Narrow, metal columns with decorative scrollwork are placed on the northwest corner of the concrete porch. The recessed porch provides access to a pedestrian door placed in the main, central block of the house. A picture window with a large single light in its center that is flanked by two small one-over-one windows is located to the north of the door. To the south of the door, in the projecting section, are paired one-over-one windows with fixed louvered shutters. Both

⁹⁹⁴ Polk, *Plymouth/Northville*, 1946, 200.

⁹⁹⁵ Polk, *Plymouth/Northville*, 1960.

⁹⁹⁶ Sanborn, *Northville*, 1942, 3.

sets of windows are placed just under the fascia at the roof line and have cement lug sills. A second pedestrian door is placed in the section that extends to the north, within a recessed portion of the façade. A single-bay, solid overhead door is located on the northern end of the façade.

The north elevation includes a single one-over-one window. The south elevation includes two symmetrically placed one-over-one windows whose tops are directly at the roof line and a small window in the foundation wall.

History

The house was built in 1958.⁹⁹⁷ Shortly after it was erected, it was the residence of Grace C. Pollock, a teacher at Main Street Elementary School.⁹⁹⁸ She remained in the house through 1970.⁹⁹⁹

Evaluation

The house at 120 West Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 120 West Street is an excellent example of a Ranch-style dwelling. These houses were popular between 1935 and 1975, and typical features include one-story structures with low-pitched hipped roofs, brick cladding on exterior walls, decorative iron porch columns, and decorative shutters. This house includes many of these features in a way that clearly identifies the building as part of this architectural style.

The house at 120 West Street retains a high level of integrity. It maintains its original footprint, overall structure, and style, providing integrity of design. Additionally, the property maintains many original materials. The house retains integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

247 West Street (House and Garage: Non-Contributing)

Description

The property at 247 West Street is in a residential neighborhood west of downtown Northville, Michigan. It is located on a large lot on the west side of the street. A sidewalk stretches along the east side of the property, a concrete driveway leads along the north side of the property to a detached garage, and a concrete walkway with steps leads from the sidewalk to the east elevation. Large, mature trees and ornamental landscaping dot the property and foundation plantings are present along the façade (north), east, and south elevations. The house is placed on a hill, which rises steeply upward from the sidewalk. Two rows of stone retaining walls run

⁹⁹⁷ City of Northville Assessor.

⁹⁹⁸ Polk, *Plymouth/Northville*, 1960.

⁹⁹⁹ Polk, *Plymouth/Northville*, 1970.

along the east side of the property to the west of the sidewalk and flank the concrete walkway. A picket fence encloses a portion of the rear yard.

The house is a one-and-one-half-story, Side-Gabled structure with Greek Revival-style details. The main block of the house is oriented to face north, and a one-story section with a shed roof extends along its south (rear) elevation. A very large, upright addition that is two stories in height is placed on the west elevation and extends to the south. A one-story addition is located to the south of this, and a one-story, shed-roofed porch extends from the west elevation. The roof is sheathed in asphalt shingles and is pierced by three exterior brick chimney stacks: one on the façade of the wing that is shouldered and two on the east roof slope of the two-story addition. The exterior walls are clad in clapboards, and the foundation walls were not visible due to the foundation plantings.

The main entryway to the house is placed in the wing of the façade (north elevation). It is sheltered by a small, one-story, gable-roofed porch with fluted Doric columns. The door features a wide surround with fluted pilasters and a large entablature. A nine-over-six window is placed to each side of the door, and a third nine-over-six window is placed to the east of the chimney stack. Fenestration on the upright includes two fenestration bays, each with a nine-over-six window on each story. All windows on the façade have modest surrounds with architraves.

Fenestration on the east elevation includes a nine-over-six window on the first story of the wing and an eight-over-eight window in the gable. The shed-roofed addition has a nine-over-six window. This addition also has a string of three nine-over-six windows, a pedestrian door, and a six-over-six window.

Fenestration on the east elevation of the rear, two-story addition is varied and includes six-over-six windows and eight-over-eight windows of multiple sizes. A pedestrian door is placed near the center of the elevation. A fanlight is placed in the gable peak of the south elevation. The one-story rear addition also includes an eight-over-eight window and a six-over-six window.

Ornamentation typical of the Greek Revival style includes wide frieze boards with multiple band of trim; square, fluted pilasters on the exterior corners; cornice returns in the gable ends; the large door surround; and the modest window surrounds.

The detached garage is a one-story building with a gabled roof oriented parallel to West Street. The roof is sheathed in asphalt shingles, the exterior walls are clad in synthetic clapboards, and the foundation is concrete. A two-bay overhead door is placed in the east elevation, and a small cupola is centered on the roof.

History

This house is reputedly one of the oldest in Northville.¹⁰⁰⁰ The house was erected by one of town's founders, Daniel C. Cady. Mr. Cady arrived in Northville with his father in 1826. Sources vary on the construction date; however, the owners of the house in 1989 believed the original section of the building was erected in 1830.¹⁰⁰¹ The added wing was put on sometime after 1973.¹⁰⁰²

Research did not reveal additional information on the nineteenth-century residents of the house. As of 1931, the house was the residence to Ferdinand and Edith Kreeger, who resided in the house through 1943.¹⁰⁰³ By 1951 the house was home to Charles and Margaret Ely. Mr. Ely worked for C. R. Ely & Sons.¹⁰⁰⁴ The Elys remained in the house through 1970.¹⁰⁰⁵

Evaluation

The house at 247 West Street is not significant under any of the National Register Criteria.

The house at 247 West Street is recommended as a non-contributing resource to the Northville Historic District due to the extensive loss of historic integrity. Originally, the house was a one-and-one-half-story, front-gabled dwelling with a small porch on the east elevation, which likely sheltered the main entrance to the house. Recent alterations have included the construction of a very large addition to the west elevation of the house that has significantly altered the scale, proportion, and massing of the property. The fenestration pattern also appears to have changed, with the main entryway moving from the east elevation to the north elevation. Additional alterations include the removal of the east elevation porch, the installation of replacement windows, the construction of the north elevation porch and addition of a fenestration bay for the door, and the construction of the shouldered chimney. The alterations have greatly diminished the historic integrity and character of the house as a modest, gable-front, Greek Revival dwelling. The house lacks integrity of design, materials, workmanship, feeling, and association.

A garage is depicted near the location of the present building in 1942.¹⁰⁰⁶ However, the extant garage is much larger than what was depicted on the Sanborn Map, suggesting it was erected or remodeled sometime later. The exterior materials on the garage are modern and appears the structure was designed to look historic. Therefore, the garage is recommended a non-contributing resource to the Northville Historic district.

¹⁰⁰⁰ Louie and Rockall, *Step by Step*, 30.

¹⁰⁰¹ Louie and Rockall, *Step by Step*, 30.

¹⁰⁰² Aerial imagery, NETROnline, <https://www.historicaerials.com/viewer>, accessed May 29, 2018.

¹⁰⁰³ Polk, *Plymouth/Northville*, 1931, 181.

¹⁰⁰⁴ Polk, *Plymouth/Northville*, 1951, 296.

¹⁰⁰⁵ Polk, *Plymouth/Northville*, 1970.

¹⁰⁰⁶ Sanborn, *Northville*, 1942, 5.

4.16 Wing Street - North

111 North Wing Street (House and Garage: Contributing)

Description

The property at 111 North Wing Street is located in a residential neighborhood west of downtown Northville, Michigan. It is located on the west side of the street. A contemporary concrete paver driveway leads along the north side of the property from the street to a detached garage. A concrete sidewalk stretches across the east side of the property, and a contemporary concrete paver walkway leads from the street to the façade. Large, mature trees dot the yard, and foundation plantings are present along the façade, north, and south elevations.

The property is a one-story, wood frame Bungalow residence with Craftsman-style details that currently functions as a commercial building. The house has an irregular footprint and a cross-gable roof. A one-story front porch spans the façade, and a small porch is placed on the northwest corner of the house. The roof is sheathed in asphalt shingles and has wide eaves. It is pierced in its north slope by a red brick chimney stack. The chimney stack has a shoulder capped by concrete and has several rows of decorative raised courses at the top. The exterior walls are clad in wide, aluminum siding on the first story and board and batten siding in the gables. The house rests on a foundation of rock-faced concrete blocks. The house is white with dark gray trim.

The front porch is accessed by seven, shallow concrete stairs and rests on an uncoursed stone foundation. Large, battered, uncoursed fieldstone piers rise from the ground above the porch decking, slightly above the rail height. The piers on the corners support unfluted, battered square columns that have small capitals with keystone-like ornamentation, and stretch to an unornamented, slightly arched entablature that has a solid, heavy appearance. The foundation extends upwards to form knee walls, with small, centered drainage holes. It extends down the stairs on each side and is topped by concrete coping.

The small porch at the northwestern corner of the house is accessed by stairs on its north side. It has square, wood piers with modest balustrades and a square, battered column on its northwest pier.

The main entryway to the building is centered in the façade within the shelter of the porch. The wood pedestrian door has a large window divided into nine lights with Prairie-style inspired muntins that are situated near the outside of the opening to create a large center light surrounded by smaller lights. Paired three-over-one windows are placed to each side of the door. The windows and door have unornamented surrounds.

The fenestration in the south elevation includes a canted bay window that is sheltered by a small, shed roof and three-over-one windows. A second, larger bay window with a square plan is placed to the west, is sheltered by a gable roof with wide eaves and simple, open brackets and

has centered, paired three-over-one windows. Another set of paired three-over-one windows is placed near the western end of the elevation, and a pair is also centered in the gable peak. Several windows openings are present in the foundation wall and have been infilled with wood panels.

Fenestration on the north elevation includes two square, single-light windows, one on each side of the chimney stack. A large, square bay window, which is covered by a gable roof with deep eaves and open brackets, has a string of three three-over-one windows. A three over-one window is also located to its rear, near the western end of the elevation. Paired three-over-one windows are placed in the gable peak.

Ornamentation on the house includes decorative open knee braces and exposed rafter tails under the wide eaves both of which are characteristic of the Craftsman style. The outer edges of the fascia boards in the gables also have modest scrollwork.

The detached garage is placed at the northwest corner of the property. It has a rectilinear plan and a solid, wide front-gable roof with a slight overhang. The roof is sheathed in asphalt shingles and the walls are clad in wide siding on the first story and board and batten siding in the gable peak. A two-bay door opening is placed in the east elevation.

History

The house was built in 1918.¹⁰⁰⁷ The building footprint has not changed since that time.¹⁰⁰⁸ As of 1931, Charles W. and Lillian Hills resided in the house. Charles owned the Church Street Garage.¹⁰⁰⁹ By 1943 Jay D. and Alice Hazen lived in the house.¹⁰¹⁰ By 1951 the house was the residence of Theodore M. Parsons, Jr., and his wife, Mildred E. Mr. Parsons was an accountant for Ford Motor Company.¹⁰¹¹ The Parsons remained in the house through 1970.¹⁰¹²

Evaluation

The house at 111 North Wing Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 111 North Wing Street is a good example of a bungalow constructed in the Craftsman style. It maintains its original footprint, overall structure, and style, providing integrity of design. The aluminum siding has diminished the integrity of materials somewhat, but the integrity of workmanship is expressed through the use of natural materials in the front porch, the ornamentation and fenestration, and the overall form and construction of the property. The house and garage retain integrity of location, setting, feeling, and association. Overall, the property

¹⁰⁰⁷ City of Northville Assessor.

¹⁰⁰⁸ Sanborn, *Northville*, 1926, 2.

¹⁰⁰⁹ Polk, *Plymouth/Northville*, 1931, 177.

¹⁰¹⁰ Polk, *Plymouth/Northville*, 1946, 209.

¹⁰¹¹ Polk, *Plymouth/Northville*, 1951, 281.

¹⁰¹² Polk, *Plymouth/Northville*, 1970.

clearly conveys its historic associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

The garage first appears in the 1942 Sanborn map.¹⁰¹³ It retains integrity of design, location, setting, feeling, and association and is recommended as a contributing resource to the Northville Historic District.

129 North Wing Street (Contributing)

The house at 129 North Wing Street is in a residential neighborhood west of downtown Northville, Michigan. It is located on the southwest corner of the intersection of North Wing Street and West Dunlap Street. A concrete sidewalk stretches along the east and north sides of the property, and concrete walkways reach from North Wing Street to the façade and from West Dunlap Street to the north elevation of the house. A large, mature tree is located to the northeast of the house, and foundation plantings are present along the façade, south, and north elevations. A wall of concrete retaining blocks also stretches along the façade.

The house is a Gothic Revival style building with an irregular footprint. The main block of the house is two stories in height has a rectilinear footprint with a centered gable roof. A two-story wing extends from the west (rear) elevation and has a gabled roof that is pierced by a wall dormer in its north elevation, and a two-story section is placed on its south elevation and has a shed roof. Last, a one-story addition with a gable roof extends from the west elevation.

All sections of the house have roofs sheathed in asphalt shingles. Brick chimneys pierce the roof ridge of the main block of the house near the northern end and on the two-story wing near its western end. The walls of the house are clad in vinyl siding. The foundation of the main block in uncoursed rubble stone, and the foundations of the other sections were not visible, as the siding extends to the ground.

A small, concrete porch is centered on the façade. It is accessed by several concrete steps and has a metal balustrade. Fenestration on the façade includes three symmetrically spaced fenestration bays. The porch provides access to a wood pedestrian door in the center bay, which serves as the main entrance to the house. The door has a single-light transom window and a vinyl surround. A large, single-light window with a single-light transom is placed in each of the remaining fenestration bays on the first story, and all three bays on the second story each have a one-over-one, double-hung, vinyl replacement window. The windows all have vinyl surrounds.

Fenestration on the south elevation includes, on the main block of the house, two symmetrically placed fenestration bays. A one-over-one, double-hung, vinyl replacement window is located in each bay on each story, with the lower windows slightly larger than the upper ones. A small, rectangular window is also located within the foundation wall, and a pair of bulkhead doors is

¹⁰¹³ Sanborn, *Northville*, 1942, 3.

placed to its west. Fenestration on the two-story addition includes three one-over-one windows on the first story, with the westernmost window much smaller than the other two. The upper story has two one-over-one windows. All of the windows on the two-story addition are double-hung, vinyl windows and have vinyl surrounds.

Fenestration on the north elevation of the main block of the house mirrors that of the south elevation: two fenestration bays with a one-over-one, double-hung, vinyl window on each story. The two-story wing has a pedestrian door near its eastern end, which is accessed by a wood patio. A one-over-one windows flanks the door on each side. Another one-over-one window is placed to the west, and a rectangular window with many leaded glass lights is placed farther to the west, near the top of the first story. The remaining fenestration includes a pair of one-over-one windows in the wall dormer. All of the windows and the door have vinyl surrounds.

A wood pedestrian door with a large, single-light window in its upper panel is placed on the northern end of the west (rear) elevation. Two one-over-one windows, one large and one small, are located in the two-story wing. A window is also placed in the west elevation of the two-story addition, but the sash configuration was not visible.

The rear, one-story addition has a pair of wood, hinged doors with upper window lights in its west elevation. A small, square window is placed in the gable peak. A one-over-one, double-hung, vinyl window is located in the north elevation, and a pedestrian door is located in the south elevation.

The main block of the house features ornamentation that is characteristic of the Gothic Revival style. Three types of decorative bargeboard are found on the house. Bargeboard with points is placed in the cornice on the façade and west elevation, and bargeboard with stars is placed in the façade gable. Bargeboard with a quatrefoil motif is placed in the south- and north-facing gables. Large finials and pendants are placed in the gable peaks, and smaller pendants are placed in the lower corners of the gables. The centrally placed window in the second story of the façade features a highly ornamented, large, window hood with a pediment. It is supported by narrow, scrollwork brackets. The pediment projects outward and is covered by a board and batten roof, and a star is placed beneath the peak. Bargeboard that resembles a string of fleur-de-lis is located in the peak of the pediment and extends around the south and north sides. Small pendants are also placed in the outer corners of the pediment.

History

By 1893 the house included the two-story main block with two canted bays on the first story; a rear, L-plan, one-and-one-half-story wing; and a one-story section attached to the end of the wing.¹⁰¹⁴ By 1899 the L-section of the rear wing had been infilled by a one-story addition, giving it a rectangular plan.¹⁰¹⁵ Circa 1920 the house was expanded by a garage on the rear ell.

¹⁰¹⁴ Sanborn-Perris, *Northville*, 3.

¹⁰¹⁵ Sanborn-Perris, *Northville*, 1899, 3.

¹⁰¹⁶ The canted bays were removed from the façade and a full-width front porch was installed, which remained in place through the 1940s.¹⁰¹⁷ Circa 1930 the house had been divided into apartments and included addresses 129 and 131 North Wing Street.

129 North Wing Street

As of 1931 Leslie G. and Rozella Lee resided in the house. Mr. Lee was a high school teacher.¹⁰¹⁸ By 1943 Louis and Helen Kingsley and Andrew J. S. and Marcella Betts resided at this address. Mr. Kingsley worked at the Willow Run plant in Ypsilanti.¹⁰¹⁹ Mr. Betts was employed at Ford Motor Company.¹⁰²⁰ By 1951 Mrs. Florence Thornton resided in this half of the building.¹⁰²¹ By 1960 Mrs. Flora Marion lived in this section of the building.¹⁰²² Two families resided at this address in 1970.¹⁰²³

131 North Wing Street

As of 1931 Ralph B. Willis, a real estate agent, resided in the unit.¹⁰²⁴ By 1931 Ralph B. and Norma M. Willis and Mrs. Hester Gow resided at this address. Mr. Willis was a foreman.¹⁰²⁵ Mrs. Gow was employed at Ford Motor Company.¹⁰²⁶ The Willis family remained at this address through 1951.¹⁰²⁷ As of 1960 Mrs. Flora VanDyke resided in this half of the building.¹⁰²⁸ By 1970 Albert DeBoutte was in this section of the building.¹⁰²⁹

Evaluation

The house at 129 North Wing Street is significant under National Register Criterion A for its role in Northville's community development.

Alterations to the house at 129 North Wing Street over time have diminished the integrity of design, including the removal of the canted bay windows and the construction of a second story on the southern section. The vinyl siding and replacement windows have also diminished the integrity of materials. However, the house retains integrity of workmanship, which is visible in the highly ornamented bargeboard. The house also retains integrity of location, setting, feeling, and association, and can be easily identified as an example of the Gothic Revival style. The house is recommended as a contributing property to the Northville Historic District.

¹⁰¹⁶ Sanborn, *Northville*, 1926, 2.

¹⁰¹⁷ Sanborn, *Northville*, 1942, 3.

¹⁰¹⁸ Polk, *Plymouth/Northville*, 1931, 182.

¹⁰¹⁹ Polk, *Plymouth/Northville*, 1946, 211.

¹⁰²⁰ Polk, *Plymouth/Northville*, 1946, 196.

¹⁰²¹ Polk, *Plymouth/Northville*, 1951, 379.

¹⁰²² Polk, *Plymouth/Northville*, 1960.

¹⁰²³ Polk, *Plymouth/Northville*, 1970.

¹⁰²⁴ Polk, *Plymouth/Northville*, 1931, 216.

¹⁰²⁵ Polk, *Plymouth/Northville*, 1946, 234.

¹⁰²⁶ Polk, *Plymouth/Northville*, 1946, 206.

¹⁰²⁷ Polk, *Plymouth/Northville*, 1951, 379.

¹⁰²⁸ Polk, *Plymouth/Northville*, 1960.

¹⁰²⁹ Polk, *Plymouth/Northville*, 1970.

4.17 Wing Street – South

200 South Wing Street, Northville United States Post Office (Contributing)

Description

This building is located on the southwest corner of the West Cady Street and South Wing Street intersection. Public sidewalks are located north and east of the structure. A retaining wall encloses a raised garden on the eastern half of the north elevation of the building and shrubs line the remainder of this elevation. A large flag pole is located on the southwest corner of the minimal lawn strip. A paved parking lot is located south of the building. Two mail drop boxes are located near the cement stoop at the central entryway, and a cement path with steps connects to the eastern sidewalk.

The red brick structure has a rectangular footprint with three cross-gables and an L-shaped car port attached to the south elevation. Each one of the gable ends on the north elevation project slightly north. The brick on the body of the building is in the running pattern and brick quoins are built into each corner of the structure. The roof is covered with asphalt shingles. All trim is painted white.

The side-gable façade fronts South Wing Street. A brick chimney shaft is located on the western roof slope and a ventilated wood lantern rests in the center of the roof ridge on this gabled section. The lantern is topped by an oxidized copper roof and a weathervane that has the capital letters depicting each direction and it topped by an arrow. The roof is covered with asphalt shingles. The roof has no eaves. Directly under the roof line is a wood band, topped with simple molding that contains the words “United States Post Office Northville, Michigan 48167” across the window bays. A centered pedestrian door is of wood frame with central glass panel with divided fifteen-lights. The entry includes a rectangular transom and sidelights, both of which have divided lights, and a wood door surround of narrow, vertical panels. Large iron lantern-style light fixtures are affixed to the brick on each side of the door.

The fenestration pattern consists of six-over-nine double hung windows with accompanying window shutters spaced at even intervals around the structure, except on the west elevation which has no windows. The gable ends are filled with clapboard and contain a centered circular vent at the top of the gable.

History

The Colonial Revival-style building, one of the United States Post Office’s (USPS) Thousand Series designs published in 1959 and associated with the rise of suburbia¹⁰³⁰ It has housed the Northville Post Office since its construction in 1964.¹⁰³¹ *The USPS established the Zone*

¹⁰³⁰ USPS Nationwide Historic Context Study: Postal Facilities Constructed or Occupied between 1940 and 1971. (Draft prepared for the United States Post Office by the URS Group, Germantown, MD. September 2012. (see Figure 3-5, plate 70, p. 3-34)

¹⁰³¹ Bill Sigler. “Speaking for The Record.” *Northville Record*, April 22, 2018, 4.

Improvement Program (zip code) in 1963 hence the inclusion of the zip code on the building's façade. The addition appears to be a parcel post facility.

Evaluation

The property at 200 South Wing Street is significant under National Register Criterion A for its role in the Northville's community development and government and under Criterion C for architecture.

The United States Post Office building at 200 South Wing Street maintains excellent integrity of design. The property maintains integrity of materials, location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

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Appendix A

**Photographs of Featured Resources
within the Northville Local Historic District**



Cady East 118_Looking Southwest



Cady East 131_Looking Northwest



Cady East 131_Looking Southeast



Cady East 141_Looking Northwest



Cady East 141_Looking Southwest



Cady East 300_Looking Northwest



Cady East 300_Looking Southeast



Cady East 335_Looking Northwest



Cady East 350, Garage_Looking Southeast



Cady East 350_Looking East



Cady East 350_Looking Southwest



Cady East 361_Looking Northeast



Cady East 361_Looking Northwest



Cady East 456_Looking Southeast



Cady East 456_Looking Southwest



Cady East 459_Looking Northeast



Cady East 459_Looking West



Cady East NVA 1_Looking Southwest



Cady East NVA 2 and 3_Looking Southeast



Cady East NVA 4_Looking Southeast



Cady East NVA 5 and 6_Looking South



Cady East NVA 7_Looking South



Cady East NVA 9_Looking Northwest



Cady East NVA 10_Looking North



Cady East NVA 11_Looking Northeast



Cady West 212_Looking Northwest



Cady West 212_Looking Southwest



Cady West 215_Looking Southeast



Cady West 215_ Looking Southwest



Cady West 473_ Looking Southeast



Cady West 473_Looking Southwest



Cady West 487, Garage_Looking South



Cady West 487_Looking Southeast



Cady West 487_Looking Southwest



Cady West 494_ Looking Northeast



Cady West 494_ Looking Northwest



Cady West 495, Garage_Looking Southeast



Cady West 495_Looking East



Cady West 495_Looking Southwest



Cady West 500, Garage_Looking North



Cady West 500_ Looking Northeast



Cady West 500_ Looking Northwest



Cady West 501, Garage_Looking West



Cady West 501_Looking Southeast



Cady West 501_Looking Southwest



Cady West 504, Garage_Looking North



Cady West 504_Looking Northeast



Cady West 504_Looking Northwest



Cady West 508, Garage_Looking North



Cady West 508_Looking Northeast



Cady West 508_Looking Northwest



Cady West 511, Garage_Looking South



Cady West 511_Looking Southeast



Cady West 511_Looking Southwest



Cady West 514_Looking Northeast



Cady West 514_Looking Northwest



Cady West 521, Carriage House_Looking South



Cady West 521_Looking Northwest



Cady West 521_Looking Southwest



Cady West NVA 17_Looking South



Cady West NVA 17_Looking Southwest



CadyCentre 125_Looking Northeast



CadyCentre 125_Looking Northwest



Center North 101-103 and Main West 102-106_Looking Northwest



Center North 101-103 and Main West 102-106_Looking West



Center North 105_Looking West



Center North 107_Looking West



Center North 109-115_Looking Northeast



Center North 109-115_Looking West



Center North 119_Looking Northeast



Center North 119_Looking Southwest



Center North 120_Looking East



Center North 120_Looking West



Center North 121_Looking West



Center North 124-128_Looking Northeast



Center North 124-128_Looking Southeast



Center North 134_Looking Southeast



Center North 134_Looking West



Center North 135-137_Looking Northeast



Center North 135-137_Looking West



Center North 136_Looking Northeast



Center North 136_Looking West



Center North 144-148_Looking East



Center North 144-148_Looking Southwest



Center North 145_Looking Southwest



Center North 145-Looking East



Center North 150_Looking East



Center North 150_Looking Northwest



Center North 156_Looking Southeast



Center North 156-Looking Southeast



Center North 200_Looking Northeast



Center North 200_Looking Southwest



Center North 301_Looking Northwest



Center North 301_Looking Southwest



Center South 113_Looking Northeast



Center South 113_Looking Northwest



Center South 201 and Cady East 100_Looking Northeast



Center South 201 and Cady East 100_Looking Southeast



Dubuar 404, Garage_Looking Southwest



Dubuar 404_Looking Northeast



Dubuar 404_Looking West



Dubuar 406, Garage_Looking North



Dubuar 406_Looking Northeast



Dubuar 406_Looking Northwest



Dubuar 410_Looking North



Dubuar 410_Looking Northeast



Dubuar 417_Looking Southeast



Dubuar 417_Looking Southwest



Dubuar 419_Looking South



Dubuar 419_Looking Southwest



Dubuar 421_Looking South



Dubuar 421_Looking Southeast



Dubuar 422_Looking Northeast



Dubuar 422-Looking Northwest



Dubuar 430_Looking Northeast



Dubuar 430_Looking Northwest



Dubuar 433_Looking South



Dubuar 433_Looking Southeast



Dubuar 439_Looking Southeast



Dubuar 439_Looking Southwest



Dubuar 440_Looking Northeast



Dubuar 440_Looking Northwest



Dubuar 446, Garage_Looking East



Dubuar 446_Looking Northeast



Dubuar 446_Looking Northwest



Dunlap East 111_Looking Northwest



Dunlap East 111_Looking Southeast



Dunlap East 115_Looking Northeast



Dunlap East 115_Looking Southeast



Dunlap East 133_Looking Northeast



Dunlap East 133_Looking Northwest



Dunlap East 143_Looking Northeast



Dunlap East 143_ Looking Southwest



Dunlap West 100_ Looking Northwest



Dunlap West 100_Looking Southwest



Dunlap West 122_Looking North



Dunlap West 122_Looking Northeast



Dunlap West 132, Garage_Looking Northeast



Dunlap West 132_Looking Northeast



Dunlap West 132_Looking Northwest



Dunlap West 206, Garage_Looking North



Dunlap West 206_Looking Northeast



Dunlap West 206_Looking Northwest



Dunlap West 211_Looking Southeast



Dunlap West 211_Looking Southwest



Dunlap West 217, Garage_Looking East



Dunlap West 217_Looking Southeast



Dunlap West 217_Looking Southwest



Dunlap West 218_Looking North



Dunlap West 218_Looking Southeast



Dunlap West 304_Looking North



Dunlap West 304_Looking Southwest



Dunlap West 305, Garage_Looking West



Dunlap West 305_Looking Northwest



Dunlap West 305_Looking Southwest



Dunlap West 310_Looking Northeast



Dunlap West 310_ Looking Northwest



Dunlap West 314, Garage_ Looking East



Dunlap West 314_Looking Northwest



Dunlap West 314_Looking Southeast



Dunlap West 317, Garage_Looking South



Dunlap West 317_Looking East



Dunlap West 317_Looking Southwest



Dunlap West 401, Garage_Looking West



Dunlap West 401_Looking Northwest



Dunlap West 401_Looking Southwest



Dunlap West 404, Garage_Looking Southwest



Dunlap West 404_Looking Northwest



Dunlap West 404_Looking Southwest



Dunlap West 412_Looking North



Dunlap West 412_Looking Northeast



Dunlap West 417, Garage_Looking Northeast



Dunlap West 417_Looking East



Dunlap West 417_Looking South



Dunlap West 418, Garage_Looking East



Dunlap West 418_Looking Northwest



Dunlap West 418_Looking Southeast



Dunlap West 501_Looking East



Dunlap West 501_Looking Southwest



Dunlap West 504, Garage_Looking West



Dunlap West 504_Looking Northeast



Dunlap West 504_Looking Northwest



Dunlap West 511_Looking Southeast



Dunlap West 511_Looking Southwest



Dunlap West 512, Garage_Looking North



Dunlap West 512_Looking Northeast



Dunlap West 512_Looking Northwest



Dunlap West 515, Garage_Looking South



Dunlap West 515_Looking Southeast



Dunlap West 515_Looking Southwest



Dunlap West 522_Looking Northeast



Dunlap West 522_Looking Northwest



Dunlap West 523_Looking Southeast



Dunlap West 523_Looking Southwest



Dunlap West 527, Garage_Looking South



Dunlap West 527_Looking Southeast



Dunlap West 527_Looking Southwest



Dunlap West 528, Garage_Looking North



Dunlap West 528_Looking Northeast



Dunlap West 528_Looking Northwest



Dunlap West 534_Looking Northeast



Dunlap West 534_Looking Northwest



Dunlap West 537, Garage_Looking Southwest



Dunlap West 537_Looking South



Dunlap West 537_Looking Southwest



Dunlap West 542, Garage_Looking North



Dunlap West 542_Looking Northeast



Dunlap West 542_Looking Northwest



Dunlap West 543, Garage_Looking South



Dunlap West 543_Looking Southeast



Dunlap West 543_Looking Southwest



Dunlap West 548_Looking Northeast



Dunlap West 548_Looking Northwest



Dunlap West 549, Garage_Looking East



Dunlap West 549_Looking Northeast



Dunlap West 549_Looking Southwest



Dunlap West 552, Garage_Looking Southeast



Dunlap West 552_Looking Northeast



Dunlap West 552_Looking Northwest



Dunlap West NVA 18_Looking Southeast



Griswold NVA 14_Looking North



Griswold NVA 14_Looking Northwest



High 113_Looking Northwest



High 113_Looking Southwest



High 116_Looking Southeast



High 116_Looking Southwest



High 121_Looking Northwest



High 121_Looking West



High 124_Looking Southeast



High 124-Looking Northeast



High 213, Garage_Looking West



High 213_Looking Northwest



High 213_Looking Southwest



High 223_Looking Northwest



High 223_Looking Southwest



High 229, Garage_Looking West



High 229_Looking Northwest



High 229_Looking Southwest



High 235_ Looking Northwest



High 235_ Looking Southwest



High 239, Garage_Looking Southeast



High 239_Looking South



High 239_Looking Southwest



High 320, Garage_Looking East



High 320_Looking East



High 320_Looking Northeast



Hutton 127_Looking Northwest



Hutton 127_Looking Southwest



Linden 105_Looking Northwest



Linden 105_Looking West



Linden 115, Garage_Looking West



Linden 115_Looking Northwest



Linden 115_Looking Southwest



Linden 118, Garage_Looking East



Linden 118_Looking East



Linden 118_Looking Southeast



Linden 217, Garage_Looking West



Linden 217_Looking Northwest



Linden 217_Looking Southwest



Linden 220_Looking Northeast



Linden 220_Looking Southeast



Linden 222-224_Looking Northeast



Linden 222-224_ Looking Southeast



Linden 223_ Looking Northwest



Linden 223_Looking Southwest



Linden 226-228_Looking Northeast



Linden 226-228_ Looking Southeast



Linden 229_ Looking Northwest



Linden 229_Looking South



Linden 238_Looking East



Linden 238_Looking Southeast



Linden 248_Looking Northeast



Linden 248_Looking Southeast



Linden 254, Garage_Looking East



Linden 254_Looking Northeast



Linden 254_Looking Southeast



Linden 265_Looking Southwest



Linden 265_Looking West



Linden 320, Garage_Looking East



Linden 320_Looking Northeast



Linden 320_Looking Southeast



Linden 335_Looking Southwest



Linden 335_Looking West



Linden 336_Looking Northeast



Linden 336_Looking Southeast



Linden 373_Looking Northwest



Linden 373_Looking West



Linden Court 515_Looking South



Linden Court 515_Looking Southwest



Linden Court 525_Looking Southwest



Linden Court 525_Looking West



Linden Court 531_Looking Northwest



Linden Court 535_ Looking Northwest



Linden Court 535_ Looking Northeast



Linden Court 541_Looking North



Linden Court 541_Looking Northeast



Main East 101 and Center North 108-110_Looking Northeast



Main East 101 and Center North 108-110_Looking Southeast



Main East 102-106 and Center South 113_Looking Southeast



Main East 102-106 and Center South 113_Looking South



Main East 103-107_Looking Southwest



Main East 103-107_Looking North



Main East 108-110_Looking Southeast



Main East 108-110_Looking Southwest



Main East 111_Looking North



Main East 111_Looking South



Main East 112_Looking South



Main East 112_Looking Southeast



Main East 115_Looking North



Main East 116_Looking South



Main East 117_Looking North



Main East 117_Looking Southwest



Main East 118_Looking South



Main East 120-124_Looking Northwest



Main East 120-124_Looking South



Main East 126-124_Looking Southwest



Main East 126-134_ Looking South



Main East 129_ Looking North



Main East 131-137_Looking North



Main East 135-137_Looking Southwest



Main East 139_Looking North



Main East 139_Looking South



Main East 141-145_ Looking North



Main East 141-145_ Looking South



Main East 149_Looking Northeast



Main East 149_Looking Southwest



Main East 151- 153_ Looking Northeast



Main East 156 - 158_ Looking Northeast



Main East 156 - 158_Looking South



Main East 157_Looking Northeast



Main East 157_Looking Northwest



Main East 160_Looking North



Main East 160_Looking Southeast



Main East 170_Looking Southwest



Main East 182-186_Looking Southwest



Main East 190_Looking Northwest



Main East 190_Looking Southwest



Main East 200_Looking Southeast



Main East 200_Looking Southwest



Main East 235_Looking Northeast



Main East 235_Looking South



Main East 302_Looking South



Main East 302_Looking Southwest



Main East 324_Looking Southeast



Main East 324_Looking Southwest



Main East 332_Looking Northwest



Main East 332_Looking Southeast



Main East 341_Looking Northeast



Main East 341_Looking Northwest



Main East 342_Looking South



Main East 342_ Looking Southeast



Main East 355_ Looking Northeast



Main East 355_Looking Northwest



Main East 371_Looking Northwest



Main East 371_Looking Southwest



Main East 400_Looking Southwest



Main East 410_Looking Southeast



Main East 410_Looking Southwest



Main East 422, Garage_Looking South



Main East 422_Looking Southeast



Main East 422_Looking Southwest



Main East 430_Looking Southeast



Main East 430_Looking Southwest



Main East 450_Looking Southeast



Main East 450_Looking Southwest



Main East NVA 13_Looking East



Main West 108-112_ Looking Northeast



Main West 108-112_ Looking Southeast



Main West 109-113_Looking South



Main West 109-113_Looking Southeast



Main West 114-126_Looking Northeast



Main West 114-126_Looking Northwest



Main West 133_Looking Northwest



Main West 133_Looking South



Main West 202_Looking Northeast



Main West 202_Looking Northwest



Main West 215_Looking North



Main West 215_Looking Southwest



Main West 302_Looking Northeast



Main West 302_Looking West



Main West 303_Looking Northeast



Main West 303_Looking Southwest



Main West 306_Looking Northeast



Main West 306_Looking Northwest



Main West 312, Garage_Looking East



Main West 312_Looking North



Main West 312_Looking Southeast



Main West 404_Looking North



Main West 404_ Looking Southwest



Main West 410_ Looking Northeast



Main West 410_ Looking Northwest



Main West 411_ Looking North



Main West 411_ Looking South



Main West 418_ Looking East



Main West 418_ Looking Northeast



Main West 501_ Looking Southwest



Main West 502_Looking North



Main West 502_Looking Northeast



Main West 508_Looking Northeast



Main West 508_Looking Northwest



Main West 514_Looking Northeast



Main West 514_Looking Northwest



Main West 520_Looking Northeast



Main West 520_Looking Northwest



Main West 521, Garage_Looking South



Main West 521_Looking South



Main West 521_Looking Southwest



Main West 523_Looking Southeast



Main West 523_Looking Southwest



Main West 530_Looking North



Main West 530_ Looking Northwest



Main West 531_ Looking southeast



Main West 531_Looking Southwest



Main West 536, Garage_Looking North



Main West 536_Looking Northeast



Main West 536_Looking Northwest



Main West 537, Garage_Looking South



Main West 537_Looking Southeast



Main West 537_ Looking Southwest



Main West 542_ Looking North



Main West 542_Looking Northwest



Main West 547, Garage_Looking South



Main West 547_ Looking Southeast



Main West 547_ Looking Southwest



Main West 548, Garage_Looking East



Main West 548_Looking East



Main West 548_Looking Northwest



MainCentre 150_Looking Northwest



MainCentre 150_Looking Southwest



Randolph 108_Looking Northeast



Randolph 108_Looking Northwest



Randolph 113_Looking Southeast



Randolph 113_Looking Southwest



Randolph 116_Looking North



Randolph 116_Looking Northeast



Randolph 119, Garage_Looking South



Randolph 119_Looking Southeast



Randolph 119_Looking Southwest



Randolph 124_Looking North



Randolph 124_Looking Northeast



Randolph 125, Garage_Looking South



Randolph 125_Looking Southeast



Randolph 125_ Looking Southwest



Randolph 132_ Looking Northeast



Randolph 132_looking Northwest



Randolph 142_Looking Northeast



Randolph 142_Looking Northwest



Randolph 204, Garage_Looking North



Randolph 204_Looking Northeast



Randolph 204_Looking Northwest



Randolph 312, Shed_Looking North



Randolph 312_Looking Northeast



Randolph 312_Looking Northwest



Randolph 317_Looking Southeast



Randolph 317_Looking Southwest



Randolph 318_Looking Northeast



Randolph 318_Looking Northwest



Randolph 319-321, Garage_Looking East



Randolph 319-321_Looking Southeast



Randolph 319-321_Looking Southwest



Randolph 402_Looking Northeast



Randolph 402_Looking Northwest



Randolph 405_Looking Southeast



Randolph 412_Looking Northeast



Randolph 412_Looking Northwest



Randolph 413, Garage_Looking Northeast



Randolph 413_Looking East



Randolph 413_Looking Southwest



Randolph 418, Garage_Looking North



Randolph 418_Looking Northeast



Randolph 418_Looking Northwest



Randolph 424_Looking Northeast



Randolph 424_Looking Northwest



Randolph 436_Looking Northeast



Randolph 436_Looking Northwest



Randolph 442_Looking Northeast



Randolph 442_Looking Northwest



Randolph 503, Garage_Looking West



Randolph 503_Looking West



Randolph 504_Looking Northeast



Randolph 504_Looking Northwest



Randolph 509, Garage_Looking South



Randolph 509_Looking South



Randolph 509_Looking Southeast



Randolph 510_Looking Northeast



Randolph 510_Looking Northwest



Randolph 516_Looking Northeast



Randolph 516_Looking Northwest



Randolph 521_Looking South



Randolph 521_Looking Southwest



Randolph 528_ Looking North



Randolph 529_ Looking South



Randolph 529_Looking Southwest



Randolph 537-539_Looking South



Randolph 537-539_Looking Southwest



Randolph 545, Garage_Looking Southwest



Randolph 545_Looking South



Randolph 545_Looking Southwest



Randolph 562, Garage_Looking North



Randolph 562_Looking Northeast



Randolph 562_Looking North



Randolph 572_Looking North



Randolph 572_Looking Northeast



Randolph 588_looking Northeast



Randolph 588_Looking Northwest



Rogers North 101, Garage_Looking North



Rogers North 101_Looking Northeast



Rogers North 101_Looking Southwest



Rogers North 109_Looking Northwest



Rogers North 109_Looking Southwest



Rogers North 114-116_Looking East



Rogers North 114-116_Looking Southeast



Rogers North 117_Looking Northwest



Rogers North 117_Looking Southwest



Rogers North 121-125_Looking Northwest



Rogers North 121-125_Looking Southwest



Rogers North 131, Garage_Looking West



Rogers North 131_Looking Northwest



Rogers North 131_Looking Southwest



Rogers North 201,Garage_Looking West



Rogers North 201_Looking Northwest



Rogers North 201_Looking Southwest



Rogers North 207, Garage_Looking West



Rogers North 207_Looking Northwest



Rogers North 207_Looking Southwest



Rogers North 221_Looking Northwest



Rogers North 221_Looking West



Rogers North 227_Looking Northwest



Rogers North 227_Looking Southwest



Rogers North 230_Looking East



Rogers North 230_Looking Northeast



Rogers North 231, Garage_Looking West



Rogers North 231_Looking Southwest



Rogers North 231_Looking West



Rogers North 234, Garage_Looking South



Rogers North 234_Looking East



Rogers North 234_Looking Southeast



Rogers North 322, Garage_Looking East



Rogers North 322_Looking East



Rogers North 322_Looking Southeast



Rogers North 333, Garage_Looking Northwest



Rogers North 333_Looking Northeast



Rogers North 333_Looking West



Rogers North 343_Looking Northwest



Rogers North 343_Looking Southwest



Rogers North 350_Looking East



Rogers North 350_Looking Northeast



Rogers North 353_Looking Northwest



Rogers North 353_Looking Southwest



Rogers North 359, Garage_Looking West



Rogers North 359_Looking Northwest



Rogers North 359_Looking Southwest



Rogers North 365, Garage_Looking West



Rogers North 365_Looking Northwest



Rogers North 365_Looking Southwest



Rogers North 368_Looking Northeast



Rogers North 368_Looking Southeast



Rogers South 102, Garage_Looking Southwest



Rogers South 102_Looking Northwest



Rogers South 102_Looking Southeast



Rogers South 110, Garage_Looking West



Rogers South 110_Looking Northwest



Rogers South 110_Looking Southwest



Rogers South 116_Looking Southwest



Rogers South 116_Looking West



Rogers South 117, Garage_Looking East



Rogers South 117_Looking Northeast



Rogers South 117_Looking Southeast



Rogers South 122, Garage_Looking West



Rogers South 122_Looking Northwest



Rogers South 122_Looking Southwest



Rogers South 127_Looking Northwest



Rogers South 127_Looking Southeast



Rogers South 128, Garage_Looking West



Rogers South 128_Looking Northwest



Rogers South 128_Looking Southwest



Rogers South 146_ Looking West



Rogers South 208_ Looking Southwest



Rogers South 208_Looking West



West 113_Looking Northwest



West 113_Looking Southwest



West 114, Garage_Looking East



West 114_Looking Northeast



West 114_Looking Southeast



West 120_Looking Northeast



West 120_Looking Southeast



West 121, Garage_Looking Northwest



West 121_Looking Southwest



West 121_Looking West



West 212_Looking East



West 212_Looking Southeast



West 216_Looking Northeast



West 216_Looking Southeast



West 218_Looking Northeast



West 218_Looking Southeast



West 222_Looking East



West 222_Looking Southeast



West 223, Garage_Looking West



West 223_Looking Southwest



West 223_Looking West



West 226_Looking Northeast



West 226_Looking Southeast



West 227_Looking Northwest



West 227_Looking Southwest



West 228_Looking East



West 228_Looking Southeast



West 231, Garage_Looking West



West 231_Looking Northwest



West 231_Looking Southwest



West 236_Looking East



West 236-Looking East



West 247, Garage_Looking West



West 247_Looking Northwest



West 247_Looking Southwest



West 255_Looking West



Wing North 111, Garage_Looking West



Wing North 111_Looking Northwest



Wing North 111_Looking Southwest



Wing North 117_Looking Northwest



Wing North 117_Looking Southwest



Wing North 121_Looking Northwest



Wing North 121_Looking Southwest



Wing North 125_ Looking Northwest



Wing North 125_ Looking Southwest



Wing North 129_Looking Northwest



Wing North 129_Looking Southeast



Wing North 209_Looking Southwest



Wing North 212_Looking Northeast



Wing North 212_Looking Southeast



Wing North 214_Looking Northwest



Wing North 214_Looking Southeast



Wing North 217, Garage_Looking Southeast



Wing North 217_Looking Northeast



Wing North 217_Looking Northwest



Wing North 220, Garage_Looking East



Wing North 220_Looking Northeast



Wing North 220_Looking Southwest



Wing South 200_Looking Southwest



Wing South 200_Looking West

Appendix B

**List of Contributing and Non-Contributing Resources
in the Northville Local Historic District**

Appendix B. List of Contributing and Non-Contributing Resources in the Northville Historic District

Street	Direction	Number	Status	Resource Type
CADY	E	NVA 1	Non-contributing	Site/Vacant lot
CADY	E	NVA 2	Non-contributing	Site/Parking lot
CADY	E	NVA 3	Non-contributing	Site/Parking lot
CADY	E	NVA 4	Non-contributing	Site/Parking lot
CADY	E	NVA 5	Non-contributing	Site/Parking lot
CADY	E	NVA 6	Non-contributing	Site/Parking lot
CADY	E	NVA 7	Non-contributing	Site/Vacant lot
CADY	E	NVA 9	Non-contributing	Structure/Parking garage
CADY	E	NVA 10	Non-contributing	Site/Parking lot
CADY	E	NVA 11	Non-contributing	Site/Parking lot
CADY	W	NVA 16	Non-contributing	Structure/Parking garage
CADY	E	118	Non-contributing	Site/Parking lot
CADY	E	131	Non-contributing	Building
CADY	E	141-145	Non-contributing	Building
CADY	E	300	Non-contributing	Building
CADY	E	335	Non-contributing	Site/Vacant lot
CADY	E	350	Contributing	Building
CADY	E	350	Contributing	Building (garage)
CADY	E	361	Non-contributing	Building
CADY	E	456	Contributing	Building
CADY	E	459	Contributing	Building
CADY	W	NVA 17	Contributing	Site/Cemetery
CADY	W	212	Non-contributing	Building
CADY	W	215	Contributing	Building
CADY	W	473	Contributing	Building
CADY	W	487	Contributing	Building
CADY	W	487	Contributing	Building (garage)
CADY	W	494	Contributing	Building
CADY	W	495	Non-contributing	Building
CADY	W	495	Non-contributing	Building (garage)
CADY	W	500	Non-contributing	Building
CADY	W	500	Non-contributing	Building (garage)
CADY	W	501	Contributing	Building
CADY	W	501	Contributing	Building (garage)
CADY	W	504	Contributing	Building
CADY	W	504	Contributing	Building (garage)
CADY	W	508	Contributing	Building
CADY	W	508	Contributing	Building (garage)
CADY	W	511	Non-contributing	Building
CADY	W	511	Non-contributing	Building (garage)
CADY	W	514	Non-contributing	Building
CADY	W	514	Non-contributing	Building (garage)
CADY	W	521	Contributing	Building
CADY	W	521	Contributing	Building (garage)

Appendix B. List of Contributing and Non-Contributing Resources in the Northville Historic District

Street	Direction	Number	Status	Resource Type
CADYCENTRE		125	Non-contributing	Building
CENTER	N	101-103	Contributing	Building
CENTER	N	105	Contributing	Building
CENTER	N	107	Contributing	Building
CENTER	N	109-115	Contributing	Building
CENTER	N	119	Contributing	Building
CENTER	N	120	Contributing	Building
CENTER	N	121	Contributing	Building
CENTER	N	124-128	Non-contributing	Building
CENTER	N	134	Contributing	Building
CENTER	N	135-137	Contributing	Building
CENTER	N	136	Contributing	Building
CENTER	N	140-142	Contributing	Building
CENTER	N	145	Non-Contributing	Building
CENTER	N	144-148	Contributing	Building
CENTER	N	150	Contributing	Building
CENTER	N	156	Non-contributing	Building
CENTER	N	200	Contributing	Building
CENTER	N	301	Contributing	Building
CENTER	S	113	Non-contributing	Building
CENTER	S	201	Contributing	Building
DUBUAR		404	Non-contributing	Building
DUBUAR		404	Non-contributing	Building (garage)
DUBUAR		406	Contributing	Building
DUBUAR		406	Contributing	Building (garage)
DUBUAR		410	Non-Contributing	Building
DUBUAR		417	Non-Contributing	Building
DUBUAR		419	Non-Contributing	Building
DUBUAR		419	Non-contributing	Building (garage)
DUBUAR		421	Contributing	Building
DUBUAR		421	Contributing	Building (garage)
DUBUAR		422	Non-contributing	Building
DUBUAR		422	Non-contributing	Building (garage)
DUBUAR		430	Non-contributing	Building
DUBUAR		433	Non-Contributing	Building
DUBUAR		433	Non-contributing	Building (garage)
DUBUAR		439	Non-Contributing	Building
DUBUAR		439	Non-contributing	Building (garage)
DUBUAR		440	Contributing	Building
DUBUAR		446	Non-contributing	Building
DUBUAR		446	Non-contributing	Building (garage)
DUNLAP	E	111	Contributing	Building
DUNLAP	E	115	Non-contributing	Building
DUNLAP	E	116	Non-contributing	Site/Parking lot
DUNLAP	E	133	Non-contributing	Building

Appendix B. List of Contributing and Non-Contributing Resources in the Northville Historic District

Street	Direction	Number	Status	Resource Type
DUNLAP	E	143	Contributing	Building
DUNLAP	W	NVA 18	Non-contributing	Site/Parking lot
DUNLAP	W	100	Contributing	Building
DUNLAP	W	122	Non-contributing	Building
DUNLAP	W	132	Contributing	Building
DUNLAP	W	132	Contributing	Building (garage)
DUNLAP	W	206	Contributing	Building
DUNLAP	W	206	Non-contributing	Building (garage)
DUNLAP	W	211	Contributing	Building
DUNLAP	W	217	Contributing	Building
DUNLAP	W	217	Contributing	Building (garage)
DUNLAP	W	218	Contributing	Building
DUNLAP	W	218	Non-contributing	Building (garage)
DUNLAP	W	304	Contributing	Building
DUNLAP	W	304	Contributing	Building (garage)
DUNLAP	W	305	Contributing	Building
DUNLAP	W	305	Contributing	Building (garage)
DUNLAP	W	310	Contributing	Building
DUNLAP	W	310	Contributing	Building (garage)
DUNLAP	W	314	Contributing	Building
DUNLAP	W	314	Contributing	Building (garage)
DUNLAP	W	317	Contributing	Building
DUNLAP	W	317	Contributing	Building (garage)
DUNLAP	W	401	Contributing	Building
DUNLAP	W	401	Non-contributing	Building (garage)
DUNLAP	W	404	Non-contributing	Building
DUNLAP	W	404	Non-contributing	Building (garage)
DUNLAP	W	412	Contributing	Building
DUNLAP	W	412	Contributing	Building (garage)
DUNLAP	W	417	Contributing	Building
DUNLAP	W	417	Contributing	Building (garage)
DUNLAP	W	418	Contributing	Building
DUNLAP	W	418	Contributing	Building (garage)
DUNLAP	W	501	Contributing	Building
DUNLAP	W	504	Contributing	Building
DUNLAP	W	504	Non-contributing	Building (garage)
DUNLAP	W	511	Contributing	Building
DUNLAP	W	511	Contributing	Building (garage)
DUNLAP	W	512	Contributing	Building
DUNLAP	W	512	Non-Contributing	Building (garage)
DUNLAP	W	515	Contributing	Building
DUNLAP	W	515	Contributing	Building (garage)
DUNLAP	W	522	Contributing	Building
DUNLAP	W	522	Contributing	Building (garage)
DUNLAP	W	523	Non-contributing	Building

Appendix B. List of Contributing and Non-Contributing Resources in the Northville Historic District

Street	Direction	Number	Status	Resource Type
DUNLAP	W	523	Non-contributing	Building (garage)
DUNLAP	W	527	Contributing	Building
DUNLAP	W	527	Non-contributing	Building (garage)
DUNLAP	W	528	Non-contributing	Building
DUNLAP	W	528	Non-contributing	Building (garage)
DUNLAP	W	534	Contributing	Building
DUNLAP	W	537	Non-contributing	Building
DUNLAP	W	537	Non-contributing	Building (garage)
DUNLAP	W	542	Contributing	Building
DUNLAP	W	542	Contributing	Building (garage)
DUNLAP	W	543	Contributing	Building
DUNLAP	W	543	Non-contributing	Building (garage)
DUNLAP	W	548	Contributing	Building
DUNLAP	W	549	Contributing	Building
DUNLAP	W	549	Non-contributing	Building (garage)
DUNLAP	W	552	Contributing	Building
DUNLAP	W	552	Contributing	Building (garage)
GRISWOLD		NVA 14	Contributing	Structure/Dam
HIGH		113	Contributing	Building
HIGH		113	Contributing	Building (garage)
HIGH		116	Contributing	Building
HIGH		116	Non-contributing	Building (garage)
HIGH		121	Contributing	Building
HIGH		121	Contributing	Building (garage)
HIGH		124	Contributing	Building
HIGH		124	Non-contributing	Building (garage)
HIGH		213	Non-contributing	Building
HIGH		213	Non-contributing	Building (garage)
HIGH		223	Contributing	Building
HIGH		229	Contributing	Building
HIGH		229	Non-contributing	Building (garage)
HIGH		235	Contributing	Building
HIGH		239	Contributing	Building
HIGH		239	Contributing	Building (garage)
HIGH		320	Non-contributing	Building
HIGH		320	Non-contributing	Building (garage)
HUTTON		127	Non-contributing	Building
LINDEN		105	Contributing	Building
LINDEN		115	Contributing	Building
LINDEN		115	Contributing	Building (garage)
LINDEN		118	Contributing	Building
LINDEN		118	Contributing	Building (garage)
LINDEN		217	Contributing	Building
LINDEN		217	Contributing	Building (garage)
LINDEN		220	Contributing	Building

Appendix B. List of Contributing and Non-Contributing Resources in the Northville Historic District

Street	Direction	Number	Status	Resource Type
LINDEN		222-224	Contributing	Building
LINDEN		223	Contributing	Building
LINDEN		223	Contributing	Building (garage)
LINDEN		226-228	Contributing	Building
LINDEN		229	Contributing	Building
LINDEN		229	Non-contributing	Building (garage)
LINDEN		238	Contributing	Building
LINDEN		238	Contributing	Building (garage)
LINDEN		248	Contributing	Building
LINDEN		248	Contributing	Building (garage)
LINDEN		254	Non-contributing	Building
LINDEN		254	Non-contributing	Building (garage)
LINDEN		265	Non-contributing	Building
LINDEN		320	Non-contributing	Building
LINDEN		320	Non-contributing	Building (garage)
LINDEN		335	Non-contributing	Building
LINDEN		336	Non-contributing	Building
LINDEN		373	Non-contributing	Building
LINDEN		373	Non-contributing	Building (garage)
LINDEN CT		515	Non-contributing	Building
LINDEN CT		525	Non-contributing	Building
LINDEN CT		525	Non-contributing	Building (garage)
LINDEN CT		531	Contributing	Building
LINDEN CT		535	Non-contributing	Building
LINDEN CT		535	Non-contributing	Building (garage)
LINDEN CT		541	Non-contributing	Building
LINDEN CT		541	Non-contributing	Building (garage)
MAIN	E	NVA 12	Non-contributing	Site/Park
MAIN	E	NVA 13	Non-contributing	Site/Vacant lot
MAIN	E	101	Contributing	Building
MAIN	E	102-106	Contributing	Building
MAIN	E	103-107	Contributing	Building
MAIN	E	108-110	Contributing	Building
MAIN	E	111	Contributing	Building
MAIN	E	112	Contributing	Building
MAIN	E	115	Contributing	Building
MAIN	E	116	Contributing	Building
MAIN	E	117-127	Contributing	Building
MAIN	E	118	Contributing	Building
MAIN	E	120-124	Contributing	Building
MAIN	E	126-134	Contributing	Building
MAIN	E	129	Contributing	Building
MAIN	E	131-137	Contributing	Building
MAIN	E	139	Contributing	Building
MAIN	E	141-145	Contributing	Building

Appendix B. List of Contributing and Non-Contributing Resources in the Northville Historic District

Street	Direction	Number	Status	Resource Type
MAIN	E	149	Non-contributing	Building
MAIN	E	151-153	Contributing	Building
MAIN	E	156-158	Non-contributing	Building
MAIN	E	157	Non-contributing	Building
MAIN	E	160	Non-Contributing	Building
MAIN	E	170	Non-Contributing	Building
MAIN	E	182-186	Non-Contributing	Building
MAIN	E	190	Non-Contributing	Building
MAIN	E	200	Non-Contributing	Building
MAIN	E	235	Contributing	Building
MAIN	E	302	Non-contributing	Building
MAIN	E	324	Contributing	Building
MAIN	E	332	Contributing	Building
MAIN	E	341	Contributing	Building
MAIN	E	342	Contributing	Building
MAIN	E	355	Contributing	Building
MAIN	E	371	Contributing	Building
MAIN	E	400	Non-contributing	Building
MAIN	E	410	Contributing	Building
MAIN	E	410	Non-contributing	Building (outbuildings)
MAIN	E	422	Contributing	Building
MAIN	E	422	Contributing	Building (garage)
MAIN	E	430	Contributing	Building
MAIN	E	450	Contributing	Building
MAIN	W	108-112	Contributing	Building
MAIN	W	109-113	Contributing	Building
MAIN	W	114-126	Non-contributing	Building
MAIN	W	133	Non-contributing	Building
MAIN	W	202	Contributing	Building
MAIN	W	215	Contributing	Building
MAIN	W	302	Contributing	Building
MAIN	W	303	Contributing	Building
MAIN	W	306	Contributing	Building
MAIN	W	312	Contributing	Building
MAIN	W	312	Contributing	Building (garage)
MAIN	W	404	Contributing	Building
MAIN	W	410	Contributing	Building
MAIN	W	411	Contributing	Building
MAIN	W	418	Contributing	Building
MAIN	W	501	Contributing	Building
MAIN	W	502	Contributing	Building
MAIN	W	508	Non-contributing	Building
MAIN	W	508	Non-contributing	Building (garage)
MAIN	W	514	Contributing	Building
MAIN	W	514	Non-contributing	Building (garage)

Appendix B. List of Contributing and Non-Contributing Resources in the Northville Historic District

Street	Direction	Number	Status	Resource Type
MAIN	W	520	Non-contributing	Building
MAIN	W	521	Contributing	Building
MAIN	W	521	Non-contributing	Building (garage)
MAIN	W	523	Contributing	Building
MAIN	W	530	Contributing	Building
MAIN	W	530	Contributing	Building (garage)
MAIN	W	531	Contributing	Building
MAIN	W	536	Contributing	Building
MAIN	W	536	Contributing	Building (garage)
MAIN	W	537	Non-contributing	Building
MAIN	W	537	Non-Contributing	Building (garage)
MAIN	W	542	Contributing	Building
MAIN	W	542	Non-Contributing	Building (garage)
MAIN	W	547	Contributing	Building
MAIN	W	547	Contributing	Building (garage)
MAIN	W	548	Contributing	Building
MAIN	W	548	Non-contributing	Building (garage)
MAINCENTRE		150	Non-contributing	Building
RANDOLPH		108	Non-contributing	Building
RANDOLPH		113	Non-contributing	Building
RANDOLPH		116	Non-contributing	Building
RANDOLPH		119	Contributing	Building
RANDOLPH		119	Contributing	Building (garage)
RANDOLPH		124	Non-contributing	Building
RANDOLPH		125	Contributing	Building
RANDOLPH		125	Non-contributing	Building (garage)
RANDOLPH		132	Contributing	Building
RANDOLPH		142	Non-contributing	Building
RANDOLPH		204	Contributing	Building
RANDOLPH		204	Non-contributing	Building (garage)
RANDOLPH		312	Contributing	Building
RANDOLPH		312	Contributing	Building (shed)
RANDOLPH		317	Contributing	Building
RANDOLPH		318	Non-contributing	Building
RANDOLPH		318	Non-contributing	Building (garage)
RANDOLPH		319-321	Contributing	Building
RANDOLPH		319-321	Contributing	Building (garage)
RANDOLPH		402	Non-contributing	Building
RANDOLPH		405	Non-contributing	Building
RANDOLPH		412	Non-contributing	Building
RANDOLPH		413	Non-contributing	Building
RANDOLPH		413	Non-contributing	Building (garage)
RANDOLPH		418	Non-contributing	Building
RANDOLPH		418	Non-contributing	Building (garage)
RANDOLPH		424	Contributing	Building

Appendix B. List of Contributing and Non-Contributing Resources in the Northville Historic District

Street	Direction	Number	Status	Resource Type
RANDOLPH		436	Contributing	Building
RANDOLPH		442	Contributing	Building
RANDOLPH		503	Contributing	Building
RANDOLPH		503	Contributing	Building (garage)
RANDOLPH		504	Contributing	Building
RANDOLPH		509	Contributing	Building
RANDOLPH		509	Contributing	Building (garage)
RANDOLPH		510	Contributing	Building
RANDOLPH		516	Non-contributing	Building
RANDOLPH		521	Non-contributing	Building
RANDOLPH		528	Non-contributing	Building
RANDOLPH		528	Non-contributing	Building (garage)
RANDOLPH		529	Contributing	Building
RANDOLPH		537-539	Contributing	Building
RANDOLPH		537-539	Contributing	Building (garage)
RANDOLPH		545	Contributing	Building
RANDOLPH		545	Contributing	Building (garage)
RANDOLPH		562	Contributing	Building
RANDOLPH		562	Non-contributing	Building (garage)
RANDOLPH		572	Non-contributing	Building
RANDOLPH		588	Contributing	Building
ROGERS	N	101	Contributing	Building
ROGERS	N	101	Contributing	Building (garage)
ROGERS	N	109	Contributing	Building
ROGERS	N	109	Contributing	Building (garage)
ROGERS	N	114-116	Non-contributing	Building
ROGERS	N	117	Non-contributing	Building
ROGERS	N	117	Non-contributing	Building (garage)
ROGERS	N	121-125	Non-contributing	Building
ROGERS	N	131	Contributing	Building
ROGERS	N	131	Contributing	Building (garage)
ROGERS	N	201	Contributing	Building
ROGERS	N	201	Contributing	Building (garage)
ROGERS	N	207	Non-contributing	Building
ROGERS	N	207	Non-contributing	Building (garage)
ROGERS	N	221	Non-contributing	Building
ROGERS	N	227	Non-contributing	Building
ROGERS	N	230	Non-contributing	Building
ROGERS	N	230	Non-contributing	Building (garage)
ROGERS	N	231	Contributing	Building
ROGERS	N	231	Contributing	Building (garage)
ROGERS	N	234	Contributing	Building
ROGERS	N	234	Contributing	Building (garage)
ROGERS	N	322	Contributing	Building
ROGERS	N	322	Contributing	Building (garage)

Appendix B. List of Contributing and Non-Contributing Resources in the Northville Historic District

Street	Direction	Number	Status	Resource Type
ROGERS	N	333	Non-contributing	Building
ROGERS	N	333	Non-contributing	Building (garage)
ROGERS	N	343	Non-contributing	Building
ROGERS	N	350	Non-contributing	Building
ROGERS	N	353	Non-contributing	Building
ROGERS	N	353	Non-contributing	Building (garage)
ROGERS	N	359	Contributing	Building
ROGERS	N	359	Non-contributing	Building (garage)
ROGERS	N	365	Contributing	Building
ROGERS	N	365	Non-contributing	Building (garage)
ROGERS	N	368	Contributing	Building
ROGERS	S	102	Contributing	Building
ROGERS	S	102	Non-contributing	Building (garage)
ROGERS	S	110	Contributing	Building
ROGERS	S	110	Non-contributing	Building (garage)
ROGERS	S	116	Contributing	Building
ROGERS	S	116	Contributing	Building (garage)
ROGERS	S	117	Contributing	Building
ROGERS	S	117	Contributing	Building (garage)
ROGERS	S	122	Contributing	Building
ROGERS	S	122	Contributing	Building (garage)
ROGERS	S	127	Non-contributing	Building
ROGERS	S	128	Contributing	Building
ROGERS	S	128	Contributing	Building (garage)
ROGERS	S	146	Non-contributing	Building
ROGERS	S	208	Non-contributing	Building
WEST		113	Contributing	Building
WEST		113	Contributing	Building (garage)
WEST		114	Contributing	Building
WEST		114	Contributing	Building (garage)
WEST		120	Contributing	Building
WEST		121	Contributing	Building
WEST		121	Contributing	Building (garage)
WEST		212	Non-contributing	Building
WEST		216	Contributing	Building
WEST		218	Contributing	Building
WEST		222	Contributing	Building
WEST		223	Contributing	Building
WEST		223	Non-contributing	Building (garage)
WEST		226	Contributing	Building
WEST		227	Non-contributing	Building
WEST		228	Non-contributing	Building
WEST		228	Non-contributing	Building (garage & outbuildings)
WEST		231	Contributing	Building
WEST		231	Contributing	Building (garage)

Appendix B. List of Contributing and Non-Contributing Resources in the Northville Historic District

Street	Direction	Number	Status	Resource Type
WEST		236	Non-contributing	Building
WEST		247	Non-contributing	Building
WEST		247	Non-contributing	Building (garage)
WEST		255	Non-contributing	Building
WING	N	111	Contributing	Building
WING	N	111	Contributing	Building (garage)
WING	N	117	Contributing	Building
WING	N	121	Contributing	Building
WING	N	125	Contributing	Building
WING	N	129	Contributing	Building
WING	N	209	Non-Contributing	Building
WING	N	212	Contributing	Building
WING	N	214	Contributing	Building
WING	N	214	Contributing	Building (garage)
WING	N	217	Contributing	Building
WING	N	217	Contributing	Building (garage)
WING	N	220	Contributing	Building
WING	N	220	Non-contributing	Building (garage)
WING	S	200	Contributing	Building

Volume II of the Study Report was provided to Study Committee members via the Share Point link emailed on 5/23/19.

It is also available on the City's website (Historic District Survey project page).

<https://www.ci.northville.mi.us/cms/One.aspx?portalId=11895963&pageId=13604341>



215 W. Main Street • Northville, Michigan 48167-1540
Phone: (248) 349-1300 • FAX: (248) 349-9244

MEMORANDUM

DATE: May 23, 2019

TO: Local Historic District Study Committee

FROM: Building Department

RE: **List of all Comments Received Since 11/8/2018**

Attached is the public comments submitted to the Building Department since the 11/8/2018 Public Hearing.

- 11/14/18 (no name) pertaining to 124 High Street
- 11/27/18 email from Tom Gudritz – 548 W. Main
- 12/12/18 letter from Marianne Barry – 239 High Street
- 1/18/19 email to Patricia Thull – 572 Randolph
- 3/4/19 email from Kimberly Campbell-Voytal – 113 West
- 5/3/19 email from Steinburg – 404 W. Main
- 5/8/19 email from Barry – 239 High
- 5/9/18 email from Kerns – 124 High Street
- 5/14/19 email from Nield – 120 West Street
- 5/14/19 email from Russell – 113 High
- 5/17/19 email from Browne – 116 High
- 5/17/19 email from Presley – no specific property

Rec. 11-14-12

Please see highlighted areas -
thank you!

Fenestration on the north elevation includes a pair of windows on each side of the chimney stack. The sashes were obscured by surrounding vegetation, but the windows rest on stone lug sills. A pair of windows are also placed on the eastern end of the elevation. Two two-light windows are located in the foundation wall.

The rear, one-story addition has a cross gable on the north elevation, which projects to cover a small porch with square, battered columns. The only fenestration visible on this section is a small one-over-one window on its west elevation, located south of the main block of the house.

The detached garage is located at the northeast corner of the property. It is a one-story building with a front-gabled roof and a rectilinear plan. The roof is sheathed in asphalt shingles. The first-story exterior walls are clad in synthetic siding and the gable peak is clad in synthetic shingles. Decorative knee braces are placed in the gable. A two-bay overhead door with six-light windows in the upper panels is located in the west elevation.

History

The brick Bungalow was erected circa 1920.⁶⁴⁵ From circa 1931 to 1970, Mrs. Maude Bennett resided in the house.⁶⁴⁶

Evaluation

The house at 116 High Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 116 High Street is a good example of a Craftsman-style bungalow. It maintains a good level of integrity of design, as its overall fenestration pattern has not changed and the addition has not altered the overall scale, proportion, and massing of the property. Additionally, the property maintains many original materials and the integrity of workmanship is present throughout. The house also retains integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

The modern garage was likely constructed circa 1980. The building currently has faux historic features to compliment the historic house. The garage does not contribute to the historic district.

124 High Street (House: Contributing; Garage: Non-Contributing)

Description

The property at 124 High Street is in a residential neighborhood west of downtown Northville, Michigan, on the east side of the street. A sidewalk stretches along the west side of the property, a concrete driveway leads along the south side of the property to an attached garage, and a brick

⁶⁴⁵ Sanborn, *Northville*, 1926, 2.

⁶⁴⁶ Polk, *Plymouth/Northville*, 1931, 210.

walkway leads from the street to the façade of the house. Several trees dot the property and foundation plantings are present near the façade, north, and south elevations.

The house is a two-story Cross-Gabled ell with multiple rear additions. A one-and-one-half story gabled section extends from the main block's east elevation, and a one-story side-gabled section is placed on its south elevation and connects to a gable-front garage. A small porch with a portico is located on the façade, a one-story enclosed porch is placed on the south elevation of the main block, and a small porch is located on the side-gabled rear section. The roofs are sheathed in asphalt shingles. The exterior walls are clad mainly in synthetic siding. Rows of fish scale siding and shingles are located on the first story below the windows and in the gables and are also utilized in the friezes. The house rests on a concrete foundation. Decorative crossbracing is placed in the gable peaks.

stone

A pedestrian door is placed on the northern end of the first story of the façade. It is accessed by several brick steps that are flanked by concrete block walls with square wood posts and metal balusters. A bellcast roof caps a portico that has spindles friezes and large brackets with pendants. A pair of one-over-one windows with eight-light transoms are placed to the south of the door. Two symmetrically spaced one-over-one windows are located in the second story. The windows and door have modest surrounds with drip caps, and all are modern replacements.

original windows (?)

The north elevation fenestration includes a one-over-one window on the first story and a single-light window with a single-light transom on the second story. The side-gabled ell includes a one-over-one window on each story of the west and north elevations. The windows have modest surrounds with drip caps, and all are modern replacements.

-NO

Fenestration on the south elevation is found mainly on the enclosed, hipped-roof porch. String of eight-light windows are placed on the west and south elevations and rest on shingle-clad knee walls. A pedestrian door with wide sidelights and a broken transom light is placed below a cross gable that projects outward above a small stoop, which is accessed by several wood steps. Large knee braces are located below the roof on each side of the door. A one-over-one window is located on the first story of the side gable of the main block, and the remaining fenestration is found in the second story. The front-gabled ell has a one-over-one window and the side-gabled ell has a one-over-one window on the west side and two two-over-one windows on the south side. The windows have modest surrounds with drip caps, and all are modern replacements.

-NO

A pedestrian door is placed in the small, shed-roofed porch on the west elevation of the rear section. The front-gabled garage has two single-bay overhead doors with window lights in the upper panels. Two window openings are located in the south elevation; the sashes were not visible.

1) stone foundation

2) original windows

(w/ storm / screen)

History

The house was built circa 1880 for James A. Dubuar, who lived there until circa 1915.⁶⁴⁷ As of 1893, the house had reac its present configuration.⁶⁴⁸ Dubuar owned a lumber manufacturing business in Northville, which later became the site of the Ford Valve Plant.

In 1931 the house was home to Charles H. LeFevre, a meat cutter for A. C. Balden.⁶⁴⁹ Mr. LeFevre remained in the house through 1960.⁶⁵⁰ As of 1972 the house was owned by Mr. and Mrs. Elden Biery. Circa 1999 the house became occupied by the Payne family.⁶⁵¹

Evaluation

The house at 124 High Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 124 High Street maintains a good level of integrity of design, as its overall fenestration pattern has not changed and the addition has not altered the overall scale, proportion, and massing of the property. Alterations to the materials, including the synthetic siding and replacement windows, have diminished this area of integrity. However, the property overall conveys its integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

Based on Sanborn maps, the garage was historically a much smaller building located near the southeast corner of the property. The extant garage has a larger footprint and is attached to the house by a hyphen. Modern shingles and bargeboard imitate the nineteenth-century house. The garage is a non-historic building and is recommended as a non-contributing resource to the Northville Historic District.

320 High Street (House and Garage: Contributing)

Description

The property at 320 High Street is in a residential neighborhood north of downtown Northville, Michigan, on the northeast corner of the intersection of Randolph Street and High Street. The property consists of a house and a carriage house/garage located to the south of the house. A sidewalk stretches along the west side of the property, a concrete driveway leads from High Street along the south side of the house to an attached garage, a second concrete driveway leads to the carriage house, and a brick walkway leads from the sidewalk to the façade of the house. There are several large, mature trees and ornamental landscaping scattered throughout the property. A wood fence stretches along a portion of the façade and attached garage.

⁶⁴⁷ Study Committee, *Northville Historic District*.

⁶⁴⁸ Sanborn-Perris, *Northville*, 3.

⁶⁴⁹ Polk, *Plymouth/Northville*, 1931, 182.

⁶⁵⁰ Polk, *Plymouth/Northville*, 1960.

⁶⁵¹ Northville Historical Home Tour 2001, 124 Randolph Street, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA

From: [Elaine Robinson](#)
To: [Tom Gudritz](#); [Sally Elmiger](#)
Cc: [Dianne Massa](#)
Subject: RE: Study Document Corrections
Date: Tuesday, November 27, 2018 1:47:43 PM

Too funny! Yes, that is exactly what we are saying. The door is on the west end of the south wall of the house. Happy to make the other fixes – thank you for bringing them to our attention.

Elaine

Elaine H. Robinson, Senior Architectural Historian

3215 Central Street, Dexter, MI 48130

p: (517) 262-3502

e: ehrobinson@chg-inc.com

From: Tom Gudritz <tgudritz@outlook.com>
Sent: Tuesday, November 27, 2018 1:16 PM
To: Elaine Robinson <ehrobinson@chg-inc.com>; Sally Elmiger <selmiger@cwaplan.com>
Cc: Dianne Massa (DMassa@ci.northville.mi.us) <DMassa@ci.northville.mi.us>
Subject: RE: Study Document Corrections

Elaine,

I think I am getting caught by terminology. The house faces south toward W. Main. The front door is on the south side of the house but it is on the west end of the south side, if that makes sense. If that is what you are also saying then we are in violent agreement!!

Tom

From: Elaine Robinson <ehrobinson@chg-inc.com>
Sent: Tuesday, November 27, 2018 11:45 AM
To: Sally Elmiger <selmiger@cwaplan.com>; Tom Gudritz <tgudritz@outlook.com>
Cc: Dianne Massa (DMassa@ci.northville.mi.us) <DMassa@ci.northville.mi.us>
Subject: RE: Study Document Corrections

Hi Tom,

Sally is right, it is not too late to share these updates with us.

Can I just clarify, the house faces south, so the south face of the building is the façade. You've marked a change that the front entry is on the south end of the façade. This isn't possible. Based on Google streetview maps, the door is on the west end of the façade. Can you please confirm this for me?

Thanks!

Elaine

Elaine H. Robinson, Senior Architectural Historian

3215 Central Street, Dexter, MI 48130

p: (517) 262-3502

e: ehrobinson@chg-inc.com

From: Sally Elmiger <selmiger@cwaplan.com>
Sent: Tuesday, November 27, 2018 11:12 AM
To: Tom Gudritz <tgudritz@outlook.com>
Cc: Dianne Massa (DMassa@ci.northville.mi.us) <DMassa@ci.northville.mi.us>; Elaine Robinson

<ehrobinson@chg-inc.com>

Subject: RE: Study Document Corrections

Tom:

I don't know that it is too late. I'm forwarding them to Elaine Robinson....they are relatively minor so I don't think it will be a problem.

Thanks,

Sally

SALLY M. ELMIGER, AICP, LEED AP
PRINCIPAL
CARLISLE/WORTMAN ASSOCIATES, INC.
PH: 734.662.2200
FAX: 734.662.1935
SELMIGER@CWAPLAN.COM
[HTTP://CWAPLAN.COM](http://CWAPLAN.COM)



Please consider the environment before printing this email

From: Tom Gudritz [<mailto:tgudritz@outlook.com>]

Sent: Tuesday, November 27, 2018 10:51 AM

To: Sally Elmiger <selmiger@cwaplan.com>

Subject: Study Document Corrections

Sally,

It is probably too late to submit these corrections about our house but I missed these when I first read the document. If possible, perhaps these can be made to a future edition.

Tom

The house at 542 West Main Street maintains integrity of design. Although the porch and porte cochere are recent construction (circa 2010), they are distinguishable from the original block of the house and could be removed at a later time without destroying the historic materials. The rear addition also does not significantly alter the overall scale, massing, and proportion of the house. The property conveys its integrity of setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

A garage has been on this property, near the location of the present building since at least 1942.¹²⁶⁶ However, the extant garage is much larger than what was depicted on the 1942 Sanborn Map, indicating it was erected or remodeled sometime later. The exterior materials on the garage are all modern, and there is no stylistic evidence that the building is over fifty years old. Therefore, the garage is recommended a non-contributing resource to the Northville Historic district.

548 West Main Street (House: Contributing; Garage: Non-Contributing)

Description

The property at 548 West Main Street is in a residential neighborhood west of downtown Northville, Michigan. It is located on the northeast corner of West Main Street and ^{NORTH} South Rogers Street. The property consists of a house and a detached garage located to the north of the house. A sidewalk stretches along the south side of the property and a paved driveway leads from ^{SOUTH} South Rogers Street to the garage. A brick walkway reaches from the sidewalk to the façade of the house. Foundation plantings are present along the façade and west elevation, and several large, mature trees and ornamental plantings dot the property. A picket fence encloses the rear of the property and the east side yard.

The main block of the two-story, Colonial Revival-style house has an L-shaped footprint with the side-gabled façade paralleling West Main Street and the long ell paralleling ^{NORTH} South Rogers Street. A one-story portion fills the space between the two ells and is covered by a shed roof. A one-story, hipped roof addition extends from the rear elevation of the one-story section. Three wall dormers with gable roofs pierce the roofline of the façade, and two pierce the west elevation of the rear ell. The roof is sheathed in asphalt shingles and the exterior walls are clad in wood clapboards. The foundation of the façade is uncoursed stone and the rear, one-story addition is concrete block; however, the foundation plantings blocked the view of other sections of the foundation. An exterior brick chimney stack rises along the center of the east elevation's gable end.

A pedestrian door is located on the ^{SOUTH} west end of the façade and provides the main entrance to the house. It is reached by a set of several brick stairs leading to a brick stoop. Wrought iron railings flank the sides of the porch. The door has a large surround with fluted, square pilasters

¹²⁶⁶ Sanborn, *Northville*, 1942, 3.

supporting an architrave with several bands of molding. The architrave is further capped by a projecting hipped roof covered in metal and featuring wide fascia boards. Additional fenestration on the façade includes two more fenestration bays to the east of the door. The first story has six-over-twelve windows with modest surrounds and flanking fixed shutters. The fenestration bays on the second story have six-over-six windows, which are also placed in the wall dormers.

The fenestration on the east elevation includes two six-over-six window on the second story, one on each side of the chimney stack. Addition fenestration on this elevation, which would occur on the one-story section, was not visible from the public right of way.

Fenestration on the west elevation includes a pedestrian door in the northern side of the gable end. Additional fenestration on the first story includes two nine-over-nine windows and a six-over-six window, all of which have flanking fixed shutters. On the second story, two six-over-six windows are located on the gable end, and a six-over-six window is placed in each of the two dormers.

Fenestration on the rear elevation includes, on the first story of the rear gable end, a pedestrian door with a small, projecting gable peaked roof and a pair of six-light windows with flanking fixed shutters and a planter box. The gable also includes a large nine-over-nine window centered in the gable peak with a small six-over-six window to its east. Fenestration on the rear one-story addition includes a six-over-six window on the west elevation and a pair of six-over-six windows on the north elevation; all have flanking fixed shutters.

Characteristics of the Colonial Revival style exhibited by the house include the front door with a large surround, cornice returns in the gable ends, dentils in the tops of the cornices, and double-hung windows with multi-light sashes.

The one-story garage is located to the north (rear) of the house. It has a gable-front roof that is oriented to ~~South~~^{North} Rogers Street. The roof is sheathed in asphalt shingles and the exterior walls are clad in vinyl siding. A two-bay overhead door is placed off-center in the west elevation, and a small door is placed in the gable peak.

History

Sources vary on the construction date of this house. According to city records, the house was erected in 1885.¹²⁶⁷ However, according to a home-tour narrative, the original house was erected in 1874 by a lake captain who had the wood shipped from the Upper Peninsula.¹²⁶⁸

As of 1927, the house was the home and office of Thomas W. and Isola Moss. Moss was part of the firm Moss and Mischke.¹²⁶⁹ They remained in the house into the 1930s before moving the

¹²⁶⁷ City of Northville Assessor.

¹²⁶⁸ Northville Historical Home Tour 1995, 548 W Main, Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

¹²⁶⁹ Polk, *Plymouth/Northville*, 1927, 275.

To: Historic District Survey Committee
From: Marianne Barry
239 High St.
734-637-1573

Dear Survey Committee Members,

I have been following the progress of the Northville Historic District Survey for months as I am a resident of the historic district. Thank you for volunteering to be on this committee as it requires you to make very difficult decisions about the city that so many people call home! It cannot be easy.

As I look over the map of the contributing and non-contributing structures and property within the current historical district I was I shocked and saddened to see just how much of historic Northville has been lost. Nothing can be done at this point to undo what destruction has occurred in the past but a well thought out plan for the future is the only way to stop future mistakes. I see this moment in time as the tipping point for Northville! As I'm sure you well know a proactive approach is vital and the only recourse at this point for Northville.

Being a resident within the historic district is not always easy or cheap but the benefits are many. I have had to forgo plans I have considered for my home based on the historic nature of my home. I have had to seek out knowledgeable contractors and studied up on historically accurate changes. I have crawled though barns, warehouses and yards to find items I needed for my "restoration". It was not easy, but living in an historic structure requires this challenge.

I see the historic status of my home as a protection of my investment. From my readings and investigation I note that property values never or rarely decrease in designated districts. I have lived in my historic home for 33 years and I can attest to that.

As I look at the configuration of the current Northville historic district and the ordinances associated with it-I feel that Northville needs to stand as a unified group-not as individual owners. Our power as a unified historic district will safeguard our communities heritage and improve our cities beauty. I am against individual property owners asking to be removed

from the Northville historic district designation. On the SHPO website I read that once a community decides to establish a local historic district it must follow the standards and guidelines of the US Secretary of the Interior for the National Register of Historic Places. Based on the secretary's guidelines for determining historic district boundaries it states that "boundaries are based on geography, integrity, and the significance of the resource, not on political boundaries or *ownership*". They also state that "donut holes cannot be cut in the district to intentionally exclude properties".

I am concerned about the inclusion of homes that are now 50 years old but considered historic. I am referencing the three brick one story homes in the current historic district. I feel that Northville has always acknowledged and recognized the Victorian era as the identifying factor of being historic as it should be but including the 50's homes is a big stretch in my mind and muddies the waters. Homeowners of a 50's ranch are restricted by the footprint size of their home, small lot size but yet pay high taxes. I am proposing that the Historic Commission and District Historic Preservation Committee pick an era that we are focusing on and move on with that in mind. This would provide Northville residents and the community a primary focus rather than a continually moving and expanding preservation target- a target that continually changes. How can a goal be reached if the target keeps on changing?

Our local Historic District designation status is something that nods to our past and enables our community to preserve our unique character. It will help us to hang on to expectations we have for our community as we move forward with the massive amount of building that is happening and will be happening in the near future in our town. This is particularly important when we face the extreme pressure of builders and their ideas of what would be good for Northville.

I consider our historic district designation as an asset to me, to my family, my neighborhood, my community, my city and my state! My hope is that many others see this as well!

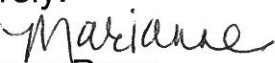
Let me recap my comments:

- *I am against individual property owners asking to be removed from the Northville historic district designation.*

- *I do want the Historic District Status to remain but would like to identify the Victorian era as the focus.*
- *I am concerned about the building restrictions that would be placed on homes that are now 50 years old (the 3 small brick homes built in the 1950's).*
- *I would like to suggest the possibility of expanding the historic designation into other areas of the city of Northville eg. west of Rogers St. (OLV area-west of Cady St.)*
- *I would like to see the Historic District Commission acting as a resource for home owners in the historic district so that home owners know that there are ways for them to restore or renovate their homes in a appropriate ways rather than removing or replacing features in non-historic ways. Suggestions might include: city led conferences re: historic preservation/renovation break out sessions, volunteer neighbors sharing their restoration/renovation stories and resources, restoration/renovation home tours and contractor resources.*

I would like to end by thanking all of you who have volunteered your time to this process. It is certainly a challenge and your commitment is appreciated!

Sincerely!


Marianne Barry

From: [Elaine Robinson](#)
To: [Dianne Massa](#)
Subject: RE: Historic information on 572 Randolph street
Date: Wednesday, April 24, 2019 11:11:59 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Dianne,

I had a telephone call with her after this message was sent – but have never heard from her again.

Thanks for thinking of this,
Elaine

Elaine H. Robinson, Senior Architectural Historian

3215 Central Street, Dexter, MI 48130

p: (517) 262-3502

e: ehrobinson@chg-inc.com

From: Dianne Massa <dmassa@ci.northville.mi.us>
Sent: Wednesday, April 24, 2019 10:55 AM
To: Elaine Robinson <ehrobinson@chg-inc.com>
Cc: Sally Elmiger <selmiger@cwaplan.com>
Subject: RE: Historic information on 572 Randolph street

Hi Elaine:

Did Patricia Thull respond to this email? I thought I'd include it in the meeting packet.

Sincerely,

Dianne Massa

Dianne Massa, CMC
City Clerk

City of Northville
215 W. Main Street
Northville, MI 48167
Phone: 248-349-1300
Fax: 248-305-2891

From: Elaine Robinson [<mailto:ehrobinson@chg-inc.com>]
Sent: Friday, January 18, 2019 8:11 AM
To: pthull@msn.com

Cc: Jim Allen <JCA@wideopenwest.com>; Dianne Massa <dmassa@ci.northville.mi.us>; Sally Elmiger <selmiger@waplan.com>

Subject: Historic information on 572 Randolph street

Hello Ms. Thull,

I believe we spoke after the November 2018 meeting of the Northville Historic District Study Committee. At that time you promised me more information on the history of the residence at 572 Randolph Street so we could update the study report and include the house as a contributing resource within the district. You also mentioned that gathering this information would take a while to complete. I am hoping that you have had sufficient time to work on this task and have something to share with me as I work through the final updates to the study report. If you would like to talk about the project, or the kind of information we are seeking, please feel free to reach out to me either through email or by telephone at the number provided below.

I look forward to learning more about this interesting building!

Elaine



Elaine H. Robinson, Senior Architectural Historian

3215 Central Street, Dexter, MI 48130

p: (517) 262-3502

e: ehrobinson@chg-inc.com

commonwealthheritagegroup.com



From: [Elaine Robinson](#)
To: [Kimberly Campbell-Voytal](#)
Cc: [Dianne Massa](#); "[Sally Elmiger](#)"
Subject: RE: Local Historic District Report for 113 West Street, Northville
Date: Wednesday, May 22, 2019 9:37:39 AM
Attachments: [image001.png](#)
[image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image003.png](#)

Thank you so much for returning to me about this issue. It makes me feel much better that it was likely an earlier edition of the report that your comments were based on.

We are doing our very best to assure that the report is accurate and it is with support from property owners like you that we know this is possible.

Thank you again!
Elaine

Elaine H. Robinson, Senior Architectural Historian

3215 Central Street, Dexter, MI 48130
p: (517) 262-3502
[e: ehrobinson@chg-inc.com](mailto:ehrobinson@chg-inc.com)

From: Kimberly Campbell-Voytal <kvoytal@med.wayne.edu>
Sent: Wednesday, May 22, 2019 9:32 AM
To: Elaine Robinson <ehrobinson@chg-inc.com>
Subject: RE: Local Historic District Report for 113 West Street, Northville

Elaine,
Yes, I reviewed the text too and came to the same conclusion. My concern was based on an earlier draft of the report, from last year.
I can say that at this time, we have no discomfort with the assessment of the historic nature of our home.
Thank you for your efforts to follow through with us. We deeply appreciate this and know that your work is consistent with our commitment to strengthening our Historic District designation

Sincerely,

Kim & Tom Voytal

From: Elaine Robinson [<mailto:ehrobinson@chg-inc.com>]
Sent: Tuesday, May 21, 2019 7:04 PM
To: Kimberly Campbell-Voytal <kvoytal@med.wayne.edu>
Cc: Dianne Massa (dmassa@ci.northville.mi.us) <dmassa@ci.northville.mi.us>; Sally Elmiger <selmiger@cwaplan.com>
Subject: Local Historic District Report for 113 West Street, Northville

Dear Ms. Voytal,

Your comments on the description of your house in the Northville Local Historic District Report were forwarded to me to revise in the final document. I've read your comments (attached), reviewed the photos of your home, and studied the text in the report to make the suggested revisions. However, it appears to me that the report does not indicate the windows you are referencing are "updated." I am also unsure what you mean by "float" glass.

Would it be possible to discuss this text with you either later today or sometime on Wednesday, May 22 (the revised text is due on Wednesday, May 23).

Thank you for your comments, I look forward to discussing this with you futher,

Elaine



Elaine H. Robinson, Senior Architectural Historian

3215 Central Street, Dexter, MI 48130

p: (517) 262-3502

e: ehrobinson@chg-inc.com

commonwealthheritagegroup.com



From: [Kimberly Campbell-Voytal](#)
To: [Dianne Massa](#)
Subject: RE: Error in the survey of my home
Date: Monday, March 04, 2019 3:39:43 PM

Hi, Dianne,

Sorry for the delay. The assessment of the historical background of our house at 113 West Street states that the picture windows in the east and south-facing windows of the living room are updated windows. This is not true. Those two windows are original to the house and have float glass in wooden framed windows. I have been advised that it is important to correct the record, and I am doing so. There is a third original window on the ground floor, it faces west. Otherwise, the windows on the second floor and selected windows on the ground floor have been updated.

What do you think I should do to correct this record?

Kim Voytal
113 West Street

From: Dianne Massa [mailto:dmassa@ci.northville.mi.us]
Sent: Monday, March 04, 2019 2:35 PM
To: Kimberly Campbell-Voytal <kvoytal@med.wayne.edu>
Subject: FW: Error in the survey of my home
Hi Kim:

I'm following up on my 2/27/19 email. I have not received the proposed correction to your property description in the draft survey. Do you need more time? If yes, when could you have this submitted by?

Thank you.

Sincerely,

Dianne Massa

Dianne Massa, CMC
City Clerk

City of Northville
215 W. Main Street
Northville, MI 48167
Phone: 248-349-1300
Fax: 248-305-2891

From: Dianne Massa
Sent: Wednesday, February 27, 2019 8:46 PM
To: Kimberly Campbell-Voytal <kvoytal@med.wayne.edu>
Subject: Re: Error in the survey of my home
Hello:
Email me what you believe is the error and the proposed correction. If you have supporting

documents to support this, please include that too. Supporting documents not required but helpful. I will forward to the Consultant for review. If you could send this by next Monday March 4 that would be great.

Thanks!

Sincerely yours,

Dianne Massa

City Clerk

Sent from my iPhone

Please excuse any brevity or typos

On Feb 27, 2019, at 8:08 PM, Kimberly Campbell-Voytal <kvoytal@med.wayne.edu> wrote:

How do I correct an error in the description of my historic home? I live at 113 West Street.

Thank you,

Kimberly Campbell-Voytal

Sent from my iPhone

From: [Cynthia Steinberg](#)
To: [Dianne Massa](#)
Subject: Revision/Additional comments to Historic Study
Date: Thursday, May 02, 2019 8:59:49 PM
Attachments: [404 w main st.pdf](#)

Ms. Massa -

My family resides at 404 W Main Street. I have a couple of minor changes/additions for our home. I have attached the sections from the Historic Study Draft II with comments and have summarized below:

- 1) Page I-324 last paragraph references the exterior walls of the garage. When we purchased the home in 2013 the garage had block exterior walls. We received approval from the HDC to cover the walls with Hardie Plank cement board. The exterior does not have clapboard as stated.
- 2) On page I-325 . Because the interior lights were probably not on at the time of the study on our home it may not have been possible to see but the Etched transom is still intact. If helpful, I have attached a photo.

Please let me know if you have any questions or need additional information

Sincerely,
Cynthia Steinberg

404 West Main Street (Contributing)

Description

The property at 404 West Main Street is in a residential neighborhood west of downtown Northville, Michigan. It is located on the northwest corner of the intersection of West Main Street and West Street. A concrete driveway leads along the north side of the property from West Street to an attached garage, a concrete sidewalk stretches across the east and south sides, a contemporary concrete paver walkway leads from West Main Street to the façade, a concrete paver and concrete walkway leads from West Street to the front of the east elevation, and a concrete walkway leads from West Street to the rear of the east elevation. Large, mature trees dot the landscape, ornamental plantings are scattered throughout the yard, and foundation plantings are present along all elevations.

The house is a two-story Double-Gabled Cottage form decorated in the Italianate style. It has a U-shaped footprint. Two parallel, front-gabled ells are connected by a side-gabled central section with a recessed vestibule. A gable-front belvedere is centered on the roof above the recessed section. A one-story section is placed on the north (rear) elevation and has a gabled roof oriented perpendicular to the main block of the house, and this has a one-story, rear addition with a gabled roof. The roof is sheathed in asphalt shingles and the exterior walls are clad in wood clapboards. The house rests on a foundation that has been covered by a concrete parge coat.

The house has wide frieze boards and raking boards with multiple bands of molding. Wide corner boards are placed on the external corners and flare out at the top, immediately below the frieze board. The fascia boards also have multiple rows of molding.

A one-story porch with a front-gable roof extends from the recessed, central section of the façade and shelters a concrete stair and porch with concrete decking. Two large, wood piers with a recessed panel flank the stairs and support square columns with ornate pedestals and large capitals. The columns are placed in groups of three at the top of the stairs and single columns are widely spaced along the porch. The same motif is utilized in pilasters on the walls of the house. The hipped roof porch extends east across the façade of the southeast front-gable. A concrete stair is located on the east end of the porch, and the porch skirt is lattice.

Under the entry gable and in the recessed vestibule are double wood doors with large, upper window lights. Under the porch roof, in the eastern gable front, are two symmetrically placed one-over-one windows. The upper sashes have segmentally arched tops and are set within wood surrounds with shallowly sloping pediments. Additional fenestration on the first story of the façade includes a canted bay window centered on the western gable front. It is capped by a shallow hipped roof. The southeast and southwest bays have one-over-one windows, and the south bay has two one-over-one windows. Like the other first-story windows, these have segmentally arched tops. Square pilasters that have capitals with several bands of molding, mimicking those found on the porch, are placed on the sides of each window.

Fenestration on the second story of the façade includes three sets of paired one-over-one windows one pair in each gable and one in the recessed central portion. All have upper sashes with the upper corners clipped. These windows are surrounded with bands of molding on a jack arch that angles downwards at the outer sides and have a lug sill and a pediment. The pediment has several bands of molding and a steeply sloped peak extending from a flat portion that angles downward at the outer sides, and a recessed panel is placed below the peak. Small, one-over-one windows with modest surrounds are placed on either side of the recessed center. The remaining fenestration on the façade is placed in the belvedere. It includes paired one-over-one windows with clipped upper corners and the wood surround shares the same motif as the other paired windows. However, a square post extends from the sill, between the windows, and to the peak of the gable, bisecting the pediment.

Fenestration on the west elevation was largely precluded from view by nearby vegetation. However, a window opening is present on the first story, and two windows are placed in the second story. Each window has a wood surround with a lug sill and pediment, and the upper sashes are segmentally arched. However, the arrangement of lights in the sashes was not visible.

Fenestration on the east elevation includes two fenestration bays. Each bay has paired one-over-one windows with segmentally arched tops on each story. Each pair of windows shares a wood surround with a lug sill and a pediment, which has two shallowly sloping peaks.

Additional fenestration on the east elevation is placed on the rear, one-and-one-half story section. A small porch spans the east elevation. It is accessed by several wood steps. Columns stretch between the wood porch decking and the roof; the columns are similar to those used on the façade porch, although they have smaller pedestals. Modest 1 x 1 straight wood balustrades span between the columns and extend down the stairs, and a modest spindle frieze is placed between the tops of the columns. The porch provides access to a centrally placed pedestrian door with a wide, wood surround with an architrave. A one-over-one window is placed to each side of the door. The windows have wood surrounds with straight top architraves. The roof is pierced by a gabled dormer that has paired one-over-one windows.

The rear porch shelters a one-over-one window on the north (rear) elevation of the main block of the house. It has a segmentally arched top and a wood surround with a pediment. Remaining fenestration that was visible on the north elevation includes a one-over-one window with an unornamented wood surround on the second story.

The attached garage was constructed sometime after 1942.¹¹⁸⁶ The gable roof is sheathed in asphalt shingles and the exterior walls are clad in clapboards. A two-bay, overhead door with multi-light windows in the upper panel is placed in the east elevation.

¹¹⁸⁶ Sanborn, Northville, 1942, 3.

Clapboard.
approved @ HOC meeting in
2013.

History

This house was erected circa 1864 by Northville pioneer William Pitt Hungerford, its first owner and resident.¹¹⁸⁷ It is believed the house was erected in two phases, as the two halves of the house have subtle differences. The east half of the building was erected in an 1873 remodel, which removed an existing kitchen and replaced it with an eighteen by twenty-eight-foot room that has taller windows, more ornate interior woodwork, and has a slightly larger setback than the east side of the house.¹¹⁸⁸ The extant front porch was restored to closely resemble the original, sometime prior to 2012.¹¹⁸⁹

The original transom over the front door was etched with Hungerford's name, and noted in historical society records from circa 2000.¹¹⁹⁰ The transom is not clearly visible from the right-of-way, so it is not clear if it is extant. Hungerford owned a dry goods store in a building at the corner of Main and Center streets (not extant). He also served as Northville's first village treasurer. The house was sold after his death in 1874.

This is
intact w/
The etched
initials
WPH
Picture
attached.

By the 1890s the house was owned by J. M. Simmons, who sold it in 1892 to Dr. Leslie Keeley.¹¹⁹¹ Within months, the house sold to Keeley's protégé, Dr. William Yarnall, who operated the Yarnall Gold Cure Institute from the building.¹¹⁹² An engraving from that year show the exterior of the house has changed little since the 1890s.¹¹⁹³

The institute was a clinic for those suffering from alcohol and smoking addictions. At the time Dr. Yarnall owned the property, the house was two stories with a rectangular core, a canted bay on the façade, a front porch, and two rear ells.¹¹⁹⁴ The interior first story included a ladies' parlor, a billiards room, an operating room, laboratory, and a storeroom for the gold cure solution.¹¹⁹⁵ The solution, a "chloride of gold and sodium," was made in the house and shipped to other clinics across the country.¹¹⁹⁶ The second story housed club rooms, waiting rooms, reading rooms, and a ballroom. The Yarnall Clinic was moved to 342 East Main Street in 1897.¹¹⁹⁷ The Hungerford house subsequently became a doctor's office and apartments.

¹¹⁸⁷ City of Northville Assessor.

¹¹⁸⁸ 404 W Main. Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

¹¹⁸⁹ 2012 Home Tour, 404 W Main. Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

¹¹⁹⁰ 404 W Main. Main Street, West, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA.

¹¹⁹¹ Michele Fecht, (Northville Historical Society), "404 West Main Street," email to Elaine Robinson, March, 2018.

¹¹⁹² Michele Fecht, (Northville Historical Society), "404 West Main Street," email to Elaine Robinson, March, 2018.

¹¹⁹³ Eagle, *Suburban Village*, 29.

¹¹⁹⁴ Sanborn-Perris, *Northville*, 3.

¹¹⁹⁵ Jan Jeffres, "'Gold Cure' made its home in Northville." Northville Record, September 10, 1998, B8.

¹¹⁹⁶ Jan Jeffres, "'Gold Cure' made its home in Northville." Northville Record, September 10, 1998, B8.

¹¹⁹⁷ Michele Fecht, (Northville Historical Society), "404 West Main Street," email to Elaine Robinson, March, 2018.



W.P.H.

From: [Marianne Barry](#)
To: [Dianne Massa](#)
Subject: Additional information for 239 High St -HDS
Date: Tuesday, May 07, 2019 11:59:31 AM
Attachments: [239 High St pdf.pdf](#)

Good morning Dianne,

Please see attached information I would like to share for inclusion in HDSurvey.

Reading over the write up for the Historic District Survey about our home at 239 High St. I have a few significant items to add about our contributing home and garage that you may want to include. Photo reference for 1/2 story attachment which is now our garage and original porch is also attached and from Early Northville book.

I included them below the HDS write up.

Thanks! Marianne Barry

239 High Street (House and Garage: Contributing)

Description

The property at 239 High Street is in a residential neighborhood west of downtown Northville, Michigan, on the southwest side of the intersection of High Street and Randolph Street, and a portion of the property stretches west to West Street. A sidewalk stretches along the east and north sides of the property, a concrete driveway leads from West Street to a detached garage to the rear of the house, and a concrete and brick walkway leads from High Street to the façade of the house. Large, mature trees and ornamental landscaping dot the property and foundation plantings are present along the façade.

The house is a one-and-one-half story Gabled Ell with an irregular footprint that is the result of a one-and-one-half-story, gabled, rear addition and a one-story, shed-roofed addition on the north elevation. The upper story of the side-gabled ell also projects outward slightly, past the first story, on the east and west elevations. A one-story, flat-roofed porch spans the façade of the front-gabled ell, and a pergola resting on a small brick knee wall is placed along the façade of the side-gabled ell. The roof is sheathed in asphalt shingles. The walls of the main block of the house and the one-story addition are brick, and the larger addition has walls clad in synthetic siding. A large, corbelled, brick chimney stack rises along the north elevation of the front-gabled ell. The house rests on a foundation of coursed stone, which has been covered by a parge coat in some places; the foundation of the additions was not visible.

The front porch on the gable-front ell is accessed by several wood steps centrally placed in the façade, and a small gable pierces the roof above the stairs. The area below the decking has been

694 Polk, Plymouth/Northville, 1931, 468. 695 Polk, Plymouth/Northville, 1951, 270. 696 Polk, Plymouth/Northville, 1970.

R-1320 NORTHVILLE LOCAL HD

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clad in clapboards, and fluted, Ionic columns stretch between the decking and a modest entablature. Round, Ionic pilasters are placed on the walls of the porch. The main entryway to the house opens onto the porch. The wood pedestrian door is placed on the southern end of the façade and has a segmental arch formed of header bricks across the top of the opening. Two one-over-one windows are located to the north of the door. They have lug sills, segmental arches formed by header bricks, and wood shutters. Additional fenestration on the gable front includes two smaller one-over-one windows on the upper story. These also have segmental arches and wood shutters. A pedestrian door is centrally placed on the first story of the side-gabled ell's façade. A one-over-one window is placed to the north of the door and two one-over-one windows are placed in the upper story. These windows also have lug sills and wood shutters but lack segmental arches.

Fenestration on the north elevation of the gable-front ell includes a one-over-one window on the first story and a two-over-two window on the second story within the same fenestration bay. These windows have lug sills and wood shutters, and the lower window has a segmental arch. A window that is partially covered by shutters is also placed near the west side of the ell, adjacent to the side-gabled ell. The side-gabled ell has an off-center pair of windows in the first story and a one-over-one window centrally placed in the gable. These windows have lug sills and shutters. The one-story, brick addition has two one-over-one windows with lug sills and shutters, and the larger addition has two smaller one-over-one windows.

Fenestration on the south elevation was precluded from view by vegetation and the adjacent property. However, a bay window with a flat roof is visible. A one-over-one window is placed in its east side.

A detached garage is placed on the west side of the property, near West Street. It is a one-story building with a rectilinear footprint and a gable roof oriented parallel to West Street. The roof is sheathed in asphalt shingles and the walls are clad in wood clapboards. Two single-bay overhead doors with two strings of four-lights in the upper panels of each door are placed on the north elevation.

History

The house was erected circa 1835–1840 and was originally only one-and-one-half stories. It was purchased by Marietta Baker in 1854.⁶⁹⁷ The central chimney extends to the basement, where a large fireplace was used for firing pottery. Six generations of Baker's family resided in the house.

As of 1931 Edward H. and Ethelwyn D. Lapham resided in the house. Mr. Lapham was the cashier of Lapham State Savings Bank.⁶⁹⁸ By 1943 Erwin A. and Elizabeth L. Chapman resided in the house with the Laphams. Mr. Chapman was a salesman.⁶⁹⁹ The Chapmans and Lamphams

⁶⁹⁷ Study Committee, Northville Historic District. ⁶⁹⁸ Polk, Plymouth/Northville, 1931, 181.

⁶⁹⁹ Polk, Plymouth/Northville, 1946, 200.

R-1320 NORTHVILLE LOCAL HD

1-199

resided together through 1951, although by then Mr. Lapham had died.⁷⁰⁰ The Chapmans owned the house through 1972.⁷⁰¹

Evaluation

The house at 239 High Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 239 High Street maintains a good level of integrity. The only change in footprint since 1942 has been the rear, one-story addition. The addition does not alter the mass, scale, and proportion of the property and is distinguishable from the original construction. The house also retains original materials, and the integrity of workmanship is expressed through the overall construction of the house. The house also retains integrity of location, setting, feeling, and association. The property clearly conveys its historic associations with a specific time period, and it is recommended as a contributing resource to the Northville Historic District.

The garage first appears in the 1942 Sanborn map and retains integrity of design, location, setting, feeling, and association.⁷⁰² It is recommended as a contributing resource to the Northville Historic District.

Additional items related to the history of 239 High St.

As mentioned in your report the garage located on the west side of property and off of West St. was first seen in the Sanborn Map of 1942. In reality the garage was originally attached to the original home (it was the 1/2 story of the original home and was located on the north side of the home). See attached photo.

The 1/2 story was moved to become the "new garage" in the early 1900's when the automobile came into existence. At that same time the Laphams built a 2 story addition on the north side of the house as it appears today.

The original 1900 sliding barn/garage doors are preserved inside the existing building as wall accents. The side door of the garage on the east side is original to the home and has hand tooled handles on it.

This building was placed onto the site where a barn originally stood and one part of the footing still exists on the south side of the cutting garden next to the current "garage". The oxen bow above the garage doors is original from the homes working farm.

The basement of the main home has hand hewn beams in the ceiling with bark still on many. It has stone walls and a coal shoot built when the 1900 addition was added. We believe that since this was a working farm that some animals were sometimes housed in parts of the basement in the depths of winter.

The porch that is seen on the home today and that has been a part of this home since the late 1800's or early 1900's is different than the original porch. The original porch on the home was quite small and was more farm style in nature. See photo attached. In fact the area was a working farm and the Chapman's who we bought the home from had the plaque for it being a centennial farm. Farmed by the same family for over 100 years!.

Just one change for your original write up. You mentioned that we had synthetic siding on the back of the home which we do not. All siding is wood.

This information is taken from the original land deed.

Names on deed in chronological order.

Wm. Dunlap/wife Sarah. Owned land 1840

Transferred to Charles Hoyt 1847

Robert McFarian 1849/wife Sarah S.

Supply Chase (pastor of Baptist church)/wife Mary

Marietta Baker. 1855.

Supply Chase
Mortgage noted 1856 (acknowledged 1854?)

James Bradley-discharge of morgage 1865

Edward P. baker/wife Rena
Henry Baker /wife Alice M.

Sophia E. Lapham 1868
(heirs of Marietta baker-Ed Baker, Henry Baker, Sophia Lapham and Belle Porter

Sophia died 1902 (moved to Colorado and died there)-Edward Lapham-son
Grace Lapham Bryan-daughter husband Edwin Bryan-no children
Elbridge Lapham-son

Lawrence Simmons -1906

***Edward Lapham-iris guy 1908. Edward Lapham was very interested in iris's. All of the iris's in our yard today originate from him!!!**

***tE. A. Chapman/wife Elizabeth Chapman** (Elizabeth Lapham maiden name) also granddaughter of James Dubuar and her grandmother was Camilla Swift Dubuar, her uncle was Dr Swift.

We bought the home from E.A. and Elizabeth in 1985.

Submitted by: Marianne Barry owner of 239 High St. since 1985.



Lapham House — 239 High Street. Pictured: E.H. Lapham, Sophi (Baker) Lapham, and E.G. Lapham. Originally one and one-half stories. Built between 1835-1840.

From: [Dianne Massa](#)
To: ["Richard Kern"](#)
Subject: RE: Historic Survey - 124 High Street Comments
Date: Thursday, May 09, 2019 3:06:30 PM

Received. I will forward these to Commonwealth Heritage Group. Thank you.

Sincerely,

Dianne Massa

Dianne Massa, CMC
City Clerk

City of Northville
215 W. Main Street
Northville, MI 48167
Phone: 248-349-1300
Fax: 248-305-2891

From: Richard Kern [mailto:richkern@me.com]
Sent: Thursday, May 09, 2019 2:01 PM
To: Historic Survey <Historicsurvey@ci.northville.mi.us>
Subject: Historic Survey - 124 High Street Comments

I dropped these comments off previously at the City, but wanted to also send directly to this email for inclusion in the final report:

- 1) The home has all its original windows (many are original glass within the frames). The home has modern storm windows over the original windows. The reports indicates in numerous places (pages 1-183 and 1-184) that the windows in the home are “modern replacement” windows.
- 2) The home has the original stone foundation. At some point, an owner put a skim coat of concrete over the exterior stone to make it appear it is a block foundation - but it is not a concrete foundation. If necessary I can send a picture of the basement to confirm this.

Rich Kern
124 High Street Northville MI 48167
248.417.7972
richkern@icloud.com

Rec. 11-14-12

Please see highlighted areas -
thank you!

Fenestration on the north elevation includes a pair of windows on each side of the chimney stack. The sashes were obscured by surrounding vegetation, but the windows rest on stone lug sills. A pair of windows are also placed on the eastern end of the elevation. Two two-light windows are located in the foundation wall.

The rear, one-story addition has a cross gable on the north elevation, which projects to cover a small porch with square, battered columns. The only fenestration visible on this section is a small one-over-one window on its west elevation, located south of the main block of the house.

The detached garage is located at the northeast corner of the property. It is a one-story building with a front-gabled roof and a rectilinear plan. The roof is sheathed in asphalt shingles. The first-story exterior walls are clad in synthetic siding and the gable peak is clad in synthetic shingles. Decorative knee braces are placed in the gable. A two-bay overhead door with six-light windows in the upper panels is located in the west elevation.

History

The brick Bungalow was erected circa 1920.⁶⁴⁵ From circa 1931 to 1970, Mrs. Maude Bennett resided in the house.⁶⁴⁶

Evaluation

The house at 116 High Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 116 High Street is a good example of a Craftsman-style bungalow. It maintains a good level of integrity of design, as its overall fenestration pattern has not changed and the addition has not altered the overall scale, proportion, and massing of the property. Additionally, the property maintains many original materials and the integrity of workmanship is present throughout. The house also retains integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

The modern garage was likely constructed circa 1980. The building currently has faux historic features to compliment the historic house. The garage does not contribute to the historic district.

124 High Street (House: Contributing; Garage: Non-Contributing)

Description

The property at 124 High Street is in a residential neighborhood west of downtown Northville, Michigan, on the east side of the street. A sidewalk stretches along the west side of the property, a concrete driveway leads along the south side of the property to an attached garage, and a brick

⁶⁴⁵ Sanborn, *Northville*, 1926, 2.

⁶⁴⁶ Polk, *Plymouth/Northville*, 1931, 210.

walkway leads from the street to the façade of the house. Several trees dot the property and foundation plantings are present near the façade, north, and south elevations.

The house is a two-story Cross-Gabled ell with multiple rear additions. A one-and-one-half story gabled section extends from the main block's east elevation, and a one-story side-gabled section is placed on its south elevation and connects to a gable-front garage. A small porch with a portico is located on the façade, a one-story enclosed porch is placed on the south elevation of the main block, and a small porch is located on the side-gabled rear section. The roofs are sheathed in asphalt shingles. The exterior walls are clad mainly in synthetic siding. Rows of fish scale siding and shingles are located on the first story below the windows and in the gables and are also utilized in the friezes. The house rests on a concrete foundation. Decorative crossbracing is placed in the gable peaks.

stone

A pedestrian door is placed on the northern end of the first story of the façade. It is accessed by several brick steps that are flanked by concrete block walls with square wood posts and metal balusters. A bellcast roof caps a portico that has spindles friezes and large brackets with pendants. A pair of one-over-one windows with eight-light transoms are placed to the south of the door. Two symmetrically spaced one-over-one windows are located in the second story. The windows and door have modest surrounds with drip caps, and all are modern replacements.

original windows (?)

The north elevation fenestration includes a one-over-one window on the first story and a single-light window with a single-light transom on the second story. The side-gabled ell includes a one-over-one window on each story of the west and north elevations. The windows have modest surrounds with drip caps, and all are modern replacements.

-NO

Fenestration on the south elevation is found mainly on the enclosed, hipped-roof porch. String of eight-light windows are placed on the west and south elevations and rest on shingle-clad knee walls. A pedestrian door with wide sidelights and a broken transom light is placed below a cross gable that projects outward above a small stoop, which is accessed by several wood steps. Large knee braces are located below the roof on each side of the door. A one-over-one window is located on the first story of the side gable of the main block, and the remaining fenestration is found in the second story. The front-gabled ell has a one-over-one window and the side-gabled ell has a one-over-one window on the west side and two two-over-one windows on the south side. The windows have modest surrounds with drip caps, and all are modern replacements.

-NO

A pedestrian door is placed in the small, shed-roofed porch on the west elevation of the rear section. The front-gabled garage has two single-bay overhead doors with window lights in the upper panels. Two window openings are located in the south elevation; the sashes were not visible.

1) stone foundation

2) original windows

(w/ storm / screen)

History

The house was built circa 1880 for James A. Dubuar, who lived there until circa 1915.⁶⁴⁷ As of 1893, the house had reac its present configuration.⁶⁴⁸ Dubuar owned a lumber manufacturing business in Northville, which later became the site of the Ford Valve Plant.

In 1931 the house was home to Charles H. LeFevre, a meat cutter for A. C. Balden.⁶⁴⁹ Mr. LeFevre remained in the house through 1960.⁶⁵⁰ As of 1972 the house was owned by Mr. and Mrs. Elden Biery. Circa 1999 the house became occupied by the Payne family.⁶⁵¹

Evaluation

The house at 124 High Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 124 High Street maintains a good level of integrity of design, as its overall fenestration pattern has not changed and the addition has not altered the overall scale, proportion, and massing of the property. Alterations to the materials, including the synthetic siding and replacement windows, have diminished this area of integrity. However, the property overall conveys its integrity of location, setting, feeling, and association. It is recommended as a contributing resource to the Northville Historic District.

Based on Sanborn maps, the garage was historically a much smaller building located near the southeast corner of the property. The extant garage has a larger footprint and is attached to the house by a hyphen. Modern shingles and bargeboard imitate the nineteenth-century house. The garage is a non-historic building and is recommended as a non-contributing resource to the Northville Historic District.

320 High Street (House and Garage: Contributing)

Description

The property at 320 High Street is in a residential neighborhood north of downtown Northville, Michigan, on the northeast corner of the intersection of Randolph Street and High Street. The property consists of a house and a carriage house/garage located to the south of the house. A sidewalk stretches along the west side of the property, a concrete driveway leads from High Street along the south side of the house to an attached garage, a second concrete driveway leads to the carriage house, and a brick walkway leads from the sidewalk to the façade of the house. There are several large, mature trees and ornamental landscaping scattered throughout the property. A wood fence stretches along a portion of the façade and attached garage.

⁶⁴⁷ Study Committee, *Northville Historic District*.

⁶⁴⁸ Sanborn-Perris, *Northville*, 3.

⁶⁴⁹ Polk, *Plymouth/Northville*, 1931, 182.

⁶⁵⁰ Polk, *Plymouth/Northville*, 1960.

⁶⁵¹ Northville Historical Home Tour 2001, 124 Randolph Street, Northville Buildings by Address, Northville Historical Society, Northville, Michigan, USA

From: [Jim Nield](#)
To: [Dianne Massa](#)
Subject: Survey 120 West Street
Date: Tuesday, May 14, 2019 11:34:11 AM

We formally object, due May 17, 2019, regarding the Northville Historical District Survey with MANY inaccuracies throughout the more than 800 pages. We also specifically object to the inaccurate description of 120 West Street. Criterion A has no significant role in the development of the community. The comment, It maintains the original footprint is also totally inaccurate. There was an addition added in 1977 with a building permit approved by the City of Northville. The intent of the Historic District outlined in the 1972 to 1974 documentation never intended to add homes at a later date that became 50 years old. The original plan was to identify home in the 1800's.

Being identified in the National Register is of no value to Northville at all. There is no tax advantage to any home owners or to the City of Northville.

Elaine Robinson, from the Commonwealth Heritage Group, stated Northville needed 60% categorize as contributing structures in the first 2 meetings and said in third meeting no percentage is required. Somehow the date of 1968 was added during the survey to extend the historic homes vs the original intent of the district outlined in 1974. The contributing and noncontributing is very arbitrary and only one person's opinion which includes many errors. There are many examples of inaccuracy. The recent survey should ONLY be used as an inventory of homes in the Historic District and NOT be adopted officially in any form.

Jim Nield
jnield@comcast.net
586.918.8600

From: [Sarah Russell](#)
To: [Historic Survey](#)
Subject: 113 High Street - Historic Survey Report
Date: Tuesday, May 14, 2019 3:29:43 PM

I hoping you may be able to provide a bit of clarity regarding some of the information in the report on 113 High Street.

I may be reading the report incorrectly as some of the descriptions included about my property aren't familiar to me. One item I wanted to inquire about was that it seems to indicate all of the windows on the property except the front 2 windows are replacement vinyl windows. In fact the only vinyl windows in the house are on the rear addition. We do have storm windows we use in the winter to provide additional insulation, however most of the windows in this home are lead glass windows, including the second story windows.

I would also like to understand the classification of our garage as contributing. My concern is the garage is actually in very bad shape and needs to be rebuilt. We currently only use this as a large garden shed due to its condition. The structure has a dirt floor and the walls do not appear to be of sound structure. Will it's classification as a contributing structure prevent us from rebuilding the garage so that it is actually a useable garage? I have no history available of this structure other than what has been included in the report.

Thanks so much for your help!

Kind regards,



Sarah Russell, CPA, MBA

Shareholder

d: 248.936.9453

o: 248.208.8860

c: 248.302.8062

ClaytonMcKervey.com

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From: [Barbara M-B](#)
To: [Dianne Massa](#)
Subject: Re: Historic District Survey Project - ERRATA 116 High ST Contributing - new info with suggested text revisions & supporting documents
Date: Monday, May 20, 2019 10:38:47 AM
Attachments: [116 High ST HD Study Excerpts with suggested rev Ver2.pdf](#)
[116 High ST HD Study Excerpts with suggested rev Ver2 ATT1.pdf](#)

Good Morning Dianne.

I inserted the wrong street map images in the document I sent you (Attachment 1, page 4 of the 7 page doc). Sorry about that.

In this email, I attached two PDF documents:

- 1) a PDF of the complete 7 pages (with the revised Attachment 1) and
- 2) a PDF of Attachment 1, page 4 only. This replaces the original page 4. For the PDF I sent on Friday. Whatever is easier for you. Options.

Sorry for the extra work.
Hope you have a good week!

Barbara Moroski-Browne
116 High ST Northville
734-604-3709

On Fri, May 17, 2019 at 7:11 PM Dianne Massa <dmassa@ci.northville.mi.us> wrote:

Received. Thanks!

Sincerely yours,
Dianne Massa
City Clerk

Sent from my iPhone
Please excuse any brevity or typos

On May 17, 2019, at 4:59 PM, Barbara M-B <barbmbrowne@gmail.com> wrote:

Good afternoon.

I have attached a PDF documents with some additional information and related, suggested text revisions/corrections for my Home at 116 High Street. In the draft HD survey, the evaluation deemed it as "significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture."

My suggested revisions are not onerous, but do provide additional information related to the home's role in community

development' and related dates.

Also, a correction on the new garage construction date and architectural features.

Please do not hesitate to send me and email or call if you have any questions or need additional information/documents.

Best regards,

Barbara Moroski-Browne (Homeowner)

116 High Street

Northville, MI 48167

734-604-3709

<116 High ST HD Study Excerpts with suggested rev and docs.pdf>

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bmb

116 High Street (House: Contributing; Garage: Non-Contributing)

Excerpts from Pages R-1320 NORTHVILLE LOCAL HD 4-48

Suggested Revisions (yellow highlights) & Supporting Documentation (3 Attachments)

Contents

4.7 High Street (original text, with suggested revisions (minor)).....2

ATTACHMENT 1 Sanborn Fire Insurance Maps, Northville, MI 1914 and 1926 (page excerpts)4

ATTACHMENT 2 About Maude Bennett (Northville Record).....5

ATTACHMENT 3: 116 High Street Addition and New Garage (City of Northville, Public Records).....6

116 High Street (House: Contributing; Garage: Non-Contributing)

4.7 High Street

116 High Street (House: Contributing; Garage: Non-Contributing)

Description

The property at 116 High Street is in a residential neighborhood west of downtown Northville, Michigan, on the east side of the street. A sidewalk stretches along the west side of the property, a concrete driveway leads along the north side of the property to a detached garage, and a concrete walkway leads from the street to the façade of the house. Several small trees dot the property and foundation plantings are present near the façade, north, and south elevations.

The house is a one-story Bungalow with Craftsman-style details. The house has an irregular footprint and a cross-gable roof. The roof has deep eaves and open decorative brackets in the gable peaks. The southern half of the façade projects forward and is covered by a gable, which is placed in front of the larger gable-front roof. A porch is placed on the other half of the façade and is covered by a shed roof. The sections on the south and north elevations below the cross gables project slightly from the main block of the house. A one-story addition is placed on the east (rear) elevation. The roof is sheathed in asphalt shingles. The first story of the exterior walls is red brick and the gable peaks have synthetic shingles. The one-story addition is clad in synthetic clapboards. The house rests on a white brick foundation. An external red brick chimney stack with a concrete cap rises along the north elevation, piercing the peak of the cross gable.

The porch is accessed by four concrete steps and the area below the decking is covered by white painted lattice. The porch features large, battered brick piers that rise from ground level to the top of the porch rail. Large, square, battered columns stretch from the piers to the roof. A square, battered, wood pier capped by an ornamental lantern is placed on the north side of the stairs. Balustrades span between the piers and feature triangular balusters each with an incised circle and over an elongated trapezoid, which are placed between square balusters.

The front porch shelters a pedestrian door and a pair of windows. The pedestrian door provides the main entrance to the house and has a narrow surround with an architrave. The windows have three-over-one sashes and share a modest surround with an architrave. The gable-front section to the south of the porch features a string of three windows that rest on a stone lug sill. The central window has four-over-one sashes and the two flanking windows have three-over-one sashes. Two two-light windows are placed in the foundation wall.

Fenestration on the south elevation includes a single window on the front-gabled section and a pair of windows on beneath the cross gable. The sash configuration was not visible from the public right of way, but the windows have stone lug sills and modest surrounds with drip caps.

Fenestration on the north elevation includes a pair of windows on each side of the chimney stack. The sashes were obscured by surrounding vegetation, but the windows rest on stone lug sills. A located in the foundation wall.

The rear, one-story addition has a cross gable on the north elevation, which projects to cover a small porch with square, battered columns. The only fenestration visible on this section is a small one-over-one window on its west elevation, located south of the main block of the house.

116 High Street (House: Contributing; Garage: Non-Contributing)

The detached garage is located at the northeast corner of the property. It is a one-story building with a front-gabled roof and a rectilinear plan. The roof is sheathed in asphalt shingles. The first-story exterior walls are clad in synthetic siding and the gable peak is clad in synthetic shingles.

Decorative knee braces are placed in the gable. A two-bay overhead door with six-light windows in the upper panels is located in the west elevation.

History

<u>ORIGINAL</u> Text	<u>Suggested Revision</u>
The brick Bungalow was erected circa 1920. <u>710</u> From circa 1931 to 1970, Mrs. Maude Bennett resided in the house. <u>711</u>	The brick Bungalow was erected between 1915-1925 710 Mrs. Maude Bennett (nee Richardson, b. 1874 d. 1968), life-long resident of Northville , resided in the house from circa 1931 until her death in 1968 Ms. Bennet was the daughter of Thomas Glenn (T.G.) and Jennie (Whittaker) Richardson, who arrived in Northville from Holly, Michigan in 1863. Mr. Richardson built the Fredy building, on Main Street, and owned several businesses in downtown Northville.
Footnotes 710 Sanborn, Northville, 1926, 2. 711 Polk, Plymouth/Northville, 1931, 210.	Footnotes 710 Sanborn, Northville, 1914 , 1926 711 Polk, Plymouth/Northville, 1931, 210. Northville Record, September 4, 1960 and January 14, 1968

See Supporting Documentation for text revisions in Attachment 1, Attachment 2

Evaluation

The house at 116 High Street is significant under National Register Criterion A for its role in Northville's community development and under Criterion C for architecture.

The house at 116 High Street is a good example of a Craftsman-style bungalow. It maintains a good level of integrity of design, as its overall fenestration pattern has not changed and the addition has not altered the overall scale, proportion, and massing of the property. Additionally, the property maintains many original materials and the integrity of workmanship is present throughout.

The house also retains integrity of location, setting, feeling, and association. Overall, the property clearly conveys its historic associations with a specific style and period of architecture. It is recommended as a contributing resource to the Northville Historic District.

The modern garage was **likely** constructed ~~circa 1980~~ in 2007. The building currently has faux historic features to compliment the historic house **and incorporates two windows salvaged from the original home and the door of the old garage, on the east side of the structure.** The garage does not contribute to the historic district.

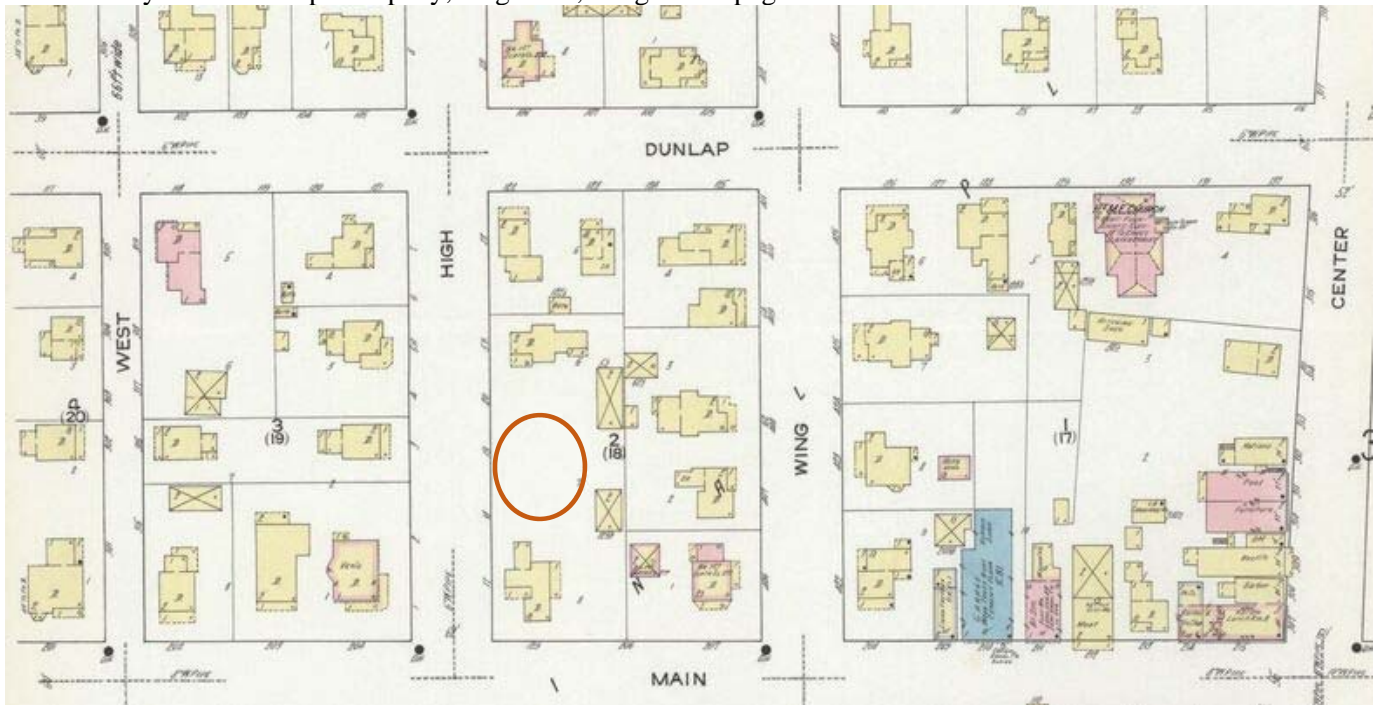
See supporting documents for text revision in Attachment 3

116 High Street (House: Contributing; Garage: Non-Contributing)

ATTACHMENT 1 Sanborn Fire Insurance Maps, Northville, MI 1914 and 1926 (page excerpts)

Title: 1914 Sanborn Fire Insurance Map from Northville, Wayne County, Michigan.

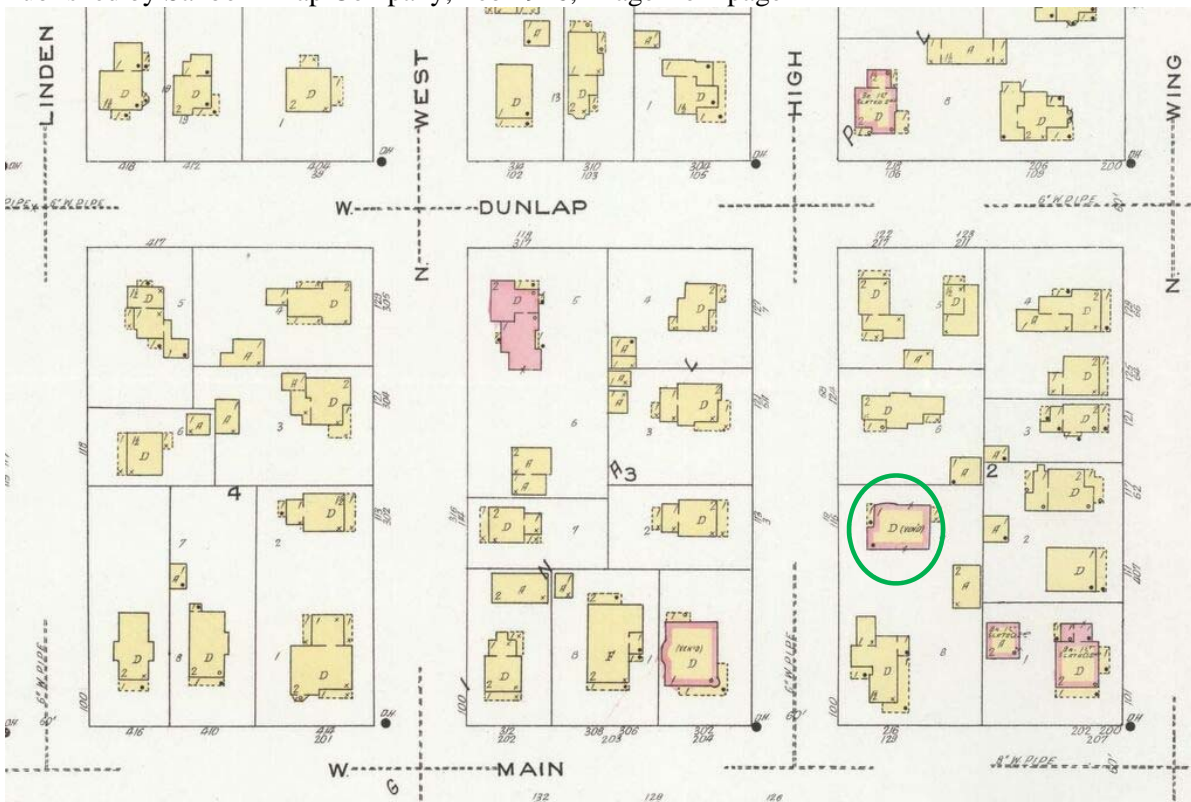
Published by Sanborn Map Company, Aug 1914, image from page 2



<https://www.loc.gov/resource/g4114nm.g041311914/?sp=2&r=0.023,0.235,1.385,0.822.0>

Title: 1926 Sanborn Fire Insurance Map from Northville, Wayne County, Michigan.

Published by Sanborn Map Company, Feb 1926, image from page 2



<https://www.loc.gov/resource/g4114nm.g041311926/?sp=2&r=0.608,-0.067,2.216,1.315.0>

ATTACHMENT 2 About Maude Bennett

Northville Record, September 4, 1960

Thursday, September 8, 1960 THE NORTHVILLE RECORD-9

Old Postcard Recalls A Little Northville History

A small piece of Northville history popped up last week when Mack Burns of 22047 Novi road left a postcard in the Record office which dated back to 1893.

The card reads: "Yourself and ladies are cordially invited to attend a private hop in Richardson's Hall, Thanksgiving night, November 30th, 1893, 9 o'clock. Tinham's Orchestra, B. C. Stark, B. G. Filkins, Floor Committee. Bill 50c".

Burns found the card inside the wall of a house at 512 South Main several months ago while repairing the kitchen.

According to Mrs. Maude Bennett, 116 High street, one of the two living children of the late T. G. Richardson, the hall referred to in the card was located above her father's dry goods store where Gamble hardware is presently located.

Richardson, who operated a number of stores in Northville after his arrival here from Holly in 1883, gave up his businesses with the arrival of the streetcar, Mrs. Bennett explained, because "he thought the streetcars would carry all the business to Detroit."

One of the stores Mrs. Bennett's

father operated was a dry goods and shoe business in the Freydl building, which he had built.

Richardson, who died in 1936, had four children, Ray and Glenn, both dead, Mrs. Bennett, and Mrs. Charles (Lida) Murphy now of St. Petersburg, Florida.

Less is known of the other three men mentioned in the postcard, although Tom Carrington, an oldtimer himself, recalls that Tinham's orchestra was directed by John Tinham. Tinham, according to Carrington, was a life-long resident of Northville, was an excellent fidd-

er, and a great horseman.

B. C. Stark (Burt) and B. G. Filkins (Ben) were well-known Northville residents, Carrington said.



GEORGE L. CLARK
YOUR
"Citizens'
Man"
Clark Insurance Agency
160 E. Main St. Fl. 9-1122

Northville Record, January 14, 1968

Page 4-A

THE NORTHVILLE RECORD-NOVI NEWS

Thursday, January 18, 1968

OBITUARIES

Death Claims Lifelong Residents

CLAYTON JORDAN
Clayton Jordan, 74-year-old World War I veteran who lived at 570 Carpenter street, died Thursday, January 11 at the Veterans Hospital in Dearborn. He had been ill for the past year.
Born in Northville, he was the son of John C. and Matilda (Martin) Jordan. His wife preceded him in death.
A life-long resident of the community, Mr. Jordan was a retired employee of the Northville Sand & Gravel company. He was a past member of the

Lloyd H. Green American Legion Post No. 147.
Survivors include a daughter, Mrs. Lucille Goldbach of Westland; three sons, Harold of Detroit, Alvin of Dearborn, and Freddie of Ipsantia; three brothers, Percy of Plymouth, William of Northville, and Llanon of Detroit; and 17 grandchildren.
Funeral services were conducted Monday, January 15 from Casterline Funeral Home, with the Rev. S. D. Kinde, pastor of the First Methodist Church,

officiating.
Burial was in Rural Hill Cemetery.

MRS. ROBERT BULMON
Mrs. Ruth Wendle Bulmon, a lifetime resident of the South Lyon-Salem area, died Thursday, January 10, at St. Joseph's Mercy Hospital, Ann Arbor. She had been in failing health for the past two years.
Born June 16, 1895 in South Lyon, she was the daughter of William and Mae Holmes Gyde. She and Robert P. Bulmon were married in Salem township on January 20, 1918. They celebrated their 50th anniversary with an open house on January 23, 1966. The Bulmons had lived for the past 46 years at their farm home, 7324 Pontiac Trail.
Mrs. Bulmon was a member of the First Methodist church of South Lyon, the WSCS and the Salem Farmers club. She is survived by her husband Robert, and two children, Mrs. Beatrice Hanna of Fremont, California, and Raymond D. of Plymouth; sisters, Mrs. Helen Hicks of Whitmore Lake, Mrs. Dorothy Smith of Detroit; brothers, Edgar Gyde of Whitmore Lake, Merle Gyde of Pinckney, William Gyde of South Lyon and Kenneth Gyde of Plymouth; six grandchildren and three great grandchildren. Three sisters preceded her in death.
The Rev. Roger Merrill, of the South Lyon Methodist church, officiated at funeral services Saturday, January 13 at 1 p.m., at Casterline Funeral Home in Northville. Burial was in the Thyer cemetery at Six Mile and Napier roads.

MAUDE ELIZABETH BENNETT
Mrs. Maude Elizabeth Bennett, who for 85 years was a resident of Northville, died Friday, January 12 at St. Joseph Hospital, Ann Arbor.
A resident at 116 High street, 93-year-old Mrs. Bennett was born May 23, 1874 in Holly, the daughter of Thomas Glenn and Jennie (Whittaker) Richardson. Her husband, Claude, preceded her in death.
Mrs. Bennett was a member of Orient Chapter No. 77, Eastern Star. Survivors include a sister, Mrs. Lida F. Murphy of St. Petersburg, Florida; one granddaughter, Mrs. Maxine R. Wolf of Detroit; and three great grandchildren. A daughter, Thelma R., preceded her in death.
Funeral services were conducted Monday, January 15 from Casterline Funeral Home, with the Rev. S. D. Kinde, pastor of the First Methodist church, officiating.
Burial was in Rural Hill Cemetery.

ALVINA C. WIRTH
Alvina C. Wirth, 89 of 4885 Timberlane, died Saturday, January 13 at Whitehall Convalescent Home in Novi. She had been ill for the past three months.
Born April 13, 1878 in Richville, Michigan, she was the daughter of Frederick and Minnie (Buetow) Wirth. For the past seven years she had been a resident of this community, previously having lived in Detroit.
Survivors include a son, Carl Pubanz of Northville, and two grandchildren, Marilyn and Richard Pubanz of Northville.
Funeral services were conducted Tuesday, January 16 from the Casterline Funeral Home, with the Rev. S. D. Kinde, pastor of the First Methodist church, officiating.
Burial was in Roseland Park Cemetery, Royal Oak.

BETTY COTTER
Mrs. Betty Cotter, 70, of 43820 Eleven Mile road, died Friday, January 12 at St. Joseph Hospital, Ann Arbor. She had been ill for about three weeks.
Born September 17, 1897 in Dixon county, Tennessee, she was the daughter of G. L. and Elizabeth (Johnson) Tatum. Her husband, Robert, preceded her in death in December, 1965.
Mrs. Cotter, a resident of Novi for 26 years, was a member of the Novi Methodist church, Rebekah Lodge No. 482 of Novi, Park Corinthian Chapter No. 401 O.E.S. of Highland Park, and the Daughters of American Victory Council No. 20 of Detroit.
Survivors include a daughter, Elizabeth Schrieber of Novi; a son, J.T. Cotter of Oak Ridge, Tennessee; a sister, Mrs. T. P. Powers of Paris, Tennessee; six grandchildren and eight great grandchildren.
Funeral services were conducted Monday, January 15 from the Casterline Funeral Home, with the Rev. Robert A. Mitchell, pastor of the First Methodist Church of Novi, officiating. Burial was in Oakland Hills Memorial Park Cemetery, Novi.

Wixom News
Miss Alexis Smith - 48656 Pontiac Trail - MA-4-1908
The Walled Lake Consolidated schools will be closed on Thursday and Friday, January 25 and 26 for the end of the semester recess. Classes will resume on Monday, January 29.
The Hickory Hills Coffee League bowled at the Fairgrounds Bowling Alley at Milford Saturday night. Mr. and Mrs. Paul Salo served afterwards.
The Wixom Elementary school gym is open every Tuesday night from 6:30 p.m.-8:30 p.m. for boys in the fourth grade and up. On Thursday night the gym is available for the girls in the fourth grade and older. The time for girls also is from 6:30 p.m. till 8:30 p.m.
Nearly every weekend, depending on weather and availability, Mr. Fred Wazara of 1429 Nightengale has been setting up tows for skiing at Proud Lake recreation area. There are also tobogganing and sledding areas. Wixom residents are urged to take advantage of this winter fun. The only requirement is that participants have a Michigan State Park sticker to be admitted to the park.
The youth group of the First Baptist church of Wixom went to the Masonic Temple in Detroit Saturday night to see "Without Ouzons".

Wixom News

Mr. Vernon Spencer of 51225 Pontiac Trail has returned from Saint Joseph's Mercy hospital in Ann Arbor.

Mr. and Mrs. Frank Robinson of 2540 Potter road; Mrs. Fred Dumka of 2800 Renton, and Mrs. John Chambers of 49065 Pontiac Trail attended a progressive dinner at the homes of members of the Crossroads Presbyterian church of Walled Lake.

Again this year the ice skating and hockey rinks, located at the Wixom City Hall, are reported to be in good condition. All residents of Wixom are welcome.

Mr. Alfred Gaedt of 3404 West Maple road is home from Saint Joseph's hospital, Pontiac. Mrs. Gaedt also has been sick but both are feeling much better now.

Mr. Fred Dumka of 2800 Renton street has been in the Oakland County sanitarium for over four years. The address is 1200 North Telegraph in Pontiac. Cards would be welcomed.

Mrs. Lucetta Ruggles of 49335 Wainstock street entertained Mr. and Mrs. George Morris of 205 North Wixom road, Mr. and Mrs. John Ruggles of 49309 Wainstock street, and Mrs. Glen Lent and children of Livonia on Thursday evening.

Democrats to Sponsor Issues Seminar Saturday

Northville Democrats, together with other party members from the 19th District, will conduct an Issues Seminar to be held at Schoolcraft college on Saturday, January 20.
The day-long program will get underway at 9 a.m., with registration and close at 4 p.m. with an evaluation of the seminar by Chairman Sander M. Levin.
From 10 a.m. to 12 noon a discussion of foreign policy will take place. The luncheon program will feature Paul Winter, radio personality, as the guest speaker.
From 2 p.m. until 4 p.m., three different sessions are planned. These include discussions of civil liberties, crime and juvenile delinquency, and revised criminal code.

Police Solve Burglary

A breaking and entering that involved the theft of stereo sound equipment valued at approximately \$350 to \$400 from a home in Northville Estates was resolved Tuesday when Northville police recovered the equipment from two Northville boys.
Patrolmen Lawrence Towne and Ron Wankowicz recovered the equipment from the youngsters, ages 15 and 16. The case has been under investigation since January 7. The equipment, intact and seemingly in good order, eventually will be returned to its owner, police

Schoolcraft Choir Seeks More Voices

Formation of the Schoolcraft College Winter 1968 Evening Choir has been announced by Wayne Dunlap, chairman of the humanities division.
The choir, under the direction of

CALENDAR

- Jan. 18 - Interfaith meeting, 7:30 p.m. Presbyterian Church.
- Jan. 18 - Republican club, 8 p.m., Detroit Federal Savings and Loan.
- Jan. 19 - Northville Woman's club, 2 p.m., Presbyterian church.
- Jan. 22 - Quarters, 8 p.m., 279 Maplewood.
- Jan. 23 - Senior Citizens, 6:30 p.m.,

Fisher's brings you...
TREMENDOUS SAVINGS ON NATIONALLY ADVERTISED FOOTWEAR FOR THE FAMILY!
Semi-Annual SHOE CLEARANCE
STARTS THURSDAY, JANUARY 18th
Closed Wed., Jan. 17th to prepare for sale.
Open Thursday and Friday 'til 9 p.m.
All Sizes But Not in All Styles
"ALL SALES FINAL NO REFUNDS OR EXCHANGES"
Fisher's
"YOUR FAMILY SHOE STORE"
290 S. MAIN PLYMOUTH GL-3-1390

116 High Street (House: Contributing; Garage: Non-Contributing)

ATTACHMENT 3: 116 High Street Addition and New Garage

116 High Street Legal description

03E513 LOT 513 ASSESSORS NORTHVILLE PLAT NO 6 T1SR8E L66 P40 WCR

116 High Street Addition and New Garage, **completed 2007**

Building Permit PB100147

Work Description Addition of MBR bath laundry, bathroom & expand MBR per approved plans and code.
Approved by HDC 9/20/2006.

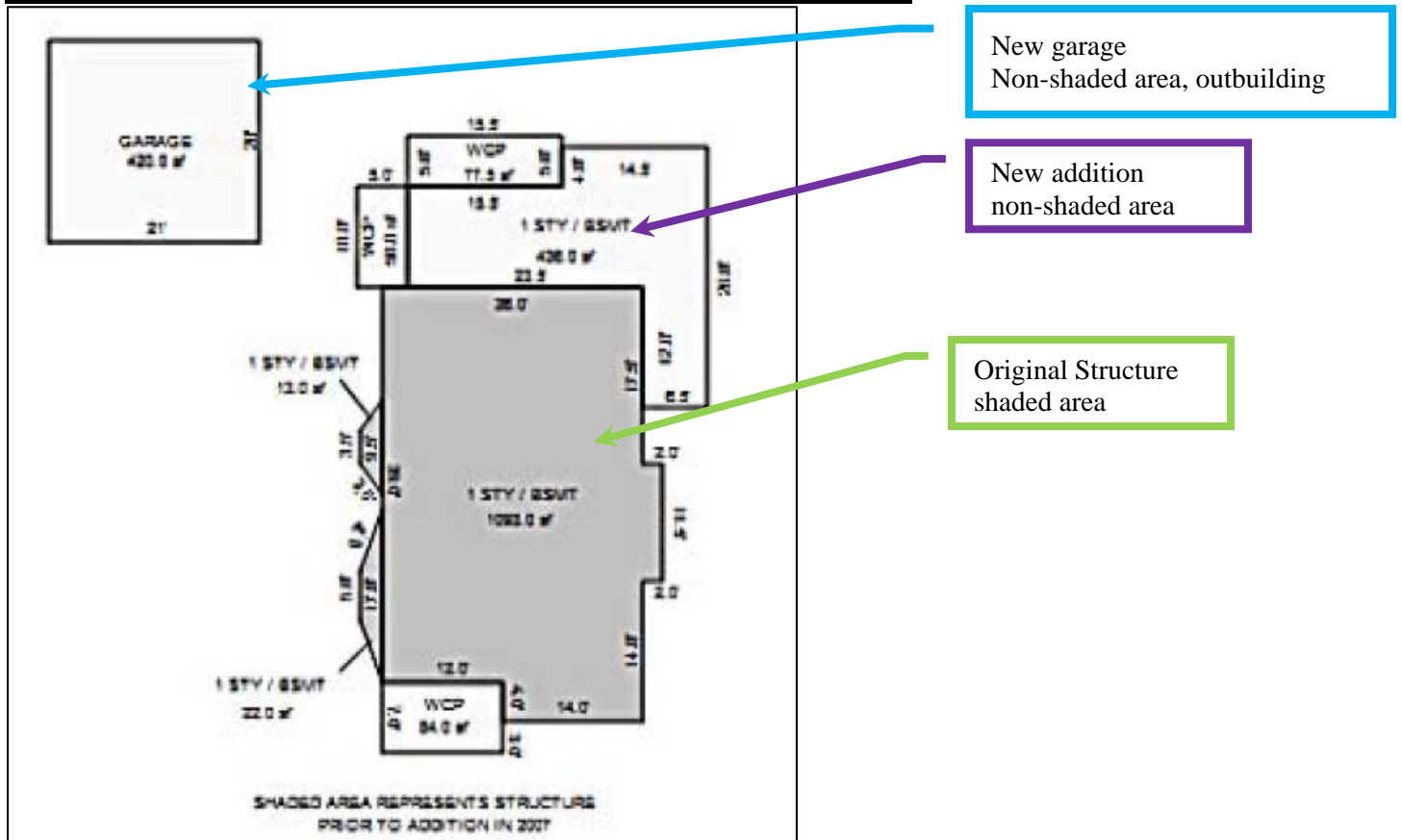
Approved by Historic District Commission 09/20/2006

City Application Date / Plan Review 10/19/2006

Construction (from inspection information table)

Rough, Bldg	Completed	12/7/2006
Insulation	Completed	12/11/2006
Final, Bldg	Completed	6/26/2007
Final, Bldg	Completed	8/14/2007

New addition and New Garage, “footprint” as submitted to City of Northville, Building Department for approval



Source: “image sketch for parcel”, 116 High Street – Parcel Number: 48 002 01 0513 000; City of Northville, Wayne County, Official public records (accessed on-line), September 2018

<https://bsoonline.com/SiteSearch/SiteSearchDetails?SearchFocus=Building+Department&SearchCategory=Address&SearchText=116+High+Street&uid=1917&PageIndex=1&ReferenceKey=48+002+01+0513+000&ReferenceType=0&SortBy=&SearchOrigin=0&RecordKeyDisplayString=48+002+01+0513+000&RecordKey=7%3dc76b2505-4704-4d1c-bc89-9f9700df8716&RecordKeyType=7%3d2>

Last accessed 9/26/2018

116 High Street (House: Contributing; Garage: Non-Contributing)

116 High Street Photo – Prior to Addition and New Garage



Source: City of Northville, 116 High Street, Parcel Number: 48 002 01 0513 000, Image on file <https://bsaonline.com/SiteSearch/SiteSearchDetails?SearchFocus=Building+Department&SearchCategory=Address&SearchText=116+High+Street&uid=1917&PageIndex=1&ReferenceKey=48+002+01+0513+000&ReferenceType=0&SortBy=&SearchOrigin=0&RecordKeyDisplayString=48+002+01+0513+000&RecordKey=7%3dc76b2505-4704-4d1c-bc89-9f9700df8716&RecordKeyType=7%3d2>
Last accessed 9/26/2018

116 High Street Photo: New Garage, construction completed 2007 (same time as addition)

Front view



Side (east) view



Windows salvaged from original home when additional added

Old garage door salvaged from old garage (see photo, prior page) and converted into side "barn" door on new garage.

Source: Photos taken by homeowner, Barbara Moroski-Browne, Fall 2018

Presley Architecture LLC

108 N. Center, Suite 205, Northville, Michigan 48167

May17, 2019

Dear HDC Commissioners:

I have reviewed the Northville Local Historic District Study Report (DSR) and have these comments related to my work in the Historic District (HD):

-Of the 173 or so home sites west of Center Street in the HD, PA has done or is doing over 67 projects in the past 30 plus years. Reviewing the DSR analysis of property historic status (DSR, Figure 1-1):

- 35 PA alterations that are considered Contributing (C)
- 16 PA alterations that are considered Non-Contributing (NC)
- 13 new PA homes (9 done plus 4 in process)
- 3 PA alteration projects in process

-I disagree with the NC designation for my projects in most cases. Of the 16 NC alteration sites all PA projects have met the HDC Design Guideline requirement for building setback, spacing, massing, height, scale, proportion, hierarchy, rhythm, materials and (in most cases) details. They all contribute aesthetically and functionally to the streets in which they reside. If allowed, I will provide a resource-analysis-by-property at the next public hearing.

-Further I doubt that 2 alterations that PA has designed since this report was completed (currently under construction and approved by HDC) would now be considered Contributing (window and siding replacement/relocation, large addition, house move, other). Yet these homes will contribute greatly to the streetscape for all the reasons listed above. NC status is not a proper read of their value in the Historic District.

-There used to be in the Historic District Design Standards Introduction page 2.3 a category for "Complimentary Buildings"(see attachments). Someone should explain when and why this language was changed to eliminate "Complimentary Buildings" as a category. This a category that included both new buildings that fit in to the neighborhood and allowed the historic structures to stand out, but it also considered altered historic structures (in which the current consultant finds too much loss to allow "C" status) to have a visual status higher than "NC". It seems quite severe to list a home that has been altered in a manner aproved by the HDC as a "Non-Contributing" building, even although it absolutely contributes to the the aesthetic visual fabric of the streetscape in all the categories that the HDC considers.

-I understand the need to inventory our historic resources and consider their contribution but offer a few observations:

1) *All of history is not equal.* An historic building style one cannot find just outside the Historic District should have more hierarchy, carry more weight in the decision-making process than a building style that can be found just outside the boundary in abundance.

2) *Not all historic buildings are equal.* A historic home should have more importance in HDC decision-making than old garage.

3) *We do not live in a museum.* Adaptive reuse of turn-of-the-19th-century homes to bring them into the 21st century and beyond requires more aggressive structural and exterior cladding fixes to ensure that client re-investment is worth the risk. If we want to save history, sometimes it requires more adaptation than at other times.

A few questions:

1) What happens if the Study is adapted? Concerns are:

-treating the DSR as a rule to be obeyed, not as a guideline tool to assist in HDC judgments.

-all so-called Contributing structures cannot be demolished going forward (eg. old small garage that is obsolete)

-loss of property value in the HD through more strict interpretation of allowable change where more folks are discouraged from alteration projects or property purchase (already happening, purchasers are steering away from the HD, guided by realtors)

My most basic question is this: Why cannot the DSR be accepted as a useful tool but not codified? Let it assist in the HDC approval process, as do the HD Design Guidelines, without inappropriately driving HDC evaluations and decisions. Adaptation seems tantamount to making the DSR the “Bible”, the highest arbiter in harder decisions, rather than HDC good sense on a case-by-case basis. HDC has done a good job until now. For that I for one am grateful.

Sincerely,

Gregory H. Presley, RA, LEED AP
Presley Architecture, LLC

The Northville Historic District Commission (HDC) reviews projects that would change the appearance of any building located in a historic district. The HDC has divided buildings into two categories:

Historic Buildings

These buildings contribute to the overall historic character of the district. In some cases they are examples of quality architectural design, materials, and workmanship. In other cases, they provide the essential, appropriate setting for more impressive structures. They include buildings of individual prominence or rarity, as well as buildings whose great value is their membership in, and impact on, a grouping of similar age and style. Some have special value because of the people and events associated with them, while others contribute because they are consistent and harmonious in terms of age, materials, scale, mass and the repetition of architectural details. In some instances the social value makes up for lesser architectural quality. The Historic District Commission will review any proposed changes to historic buildings using the strictest interpretation and application of the *Standards*.

Non-historic Buildings

These buildings do not add to the historic character of the district. Some of them are admirable buildings but are simply too new to have claimed a place in history. Some are old buildings whose historic qualities have been completely lost through alterations. Some are neither new nor very old but have been inserted into an older streetscape without care for the existing pattern, scale, or mass. Even though the buildings may not add to the district, there is potential for inappropriate changes to detract from the district. The Historic District Commission will review non-historic buildings with respect to the impact that changes would have on surrounding historic buildings.

Many buildings that are neither in a historic district nor special enough for individual designation can nevertheless be a source of pride to the owner and to the community when they are maintained or rehabilitated with sensitivity to their historic value. The City of Northville and the Historic District Commission encourage preservation of all historic structures. These *Standards* may be a helpful tool even if review by the Historic District Commission is not required.

CURRENT VERSION ON-LINE

The Northville Historic District Commission (HDC) reviews projects that would change the appearance of any building located in a historic district. During its review, the Commission recognizes that the buildings in the historic district have different degrees of historical importance. In order to define those differences, the HDC has divided buildings into three categories:

Significant Historic Buildings

These buildings contribute uniquely to the character of the district. In most cases they are examples of quality architectural design, materials, and workmanship. They include buildings of individual prominence or rarity, as well as buildings whose great value is their membership in, and impact on, a grouping of similar age and style. Some have special value because of the people and events associated with them. In some instances the social value makes up for lesser architectural quality. The Historic District Commission will review any proposed changes to significant historic buildings using the strictest interpretation of the *Standards*.



Complementary Buildings

These buildings contribute to the overall historic character of the district by providing the essential, appropriate setting for the "significant" structures. While individually they are less outstanding, they are consistent and harmonious in terms of age, materials, scale, mass, and the repetition of architectural details. The Historic District Commission will review any proposed changes to complementary buildings with some flexibility. The strictest application of the *Standards* will be used to evaluate changes to the building's character defining features (such as those indicated in the description of the style.)

Non-contributing Buildings

These buildings do not add to the historic character of the district. Some of them are admirable buildings but simply are too new to have claimed a place in history. Some are old buildings whose historic qualities have been completely lost through alterations. Some are neither new nor very old but have been inserted into an older streetscape without care for the existing pattern, scale, or mass. Even though the buildings may not add to the district, there is potential for inappropriate changes to detract from the district. The Historic District Commission will review non-contributing buildings with respect to the impact that changes will have on surrounding significant and contributing buildings.

Many buildings that are neither in a historic district nor special enough for individual designation can nevertheless be a source of pride to the owner and to the community when they are maintained or rehabilitated with sensitivity to their historic value. The City of Northville, and the Historic District Commission encourage preservation of all historic structures. These *Standards* may be a helpful tool even if review by the Historic District Commission is not required.

The Northville Historic District Commission (HDC) reviews projects that would change the appearance of any building located in a historic district. The HDC has divided buildings into two categories:

Historic Buildings

These buildings contribute to the overall historic character of the district. In some cases they are examples of quality architectural design, materials, and workmanship. In other cases, they provide the essential, appropriate setting for more impressive structures. They include buildings of individual prominence or rarity, as well as buildings whose great value is their membership in, and impact on, a grouping of similar age and style. Some have special value because of the people and events associated with them, while others contribute because they are consistent and harmonious in terms of age, materials, scale, mass and the repetition of architectural details. In some instances the social value makes up for lesser architectural quality. The Historic District Commission will review any proposed changes to historic buildings using the strictest interpretation and application of the *Standards*.

Non-historic Buildings

These buildings do not add to the historic character of the district. Some of them are admirable buildings but are simply too new to have claimed a place in history. Some are old buildings whose historic qualities have been completely lost through alterations. Some are neither new nor very old but have been inserted into an older streetscape without care for the existing pattern, scale, or mass. Even though the buildings may not add to the district, there is potential for inappropriate changes to detract from the district. The Historic District Commission will review non-historic buildings with respect to the impact that changes would have on surrounding historic buildings.

Many buildings that are neither in a historic district nor special enough for individual designation can nevertheless be a source of pride to the owner and to the community when they are maintained or rehabilitated with sensitivity to their historic value. The City of Northville and the Historic District Commission encourage preservation of all historic structures. These *Standards* may be a helpful tool even if review by the Historic District Commission is not required.

CURRENT VERSION ON-LINE

Comment Review and Response Form		Date	Reviewer (initials)	Instructions:
Project:	Northville Local Historic District Survey Report	Submitted for review:	5/17/2019	Please fill in any columns as needed to identify the location of your edit/comment. Type your requested edit in the "Reviewer's Edit/Comment" column. HNTB will respond to your comments and edits in the shaded columns.
Document being reviewed:	September 2018 version	Changes made:	5/22/2019	
Reviewer Name/Initials:		All changes verified:		

Comment	Page #	Line #	Chapter/Section/Subsection	Reviewer's Edit/Comment	Commonwealth Response	Agree (Y/N)	Edit Made (initials)	Verified (initials)	Notes
Comment Source: Rich Kern, 124 High Street, Northville, 248-417-7972, richkern@icloud.com; email received 11.14.2018									
1	vol II: 1-183, 1-184		1.10.1	The home has all its original windows (many are original glass within the frames). The home has modern storm windows over the original windows. The reports indicate in numerous places (pages 1-183 and 1-184) that the windows in the home are "modern replacement" windows	Revised as suggested	Y	ehr		
2	II: 1-183, 1-184		1.10.1	The home has the original stone foundation. At some point, an owner put a skim coat of concrete over the exterior stone to make it appear it is a block foundation - but it is not a concrete foundation. If necessary I can send a picture of the basement to confirm this.	Revised as suggested	Y	ehr		
Comment Source: Tom Gudritz, 548 West Main Street, Northville; email received 11.27.2018									
2	vol II: 1-345, 1-346		1.15.1	corretctions for South Rogers to North Rogers	Revised	Y	ehr		
4	vol II: 1-345, 1-346		1.15.1	clarification on location of the door on the façade	Terminology (use of façade) clarified in email exchange; text in report is correct - no revision required	Y	ehr		
Comment Source: Patricia Thull, 572 Randolph Street, Northville, telephone call January 2019									
5	vol II: 1-401		1.17.1	Ms. Thull continued to express concern that her property at 572 Randolph was not listed as contributing to the historic district; and informed Ms. Robinson that the house was probably older than its neighbor at 588 Randolph, which does contribute.	Ms. Robinson asked Ms. Thull to provide information, and gave several places to seek that information on the age of the house. She also indicated photographs of the house showing it hadn't been altered would also help. There was no additional contact or information provided by Ms. Thull	Y	ehr		
Comment Source: Kimberly Campbell-Voytal, 113 West Street, Northville; email received 02.27.2019									
6				How do I correct an error in the description of my historic home? I live at 113 West Street. Thank you, Kimberly Cambell-Voytal.	No response.	Y	ehr		
7				Response from Dianne Massa, City Clerk: Email me what you believe is the error and the proposed correction. If you have supporting documents to support this, please include that too. Supporting documents not required but helpful. I will forward to the Consultant for review. If you could send me this by next Monday March 4 that would be great.	No response.	Y	ehr		
Comment Source: Kimberly Campbell-Voytal, 113 West Street, Northville; email received 03.04.2019									
7	vol II: 1-484		1.20.2	The assessment of the historical background of our house at 113 West Street states that the picture windows in the east and south-facing windows of the living room are updated windows. This is not true. Those two windows are original to the house and have float glass in wooden framed windows. I have been advised that it is important to correct the record, and I am doing so. There is a third original window on the ground floor, it faces west. Otherwise the windows on the second floor and selected windows on the ground floor have been updated.	There is no reference to replacement windows in this portion of the text. If, in fact, the glass in the windows is float glass, a process that was invented in 1959, then they may be replacements, but it would have been done within the period of signifiacnce and therefore would not impact the integrity of the house.	Y	ehr		
Comment Source: Cynthia Steinberg, 404 West Main Street, Northville; email received May 2, 2019									
8	vol II: 1-323		1.15.1	Ms. Massa - My family resides at 404 W Main Street. I have a couple of minor changes/additions for our home. I have attached the sections from the Historic Study Draft II with comments and have summarized below.	No response.	Y	ehr		

9	vol II: 1-324		1.15.1	1) Page 1-324 last paragraph the exterior walls of the garage. When we purchased the home in 2013 the garage had block exterior walls. We received approval from the HDC to cover the walls with Hardie Plank cement board. The exterior does not have clapboard as stated.	revisions made as requested.	Y	ehr		
10	vol II:1-325		1.15.1	2) On page 1-325. Because the interior lights were probably not on at the time of the study on our home It may not have been possible to see but the Etched transom is still intact. If helpful, I have attached a photo.	revisions made as requested.	Y	ehr		
Comment Source: Kimberly Campbell-Voytal, 113 West Street, Northville; email 5.14.2019									
14				The assessment of the historical background of our house at 113 West Street states that the picture windows in the east and south-facing windows of the living room are updated windows. This is not true. Those two windows are original to the house and have float glass in wooden framed windows. I have been advised it is important to correct the record, and am doing so. there is a third original window on the ground floor, it faces west. Otherwise, the windows on the second and selected windows on the ground floor have been updated.	Emailed Ms. Voytel for clarification on 5.21.2019	Y	ehr		
Comment Source: Kimberly Campbell-Voytal, 113 West Street, Northville; email 5.22.2019									
14				Yes, I reviewed the text too and came to the same conclusion. My concern was based on an earlier draft of the report, from last year.	No revision required	Y	ehr		
Comment Source Marianne Barry, 239 High Street, Northville; email 5.7.2019									
15				As I look over the map of the contributing and non-contributing structures and property within the current historical district I was shocked and saddened to see just how much of historic Northville has been lost. Nothing can be done at this point to undo what destruction has occurred in the past but a well thought out plan for the future is the only way to stop future mistakes. I see this moment in time as a tipping point for Northville! As I'm sure you well know a proactive approach is vital and the only recourse at this point for Northville.	No response.				
				Being a resident within the historic district is not always easy or cheap but the benefits are many. I have had to forgo plans I have considered for my home based on the historic nature of my home. I have had to seek out knowledgeable contractors and studied up on historically accurate changes. I have crawled through barns, warehouses and yards to find items I needed for my "restoration". It was not easy, but living in an historic structure requires this challenge.	No response.				
				I see the historic status of my home as a protection of my investment. From my readings and investigation I note that property values never or rarely decrease in designated districts. I have lived in my historic home for 33 years and I can attest to that.	No response.				
				As I look at the configuration of the current Northville historic district and the ordinances associated with it - I feel that Northville needs to stands as a unified group-not as individual owners. Our power as a unified historic district will safeguard our communities heritage and improve our cities beauty. I am against individual property owners asking to be removed from the Northville historic district designation. on the SHPO website I read that once a community decides to establish a local historic district it must follow the standards and guidelines of the US Secretary of the Interior for the National Register of Historic Places. Based on the secretary's guidelines for determining historic district boundaries it states that "boundaries are based on geography, integrity, and the significance of the resource, not on political boundaries or ownership". They also state that "donut holes cannot be cut in the district to intentionally excluded properties".	No response.				

				<p>I am concerned about the inclusion of homes that are now 50 years old but considered historic. I am referencing the three brick one story homes in the current historic district. I feel that Northville has always acknowledged and recognized the Victorian era as the identifying factor of being historic as it should be but including the 50's homes is a big stretch in my mind and muddies the waters. Homeowners of a 50's ranch are restricted by the footprint size of their home, small lot size but yet pay high taxes. I am proposing that the Historic Commission and District Historic Preservation Committee pick an era that we are focusing on and move on with that in mind. This would provide Northville residents and the community a primary focus rather than a continually moving and expanding preservation target - a target that continually changes. How can a goal be reached if the target keeps on changing?</p>	No response.				
				<p>Our local Historic District designation status is something that nots to our past and enables our community to preserve our unique character. It will help us to hang on to expectations we have for our community as we mov forward with the massive amount of building that is happening and will be happening in the near future in our town. This is particularly important when we fact the extreme pressure of builders and their ideas of what would be good for Northville.</p>	No response.				
				<p>I consider our historic district designation as an asset to me, to my family, my neighborhood, my community, my city and my state! My hope is that many other see this as well!</p>	No response.				
				<p>I am against individual property owners asking to be removed from the Northville historic district designation.</p>	No response.				
				<p>I do want the Historic District Status to remain but would like to identify the Victorian era as the focus.</p>	No response.				
				<p>I am concerned about the building restrictions that would be placed on homes that are now 50 years old (the 3 small brick homes built in the 1950's).</p>	No response.				
				<p>I would like to suggest the possibility of expanding the historic designation to other areas of the city of Northville eg. West of Rogers St (OLV areas-west of Cady St.)</p>	No response.				
				<p>I would like to see the Historic District Commission acting as a resource for home owners in the historic district so that home owners know that there are ways for them to restore or renovate their homes in a appropriate ways rather than removing or replacing features in non-historic ways. Suggestions might include: city led conferences re: historic preservation/renovation break out sessions, volunteer neighbors sharing their restoration/renovation stories and resources, restoration/renovation home tours and contractor resources.</p>	No response.				
				<p>Additional Info on 239 High Street: the garage located on the west side of property and off of West Street was first seen in the Sanborn map of 1942. In reality the garage was originally attached to the original home (it was the 1/2 story of the original home and was located on the north side of the home). See attached photo.</p>	clarified with telephone conversation, 5.22.2019	Y		ehr	
				<p>The 1/2 story was moved to become the "new garage" in the early 1900's when the automobile came into existence. At the same time the Laphams built a 2 story addition on the north side of the house as it appears today.</p>	clarified with telephone conversation, 5.22.2019	Y		ehr	
				<p>the original 1900 sliding barn/garage doors are preserved inside the existing building as wall accents. The side door of the garage on the east side is original to the home and has hand tooled handles on it.</p>	clarified with telephone conversation, 5.22.2019	Y		ehr	
				<p>This building was placed onto the sight where a barn originally stood and one part of the footing still exists on the south side of the cutting garden next to the current "garage". The oxen bow above the garage doors is original from the homes working farm.</p>	clarified with telephone conversation, 5.22.2019	Y		ehr	

				The basement of the main home has hand hewn beams in the ceiling with bark still on many. It has stone walls and a coal shoot built when the 1900 addition was added. We believe that since this was a working farm that some animals were sometimes housed in parts of the basement in the depths of winter.	clarified with telephone conversation, 5.22.2019	Y	ehr		
				the porch that is seen on the home today and that has been a part of this home since the late 1800's or early 1900's is different than the original porch. The original porch on the home was quite small an was more farm style in nature. See photo attached. In fact the area was a working farm and the Chapman's who we bought the home from had a plaque for it being a centennial farm. Farmed by the same family for over 100 years!	revised	Y	ehr		
				Just one change for your original write up. You mentioned that we had synthetic siding on the back of the home which we do not. All siding is wood.	revisions made as requested.	Y	ehr		
Comment Source: Sarah Russell, 113 High Street, Northville; email received 5.14.2019									
				I may be reading the report incorrectly as some of the descriptions included about my property aren't familiar to me. One item I wanted to inquire about was that it seems to indicate all the windows on the property except the front 2 windows are replacement vinyl windows. In fact the only vinyl windows in the house are on the rear addition. We do have storm windows we use in the winter to provide additional insulation, however, most of the windows in this home are lead glass windows, including the second story windows.	revisions made as requested.	Y	ehr		
				I would also like to understand the classification of our garage as contributing. My concern is the garage is actually in very bad shape and needs to be rebuilt. We currently only use this as a large garden shed due to its condition. The structure has a dirt floor and the walls do not appear to be of sound structure. Will it's classification as a contributing structure prevent us from rebuilding the garage so it is actually a useable garage?	No report comments to respond to. Sally Elmiger and Elaine Robinson have both reached out via telephone to respond. EHR had no response from a call placed 5.21.2019		ehr		
Comment Source: Jim Nield, 120 West Street, Northville; email received 5.14.2019 jnield@comcast.net, 586.918.8600									
				We formally object, due May 17, 2019, regarding the Northville Historical District Survey With MANY inaccuracies through the more than 800 pages. We also specifically object to the inaccurate description of 120 West Street. Criterion A has no significant role in the development of the community. The comment, It maintains the original footprint is also totally inaccurate. There was an addition added in 1977 with a building permit approved by the City of Northville. The intent of the Historic District in the 1972 to 1974 documentation never intended to add homes at a later date that became 50 years old. The original plan was to identify home in the 1800's. Being identified in the National Register is of no value to Northville at all. There is no tax advantage to any home owners in the City of Northville. Elaine Robinson, from the Commonwealth Heritage Group, stated Northville needed 60% categorize as contributing structures in the first 2 meetings and said in third meeting no percentage is required. Somehow the date of 1968 was added during the survey to extend the historic homes vs the original intent of the district outlined in 1974. The contributing and noncontributing is very arbitrary and only one person's opinion which includes many errors. There are many examples of inaccuracy. The recent survey should ONLY be used as an inventory of homes in the Historic District and NOT adopted officially in any form.	No response.		ehr		
Comment Source: Barbara Moroski-Browne 116 High St, Northville, 734-604-3709; email received May 20, 2019 (replaces message sent on May 17, 2019)									
				I inserted the wrong street map images in the document I sent you (Attachment 1, page 4 of the 7 page doc). In this email, I attached two PDF documents: 1) a PDF of the complete 7 pages (with the revised Attachment 1) and 2) a PDF of Attachment 1, page 4 only. This replaces the original page 4.	No comments to respond to		ehr		

				Suggested addition of information on Mrs. Maude Bennett (nee Richardson) who resided in the house from ca. 1931 to her death in 1968. Ms. Bennet was the daughter of Thomas Glenn and Jennie (Whittaker) Richardson, who arrived in Northville from Holly, Michigan in 1883. Mr. Richardson built the Fredyl building on Main Street and owned several businesses in downtown Northville. (supporting documentation provided in two attachments).	revised	Y	ehr		
				Suggested revision for text on the garage: The modern garage was likely constructed circa 1980 in 2007...and incorporates two windows salvaged from the original home and the door of the old garage on the east side of the structure (see attachment 3).	revised	Y	ehr		
Comment Source: Gregory Presley, Presley Architecture LLC, 198 N. Center, Suite 205, Northville, Michigan 48167; email dated May 17, 2019									
				I have reviewed the Northville Local Historic District Study Report (DSR) and have these comments related to my work in the Historic District (HD): -of the 173 or so home sites west of Center Street in the HD, PA (Pressley Architecture) has done or is doing over 67 projects in the past 30 plus years. Reviewing the DSR analysis of property historic status (DSR, Figure 1-1): 035 PA alterations that are considered Contributing (C) -16 PA alterations that are considered Non-Contributing (NC) -13 new PA homes (9 plus 4 in process) -3 PA alteration projects in process	No comments to respond to				
				I disagree with the NC designations for my projects in most cases. Of the 16 NC alteration sites all PA projects have met the HDC Design Guideline requirement for building setback, spacing, massing, height, scale, proportion, hierarchy, rhythm, materials and (in most cases) details. They all contribute aesthetically and functionally to the streets in which they reside. If allowed, I will provide a resource-analysis-by property at the next public hearing.	No comments to respond to				
				Further I doubt that 2 alterations that PA has designed since this report was completed *currently under constructing and approved by HDC) would now be considered Contributing (window and siding replacement/relocation, large addition, house move, other). Yet these homes will contribute greatly to the streetscape for all the reasons listed above. NC status is not a property read of their value in the Historic District.	No comments to respond to				
				There used to be in the Historic District Design Standards Introduction page 2.3 a category for "Complimentary Buildings" (see attachments). Someone should explain when and why this language was changed to eliminate "Complimentary Buildings" as a category. This a category that included both new buildings that fit in to the neighborhood and allowed the historic structures to stand out, but it also considered altered historic structures (in which the current consultant finds too much loss to allow "C" status) to have a visual status higher than "NC". It seems quite severe to list a home that has been altered in a manner approved by the HDC as "Non-Contributing" building, even although it absolutely contributes to the aesthetic visual fabric of the streetscape in all the categories that the HDC considers.	No comments to respond to				
				I understand the need to inventory our historic resources and consider their contributing but offer a few observations: 1) <i>All of history is not equal</i> . An historic building style one cannot find just outside the historic District should have more hierarchy, carry more weight in the decision-making process than a building style that can be found just outside the boundary in abundance. 2) <i>Not all historic buildings are equal</i> . A historic home should have more importance in HDC decision-making than old garage. 3) <i>We do not live in a museum</i> . Adaptive reuse of turn-of the 19th-century homes to bring them into the 21st century and beyond requires more aggressive structural and exterior cladding fixes to ensure that client re-investment is worth the risk. If we want to save history, sometimes it requires more adaption than at other times.	No comments to respond to				

				<p>A few questions: 1) what happens if the Study is adapted? Concerns are: treating the DSR as a rule to be obeyed, not as a guideline tool to assist in HDC judgements; all so-called Contributing structures cannot be demolished going forward (eg. Old small garage that is obsolete); loss of property value in the HD through more strict interpretation of allowable change where more folks are discouraged from alteration projects or property purchased (already happening, purchasers are steering away from the HD, guided by realtors)</p>					
				<p>My most basic question is this: Why cannot the DSR be accepted as a useful tool but not codified? Let it assist in the HDC approval process, as do the HD Design Guidelines, without inappropriately driving HDC evaluations and decisions. Adaption seems tantamount to making the DSR the "Bible", the highest arbiter in harder decisions, rather than HDC good sense on a case-by-case basis. HDC has done a good job until now. For that I for one am grateful.</p>					

No comments to respond to

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