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

## **LOCAL HISTORIC DISTRICT STUDY COMMITTEE AGENDA**

**October 26, 2020 - 7:00 pm**

**LOCATION:** The meeting will be held via video conference due to the COVID-19 pandemic and in compliance with the Open Meetings Act. Members of the public body and members of the public participating electronically will be considered present at the meeting and may participate as if physically present at the meeting.

The following is a link to attend the meeting: <https://us02web.zoom.us/j/87315549876>, US: +1 646 558 8656 or +1 301 715 8592, Webinar ID: 873 1554 9876. Anyone needing assistance or accommodations should contact the City Manager's office at 248-449-9905.

Information about electronic meetings and a user guide can be found at:

[https://www.ci.northville.mi.us/calendar/public\\_notices](https://www.ci.northville.mi.us/calendar/public_notices) OR

[https://www.ci.northville.mi.us/services/building\\_and\\_planning/historic\\_district/historic\\_district\\_survey\\_project](https://www.ci.northville.mi.us/services/building_and_planning/historic_district/historic_district_survey_project)

1. Call to order/Roll call
2. Citizen Comments
3. Approve Agenda
4. Approve Minutes - June 6, 2019 meeting
5. Text Revisions to Study Report – Study Report Recommendation
6. Historic Preservation Ordinance Amendment – Ordinance Recommendation
7. Discussion
8. Adjourn

CITY OF NORTHVILLE BUILDING DEPARTMENT  
Dianne Massa, City Clerk

Posted: 10/23/2020

**CITY OF NORTHVILLE**  
**Local Historic District Study Committee Meeting Minutes**  
June 6, 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  
Jeff Russell

Absent: Mark Chester  
Suzanne Cozart

Also present: Elaine Robinson of Commonwealth Heritage Group, Planning Consultant Sally Elmiger and approximately 15 guests.

**APPROVAL OF THE AGENDA**

**Motion by Field, support by Russell, to approve the agenda as published.**

**Motion carried unanimously.**

**APPROVAL OF 5/2/2019 MEETING MINUTES**

**Motion by Russell, support by Field, to amend the May 2, 2019 meeting minutes as follows:**

- Page 3, 3<sup>rd</sup> paragraph: 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~~ when a road project was being planned that would impact an historic home, the historians would note that there was a National Register District and follow the requirements for a historic property. If only the local historic district existed, the MDOT would do some further investigation and would likely treat the resources as if they were listed in the National Register.

**Motion carried unanimously.**

**UPDATE FROM ELAINE ROBINSON, COMMONWEALTH HERITAGE GROUP**

Elaine Robinson, Commonwealth Heritage Group, said the final cut-off date for public comment on the draft report was May 17, and changes were made May 23, 2019. The September 2018 report had eight

people make a total of 46 formal comments by the May 17 cut-off. Of those, 26 comments required no response or changes for the May 23 final report. One person was asked to provide a comment but did not.

Ms. Robinson had reached out to some of the eight people in order to clarify their comments. All requested changes were made and the map was updated accordingly.

**PUBLIC HEARING – NORTHVILLE LOCAL HISTORIC DISTRICT STUDY REPORT AS REVISED MAY 23, 2019.**

Chair Allen opened the public hearing.

Chris Rizik, 208 S. Rogers Street, asked why his property had been added back into the Historic District at the May meeting. Their home was only 7 years old.

Chair Allen said the process of removing/adding back in parcels was not unique to this parcel. Earlier in the process 208 S. Rogers had been removed, but in May the Committee brought the parcel back in to the District in order to complete the District and protect the home on the southeast corner of Cady and Rogers.

Member Bayly explained that 208 S. Rogers had been part of the Historic District for a long time; its inclusion was nothing new. The original house had been demolished, but the parcel was not a new addition. The purpose of the Committee was to study the boundaries and make recommendations; in the end there was no change to the property.

Noel Walker, 531 Linden Court, said that his 3-bedroom ranch was listed as contributing in the Study Report. He wanted to change that designation if it was going to negatively impact the value of his property. His was a house that nobody wanted: it had 3 small bedrooms with tiny closets and one bathroom. He could sell the house as a tear-down, but if it received a designation as contributing it would have to remain as a ranch home.

Chair Allen said that whether the house was contributing or non-contributing, it was still within the Historic District and all the rules of the District had to be followed.

Mr. Walker was concerned that he would not receive a demolition permit if he applied for one. He did not want to be the last ranch house on Linden Court. Everyone else had had the opportunity to tear their homes down and build new.

Chair Allen explained that the Historic District Study updated all homes within the District, and homes 50 years old and older were now within the period of significance.

Mr. Walker said the house was not contributing when he bought it; none of the other homes on the street were contributing either.

Chair Allen explained that this was the first time the Historic District had been the subject of a study which designated structures as contributing or non-contributing.

Mr. Walker reiterated that every other house on his street had been replaced, he felt the ability to sell his home would be affected by whether he could sell it as a tear down or whether any future owner would have to maintain the structure as a ranch home. If the latter were the case, was there anything he could do about it?

Chair Allen explained that Mr. Walker would need to go through the process for demolishing a home in the Historic District. The Study Committee was a recommending body to City Council regarding the Historic District boundaries.

Greg Presley, 735 Randolph, Unit 122, Northville MI said that over the past 30 years he had completed 67 projects west of Center Street, with 35 of those being alterations to historic houses considered contributing, and 16 being alterations to historic homes that were not considered contributing. He had also done 13 new homes in the Historic District, with another 7 or so that were new builds or alterations in process. He objected to the determination that 16 projects that he had done were considered non-contributing on the basis of alterations that had taken place. While there were a few alterations from the 1980's and early 90's that he wished he could do over, generally speaking he was proud of his work, and felt that his projects did contribute aesthetically and functionally to their neighborhoods. The structures met all the things the Historic District Commission considered, such as setback, height, spacing, massing, proportion, scale, rhythm, materials, and details. There were many factors that impacted whether a structure contributed to the neighborhood but he didn't see those factors in the division between contributing and non-contributing. Further, there used to be a category in *2.3 Resource Count and Percentage*: significant historic structures, complementary structures, and non-contributing structures. In the study, complementary structures had been merged into contributing structures, and now there were only the two designations. Having just the two designations was too harsh, and moved the District in the wrong direction.

Mr. Presley said that if there were only going to be the two designations, the result was the HDC was not getting a very good grade for the work it had done for the past 30 years. This seemed unfair. He wondered why the wording was changed to contributing and non-contributing.

Ms. Robinson explained that the previous wording did not follow the standards of the National Park Service requirements. In order to maintain Certified Local Government (CLG) status, the National Park Service language had to be followed.

Mr. Presley asked what CLG status did for the City. Chair Allen said that as a Certified Local Government, the City had received a grant from the State Historic Preservation Office (SHPO) to complete the study, and also were able to apply for grants in the future. The grant was the first the City had applied for.

Mr. Presley asked what other benefits the District received from being a CLG District.

Ms. Robinson said as a CLG District, Northville received assistance from SHPO to make sure that the District was maintaining its historic preservation eligibility in order to maintain its CLG Status. Certified Local Governments were the only entities in the State of Michigan that were able to receive grants that SHPO was required to distribute on an annual basis, using 10% of the funding that they received from the Federal Government. There were approximately 20 CLG's in the State.

Member Field said that 4 Michigan communities were awarded \$112,000. Those were: Detroit \$24,000; Village of Franklin, \$10,000; Kalamazoo \$54,000; and City of Northville, \$24,000.

Planning Consultant Elmiger said that Northville actually received \$30,000, which funded the entire study.

Planning Consultant Elmiger said that other projects that could be funded were building, restoration, survey work, education and identification, including signage of historic district boundaries or interpretative signage, educating people about historic features of the community, and so on. The District

received CLG status in 2015. The first year after receiving CLG Status the District submitted an application for a grant for an intensive survey and were denied. They resubmitted in 2016 and received the grant. In the same year, SHPO gave Northville an additional \$6,000 to fund the entire survey project.

Chair Allen noted that Kalamazoo used their funding to create plans and specifications for a fountain rehabilitation, Franklin used their funds to increase energy efficiency of their Village Hall, and Detroit used their funds to nominate Hart Plaza for the National Register. He pointed out that it had taken a long time for the Historic District to receive CLG status.

Mr. Presley asked if the survey report needed to be codified in order to maintain CLG status.

Member Field said he thought the National Park Service didn't really care what local historic districts did.

Ms. Robinson explained that the national standards were used to develop the local requirements. There was a relationship with the National Park Service, but the local Historic District did not depend on the National Park Service in terms of its designation as a local district.

Ms. Robinson noted that the report had already been submitted to the State Historic Preservation Office, which had accepted it. The next legally required step after submitting the report to SHPO was that the Local Historic District Study Committee had to hold tonight's public hearing, and then submit the report to City Council for its acceptance and placement into law. The new boundaries would replace the existing Local Historic District.

In response to questions from Member Field, Ms. Robinson said if City Council did not accept the report, the local Historic District would still exist. However, it would be much more difficult for the Historic District to receive grants from SHPO if the City refused to update their local district information. Currently the local Historic District materials did not provide information that SHPO wanted, such as whether structures were contributing or non-contributing.

Member Field said at the May meeting he had questioned the use of the terms *contributing* and *non-contributing* because he could not find those in any statute. However, he had since found that information, and the local historic districts were asked to provide that information to the National Park Service. Yet the National Park Service did not tell local historic districts what to do.

Member Field continued that the existing survey was completed in 1972; it did need updating. For a long time the HDC had used pictures from home slides and other sources, and often did not have very complete information about homes in the Historic District. The new study was 847 pages long, with photos of every structure and multi-paragraph discussions about each one. This was commendable and helpful. Still, he was concerned about making two classes of folks in the District: those who had contributing homes and those who had non-contributing homes.

Planning Consultant Elmiger explained that the Northville Historic District ordinance contained the legal description of the Historic District boundary. That would be modified because the boundary was being modified, but she didn't think any other changes would be made to the actual ordinance, although it would probably reference the study.

Planning Consultant Elmiger further explained that the Historic District Commission's body of knowledge, included the ordinance, the study, the guidelines for demolition, design guidelines, etc.

Mr. Presley asked questions about process. Chair Allen said there would not be hearings regarding this study before the HDC. The next step after tonight was action by the City Council to accept the report. There would not be a public hearing at the Council level.

Mr. Presley was concerned about the study being used as HDC's body of knowledge, when the study contained known errors. Chair Allen reviewed the process followed thus far. From the beginning, residents of the District had been encouraged to send in questions along with correcting information, with the last and final deadline for comments being May 17 of this year.

Mr. Presley thought that each property owner should be sent the information about their property that would be included in the study.

Planning Consultant Elmiger said each property owner in the District had received a letter about tonight's public hearing. Additionally each property owner in the Historic District had been invited to a public meeting last year via a letter that explained what was going on. Everyone was informed that the study was occurring; they were also informed of the link to the information on the website. No one had been left in the dark.

Mr. Presley reiterated that the specific data for each property should have been sent to each building's owner for possible feedback. He was concerned that errors in the report would be codified. For instance, the garage at 402 Dunlap was listed as contributing, but it was rebuilt in 1989, and was rebuilt before that in the 1960s.

Chair Allen said certain errors were the result of trespass laws; the City could not enter people's back yards. He agreed it was important to get people's input, but he felt people in the District had heard about this study.

From the audience, Mary Elwart-Keys said she felt people were concerned that the document seemed unfriendly. A property owner had to go through the entire document to find their home. It would have been helpful to click on an address and go right to that property.

Member Bayly gave some history of the Historic District. Since the District's beginning in 1974, there had been changes and updates in the historic district standards and guidelines. She said that while the study represented an enormous change, it was also an enormous improvement. The first meeting of the Committee was video-taped and was available on the City's website. The City had reached out in newsletters and on the website. People had come to her and she had shared pages with them and helped them go through the report. The Committee and the City were not hiding anything: everything was available for people to see.

Mr. Presley said he felt those efforts were not enough. Each home should be sent its own specific information. If people then didn't respond, the City would have done all it could do. But to invite people to a meeting via public media was not enough.

Planning Consultant Elmiger said everyone in the Historic District was mailed a letter regarding tonight's public hearing.

Barbara Moroski-Borwne, 116 High Street, acknowledged the huge effort it took to complete the intensive survey report. She suggested the report have a disclaimer that might provide some flexibility to the Historic District Commission when they used the information to make decisions, in terms of the limits of the information, especially when surveyors were not able to enter back yards.

Discussion followed. Ms. Robinson said the report could be considered a living document. Planning Consultant Elmiger pointed out that the report was a survey; the survey was not the Secretary of Interior Standards. Ultimately, the HDC used Secretary of Interior standards to make their decisions.

Member Field said he had been at HDC meetings where members stated that a structure was a contributing structure, even though the survey report was still a draft report. He was concerned that once a property was labeled, it put HDC members on a different track than before it was labeled.

Member Field addressed the question of *period of significance*. Currently the Foreword of the Historic District guidelines read: . . . *In 1974, Northville City Council passed a resolution that the architectural theme for the Northville Historic District is Victorian, in the era from mid-1850's to the latter 1800's. More specifically, the greatest concentration of notable buildings are "Gothic Revival" style. The Historic District Commission exists to encourage preservation of the theme. . .*

Member Field questioned a period of significance now including homes that were only 50 years old, with such homes including brick ranches. He felt the study had become a bible to some HDC members, in that if a structure was designated contributing, the property owner would have to go through a lot of different steps in order to improve their home than if the structure was non-contributing.

Ms. Moroski-Browne addressed community engagement. While she felt appropriate processes were followed, many people had busy lives and until they understood how something affected them directly they did not engage. Receiving something written about their house might get their attention.

Referencing her letter dated June 6, 2019, Mary Elwart-Keys, 502 W. Main Street, said it was possible for a local historic district to have standards and guidelines that did not mirror the National Registry. The guidelines could be specific to Northville, and a pattern book could be created for the Historic District. She also suggested that there could be more than one historic district in Northville. Last, she was concerned that the requirements for authentic restoration of historic homes was outrageously costly, so that only people with deep pockets would be able to afford those improvements.

Ms. Elwart-Keys suggested that the Committee table the approval, acceptance and codification of the survey update in order to discuss a more realistic, easy to understand approach to the local Historic District.

Chair Allen suggested that such comments might better be made to City Council as that kind of direction was not the purview of this committee.

Jim Nield, 18234 Arselot, read prepared comments which emphasized his concern about the new survey, its function, and how structures were listed as contributing and non-contributing. He felt that many homes in the survey were incorrectly identified. The survey went beyond the original intent of the Historic District established in 1972, and should not be accepted, because it was inaccurate and subjective, and put new and more difficult restrictions on the District. The original intent of the District was limited to protect homes built in the 1800s and early 1900s. He suggested the Committee make a motion to pay the consultant but not accept the survey.

Chair Allen asked if the scope of the District had changed with the new survey. Planning Consultant Elmiger said it had not. Chair Allen asked who made the decision to include 50-year old homes in the period of significance. Ms. Robinson explained that period was in the National Register Standards.

Member Field asked if the National Register required inclusion of homes 50 years old. Ms. Robinson said while that was not a requirement, 50 years was the accepted guideline for a home to be considered

historic. Regarding evaluation of properties, since 1966 the National Park Service had 4 criteria of evaluation and 7 areas of integrity. Those were used to make the determination for every property in the District; decisions were not arbitrary. The period of significance could be less than 50 years if substantial significance could be demonstrated, or the period of significance could be longer.

In response to questions from Member Field regarding the original period of significance in the 1972 documents, Ms. Robinson said she could not speak to those documents.

Planning Consultant Elmiger noted there were 400 buildings in the current study; the original study included 61.

Member Field thought that the December HDC training had stated the period of significance in the Historic District ended in 1941. Could that date be used? Ms. Robinson said that date could be used, but then any changes after 1941 that were made to historic resources built before 1941 would be considered non-contributing.

Ms. Robinson said that all the buildings in the District were reviewed by SHPO staff, who actually had recommended finding that even more buildings were non-contributing based on a loss of integrity of the original structures. Commonwealth Heritage Group had convinced SHPO to include more structures as contributing in order to protect the Historic District.

Member Field remembered that Ms. Robinson had said at an earlier meeting that perhaps 95% of the structures in the Historic District had been changed. Ms. Robinson explained that they looked for the buildings that had been changed the least or that did not create a false sense of history.

In response to a further question from Member Field, Ms. Robinson said it was her decision to include buildings that were 50 years old as contributing structures.

In response to a question from Member Russell, Chair Allen said that the process for modifying a structure in the Historic District was the same whether it was contributing or non-contributing.

From the audience, Mr. Nield said he had sat in HDC meetings for a year, and the survey was being used to determine what kind of changes could be made to structures in the District.

Ms. Robinson said the City had accepted receipt of the survey document, and it was available for the HDC to use. However, the HDC should not use it to make decisions that would conflict with the current historic district since it was not yet codified.

A discussion of process followed. If the Committee so chose, they could make a recommendation tonight that City Council accept the report and begin the process for re-designating the boundaries of the Historic District.

Member Field said that contributing structures would require a public hearing if the owners were requesting demolition.

In response to questions from Chair Allen, Planning Consultant Elmiger thought City Council might want some time to study the document. City Council would not have a public hearing but she would pass on a request that the public be notified prior to Council action.

Member Bayly said that up until now the HDC would vote on whether a property should be deemed historic or just old (non-historic); mostly that conversation came up when they were talking about



extensive restoration or demolitions to a property. This different terminology was very similar to contributing and non-contributing.

Member Bayly said that historic preservation was a fine art and could be confusing. The process of going before the HDC was something that everyone who lived in the District or chose to come to the District needed to spend some time understanding before they made important decisions. If the City decided that they don't want an historic district any longer then everyone would need to come to terms with that.

Colette Rizik, 208 S. Rogers Street, said she was still struggling with why their house was put back in the District, because they were the only corner that had two non-contributing houses.

Chair Allen pointed out that the two homes on Rogers were always part of the historic district and offered protection to some of the nearby historic homes, north of Cady and East of Rogers, in terms of what could happen to neighboring properties.

Member Russell added that they were trying to maintain the size of the District; they did not want to erode the District. The ratio of contributing to non-contributing homes was no longer a concern, but had been a concern when the recommendation had been made earlier to remove the 2 properties on Rogers.

Member Bayly said that the Committee had received substantial community input to actually grow the historic district in the future. There were significant historic homes on S. Rogers moving toward 7 Mile, and the City might want to look at adding some of that to the District. Taking the S. Rogers properties out prohibited making that connection.

Ms. Rizik asked why the S. Rogers properties couldn't be picked back up when and if the District was expanded. Member Bayly said that the Committee was only looking at the established district. They didn't want to remove properties and later put them back in. Presently the boundary that included the properties on S. Rogers was unchanged.

Mr. Presley questioned why things such as scale and massing were not considered when a structure was considered contributing. Ms. Robinson said those things were not mentioned in the criteria for evaluation or the 7 areas of integrity. The Historic District's design guidelines were different than the Study Report, which used the criteria established by the National Park Service.

Mr. Presley thought the study was missing a major piece that defined what it meant to have an altered house in the Historic District. It was a breach not to consider the things that were used as a basis for approval by the HDC.

Seeing that no one else came forward to speak, Chair Allen closed the public hearing at 8:08 pm.

The Committee discussed adding a possible disclaimer to the report, which would state that the report was a living document, and was based on information available when the study was completed.

Member Field thought the disclaimer was a step in the right direction, but he was still opposed to labeling properties contributing which would lead the HDC to decide a structure could not be changed. Also, he could not support labeling common ranch homes as contributing. He gave examples of properties within the District where the expense of remodeling a contributing home priced it out of the market. He felt the District should allow people to grow and live in the real world.

Ms. Elwart-Keys noted the survey said that structures 50 years and older were within the period of significance. Did that remain the same moving forward so that every year other homes would be placed within the period of significance?

Chair Allen said the HDC had always used the 50-year standard in its evaluations.

Scott Lowery, 370 S. Rogers Street, said they were under contract to buy 305 Dunlap. His understanding was that whether a home was designated contributing or non-contributing, the standards for review were the same.

Chair Allen said the designations did matter to people; he agreed that the designations might create two classes of homeowners.

Member Field said he had called SHPO, and they indicated to him that the report was the Committee's report, not anyone else's. Could the Committee accept the report without accepting the contributing and non-contributing designations?

Ms. Robinson said if the Committee chose to adopt their own rules or delete the contributing and non-contributing designations, they would be jeopardizing their CLG status and would probably never get another grant.

Ms. Robinson said the benefit of having a listing of contributing/non-contributing resources was to gain a good understanding of the resources that added value to the Historic District, along with those resources that were part of the setting but didn't necessarily add historic value. All structures should be treated the same when reviewed for requested changes. A contributing structure's original form should be clearly recognizable.

From the audience, Ms. Moroski-Browne suggested that after the disclaimer paragraph, a definition of contributing and non-contributing be given.

Seeing that discussion had ended, Chair Allen indicated he was ready to entertain a motion.

**MOTION by Bayly, support by Russell, that the Local Historic District Study Committee accept the Final Report as presented, with the disclaimer that this report is presented as a living document with the information available at press time, and directs staff to refer the Final Report of the Northville Local Historic District Study Report, as prepared by the Commonwealth Heritage Group, Inc., Dexter, Michigan, to Northville City Council for their review, consideration and adoption as a revision to the Northville Historic District boundaries.**

**Furthermore, this Study Committee respectfully recommends future consideration by City Council to explore the expansion of the Northville Historic District boundaries along the westerly South Rogers Street boundary, down the southward corridor, toward Seven Mile Road.**

**The Committee also recommends this document be presented with the inclusion of a narrative discussion of the definition of *contributing* and *non-contributing* structures.**

**Motion carried 3-1 (Field opposed).**

The Committee asked Planning Consultant Elmiger to communicate with City Council that perhaps Council should hear this item in September or October so that residents had the opportunity to be present to give their opinions.

**ADJOURN**

Seeing that discussion had ended, Chair Allen adjourned the meeting at 8:30 p.m.

Respectfully submitted,  
Cheryl McGuire, Recording Secretary

DRAFT



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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**MEMORANDUM**

**TO:** Local Historic District Study Committee

**FROM:** Sally M. Elmiger, AICP

**DATE:** October 22, 2020

**RE:** Historic District Survey Study Report and Ordinance Amendment – Procedural Issues

On June 6, 2019, the Local Historic District Study Committee (LHDSC) held its final public hearing regarding the Northville Local Historic District Study Report, and recommended the final draft to City Council for adoption, as revised. The motion passed by the LHDSC, as reflected in the meeting minutes, reads as follows:

**MOTION by Bayly, support by Russell, that the Local Historic District Study Committee accept the Final Report as presented, with the disclaimer that this report is presented as a living document with the information available at press time, and directs staff to refer the Final Report of the Northville Local Historic District Study Report, as prepared by the Commonwealth Heritage Group, Inc., Dexter, Michigan, to Northville City Council for their review, consideration and adoption as a revision to the Northville Historic District boundaries.**

**Furthermore, this Study Committee respectfully recommends future consideration by City Council to explore the expansion of the Northville Historic District boundaries along the westerly South Rogers Street boundary, down the southward corridor, toward Seven Mile Road.**

**The Committee also recommends this document be presented with the inclusion of a narrative discussion of the definition of *contributing* and *non-contributing* structures.**

Consistent with this motion, the Study Report was revised before providing the draft to City Council. The revisions are shown in the attached pages of the Study Report. Council reviewed the Study Report, and revisions, and adopted the Report on August 17, 2020.

However, after the Study Report was adopted, procedural questions arose. In response, City Council rescinded its approval on September 8, 2020, and passed the following motion:

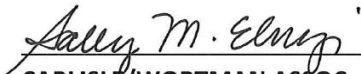
**Motion Moroski-Browne, seconded by Ekong refer the Local Historic District Study Report back to the Historic District Study Committee for the sole purpose of approving the meeting minutes from its June 6, 2019 meeting, and ensuring that the amendment to the Study Report, referred to in the June 6, 2019 minutes, and a draft of the proposed revisions to the current City of Northville Historic Ordinance is included in the final Study Report.**

Therefore, the three issues that the LHDSC needs to address are:

1. Approving the meeting minutes of June 6, 2019, confirming that the minutes (and motion) accurately reflect what was said at the LHDSC's last meeting.
2. Approving the proposed text revisions to the Study Report. The revisions that were included in the draft to Council are attached to this memo.
3. Recommending the amendment to the Historic Preservation Ordinance. This amendment is attached to this memo, and contains the modified historic district boundary, as reflected in the Study Report. (Note that the draft ordinance is also included in the Study Report as Appendix C.)

I look forward to discussing this with you at the upcoming meeting.

Very truly yours,



CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP

Principal

Cc: Pat Sullivan, City Manager  
Dianne Massa, Clerk

**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**

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**R-1320  
May 23, 2019**

**Adopted (DATE)**

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:

Chief, Office of Equal Opportunity Programs  
United States Department of the Interior  
National Park Service  
1849 C Street, NW, MS-2740  
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~~ The Historic District re-survey (~~the~~ this 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.

This document will aid the Historic District Commission (HDC) as they execute their duties regarding the resources within the Northville Historic District. This is a living document with the information available when the study was conducted. The surveyors were limited in their ability to verify all details of all buildings and structures because they were not permitted to enter private property. The property details are based primarily on a visual assessment from the public right-of-way. As such the designation of a resource as contributing or non-contributing is subject to change if updated building, structure, or historic context is provided to the HDC.

Following is a brief definition of contributing and non-contributing resources:

Contributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because:

- It was present during the period of significance, relates to documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or
- It independently meets the National Register criteria, including when a property:
  - (A) is associated with events that made a significant contribution to the broad patterns of our history.
  - (B) is associated with the lives of persons significant in our past.
  - (C) embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
  - (D) yields, or is likely to yield, information important in prehistory or history.

Non-contributing. A non-contributing building, site, structure, or object does not add to the historic associations, historic architectural qualities, or archeological values for which a property is significant because:

- it was not present during the period of significance, or does not relate to the documented significance of the property; or

- due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is capable of yielding important information about the period; or
- it does not independently meet the National Register criteria.

Source: National Register Bulletin: *How to Complete the National Register Registration Form*, last revised in 1997, page 16 and 35, <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>. This Study Report describes the meaning of the terms “integrity” and “period of significance” on pages 4-1 and 4-2, respectively.

***[No other changes are proposed to this section]***

Appendix C

Draft Historic Preservation Ordinance

## Chapter 42 - HISTORIC PRESERVATION<sup>[1]</sup>

### Footnotes:

--- (1) ---

**Editor's note**— Ord. No. 9-15-03, adopted Oct. 6, 2003, amended ch. 42 in its entirety and enacted similar provisions as set out herein. The former ch. 42 derived from Code 1980, §§ 6-1201, 6-1202, and 6-1204—6-1207.

**Cross reference**— Buildings and building regulations, ch. 14.

**State Law reference**— Historic preservation, MCL 399.201 et seq.

### ARTICLE I. - IN GENERAL

#### Sec. 42-1. - Purpose and intent.

Historic preservation is declared to be a public purpose. The purpose of this chapter is to safeguard the heritage of the city by preserving districts which reflects elements of the city's history, architecture, archaeology, engineering, or culture; to stabilize and improve property values in such district; to foster civic beauty and pride; to strengthen the local economy; to promote the use of the historic district for the education, pleasure and welfare of the citizens of the city and the state; and to encourage new buildings and development which will be harmonious with the existing historic buildings and neighborhoods but will not necessarily be of the same architectural style, the purpose being to develop the historic district as a vital living area in which each succeeding generation may build with the quality and sensitivity of past generations.

(Ord. No. 9-15-03, 10-6-03)

#### Sec. 42-2. - Definitions.

*Alteration* means work that changes the detail of a resource but does not change its basic size or shape.

*Certificate(s) of appropriateness* means the written approval of a permit application for work that is appropriate and that does not adversely affect a resource.

*Commission* means a historic district commission created by the city council.

*Demolition* means the razing or destruction, whether entirely or in part, of a resource and includes, but is not limited to, demolition by neglect. Destruction by fire when arson by the owner or the owner's agent is proven shall be considered demolition.

*Demolition by neglect* means neglect in maintaining, repairing or securing a resource that results in deterioration of an external feature of the resource or the loss of structural integrity of the resource.

*Denial* means the written rejection of a permit application for work that is inappropriate or that adversely affects a resource.

*Fire alarm system* means a system designed to detect and annunciate the presence of fire or byproducts of fire. Fire alarm system includes smoke alarms.

*Historic district* means an area, or group of areas not necessarily having contiguous boundaries, that contains one resource or a group of resources that are related by history, architecture, archeology, engineering or culture.

*Historic preservation* means the identification, evaluation, designation, and protection of resources significant in history, architecture, archeology, engineering, or culture.

*Historic resource* means a publicly or privately owned building, structure, site, object, feature, or open space that is significant in the history, architecture, archeology, engineering, or culture of this state or a community within the state or of the United States.

*Notice to proceed* means the written permission to issue a permit for work that is inappropriate and that adversely affects the resource pursuant to a finding under subsection 42-27(3).

*Open space* means undeveloped land, a naturally landscaped area, or a formal or manmade landscaped area that provides a connective link or a buffer between other resources.

*Ordinary maintenance* means keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource. Ordinary maintenance does not constitute work for purposes of this chapter.

*Proposed historic district* means an area or group of areas, not necessarily having contiguous boundaries, that has delineated boundaries and that is under review by a committee or a standing committee for the purpose of making a recommendation as to whether it should be established as a historic district or added to an established historic district.

*Repair* means to restore a decayed or damaged resource to a good or sound condition by any process. A repair that changes the external appearance of a resource constitutes work for purposes of this Act.

*Resource* means one or more publicly or privately owned historic or nonhistoric buildings, structures, sites, objects, features or open spaces located within a historic district.

*SHPO* means the State Historic Preservation Office.

*Smoke alarm* means a single-station or multiple-station alarm responsive to smoke and not connected to a system.

*Work* means construction, addition, alteration, repair, moving, excavation, reconstruction, restoration, painting, landscaping, color change or demolition.  
(Ord. No. 9-15-03, 10-6-03; Ord. No. 02-01-10, §§ 1, 2, 2-16-10)

Sec. 42-3. - Historic district.

*[Boundaries; description.]* The Northville Historic District is hereby established and is bounded and described as follows:

~~Beginning at the Southwest corner of Lot 739 of Assessor's Northville Plat No. 8, as recorded in Liber 66 of Plats, Page 48, Wayne County Records;~~

~~thence Southeasterly across the South Main Street right of way to the Easterly most corner of Tax Parcel No. 48-004-02-0009-006, said parcel being a part of Lot 9 of Assessor's Northville Plat No. 1, as recorded in Liber 66 of Plats, Page 45, Wayne County Records;~~

~~thence Southwesterly to the Southerly most corner of said parcel;~~

~~thence Southwesterly across the Park Place right of way to the Easterly most corner of Lot 65 of said Assessor's Northville Plat No. 1;~~

~~thence Southwesterly to the Southern most corner of said Lot 65;~~

~~thence Southerly along the Easterly lines of Lot 68 of said Assessor's Northville Plat No. 1, to the Southeast corner of said Lot 68;~~

~~thence Southwesterly to the Southwest corner of said Lot 68;~~

~~thence Northerly to the Northeast corner of Lot 84 of said Assessor's Northville Plat No. 1;~~

~~thence Westerly to the Southeast corner of Lot 69 of said Assessor's Northville Plat No. 1;~~

~~thence Westerly, along the South line of Lots 69 through 74, inclusive, of said Assessor's Northville Plat No. 1, to the Southwest corner of said Lot 74;~~

~~thence Northerly to the Southeast corner of Lot 75 of said Assessor's Northville Plat No. 1;~~

~~thence Westerly, along the South line of said Lot 75, to the intersection of the South line extended Westerly to the centerline of the Church Street right-of-way (vacated, 42 feet wide);~~

~~thence Southerly, along said centerline, to the intersection of said centerline and the Easterly extension of the North line of Lot 178 of Assessor's Northville Plat No. 2, as recorded in Liber 66 of Plats, Page 44, Wayne County Records;~~

~~thence Westerly to the Northwest corner of said Lot 178;~~

~~thence Southerly to the Southeast corner of Lot 177 of said Assessor's Northville Plat No. 2;~~

~~thence Westerly, along the South line of said Lot 177 and along the South line of Lot 176 of said Assessor's Northville Plat No. 2 to the Southwest corner of said Lot 176;~~

~~thence Northerly along West line of said Lot 176 to the Northeast corner of the South 150 feet of Lot 175 of said Assessor's Northville Plat No. 2;~~

~~thence Westerly to the Northwest corner of said South 150 feet of Lot 175;~~

~~thence Westerly, along the South line of the North 124.03 feet of Lot 174 of said Assessor's Northville Plat No. 2, to the Southeast corner of Lot 173 of said Assessor's Northville Plat No. 2;~~

~~thence Westerly, along the South line of Lots 170 through 173, inclusive, of said Assessor's Northville Plat No. 2 to the Southwest corner of said Lot 170;~~

~~thence Northerly to the Southeast corner of Lot 169 of said Assessor's Northville Plat No. 2;~~

~~thence Westerly to the Southeast corner of Lot 167 of said Assessor's Northville Plat No. 2;~~

~~thence Northerly to the Northeast corner of said Lot 167;~~

~~thence Westerly to the Northwest corner of said Lot 167;~~

~~thence Westerly across the Center Street right-of-way to the Southeast corner of Lot 211 of Assessor's Northville Plat No. 3 as recorded in Liber 66 of Plats, Page 43, Wayne County Records;~~

~~thence Westerly to the Southwest corner of said Lot 211;~~

~~thence Southerly to the Southeast corner of Lot 247 of said Assessor's Northville Plat No. 3;~~

~~thence Westerly, along the South line of said Lot 247 and Lot 248 of said Assessor's Northville Plat No. 3 to the Southwest corner of said Lot 248;~~

~~thence Northerly to the Southeast corner of Lot 250 of said Assessor's Northville Plat No. 3;~~

~~thence Westerly to the Southwest corner of said Lot 250;~~



~~thence Southwesterly across the Wing Street right-of-way to the Southeast corner of Lot 251 of said Assessor's Northville Plat No. 3;~~

~~thence Westerly to the Southwest corner of said Lot 251;~~

~~thence Southerly to the Southeast corner of Lot 278 of said Assessor's Northville Plat No. 3;~~

~~thence Westerly to the Southwest corner of said Lot 278;~~

~~thence Southerly to the Southeast corner of Lot 277 of said Assessor's Northville Plat No. 3;~~

~~thence Westerly to the Southwest corner of said Lot 277;~~

~~thence Northerly to the Southeast corner of Lot 276 of said Assessor's Northville Plat No. 3;~~

~~thence Westerly to the Southwest corner of said Lot 276;~~

~~thence Northerly to the Southeast corner of Lot 296 of Assessor's Northville Plat No. 4 as recorded in Liber 66 of Plats, Page 42, Wayne County Records;~~

~~thence Westerly, along the South line of said Lot 296 and Lot 297 of said Assessor's Northville Plat No. 4, to the Southwest corner of said Lot 297;~~

~~thence Westerly across the First Avenue right-of-way to the Southeast corner of Lot 327 of said Assessor's Northville Plat No. 4;~~

~~thence Westerly, along the South line of said Lot 327 and Lot 328 of said Assessor's Northville Plat No. 4, to the Southwest corner of said Lot 328;~~

~~thence Northerly to the Southeast corner of Lot 329 of said Assessor's Northville Plat No. 4;~~

~~thence Westerly to the Southwest corner of said Lot 329;~~

~~thence Northwesterly across the Rogers Street right-of-way to the Southeast corner of Lot 1 of Orchard Heights Subdivision, as recorded in Liber 40 of Plats, Page 32, Wayne County Records;~~

~~thence Westerly to the Southwest corner of said Lot 1;~~

~~thence Northerly to the Northwest corner of said Lot 1;~~

~~thence Westerly to the Southwest corner of Lot 360 of said Assessor's Northville Plat No. 4;~~

~~thence Northerly to the Northwest corner of said Lot 360;~~

~~thence Easterly, along the Northerly lines of said Lot 360 and the Northerly line of Lot 361 of said Assessor's Northville Plat No. 4, to the Southwest corner of Lot 363 of said Assessor's Northville Plat No. 4;~~

~~thence Northerly to the Northwest corner of said Lot 363;~~

~~thence Westerly to the Southwest corner of Lot 364 of said Assessor's Northville Plat No. 4;~~

~~thence Northerly to the Northwest corner of said Lot 364;~~

~~thence Easterly to the Southwest corner of Lot 365 of said Assessor's Northville Plat No. 4;~~

~~thence Northerly, along the Westerly line of said Lot 365 and Lot 366 of said Assessor's Northville Plat No. 4, to the Northwest corner of said Lot 366;~~

~~thence Northerly across the Main Street right-of-way to the Southwest corner of Lot 392 of Assessor's Northville Plat No. 5, as recorded in Liber 66 of Plats, Page 41, Wayne County Records;~~

~~thence Northerly, along the Westerly line of Lots 389 through 392, inclusive, of said Assessor's Northville Plat No. 5 to the Northwest corner of said Lot 389;~~

~~thence Westerly to the Southwest corner of Lot 388 of said Assessor's Northville Plat No. 5;~~

~~thence Northerly, along the Westerly line of Lots 385 through 388, inclusive, of said Assessor's Northville Plat No. 5, to the Northwest corner of said Lot 385;~~

~~thence Northerly across the Dubuar Street right-of-way to the Southwest corner of Lot 384 of said Assessor's Northville Plat No. 5;~~

~~thence Northerly, along the Westerly line of Lots 379 through 384, inclusive, of said Assessor's Northville Plat No. 5, to the Northwest corner of said Lot 379;~~

~~thence Northerly, along the Easterly line of Lot 12 of Ole Village Subdivision, as recorded in Liber 99 of Plats, Page 8, Wayne County Records, to the Northeast corner of said Lot 12;~~

~~thence Northwesterly across the Potomac Road right-of-way to the Southeast corner of Lot 4 of said Ole Village Subdivision;~~

~~thence Westerly to the Southwest corner of said Lot 4;~~

~~thence Northerly to the Northwest corner of said Lot 4 and the Southerly line of Lot 441 of said Assessor's Northville Plat No. 5;~~

~~thence Northwesterly and Westerly, along said Southerly lines of said Lot 441, to the Southwest corner of said Lot 441;~~

~~thence Northerly to the Southwest corner of Lot 442 of said Assessor's Northville Plat No. 5;~~

~~thence Easterly, along the Southerly line of said Lot 442, same being the Northerly line of Tax Parcel No. 48-002-02-0441-304, to the Southeast corner of said Lot 442;~~

~~thence Northeasterly, continuing along the Northerly line of said Tax Parcel No. 48-002-02-0441-304 to the Southerly-most corner of Lot 446 of said Assessor's Northville Plat No. 5, same being the Westerly-most corner of Tax Parcel No. 48-002-02-0441-002;~~

~~thence Southeasterly to the Southerly-most corner of said Tax Parcel;~~

~~thence Northeasterly to the Easterly-most corner of said Tax Parcel;~~

~~thence Northeasterly across the Randolph Street right-of-way to the Northwest corner of Lot 456 of said Assessor's Northville Plat No. 5;~~

~~thence Northeasterly to the Northeast corner of said Lot 456;~~

~~thence Northerly to the Northwest corner of Tax Parcel No. 48-002-02-0455-301;~~

~~thence Easterly, along the North line of said Tax Parcel, and along the North line of Tax Parcel No. 48-002-02-0455-304 to the Northeast corner of said Tax Parcel No. 48-002-02-0455-304;~~

~~thence Southerly, along the East line of said Tax Parcel, to the Northerly-most corner of Lot 635 of Assessor's Northville Plat No. 6 as recorded in Liber 66 of Plats, Page 40, Wayne County Records;~~

~~thence Southeasterly, along the Northeasterly line of Lots 624 through 635, inclusive, of said Assessor's Northville Plat No. 6, to the Northeast corner of said Lot 624;~~

thence Easterly across the High Street right-of-way to the Northwest corner of Tax Parcel No. 48-002-01-0585-002;

thence Easterly to the Northeast corner of said Tax Parcel;

thence Southerly, along the East line of said Tax Parcel, to the Northwest corner of Tax Parcel No. 48-002-01-0584-301;

thence Easterly to the Northeast corner of said Tax Parcel;

thence Northerly, along the West line of Lot 583 of said Assessor's Northville Plat No. 6, to the Northwest corner of Tax Parcel No. 48-002-01-0583-004;

thence Easterly to the Northeast-most corner of said Tax Parcel;

thence Southerly to the Northeast corner of Lot 552 of said Assessor's Northville Plat No. 6; thence Southerly, along the East line of said Lot 552, to the Northwest corner of Tax Parcel No. 48-002-01-0553-001;

thence Easterly to the Northeast corner of said Tax Parcel;

thence Southerly, along the East line of Lot 553 of said Assessor's Northville Plat No. 6 to the Northwest corner of Tax Parcel No. 48-002-01-0554-001;

thence Easterly to the Northeast corner of said Tax Parcel;

thence Southerly, along the East line of Lot 554 of said Assessor's Northville Plat No. 6, to the Northwest corner of Lot 555 of said Assessor's Northville Plat No. 6;

thence Easterly, along the North line of said Lot 555 and Lot 556 of said Assessor's Northville Plat No. 6, to the Northeast corner of said Lot 556;

thence Southeasterly across the Center Street right-of-way to the Northwest corner of Lot 675 of Assessor's Northville Plat No. 7 as recorded in Liber 66 of Plats, Page 47, Wayne County Records;

thence Easterly to the Northeast corner of said Lot 675;

thence Southerly to the Southeast corner of said Lot 675, also being the Northwest corner of Lot 679 of said Assessor's Northville Plat No. 7;

thence Easterly, along the Northerly line of Lots 679 through 689, inclusive, of said Assessor's Northville Plat No. 7, and its Easterly extension thereof, to the Easterly right-of-way line of Hutton Street, same being the Westerly line of Tax Parcel No. 48-001-04-0718-020;

thence Northerly to the Northwest corner of said Tax Parcel;

thence Easterly to the Northeast corner of said Tax Parcel;

thence Southerly, along the Easterly lines of said Tax Parcel, to the Southeast corner of said Tax Parcel, same being the Northwest corner of Tax Parcel No. 48-001-04-0718-012;

thence Easterly along the North line of said Tax Parcel and the North line of Tax Parcels No. 48-001-04-0718-015 and 48-001-04-0718-001 to the Northeast corner of said Tax Parcel No. 48-001-04-0718-001;

thence Southerly, along the East line of said Tax Parcel, to the Northwest corner of Tax Parcel No. 48-001-04-0718-010;

~~thence Easterly along the North line of said Tax Parcel No. 48-001-04-0718-010 and its Easterly extension thereof to the Easterly right-of-way line of Griswold Street, same being the West line of Lot 738 of said Assessor's Northville Plat No. 8;~~

~~thence Northerly to the Northwest corner of said Lot 738;~~

~~thence Easterly, along the Northerly lines of said Lot 738, to the Northeast corner of said Lot 738;~~

~~thence Southerly, along the Easterly lines of said Lots 738 and 739, to the Southeast corner of said Lot 739;~~

~~thence Westerly to the Southwest corner of said Lot 739, same being the Point of Beginning.~~

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.

(Ord. No. 9-15-03, 10-6-03; Ord. No. 2-5-07, § 1, 2-20-07; Ord. No. 02-01-10, §§ 1, 2, 2-16-10)

Secs. 42-4—42-19. - Reserved.

## ARTICLE II. - HISTORIC DISTRICT COMMISSION

Sec. 42-20. - Historic district commission.

The historic district commission is hereby established. It shall consist of seven members, who are city residents, appointed by the mayor. The composition of the commission shall include the mayor or an alternate selected by the mayor and confirmed by city council and at least one architect, who has two years of architectural experience or is an architect registered in the state if one is available, or a builder with a known interest in historic preservation, if one is available and resides within the city. At least two members shall be chosen from a list of citizens submitted by one or more duly organized local historic preservation organizations, when possible. A majority of the members shall have a clearly demonstrated interest in or knowledge of historic preservation. At least two members shall reside within the historic district. In addition, the building inspector or that person's designee shall serve on the commission as a resource person and shall not be counted toward the total of seven members.

Members shall be appointed for terms of three years, which shall be staggered. Members of the commission may be appointed to succeeding terms. Members may be removed by the city council upon their sole discretion for misfeasance, malfeasance or nonfeasance upon written charges and after a public hearing. Members who are absent from three consecutive un-excused historic district commission meetings shall be subject to review and/or removal from the historic district commission by action of the city council. The city council shall fill vacancies on the commission within 60 days of the vacancy occurring.

(Ord. No. 9-15-03, 10-6-03; Ord. No. 02-01-10, §§ 1, 2, 2-16-10; Ord. No. 10-16-17a, § 2, 10-30-17)

Sec. 42-21. - Procedures of commission.

- (1) *Officers.* The chairperson of the commission shall be the mayor or the alternate selected by the mayor and confirmed by city council. At the first meeting of each year, the commission shall elect from its membership a vice-chair who shall serve for the term of one year. The vice-chair shall be eligible for re-election. The chair shall preside over the commission and shall have the right to vote. The vice-chair shall, in the absence or disability of the chair, perform the duties of the chair.
- (2) *Meetings.* The commission shall provide for the time and place of holding monthly meetings. The commission may call for a formal public hearing on matters of importance at any time. It shall also provide for the calling of special meetings by the chair or by at least two members of the commission and for the proper public notification. All meetings shall be open to the public. Public notice of the time, date, and place of the meetings and the conduct of meetings shall conform with the Open Meetings Act, MCL 15.261 to 15.275. A meeting agenda shall be part of the notice and shall include a listing of each permit application to be reviewed or considered by the commission. Any person or duly constituted representative shall be entitled to appear and be heard on any matter which is before the commission.
- (3) *Record.* The commission shall keep a record, including meeting minutes, which shall be kept in the city clerk's office and be open to public view, of its resolutions, proceedings, and actions, in compliance with the Freedom of Information Act, MCL 15.231-15.246.
- (4) *Quorum.* Four members of the commission shall constitute a quorum for the transaction of business.
- (5) *Voting.* Each member of the commission shall be entitled to one vote. The concurring affirmative vote of a majority of members present at a meeting of the commission shall constitute approval of plans before it for review, or for the adoption of any resolution, motion or other action of the commission. A majority of the members present may reject approval of plans before it for review.

- (6) *Rules and regulations.* The commission shall adopt appropriate rules and regulations regarding the internal affairs of the commission and shall adopt design review standards and guidelines for resource treatment to carry out its duties. Any such rules shall become effective 30 days after their formal submission to the city council and appropriate publication, unless council within that period of time modifies, rejects or extends the effective date through formal action.

(Ord. No. 9-15-03, 10-6-03; Ord. No. 02-01-10, §§ 1, 2, 2-16-10; Ord. No. 10-16-17a, § 2, 10-30-17)

#### Sec. 42-22. - Powers and duties of commission.

- (1) The power to issue a certificate(s) of appropriateness, notice to proceed, or denial for all construction, additions, alterations, repairs, moving, excavation, or demolition on any resource located within the historic district.
- (2) The power to recommend to the city council the designation of additional historic districts from resources chosen according to the criteria listed in section 42-23 which, when designated, shall be subject to all the provisions of this chapter.
- (3) The power to render advice and guidance with respect to any proposed work on a resource located within the historic district.
- (4) The power to accept and administer grants and gifts given for historic preservation purposes within the historic district.
- (5) The power to enter into agreements and contracts with public or private agencies or individuals for the purpose of assisting the commission in carrying out its duties.
- (6) The commission may issue a written report to the city council on or before January 30 of each year concerning the work of the commission during the preceding year.
- (7) The power to disseminate information to the public concerning those resources deemed worthy of preservation, and to encourage and advise property owners in the protection, enhancement, perpetuation and use of resources of historic and/or architectural interest.
- (8) The power to conduct a survey and maintain a roster of resources located within the historic district which shall include a description of the characteristics of the resources which justified its designation, and a description of the particular features that should be preserved, and shall include the location and boundaries of the resource.
- (9) *Variances*—Due to peculiar conditions of design and construction in historic neighborhoods it may be in the public interest to retain a neighborhood's historic appearance by making variances to normal requirements. Where it is deemed that such variances will not adversely affect neighboring properties, the commission shall recommend to the zoning board of appeals that such variance to standard requirements be made.

(Ord. No. 9-15-03, 10-6-03; Ord. No. 02-01-10, §§ 1, 2, 2-16-10)

#### Sec. 42-23. - Establishment criteria and procedures of a district.

- (1) The city council may, by ordinance, establish one or more historic districts. The historic districts shall be administered by a commission as established in section 42-20. Before establishing a historic district, the city council shall appoint a historic district study committee. The committee shall contain a majority of persons who have a clearly demonstrated interest in or knowledge of historic preservation, and shall contain representation from one or more duly organized local historic preservation organizations. The committee shall do all of the following:
  - (a) Conduct a photographic inventory of resources within each proposed historic district following procedures established or approved by SHPO.

- (b) Conduct basic research of each proposed historic district and the historic resources located within that district.
  - (c) Determine the total number of historic and nonhistoric resources within a proposed historic district and the percentage of historic resources of that total. In evaluating the significance of historic resources, the committee shall be guided by the selection criteria for evaluation issued by the United States Secretary of the Interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 C.F.R. part 60, and criteria established or approved by SHPO, if any.
  - (d) Prepare a preliminary historic district study committee report that addresses at a minimum all of the following:
    - (i) The charge of the committee;
    - (ii) The composition of the committee membership;
    - (iii) The historic district or districts studied;
    - (iv) The boundaries for each proposed historic district in writing and on maps;
    - (v) The history of each proposed historic district;
    - (vi) The significance of each district as a whole, as well as a sufficient number of its individual resources to fully represent the variety of resources found within the district, relative to the evaluation criteria.
  - (e) Transmit copies of the preliminary report for review and recommendations to the planning commission, to SHPO, to the Michigan Historical Commission, and to the State Historic Preservation Review Board.
  - (f) Make copies of the preliminary report available to the public in compliance with the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246.
- (2) Not less than 60 calendar days after the transmittal of the preliminary report, the committee shall hold a public hearing in compliance with the Open Meetings Act, 1976 PA 267, MCL 15.261 to 15.275. Public notice of the time, date, and place of the hearing shall be given in the manner required by the Open Meetings Act, 1976 PA 267, MCL 15.261-15.275. Written notice shall be mailed by first-class mail not less than 14 calendar days before the hearing to the owners of properties within the proposed historic district, as listed on the tax rolls of the city.
- (3) After the date of the public hearing, the committee and city council shall have not more than one year, unless otherwise authorized by the city council, to take the following actions:
- (a) The committee shall prepare and submit a final report with its recommendations and the recommendations, if any, of the planning commission to city council. If the recommendation is to establish a historic district or districts, the final report shall include a draft of a proposed ordinance or ordinances.
  - (b) After receiving a final report that recommends the establishment of a historic district or districts, the city council, at its discretion, may introduce and pass or reject an ordinance or ordinances. If the city council passes an ordinance or ordinances establishing one or more historic districts, the city shall file a copy of that ordinance or those ordinances, including a legal description of the property or properties located within the historic district or districts, with the register of deeds. City council shall not pass an ordinance establishing a contiguous historic district less than 60 days after a majority of the property owners within the proposed historic district, as listed on the tax rolls of the city, have approved the establishment of the historic district pursuant to a written petition.
- (4) A writing prepared, owned, used, in the possession of, or retained by a committee in the performance of an official function shall be made available to the public in compliance with the Freedom of Information Act, 1976 PA 442, MCL 15.231 to 15.246.
- (Ord. No. 9-15-03, 10-6-03; Ord. No. 02-01-10, §§ 1, 2, 2-16-10)

Sec. 42-24. - Establishment, modification, elimination of a district.

- (1) The city council may, at any time, establish by ordinance additional historic districts, including proposed districts previously considered and rejected, may modify boundaries of an existing historic district, or may eliminate an existing historic district. Before establishing, modifying, or eliminating a historic district, a historic district study committee appointed by the city council shall, except as provided in subsection (2), comply with the procedures set forth in section 42-23 and shall consider any previously written committee reports pertinent to the proposed action. To conduct these activities, the city council may retain the initial committee, establish a standing committee, or establish a committee to consider only specific proposed districts and then be dissolved.
- (2) If considering elimination of a historic district, a committee shall follow the procedures set forth in section 42-23 for issuing a preliminary report, holding a public hearing, and issuing a final report but with the intent of showing one or more of the following:
  - (a) The historic district has lost those physical characteristics that enabled establishment of the district;
  - (b) The historic district was not significant in the way previously defined;
  - (c) The historic district was established pursuant to defective procedures.
- (3) Upon receipt of substantial evidence showing the presence of historic, architectural, archeological, engineering, or cultural significance of a proposed historic district, the city council may, at its discretion, adopt a resolution requiring that all applications for permits within the proposed historic district be referred to the commission as prescribed in this chapter. The commission shall review permit applications with the same powers that would apply if the proposed historic district was an established historic district. The review may continue in the proposed district for not more than one year, or until such time as the city council approves or rejects establishment of the historic district by ordinance, whichever occurs first.
- (4) If the city council determines that pending work will cause irreparable harm to resources located within the historic district or proposed historic district, the city council may by resolution declare an emergency moratorium of all such work for a period not to exceed six months. The city council may extend the emergency moratorium for an additional period not to exceed six months upon finding that the threat of irreparable harm to resources is still present. Any pending permit application concerning a resource subject to an emergency moratorium may be summarily denied.

(Ord. No. 9-15-03, 10-6-03; Ord. No. 2-5-07, § 1, 2-20-07; Ord. No. 02-01-10, §§ 1, 2, 2-16-10)

Sec. 42-25. - Regulation of construction and alteration.

- (1) *Permit.* A permit shall be obtained before new construction or other work affecting the exterior appearance or interior work which will cause visible change to the exterior of the resource within the historic district is performed. The historic district commission does not regulate ordinary maintenance, as defined in this chapter. The person, individual, partnership, firms, corporation, organization, institution or agency of government proposing to do the work shall file an application for a building permit with the building inspector. Following receipt of a complete application and all supporting documentation, the building inspector shall immediately refer the application and all required supporting material to the commission. A permit shall not be issued and proposed work shall not proceed until the commission has acted on the application by issuing a certificate of appropriateness or a notice to proceed.
- (2) *Review.* It shall be the duty of the commission to review all such applications and plans. The commission shall have the power to approve or deny such plans. The commission shall not issue a certificate of appropriateness unless the applicant certifies in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm



system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531.

- (3) *Fees.* At the time of making application, the person or entity proposing to do the work shall pay the fee as determined from time to time by the city council. An application shall not be considered complete until the fee has been paid in full. No fee shall be charged for applications seeking only color change, reroofing or minor classes of work.
- (4) *Matters considered.* In reviewing plans, the commission shall follow the U.S. Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as set forth in 36 C.F.R., part 67, as amended, [and] give consideration to all of the following:
  - (i) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
  - (ii) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
  - (iii) The general compatibility of the design, arrangement, texture, and materials proposed to be used.
  - (iv) Other factors, such as aesthetic value, that the commission finds relevant.
  - (v) Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531.

(Ord. No. 9-15-03, 10-6-03; Ord. No. 02-01-10, §§ 1, 2, 2-16-10; Ord. No. 01-18-11, § 2, 2-7-11)

#### Sec. 42-26. – Design criteria.

The commission shall be further guided by the Northville Historic Design Criteria which have been approved by SHPO and are incorporated by reference in this chapter.

(Ord. No. 9-15-03, 10-6-03; Ord. No. 02-01-10, §§ 1, 2, 2-16-10)

#### Sec. 42-27. - Action by commission.

- (1) *Approval.*
  - (a) If the commission approves plan(s), it shall direct the building inspector to make a notation on the building permit and process the application.
  - (b) The commission must act within 60 calendar days after the date a complete application is filed with the commission. Failure to act shall constitute approval unless an extension is agreed upon in writing by the applicant and the commission.
- (2) *Adverse impact on resource.* If an application is for work which will adversely affect the exterior of a resource the commission considers valuable to the local unit, state, or nation, and the commission determines that the alteration or loss of that resource will adversely affect the public purpose of the local unit, state, or nation, the commission shall attempt to establish with the owner of the resource an economically feasible plan for preservation of the resource.
- (3) *Notice to proceed.* Work on a resource shall be permitted through issuance of notice to proceed if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the commission to be necessary to substantially improve or correct any of the following conditions:
  - (a) The resource constitutes a hazard to the safety of the public or the occupants.

- (b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
  - (c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, has been attempted and exhausted by the owner.
  - (d) Retaining the resource is not in the interest of the majority of the community.
- (4) *Regulation of demolition and moving.*
- (a) The demolition or moving of resources within the historic district shall be discouraged. The commission may, however, after careful consideration of the effect of the move on the resource in question and on the entire historic district, issue a notice to proceed for moving or demolition of a resource. The commission shall issue a notice to proceed for approval of moving or demolition only if any of the preceding conditions ([listed in subsection] 42-27(3)) prevail, as more fully explained in the guidelines for the consideration of applications for the demolition or moving of structures, and if in the opinion of the commission the proposed changes will materially improve or correct these conditions.
  - (b) Notice to proceed with demolition may be issued either with or without reservation. Approval issued without reservation shall become effective immediately. Approval issued with reservation due to the historical/architectural/environmental significance of the involved resource shall not become effective until at least six months after the date of such issuance in order to provide a period of time within which it may be possible to relieve a hardship or to cause the property to be transferred to another owner who will retain it. The applicant must provide documentation, including photographs of the structure for the historical society archives.
  - (c) Demolition by arson proven to be caused by the owner or the owner's agent shall require the restoration of the structure and authorize the commission to proceed under the powers delineated in section 42-29 of this chapter.
- (5) *Approval of minor classes of work.* The commission may delegate the issuance of certificate(s) of appropriateness for specified minor classes of work to the inspector of buildings. The commission shall provide specific written standards to the delegated authority for issuing certificate(s) of appropriateness through its policies. On at least a quarterly basis, the building inspector shall submit the certificate(s) of appropriateness, if any, to the commission for review.
- (6) *Denial of permit application.* In the event the commission denies the permit application, it shall provide a written explanation for the reasons of denial and, if appropriate, a notice that an application may be resubmitted for commission review when suggested changes have been made. The denial shall also include notification of the applicant's right of appeal to the state historic preservation review board and the circuit court. A denial shall be binding on the building inspector and other departments in the city. (Ord. No. 9-15-03, 10-6-03; Ord. No. 02-01-10, §§ 1, 2, 2-16-10)

Sec. 42-28. - Appeal from decision of commission.

- (1) *Appeal by applicant.* An applicant aggrieved by a decision of the commission concerning a permit application may file an appeal with the State Historic Preservation Review Board. The appeal shall be filed within 60 days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. An applicant aggrieved by the decision of the state historic preservation review board may appeal the decision to the Wayne County Circuit Court.

- (2) *Appeal by citizen or historic preservation organization.* Any citizen or duly organized historic preservation organization in the city, as well as resource property owners, jointly or severally aggrieved by a decision of the historic district commission may appeal the decision to the circuit court, except that a permit applicant aggrieved by a decision rendered under section 42-27 of this chapter may not appeal to the court without first exhausting the right to appeal to the state historic preservation review pursuant [to] subsection (1) of this section.

(Ord. No. 9-15-03, 10-6-03; Ord. No. 02-01-10, §§ 1, 2, 2-16-10)

#### Sec. 42-29. - Demolition by neglect.

Upon a finding by the commission that a historic resource within a historic district or proposed historic district subject to its review and approval is threatened with demolition by neglect, the commission may do either of the following:

- (1) Require the owner of the resource to repair all conditions contributing to demolition by neglect.
- (2) If the owner does not make repairs within a reasonable time, the commission or its agents may enter the property, after obtaining an order from the circuit court, and make such repairs as are necessary to prevent demolition by neglect. The cost of the work shall be charged to the owner and may be levied by the city as a special assessment against the property if the costs remain unpaid 30 days after the owner has been notified of the cost.

In the event that efforts by the commission to preserve a resource fail, the commission may recommend to the city council that public ownership of the resource is most suitable. The city council may proceed under section 7 of PA 96 of 1992.

(Ord. No. 9-15-03, 10-6-03)

#### Sec. 42-30. - Work done without a permit.

- (1) *Restoration or modification.* When work has been done upon a resource without a permit, and the commission finds that the work does not qualify for a certificate(s) of appropriateness, the commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work was done, or to modify the work so that it qualifies for a certificate(s) of appropriateness.
- (2) *Application to circuit court.* If the owner does not comply with the restoration or modification requirement within a reasonable time, the commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate(s) of appropriateness.
- (3) *Authority for commission to do work.* If the owner does not comply or cannot comply with the order of the court, the commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate(s) of appropriateness in accordance with the court's order.
- (4) *Assessment of costs.* The costs of the work may be charged to the owner and may be levied by the city as a special assessment against the property. When acting pursuant to an order of the circuit court, a commission or its agents may enter the property for purposes of this section.

(Ord. No. 9-15-03, 10-6-03; Ord. No. 02-01-10, §§ 1, 2, 2-16-10)

#### Sec. 42-31. - Penalties.

- (1) A person, individual, partnership, firm, corporation, organization, institution or agency of government that violates this chapter is responsible for a civil infraction and may be fined not more than \$5,000.00.
- (2) A person, individual, partnership, firm, corporation, organization, institution or agency of government that violates this chapter may be ordered by the court to pay the cost to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated or demolished.
- (3) The building inspection department has authority to double the fee for permit to correct the unauthorized alteration of a structure without historic district commission approval.  
(Ord. No. 9-15-03, 10-6-03)

Sec. 42-32. - Moratorium.

If the city council determines that pending work will cause irreparable harm to resources located within an established historic district or a proposed historic district, the city council may by resolution declare an emergency moratorium of all such work for a period not to exceed six months. The city council may extend the emergency moratorium for an additional period not to exceed six months upon a finding that the threat of irreparable harm to resources is still present. Any pending permit application concerning a resource subject to an emergency moratorium may be summarily denied.  
(Ord. No. 9-15-03, 10-6-03)

Sec. 42-33. - Severability.

If any section, subsection, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate provision and such holding shall not affect the validity of the remaining portions thereof.  
(Ord. No. 9-15-03, 10-6-03)

**CITY OF NORTHVILLE  
ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF NORTHVILLE TO MODIFY THE HISTORIC DISTRICT BOUNDARY IN CHAPTER 42, HISTORIC PRESERVATION, TO REFLECT THE NEW BOUNDARY AS DESCRIBED IN THE NORTHVILLE HISTORIC DISTRICT STUDY REPORT, VOLUME I FINAL REPORT, DATED MAY 23, 2019.

**Section 1.** The City of Northville Ordains

**Chapter 42 “Historic Preservation” in the Code of Ordinances of the City of Northville is hereby amended by modifying the following text.**

**Section 2.** Modify the following articles (additions are underlined, deletions are ~~struck-thru~~).

*[Modify Article 1 IN GENERAL]*

**ARTICLE 1**

**IN GENERAL**

*[No changes are proposed for Sections 42-1 and 42-2]*

Sec. 42-3. - Historic district.

*[Boundaries; description.]* The Northville Historic District is hereby established and is bounded and described as follows:

~~Beginning at the Southwest corner of Lot 739 of Assessor's Northville Plat No. 8, as recorded in Liber 66 of Plats, Page 48, Wayne County Records;~~

~~thence Southeasterly across the South Main Street right-of-way to the Easterly most corner of Tax Parcel No. 48-004-02-0009-006, said parcel being a part of Lot 9 of Assessor's Northville Plat No. 1, as recorded in Liber 66 of Plats, Page 45, Wayne County Records;~~

~~thence Southwesterly to the Southerly most corner of said parcel;~~

~~thence Southwesterly across the Park Place right-of-way to the Easterly most corner of Lot 65 of said Assessor's Northville Plat No. 1;~~

~~thence Southwesterly to the Southern most corner of said Lot 65;~~

~~thence Southerly along the Easterly lines of Lot 68 of said Assessor's Northville Plat No. 1, to the Southeast corner of said Lot 68;~~

~~thence Southwesterly to the Southwest corner of said Lot 68;~~

~~thence Northerly to the Northeast corner of Lot 84 of said Assessor's Northville Plat No. 1;~~

~~thence Westerly to the Southeast corner of Lot 69 of said Assessor's Northville Plat No. 1;~~

~~thence Westerly, along the South line of Lots 69 through 74, inclusive, of said Assessor's Northville Plat No. 1, to the Southwest corner of said Lot 74;~~

~~thence Northerly to the Southeast corner of Lot 75 of said Assessor's Northville Plat No. 1;~~

~~thence Westerly, along the South line of said Lot 75, to the intersection of the South line extended Westerly to the centerline of the Church Street right-of-way (vacated, 42 feet wide);~~

~~thence Southerly, along said centerline, to the intersection of said centerline and the Easterly extension of the North line of Lot 178 of Assessor's Northville Plat No. 2, as recorded in Liber 66 of Plats, Page 44, Wayne County Records;~~

~~thence Westerly to the Northwest corner of said Lot 178;~~

~~thence Southerly to the Southeast corner of Lot 177 of said Assessor's Northville Plat No. 2;~~

~~thence Westerly, along the South line of said Lot 177 and along the South line of Lot 176 of said Assessor's Northville Plat No. 2 to the Southwest corner of said Lot 176;~~

~~thence Northerly along West line of said Lot 176 to the Northeast corner of the South 150 feet of Lot 175 of said Assessor's Northville Plat No. 2;~~

~~thence Westerly to the Northwest corner of said South 150 feet of Lot 175;~~

~~thence Westerly, along the South line of the North 124.03 feet of Lot 174 of said Assessor's Northville Plat No. 2, to the Southeast corner of Lot 173 of said Assessor's Northville Plat No. 2;~~

~~thence Westerly, along the South line of Lots 170 through 173, inclusive, of said Assessor's Northville Plat No. 2 to the Southwest corner of said Lot 170;~~

~~thence Northerly to the Southeast corner of Lot 169 of said Assessor's Northville Plat No. 2;~~

~~thence Westerly to the Southeast corner of Lot 167 of said Assessor's Northville Plat No. 2;~~

~~thence Northerly to the Northeast corner of said Lot 167;~~

~~thence Westerly to the Northwest corner of said Lot 167;~~

~~thence Westerly across the Center Street right-of-way to the Southeast corner of Lot 211 of Assessor's Northville Plat No. 3 as recorded in Liber 66 of Plats, Page 43, Wayne County Records;~~

~~thence Westerly to the Southwest corner of said Lot 211;~~

~~thence Southerly to the Southeast corner of Lot 247 of said Assessor's Northville Plat No. 3;~~  
~~thence Westerly, along the South line of said Lot 247 and Lot 248 of said Assessor's Northville Plat No. 3 to the Southwest corner of said Lot 248;~~  
~~thence Northerly to the Southeast corner of Lot 250 of said Assessor's Northville Plat No. 3;~~  
~~thence Westerly to the Southwest corner of said Lot 250;~~  
~~thence Southwesterly across the Wing Street right-of-way to the Southeast corner of Lot 251 of said Assessor's Northville Plat No. 3;~~  
~~thence Westerly to the Southwest corner of said Lot 251;~~  
~~thence Southerly to the Southeast corner of Lot 278 of said Assessor's Northville Plat No. 3;~~  
~~thence Westerly to the Southwest corner of said Lot 278;~~  
~~thence Southerly to the Southeast corner of Lot 277 of said Assessor's Northville Plat No. 3;~~  
~~thence Westerly to the Southwest corner of said Lot 277;~~  
~~thence Northerly to the Southeast corner of Lot 276 of said Assessor's Northville Plat No. 3;~~  
~~thence Westerly to the Southwest corner of said Lot 276;~~  
~~thence Northerly to the Southeast corner of Lot 296 of Assessor's Northville Plat No. 4 as recorded in Liber 66 of Plats, Page 42, Wayne County Records;~~  
~~thence Westerly, along the South line of said Lot 296 and Lot 297 of said Assessor's Northville Plat No. 4, to the Southwest corner of said Lot 297;~~  
~~thence Westerly across the First Avenue right-of-way to the Southeast corner of Lot 327 of said Assessor's Northville Plat No. 4;~~  
~~thence Westerly, along the South line of said Lot 327 and Lot 328 of said Assessor's Northville Plat No. 4, to the Southwest corner of said Lot 328;~~  
~~thence Northerly to the Southeast corner of Lot 329 of said Assessor's Northville Plat No. 4;~~  
~~thence Westerly to the Southwest corner of said Lot 329;~~  
~~thence Northwesterly across the Rogers Street right-of-way to the Southeast corner of Lot 1 of Orchard Heights Subdivision, as recorded in Liber 40 of Plats, Page 32, Wayne County Records;~~  
~~thence Westerly to the Southwest corner of said Lot 1;~~  
~~thence Northerly to the Northwest corner of said Lot 1;~~  
~~thence Westerly to the Southwest corner of Lot 360 of said Assessor's Northville Plat No. 4;~~  
~~thence Northerly to the Northwest corner of said Lot 360;~~

~~thence Easterly, along the Northerly lines of said Lot 360 and the Northerly line of Lot 361 of said Assessor's Northville Plat No. 4, to the Southwest corner of Lot 363 of said Assessor's Northville Plat No. 4;~~

~~thence Northerly to the Northwest corner of said Lot 363;~~

~~thence Westerly to the Southwest corner of Lot 364 of said Assessor's Northville Plat No. 4;~~

~~thence Northerly to the Northwest corner of said Lot 364;~~

~~thence Easterly to the Southwest corner of Lot 365 of said Assessor's Northville Plat No. 4;~~

~~thence Northerly, along the Westerly line of said Lot 365 and Lot 366 of said Assessor's Northville Plat No. 4, to the Northwest corner of said Lot 366;~~

~~thence Northerly across the Main Street right of way to the Southwest corner of Lot 392 of Assessor's Northville Plat No. 5, as recorded in Liber 66 of Plats, Page 41, Wayne County Records;~~

~~thence Northerly, along the Westerly line of Lots 389 through 392, inclusive, of said Assessor's Northville Plat No. 5 to the Northwest corner of said Lot 389;~~

~~thence Westerly to the Southwest corner of Lot 388 of said Assessor's Northville Plat No. 5;~~

~~thence Northerly, along the Westerly line of Lots 385 through 388, inclusive, of said Assessor's Northville Plat No. 5, to the Northwest corner of said Lot 385;~~

~~thence Northerly across the Dubuar Street right of way to the Southwest corner of Lot 384 of said Assessor's Northville Plat No. 5;~~

~~thence Northerly, along the Westerly line of Lots 379 through 384, inclusive, of said Assessor's Northville Plat No. 5, to the Northwest corner of said Lot 379;~~

~~thence Northerly, along the Easterly line of Lot 12 of Ole Village Subdivision, as recorded in Liber 99 of Plats, Page 8, Wayne County Records, to the Northeast corner of said Lot 12;~~

~~thence Northwesterly across the Potomac Road right of way to the Southeast corner of Lot 4 of said Ole Village Subdivision;~~

~~thence Westerly to the Southwest corner of said Lot 4;~~

~~thence Northerly to the Northwest corner of said Lot 4 and the Southerly line of Lot 441 of said Assessor's Northville Plat No. 5;~~

~~thence Northwesterly and Westerly, along said Southerly lines of said Lot 441, to the Southwest corner of said Lot 441;~~

~~thence Northerly to the Southwest corner of Lot 442 of said Assessor's Northville Plat No. 5;~~

~~thence Easterly, along the Southerly line of said Lot 442, same being the Northerly line of Tax Parcel No. 48-002-02-0441-304, to the Southeast corner of said Lot 442;~~



~~thence Northeasterly, continuing along the Northerly line of said Tax Parcel No. 48-002-02-0441-304 to the Southerly most corner of Lot 446 of said Assessor's Northville Plat No. 5, same being the Westerly most corner of Tax Parcel No. 48-002-02-0441-002;~~

~~thence Southeasterly to the Southerly most corner of said Tax Parcel;~~

~~thence Northeasterly to the Easterly most corner of said Tax Parcel;~~

~~thence Northeasterly across the Randolph Street right-of-way to the Northwest corner of Lot 456 of said Assessor's Northville Plat No. 5;~~

~~thence Northeasterly to the Northeast corner of said Lot 456;~~

~~thence Northerly to the Northwest corner of Tax Parcel No. 48-002-02-0455-301;~~

~~thence Easterly, along the North line of said Tax Parcel, and along the North line of Tax Parcel No. 48-002-02-0455-304 to the Northeast corner of said Tax Parcel No. 48-002-02-0455-304;~~

~~thence Southerly, along the East line of said Tax Parcel, to the Northerly most corner of Lot 635 of Assessor's Northville Plat No. 6 as recorded in Liber 66 of Plats, Page 40, Wayne County Records;~~

~~thence Southeasterly, along the Northeasterly line of Lots 624 through 635, inclusive, of said Assessor's Northville Plat No. 6, to the Northeast corner of said Lot 624;~~

~~thence Easterly across the High Street right-of-way to the Northwest corner of Tax Parcel No. 48-002-01-0585-002;~~

~~thence Easterly to the Northeast corner of said Tax Parcel;~~

~~thence Southerly, along the East line of said Tax Parcel, to the Northwest corner of Tax Parcel No. 48-002-01-0584-301;~~

~~thence Easterly to the Northeast corner of said Tax Parcel;~~

~~thence Northerly, along the West line of Lot 583 of said Assessor's Northville Plat No. 6, to the Northwest corner of Tax Parcel No. 48-002-01-0583-004;~~

~~thence Easterly to the Northeasterly most corner of said Tax Parcel;~~

~~thence Southerly to the Northeast corner of Lot 552 of said Assessor's Northville Plat No. 6; thence Southerly, along the East line of said Lot 552, to the Northwest corner of Tax Parcel No. 48-002-01-0553-001;~~

~~thence Easterly to the Northeast corner of said Tax Parcel;~~

~~thence Southerly, along the East line of Lot 553 of said Assessor's Northville Plat No. 6 to the Northwest corner of Tax Parcel No. 48-002-01-0554-001;~~

~~thence Easterly to the Northeast corner of said Tax Parcel;~~

~~thence Southerly, along the East line of Lot 554 of said Assessor's Northville Plat No. 6, to the Northwest corner of Lot 555 of said Assessor's Northville Plat No. 6;~~

~~thence Easterly, along the North line of said Lot 555 and Lot 556 of said Assessor's Northville Plat No. 6, to the Northeast corner of said Lot 556;~~

~~thence Southeasterly across the Center Street right-of-way to the Northwest corner of Lot 675 of Assessor's Northville Plat No. 7 as recorded in Liber 66 of Plats, Page 47, Wayne County Records;~~

~~thence Easterly to the Northeast corner of said Lot 675;~~

~~thence Southerly to the Southeast corner of said Lot 675, also being the Northwest corner of Lot 679 of said Assessor's Northville Plat No. 7;~~

~~thence Easterly, along the Northerly line of Lots 679 through 689, inclusive, of said Assessor's Northville Plat No. 7, and its Easterly extension thereof, to the Easterly right-of-way line of Hutton Street, same being the Westerly line of Tax Parcel No. 48-001-04-0718-020;~~

~~thence Northerly to the Northwest corner of said Tax Parcel;~~

~~thence Easterly to the Northeast corner of said Tax Parcel;~~

~~thence Southerly, along the Easterly lines of said Tax Parcel, to the Southeast corner of said Tax Parcel, same being the Northwest corner of Tax Parcel No. 48-001-04-0718-012;~~

~~thence Easterly along the North line of said Tax Parcel and the North line of Tax Parcels No. 48-001-04-0718-015 and 48-001-04-0718-001 to the Northeast corner of said Tax Parcel No. 48-001-04-0718-001;~~

~~thence Southerly, along the East line of said Tax Parcel, to the Northwest corner of Tax Parcel No. 48-001-04-0718-010;~~

~~thence Easterly along the North line of said Tax Parcel No. 48-001-04-0718-010 and its Easterly extension thereof to the Easterly right-of-way line of Griswold Street, same being the West line of Lot 738 of said Assessor's Northville Plat No. 8;~~

~~thence Northerly to the Northwest corner of said Lot 738;~~

~~thence Easterly, along the Northerly lines of said Lot 738, to the Northeast corner of said Lot 738;~~

~~thence Southerly, along the Easterly lines of said Lots 738 and 739, to the Southeast corner of said Lot 739;~~

~~thence Westerly to the Southwest corner of said Lot 739, same being the Point of Beginning.~~

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.

***[No additional changes are proposed for Section 42-3]***

**Section 3. Rights and Duties**

Rights and duties which have matured, penalties which have incurred, proceedings which have begun and prosecution for violations of law occurring before the effective date of this ordinance are not affected or abated by this ordinance.

**Section 4. Validity**

Should any section, clause or paragraph of this ordinance be declared by a Court of competent jurisdiction to be invalid, the same will not affect the validity of the ordinance as a whole or part therefore, other than the part declared invalid.

**Section 5. Ordinances Repealed**

All other ordinances inconsistent with the provisions of this ordinance are to the extent of such inconsistencies hereby repealed

**Section 6. Effective Date**

This ordinance shall be published per the requirements set forth in Chapter 7 of the City Charter, that being published by the tenth day following adoption and effective on the day following publication.

The foregoing ordinance amendment was adopted at the regular meeting of the City Council of the City of Northville, Oakland and Wayne Counties, Michigan, held on \_\_\_\_\_ at 7:00 p.m. at the City of Northville Municipal Building, 215 W. Main Street, Northville, Michigan, 48167.

\_\_\_\_\_  
Brian Turnbull, Mayor  
City of Northville

\_\_\_\_\_  
Dianne Massa, City Clerk  
City of Northville

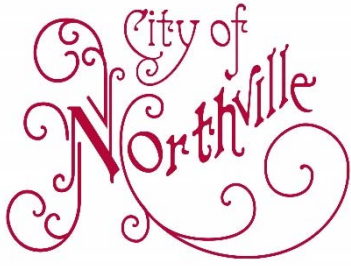
The undersigned certifies foregoing ordinance was:

Introduced: \_\_\_\_\_  
Enacted: \_\_\_\_\_  
Published: \_\_\_\_\_  
Effective: \_\_\_\_\_

By a vote of \_\_\_\_\_

\_\_\_\_\_  
Dianne Massa, City Clerk

# Information



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

## **CITY OF NORTHVILLE HISTORIC SURVEY REPORT INFORMATIONAL LETTER**

The Local Historic District Study Committee (LHDSC) will meet on Monday, October 26, 2020 at 7:00pm via video conference for the following purposes:

1. Approve the meeting minutes from its June 6, 2019 meeting,
2. Ensure that the amendment to the report (referred to in the June 6, 2019 meeting minutes), accurately represents the approved motion, and
3. Recommend proposed revisions to the current City of Northville Historic Preservation Ordinance to City Council.

The LHDSC meeting will be held via video conference due to the COVID-19 pandemic. Members of the public body and members of the public participating electronically will be considered present at the meeting and may participate as if physically present at the meeting. Meeting link: <https://us02web.zoom.us/j/86156724744>, US: +1 301 715 8592 or +1 312 626 6799, Webinar ID: 861 5672 4744

Log in Instructions, Meeting Rules and Tips are available on the City's website at this link: [https://www.ci.northville.mi.us/calendar/public\\_notices](https://www.ci.northville.mi.us/calendar/public_notices) OR on the Home page click on the Public Notices icon (scrolling list of icons). You may also access the meeting information at this link [https://www.ci.northville.mi.us/services/building\\_and\\_planning/historic\\_district/historic\\_district\\_survey\\_project](https://www.ci.northville.mi.us/services/building_and_planning/historic_district/historic_district_survey_project), OR click the Historic Northville icon at the top of the Home page, then click Historic District Survey Project. "Zoom Webinar User Guide for City of Northville Public" is also available on the website. Individuals requiring auxiliary aides or services should contact Michelle Massel, at [mmassel@ci.northville.mi.us](mailto:mmassel@ci.northville.mi.us) at least 48 hours in advance of the meeting.

If the Open Meetings Act will not allow a video conference meeting, then the meeting may be held at the City of Northville Municipal Building, Council Chambers, 215 West Main Street, Northville, Michigan, 48167, 248-449-9902. Please monitor the public notice board and the City's website [www.ci.northville.mi.us](http://www.ci.northville.mi.us) for final meeting location information.

### **Study Report Review Process**

In 2018, the City of Northville embarked on an intensive-level survey to uncover new information about the historical features and architectural attributes of the houses and other buildings in the City of Northville's Historic District. The last historical survey was done in 1972 and of the over 400 existing buildings, sites, structures and objects in the District, only 60 of those properties had been studied to any extent before this project began.

Funding to conduct the intensive-level survey of the Northville Historic District, and to update the District information in the National Register of Historic Places, was done through a grant from the State Historic Preservation Office (SHPO). Northville retained the services of Commonwealth Heritage Group (consulting architectural historians) to survey the properties within the existing

Historic District, and draft a Study Report that meets the standards of modern historic district reports, describes the survey results, and makes recommendations for changes to the District boundary in line with the requirements of Michigan's enabling legislation, Public Act (PA) 169 of 1970, as amended, or the Local Historic Districts Act.

The Local Historic District Study Committee (LHDSC), comprised of various members of the community, was appointed by the City Council to review Study Report drafts, collect resident comments on the drafts, and provide input to the consultant. The LHDSC held seven public meetings, three of which were Public Hearings. Draft reports and other project materials were posted on a dedicated webpage on the City's website. Residents were encouraged to review the project materials and to provide input at all meetings, and comments were also collected via a dedicated e-mail address on the project webpage. The State Historic Preservation Office (SHPO) and State Historic Preservation Review Board also reviewed and commented on the draft. The Committee members reviewed four drafts of the report before the final report was prepared. All drafts incorporated comments made by residents, the Committee, SHPO, and the State Historic Preservation Review Board.

On June 6, 2019, the LHDSC held its final public hearing regarding the Northville Local Historic District Study Report (or Historic District Survey), and recommended the final draft to City Council for adoption, as revised. The revisions identified in the LHDSC motion were changes to the Historic District Boundary, and adding an explanatory statement to the introduction of the Study Report. At its September 8, 2020 meeting, City Council referred the Study Report back to the LHDSC for the sole purposes of approving the meeting minutes from its June 6, 2019 meeting, ensuring that the amendment to the report (referred to in the June 6, 2019, minutes) accurately reflects the approved motion, and to make a recommendation on proposed revisions to the current City of Northville Historic Ordinance (boundary), as illustrated in the final Study Report.

### **How the Study Could be Used**

The Survey Report could be used in a number of ways. First it will be available to all residents and any interested party on the City's website to research historic properties within the City. This will help property owners to better preserve their properties and Northville's heritage. It could also be used by the Historic District Commission to better understand and protect important historic resources within the City of Northville. They will be able to use the information in the report when considering proposed changes to historic structures in the District. The Study Report is not an ordinance, it is a resource document. It can also be updated as new information is discovered.

### **Next Steps**

After the October 26, 2020 LHDSC meeting, City Council will receive the revised Study Report, along with the proposed Historic District Ordinance modifications. The Report and Historic District Ordinance (boundary) revisions will be presented to City Council as follows. Those attending the meeting will be invited to share any comments they have on either document.

November 16 at 7pm: City Council meeting – proposed ordinance amendment to modify Historic District Boundary introduced for first reading.

December 21 at 7pm: City Council meeting – proposed ordinance amendment to modify Historic District Boundary adopted by City Council, and possible adoption of Study Report.

City Council meeting locations and participation information will be posted on the City's website [www.ci.northville.mi.us](http://www.ci.northville.mi.us), on the City Council meeting agenda, and the public notice board in the City Hall 24-hour vestibule.

**Proposed Ordinance Amendment, Study Report, and Full Survey Inventory Available for Review**

The proposed ordinance amendment is available on the City's website [www.ci.northville.mi.us](http://www.ci.northville.mi.us). From the Home page, go to Government, Governing Documents, Proposed Ordinance Amendments. The Study Report and the Full Survey Inventory on the City's website [www.ci.northville.mi.us](http://www.ci.northville.mi.us). From the Home page to go Services, Building and Planning, Historic District, Historic District Survey Project. All documents may also be reviewed 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.

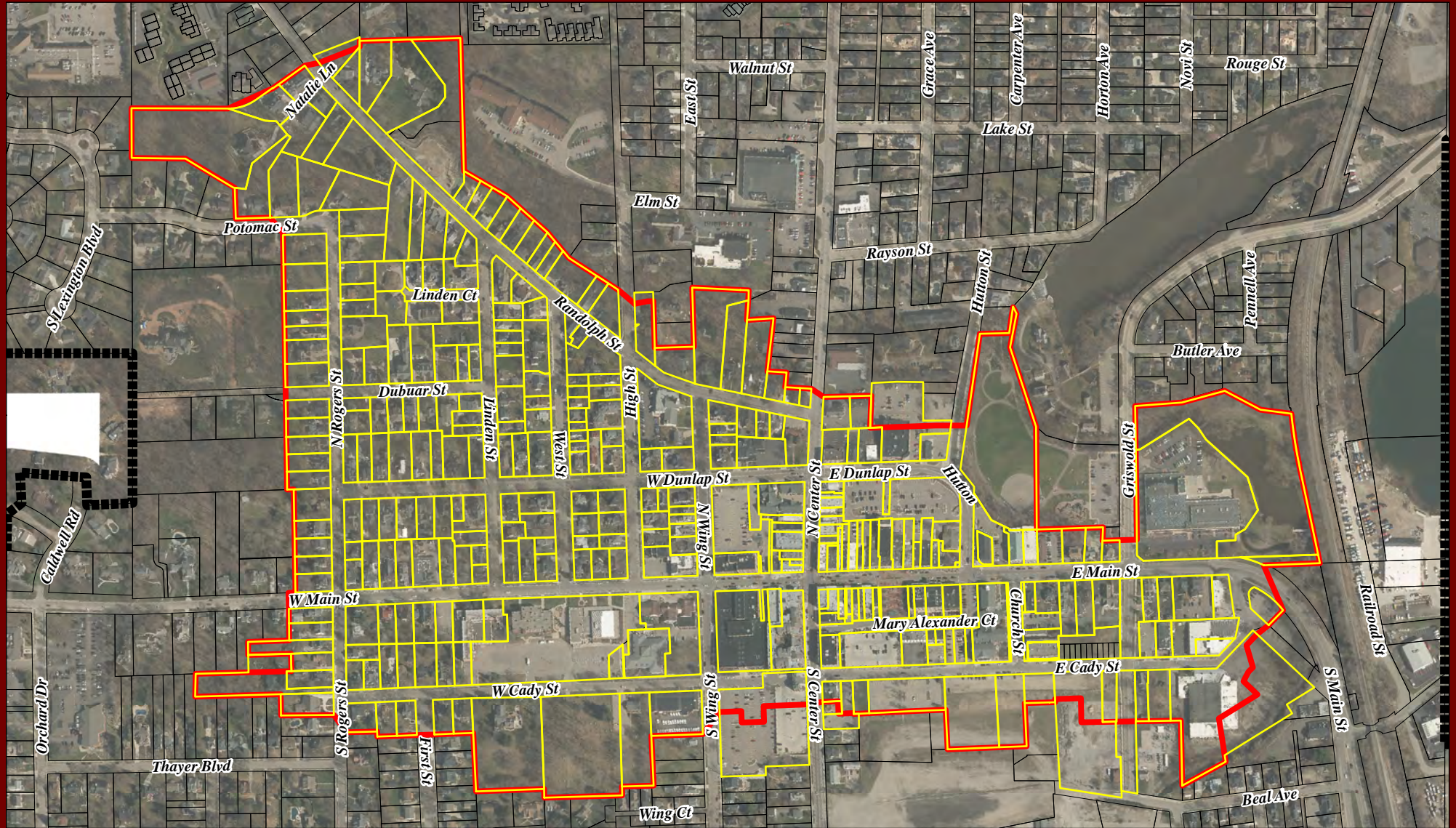
DATED: October 13, 2020

DIANNE MASSA, CMC, CITY CLERK





# CITY OF NORTHVILLE

## PUBLIC NOTIFICATION HISTORIC DISTRICT



WWW.CI.NORTHVILLE.MI.US

-  Notified Parcels
-  Historic District Boundary



Geographical data provides a spatial representation only.  
The City of Northville does not assume any damages  
or liabilities due to the accuracy, availability, use or  
misuse of the information provided.

PUBLICATION DATE: 10/5/2020