



City of Northville

HISTORIC DISTRICT SURVEY

UPDATED NATIONAL REGISTER OF HISTORIC
PLACES NOMINATION
AND LOCAL HISTORIC DISTRICT REPORT

Agenda



- ▶ Project Sponsors
- ▶ Project Staff
- ▶ Defining Historic Properties/Resources
- ▶ National Register of Historic Places Criterion of Evaluation
- ▶ Previous Northville Surveys
- ▶ Why Another Survey?
- ▶ 2018 Intensive Level Survey
- ▶ Updated Local Historic District Report
- ▶ Updated National Register Nomination
- ▶ Project Timeline
- ▶ Bottom Line...Why Designation
- ▶ Next Steps
- ▶ Questions & Insights

Project Sponsors



- ▶ City of Northville
- ▶ Michigan State Housing Development Authority (MSHDA)
which includes the Michigan State Historic Preservation Office (SHPO)

Commonwealth Heritage Group



Professional Cultural Resources Management Firm, specializes in archaeological and above-ground survey's as well as National Register Nominations

- ▶ Projects Completed by our office in Michigan, Ohio, Indiana, Illinois, Wisconsin, Minnesota, New York, and Pennsylvania with ongoing projects in Missouri, Kentucky, and West Virginia.
- ▶ Headquartered in Dexter, Michigan. Regional offices in Milwaukee, WI; Tarboro, NC; Ogden, UT; West Chester, PA; Alexandria and Charlottesville, VA; Littleton, MA; and Columbus, OH

Commonwealth Survey Team

- ▶ Members of the survey team meet, or exceed, the minimum requirements established by the National Historic Preservation Act (NHPA) of 1966 (as amended) as Architectural Historians:
 - Elaine Robinson, MS, project team leader
 - Katie Remensnyder, MS
 - Scott Slagor, MS

Defining Historic Properties/Resources

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- ▶ To be eligible need to typically be over 50 years old, and
- ▶ Retain Integrity of location, design, setting, materials, workmanship, feeling, and association.
- ▶ Additionally, they have to meet one or more of the National Register Criterion of Evaluation

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- D. That have yielded or may be likely to yield information important in prehistory or history.

Previous Northville Surveys

Originally surveyed in 1972

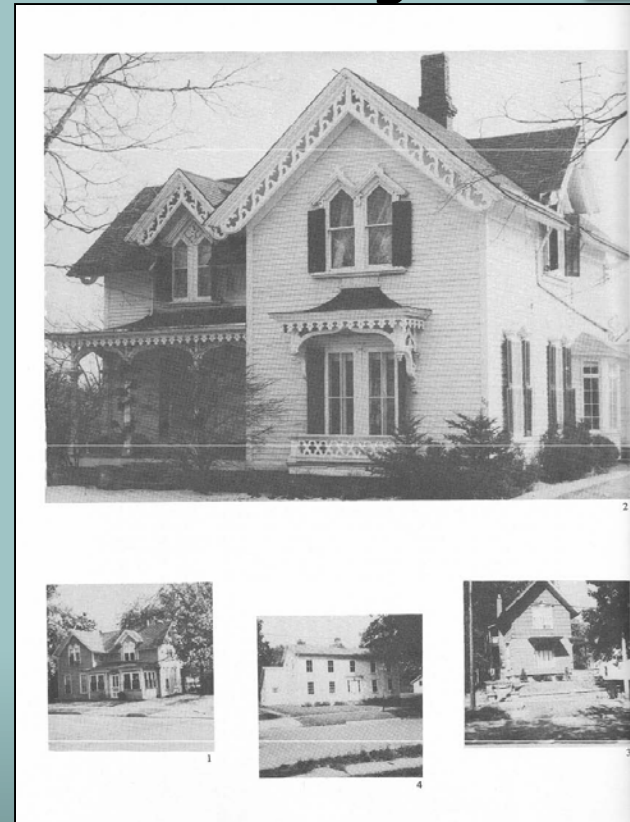
Inventory of Buildings

Map Ref. No.	Building Name	Address
1	Bailey's Dance Studio	118 E. Cady St
2	The Yerkes House	164 E. Cady St

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

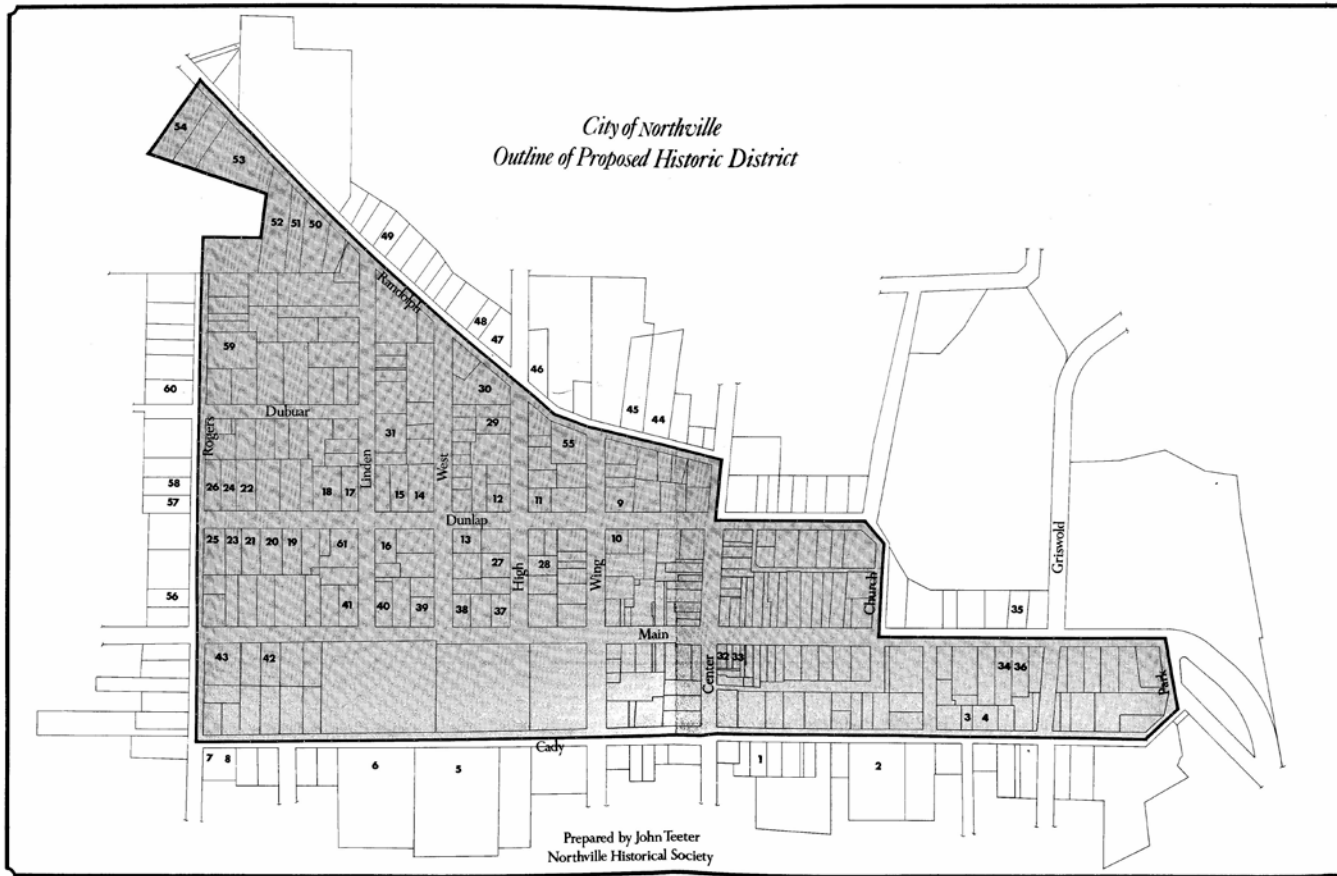
Built about 1859, this house is a fine example of Victorian Gothic architecture, with its steep gabled roofs and elaborate bargeboard decorations. It has Gothic arched porch posts and windows. The house has not been changed with the exception of a garage which has been added. The siding is of four inch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

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



- ▶ A very early survey (NHPA passed just 6 years earlier; Local Historic District enabling legislation just 2 years old)
- ▶ Only discussed 61 of over 300 buildings designated
- ▶ No context or period of significance established

1972 Local Historic District Boundary



- ▶ Included properties 200-feet from boundary

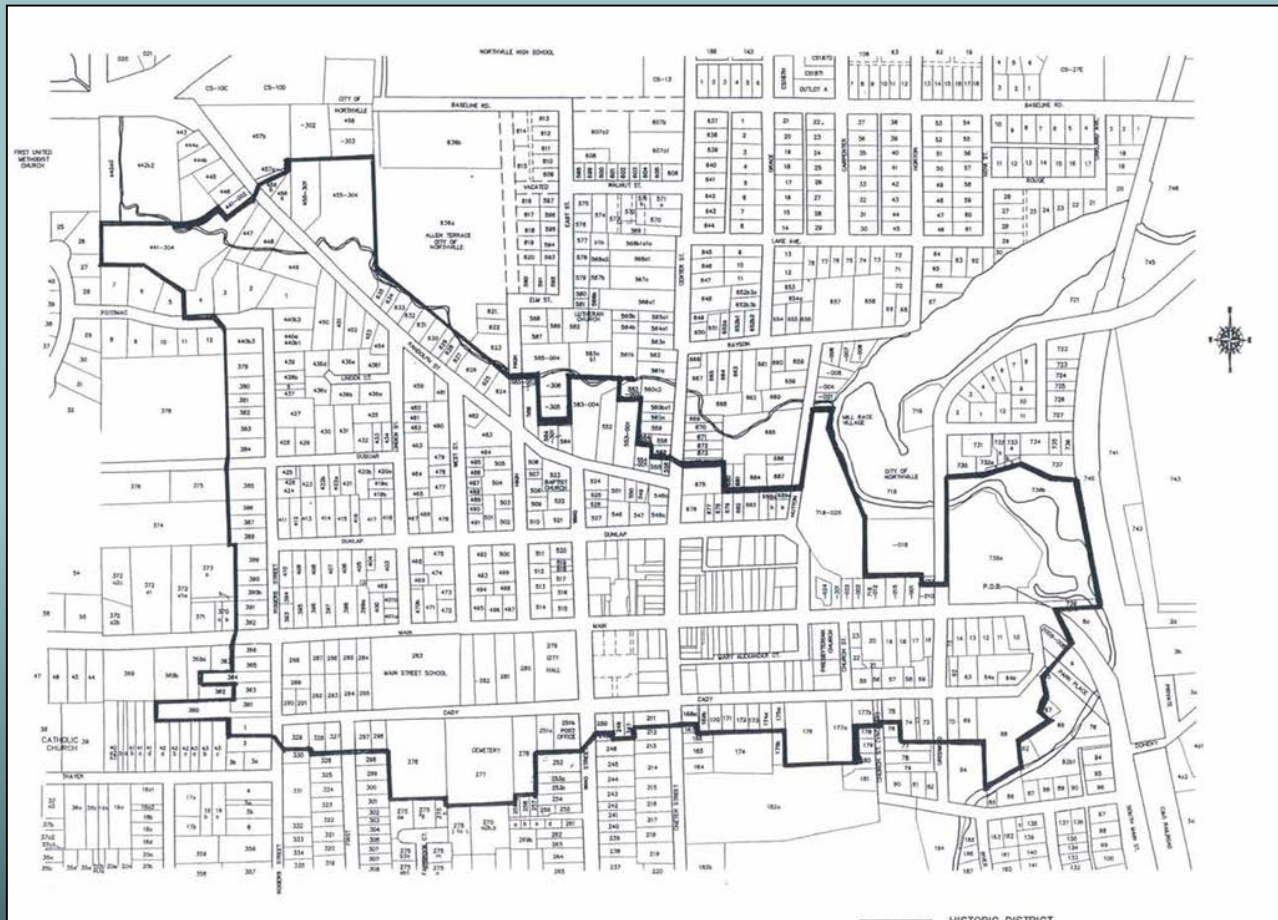
Previous Survey



Most recent survey, completed in 2003-2007

- ▶ Addressed the illegal use of the 200-foot beyond the boundary description in the earlier survey.
- ▶ Did not include any additional building descriptions, photography, or historic contexts
- ▶ Updated City Ordinance to new boundary.

Updated Historic District Boundary, 2007



Why another survey?

From the new survey we will be able to prepare three different things.

- ▶ Updated Local Historic District
 - ▶ Includes features that will make it easier for the Historic District Commission and city planners
 - ▶ Current photographs of all properties.
 - ▶ List of contributing/non-contributing buildings.
 - ▶ More information on why something is historic, so better decisions can be made during review process.

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- ▶ Updated Local Historic District
- ▶ **Updated National Register of Historic Places Nomination**
 - ▶ Original nomination is almost 47 years old.
 - ▶ Document was 13 pages long with only 2 pages of text on the district, the remainder was either form or maps.
 - ▶ No period of significance indicated.

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From the new survey we will be able to prepare three different things.

- ▶ Updated Local Historic District
- ▶ Updated National Register of Historic Places Nomination
- ▶ **Inventory forms for each property**
 - ▶ Copies available for city planning.
 - ▶ Information on each property eases decision making of Northville HDC.
 - ▶ Basic information eventually becomes part of the State Historic Preservation Office database.

2018 Survey

► Intensive Level Survey

- Requires Photographs of every building/cultural resource within the current district boundaries.
- Requires background research on the history of each of the surveyed properties.
- Will result in a determination of Contributing or Non-Contributing for every property, and
- A completed inventory form.

CITY OF DUBLIN HISTORICAL AND CULTURAL ASSESSMENT – INDIVIDUAL PROPERTY SHEETS

Parcel	273-000040	Address	14-18 S High St	OHI	N/A
Year Built:	Ca. 1840	Map No:	116	Photo No:	1863-1866 (7/10/16)
Theme:	Commercial	Historic Use:	Commercial	Present Use:	Commercial
Style:	Federal	Foundation:	Stone	Wall Type:	Stone/brick
Roof Type:	Side gable/corrugated metal	Exterior Wall:	Stone/brick	Symmetry:	Yes
Stories:	2	Front Bays:	6	Side Bays:	-
Porch:	None	Chimney:	2. Interior, 1 on ridge near south side of building, 1 off ridge near east side of building	Windows:	6-over-6 Wood sashes/multi-light display windows

Description: The Federal-style commercial building has a rectilinear footprint, with a two-story side-gable core, and a one-story shed-roof addition spanning the width of the east (rear) elevation. The roof is sheathed in corrugated metal. The building is divided into two distinct sections by address. The north section, 14 S High St, is brick with three fenestration bays. The center bay holds the entrance, which features a classical surround. It is flanked by two multi-light display windows. The two outer bays on the second story have six-over-six wood sash windows flanked by shutters. The south section, 18 S High St, is slightly larger. It has a stone first story and brick second story, and a façade with three fenestration bays. The door is centered on the first story and flanked by six-over-six windows. These windows are repeated on the upper bays, and flanked by shutters.

Setting: The building is located on the east side of S High Street. A parking lot is behind the building.



Condition: Good

Integrity: Location: Y Design: Y Setting: Y Materials: Y
Workmanship: Y Feeling: Y Association: Y

Integrity Notes: The building has good integrity.

Historical Significance: The property is listed as contributing to the NRHP-listed Dublin High Street Historic District. It is also recommended contributing to the City of Dublin's local Historic Dublin district, and remains a contributing resource to the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

District: Yes Local Historic Dublin district **Contributing Status:** Contributing
National Register: Recommended Dublin High Street Historic District, boundary increase **Property Name:** Eberly's Tin Shop/Dublin Post Office

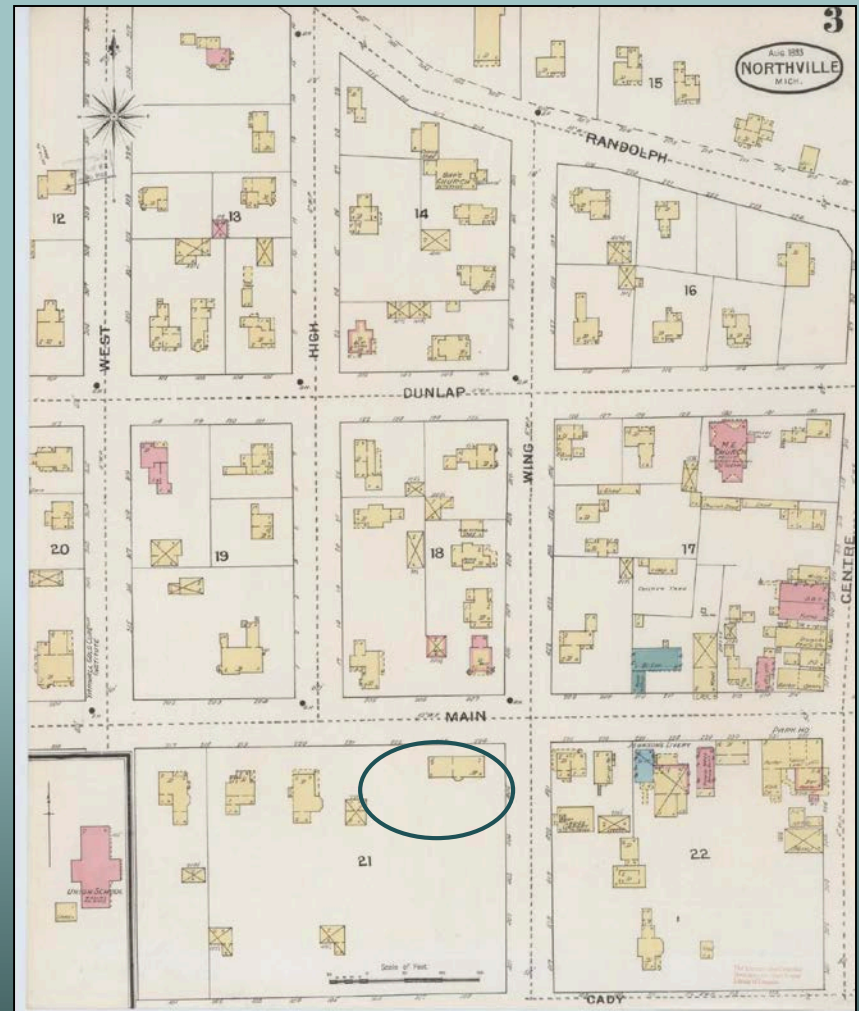



14-18 S High St, looking northeast
14-18 S High St, looking southwest

Map Grid 116 - 12

2018 Survey

- ▶ Context/Theme Development
 - ▶ Why is something historic?
 - ▶ Community Development



1893 Sanborn Map of Northville

2018 Survey

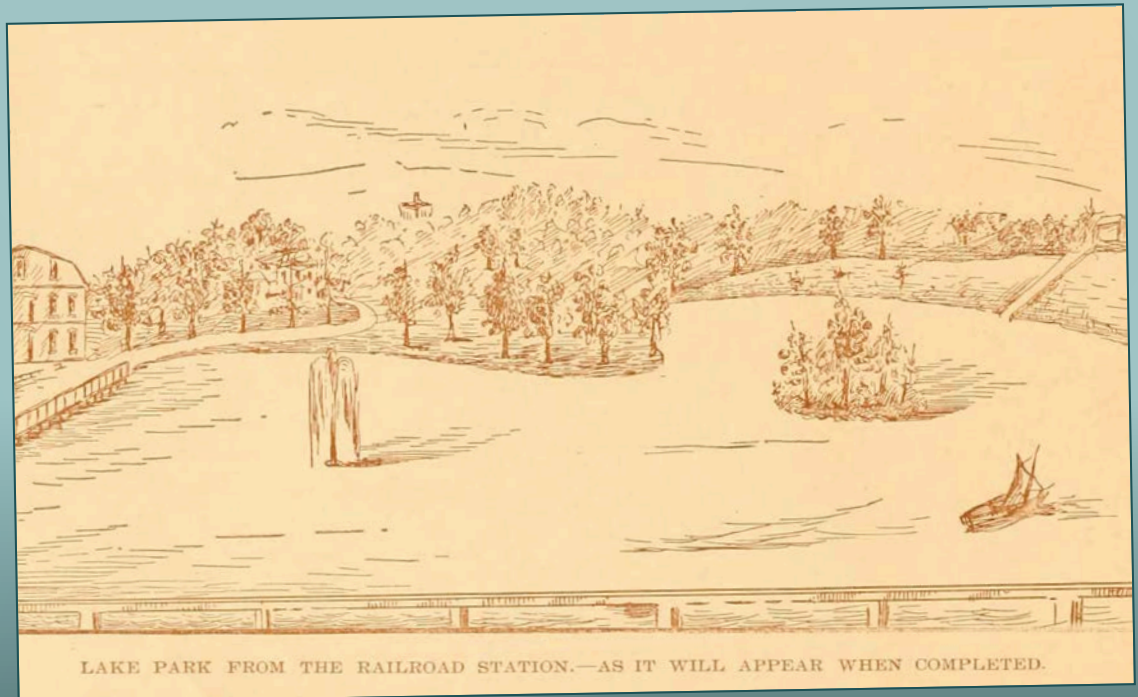
- ▶ Context/Theme Development
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 - ▶ Commerce



Downtown Northville

2018 Survey

- ▶ Context/Theme Development
 - ▶ Why is something historic?
 - ▶ Community Development
 - ▶ Commerce
 - ▶ **Recreation**



Drawing from 1892 book, *Northville – the perfect suburban village*.

2018 Survey

- ▶ Context/Theme Development
 - ▶ Why is something historic?
 - ▶ Community Development
 - ▶ Commerce
 - ▶ Recreation
 - ▶ **Arts & Entertainment**



Marquis Theatre

2018 Survey

- ▶ Context/Theme Development
 - ▶ Why is something historic?
 - ▶ Community Development
 - ▶ Commerce
 - ▶ Recreation
 - ▶ Arts & Entertainment
 - ▶ **Religion**



First Presbyterian Church

2018 Survey

- ▶ Context/Theme Development
 - ▶ Why is something historic?
 - ▶ Community Development
 - ▶ Commerce
 - ▶ Recreation
 - ▶ Arts & Entertainment
 - ▶ Religion
 - ▶ **Education**



Northville High School/Old Village School

2018 Survey

- ▶ Context/Theme Development
 - ▶ Why is something historic?
 - ▶ Community Development
 - ▶ Commerce
 - ▶ Recreation
 - ▶ Arts & Entertainment
 - ▶ Religion
 - ▶ Education
 - ▶ **Government**



Northville City Hall

2018 Survey

- ▶ Context/Theme Development
 - ▶ Why is something historic?
 - ▶ Community Development
 - ▶ Commerce
 - ▶ Social History
 - ▶ Recreation
 - ▶ Arts & Entertainment
 - ▶ Religion
 - ▶ Education
 - ▶ Government
 - ▶ **Funerary**



Oakwood Cemetery/Cady Street Cemetery

Updated Local Historic District Report



The new document will be:

- ▶ In compliance with updated enabling legislation (PA 169 of 1970, as amended).
- ▶ Establish if there are buildings that have gained significance since the original survey was completed.
- ▶ Determine if the boundary remains appropriate or should be altered to include the highest percentage of contributing resources.

Updated National Register of Historic Places



The new document will:

- ▶ Be compliant with current standards for nominations.
- ▶ Include contributing and non-contributing status for each property.
- ▶ Provide, and justify, the period of significance for the district.
- ▶ Describe and provide historic background on all properties.
- ▶ Provide, and justify, the district boundary.

Project Timeline

2018 Northville Historic District Survey Schedule

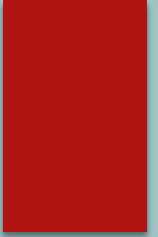
Task	Participants	Date
Historic District Survey:		
On-site planning meeting with SHPO to discuss project administration	Consultant, City Staff	End of January
Public Kick-off Meeting with Study Committee	Consultant, Study Committee, Public	Late February/ Early March
Consultant conducts study and submits first draft of Local Historic District Survey Report (LHDSR) to Study Committee, SHPO & HDC for review	Consultant	Late May
Consultant facilitates meeting with Study Committee to discuss 1 st draft of LHDSR and collect comments.	Consultant, Study Committee, Public	Early-Mid June
Consultant submits 2 nd draft of LHDSR to Study Committee, SHPO, HDC & City Council for review.	Consultant	Late June
Study Committee, SHPO and City Council submit comments on second draft of LHDSR via e-mail. Consultant presents draft to City Council.	Study Committee, SHPO, City Council	Early July
Consultant submits final draft of LHDSR to Study Committee, SHPO, & HDC for final review.	Consultant	Early July
Consultant facilitates meeting with Study Committee to review final draft and approve for official transmittal to SHPO.	Consultant, Study Committee, Public	Mid July
Study Committee officially transmits LHDSR to SHPO, Planning Commission, HDC, State Historic Preservation Review Board, and sets Public Hearing for September 25, 2018.	City Staff	Mid-Late July (NO LATER THAN JULY 25)
National Register of Historic Places – Informational Update		
Consultant begins work on National Register information update (using information from Local Historic District Survey Report - LHDSR)	Consultant	Late June
Consultant submits 1 st draft of National Register information to SHPO for review and comment		Early August
SHPO submits comments on 1 st draft to Northville & consultant		Mid August
Consultant submits 2 nd draft to SHPO for review and comment		Late August
Consultant presents National Register information to HDC & City Council for review and comment		Early September
SHPO submits comments on 2 nd draft to Northville & consultant		Mid September
Consultant presents final National Register information to State Historic Preservation Review Board		September (date to be determined)
Final Adoption & Submission of LHDSR and National Register Information to SHPO		
Consultant submits all final materials (Survey Report, NR Nomination, etc.) to SHPO and City Council.	Consultant	Late September
Consultant and Study Committee hold Public Hearing for LHDSR. (Note: Public Hearing may be held at City Council meeting---TBD.)	Consultant, Study Committee (and possibly City Council)	September 25 (FIRM DATE)
Consultant provides final LHDSR to Study Committee, who submits to City Council for adoption	Consultant, City Staff, City Council	Late September
Contract ends, and all reports and materials due	City Staff	September 30

Why so late to start?

- ▶ Project awarded in late January 2018
- ▶ Photography March 2018. Delayed due to snow cover.
- ▶ SHPO will accept no photographs with snow coverage.



Snow!



The bottom line...

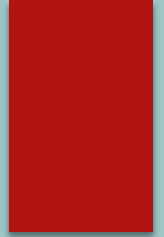
What does designation in a local district or in the National Register Mean to Property Owners and the Local Community?

Why designation?



- ▶ Knowing where your historic resources are – and why they are important means that your future city planning can be done with this information, resulting in better plans!
- ▶ Projects done with Federal Funding, Licensing, or Permits require identification of National Register Properties – by having the completed district in place, planning for the city can be done from the beginning with these resources in mind.

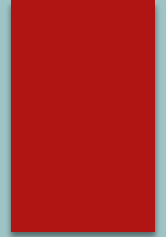
Why designation?



Local Historic Districts

- ▶ Local designation is the strongest protection for historic resources .
- ▶ Certificate of Approval required for work on exterior of buildings.
- ▶ Review done by local Historic District Commission, which is appointed by the mayor.
- ▶ Appeal to the State Historic Preservation Review Board.
- ▶ Can result in higher property values!

Why designation?



National Register Historic Districts

- ▶ There are no restrictions to what you can do
- ▶ No one will tell you not to paint, apply siding, or even demolish it.
- ▶ No one will be required to open the building for tours or other sight seeing opportunities beyond what it is normally opened for as a business.

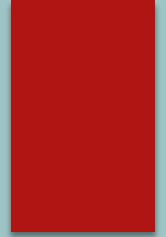
Why designation?



National Register Historic Districts

- ▶ There is an opportunity to get Federal Tax Credits if you restore the building following Secretary of the Interior Standards and by working closely with the State Historic Preservation Office.
- ▶ The federal credit is for up to 20% of the rehabilitation project cost for income producing properties only.
- ▶ Possible reinstatement of Michigan HTC.

Why designation?



Local and National Register Historic Districts

- ▶ Cultural Heritage Tourism
 - ▶ People are seeking an educational experience when they vacation or travel.
 - ▶ Those who seek out historic places to visit stay longer, and spend more money!

Next Steps



- ▶ Begin background investigation, development of district inventory, including all photography.
- ▶ Prepare Local Historic District Report and Draft NRHP nomination for State Historic Preservation Office review.
- ▶ Presentation to State Historic Preservation Review Board – September 2018.
- ▶ Local Historic District Report reviewed and approved by City Council.
- ▶ NHRP is submitted to the National Park Service for review.
- ▶ Updated listing on the National Register of Historic Places.

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



Questions?

Insights?



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