

**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**

[Additional materials on Ford Field and adjoining properties to the south of Ford Field  
provided by Ellen Elliot, Assistant to the Archivist, Northville Historical Society](#)

---

**R-1320  
May 23, 2019  
Revised January 25, 2021**

**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

## TABLE OF CONTENTS

FIGURES.....	iv
1.0 HISTORIC DISTRICT STUDY COMMITTEE.....	1-1
1.1 Committee Charge.....	1-2
1.2 Study Committee Members.....	1-2
2.0 NORTHVILLE HISTORIC DISTRICT BOUNDARY.....	2-1
2.1 Verbal and Visual Boundary Description.....	2-1
2.2 Boundary Justification.....	2-2
2.3 Resource Count and Percentage.....	2-2
2.4 Period of Significance Justification.....	2-2
3.0 DISTRICT HISTORIC CONTEXTS/HISTORY.....	3-1
3.1 Historic Overview.....	3-1
3.2 Commerce.....	3-10
3.3 Education.....	3-18
3.4 Funerary.....	3-22
3.5 Government.....	3-23
3.6 Healthcare.....	3-26
3.7 Industry.....	3-29
3.8 Religion.....	3-33
3.9 Social/Recreation/Entertainment.....	3-34
3.10 Architecture.....	3-38
4.0 INVENTORY AND SIGNIFICANCE STATEMENTS.....	4-1
4.1 Cady Street – East.....	4-4
4.2 Cady Street – West.....	4-7
4.3 Center Street – North.....	4-14
4.4 Dubuar Street.....	4-22

4.5	Dunlap Street – East.....	4-25
4.6	Dunlap Street – West.....	4-26
<u>4.7</u>	<u>Griswold Street .....</u>	<u>X-XX</u>
<del>4.7</del> <u>8</u>	<del>High Street .....</del>	<del>4-48</del>
<del>4.8</del> <u>9</u>	<del>Linden Street.....</del>	<del>4-52</del>
<del>4.9</del> <u>10</u>	<del>Linden Court .....</del>	<del>4-59</del>
<del>4.10</del> <u>11</u>	<del>Main Street – East.....</del>	<del>4-61</del>
<del>4.11</del> <u>12</u>	<del>Main Street – West.....</del>	<del>4-86</del>
<del>4.12</del> <u>13</u>	<del>Randolph Street.....</del>	<del>4-102</del>
<del>4.13</del> <u>14</u>	<del>Rogers Street – North.....</del>	<del>4-109</del>
<del>4.14</del> <u>15</u>	<del>Rogers Street – South.....</del>	<del>4-119</del>
<del>4.15</del> <u>16</u>	<del>West Street.....</del>	<del>4-122</del>
<del>4.16</del> <u>17</u>	<del>Wing Street - North.....</del>	<del>4-128</del>
<del>4.17</del> <u>18</u>	<del>Wing Street – South.....</del>	<del>4-133</del>
5.0	BIBLIOGRAPHY.....	5-1
Appendix A	Photographs of Featured Resources within the Northville Local Historic District	
Appendix B	List of Contributing and Non-Contributing Resources in the Northville Local Historic District	
<u>Appendix C</u>	<u>Draft Historic Preservation Ordinance</u>	
<b>Volume II</b>	<b>Intensive Level Descriptions and Evaluations of Buildings within the Northville Historic District</b>	

## FIGURES

Figure 2-1.	Local Historic District Boundary: Northville Historic District, Northville, Wayne County, Michigan .....	2-4
Figure 2-2.	Local Historic District Boundary: Northville Historic District, Northville, Wayne County, Michigan .....	2-5

## 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]***

## 2.0 NORTHVILLE HISTORIC DISTRICT BOUNDARY

The Local Historic District Study Committee (LHDSC) considered the recommendations of Commonwealth Heritage Group, and modified the proposed boundary before sending the draft study to City Council. City Council then made a recommendation to keep Ford Field (and consequently the adjoining properties to the south facing Main Street) in the new district boundary because of new historical information gathered by the Assistant to the Archivist at the Northville Historical Society. The LHDSC considered Council's suggestion, and agreed. The boundary description below reflects the new boundary, based on the data and analysis in this report.

### 2.1 Verbal and Visual Boundary Description

The Northville Historic District (Figures 2-1 and 2-2; Appendix A and B) boundary begins at the NW corner of the lot associated with 588 Randolph Street. From here, the boundary continues on the N lot line of said (sd) parcel continuing on the north lot line of 562 and 528 Randolph until it reaches the NE corner, thence (th) turns south to follow the east lot line and continues along the northern lot lines of the lots between 516 and 312 Randolph. At the NE corner of 312 Randolph, the boundary crosses High to the NW corner of the lot associated with 320 High, th follows the north, east, and west lot lines of the parcels located at 320 High Street, ~~203-204~~ 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, inclusive, of said Assessors Northville Plat No. 7, and its easterly extension thereof, crossing over Hutton Street to the easterly right-of-way line of Hutton Street. At this point, the boundary turns N to follow the Hutton Street right-of-way (the W lot line of Ford Field - Tax Parcel No. 48-001-04-0718-020), to the NW corner of this Tax Parcel, then east to the NE corner of this Tax Parcel, then south to the SE corner of this Tax Parcel, which is also the NE corner of 326 E. Main. At the NE corner of 143 E Dunlap, 326 E Main, 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 other changes are proposed to this section]*

## 2.2 Boundary Justification

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

## 2.3 Resource Count and Percentage

<u>Contributing</u>	<u>Non-contributing</u>	
<u>248</u>	<u><del>153</del>157</u>	Buildings
<u><del>12</del></u>	<u>15</u>	Sites
<u>1</u>	<u>2</u>	Structures
<u>0</u>	<u>0</u>	Objects
<u><del>250</del>251</u>	<u><del>170</del>174</u>	Total

A total of ~~420~~425 resources are located within the Northville Historic District.

Of these, ~~250~~251 (60 percent) are contributing resources. The contributing properties include 248 buildings, including both residential and commercial properties. Several of the commercial

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

buildings in the downtown area include multiple storefronts with different addresses. For the purposes of this report, these addresses have been counted as one building. For example, the Masonic Block carries the addresses 102, 104, and 106 East Main Street and 113 South Center Street but are counted as one building. One contributing resource, the Oakwood Cemetery, is classified as a site, and another contributing resource, Ford Field, is also classified as a site. The historic dam at NVA #14 Griswold Street is a contributing structure.

Of the ~~168-174~~ (40 percent) non-contributing resources, ~~151-157~~ are buildings, including both residential and commercial properties. Fifteen non-contributing resources are sites, including ten parking lots, which are located primarily along East Cady Street, one park, and four vacant lots. The two non-contributing structures are contemporary parking garages.

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



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

Date: 1/6/2021



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



### 3.9 Social/Recreation/Entertainment

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

*[Modify text starting on page 3-38. Note that footnote numbering will be coordinated with numbering in the full document once inserted into full document.]*

Another center for recreation was the Northville Community Center, 303 West Main Street, which was erected in 1954 by the City of Northville.<sup>2</sup> The building, which included a \$210,000 gymnasium, was managed by the Northville Parks and Recreation Department. One of the most unique features of the newly constructed building was its blue tinted “windowless glass” on the east elevation, which allowed natural light into the gymnasium without causing a glare.<sup>3</sup> The building functioned as a community center until 1960 when it was sold to the Northville School District to house school board offices.<sup>4</sup> It returned to its original function in 1979 when the Parks and Recreation Department offices were reinstalled in the building, where they remained until 2001.<sup>5</sup> In 2003, the Department entered a new twenty-five year lease with the school district and converted the building to a public community center once again. As of 2018, the building houses rental spaces for events, a large gymnasium, meeting rooms, and the Northville Senior Center.<sup>6</sup>

City residents have also had outdoor recreation opportunities in the district at the six-acre Ford Field. Henry Ford chose Northville as one of the sites for his village industries and purchased property in 1919<sup>xxx</sup>. The parcel now known as Ford Field was part of Henry Ford’s property acquisition<sup>xxx</sup>. This open site has been a hub for recreation and social activity, which has included celebrations, concerts, games, sporting events, and more. This property was donated to the City by Ford Motor Company in 1994.<sup>xxx</sup> (Note: This information was provided by Ellen Elliott, Assistant to the Archivist, Northville Historical Society.)

Northville’s first movie theater, the Aliesum, was located on the north side of East Main and was lost to a fire in April 1925.<sup>7</sup> Following the fire, business partners Kate Penniman-Allen and Harry Lusk, who owned the Penniman-Allen Theatre in nearby Plymouth, moved quickly to construct their second theater in Northville.<sup>8</sup> The Northville Penniman-Allen Theatre (P & A) was completed in 1926 for a cost of \$150,000. When it opened it was a state-of-the-art movie house with 750 seats, an orchestra pit, a stage accommodating fourteen sets of scenery, and a

<sup>2</sup> “Recreation Center at Hillside & Northville Community Center.” Northville Parks and Recreation, accessed May 16, 2018, [http://www.northvilleparksandrec.org/parks\\_and\\_facilities/recreation\\_center\\_at\\_hillside.php](http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php).

<sup>3</sup> “Community Center Bldg. Concrete Pouring Well Underway.” *Northville Record*, March 18, 1954, 1.

<sup>4</sup> “Recreation Center at Hillside & Northville Community Center.” Northville Parks and Recreation, accessed May 16, 2018, [http://www.northvilleparksandrec.org/parks\\_and\\_facilities/recreation\\_center\\_at\\_hillside.php](http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php).

<sup>5</sup> “Recreation Center at Hillside & Northville Community Center.” Northville Parks and Recreation, accessed May 16, 2018, [http://www.northvilleparksandrec.org/parks\\_and\\_facilities/recreation\\_center\\_at\\_hillside.php](http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php).

<sup>6</sup> “Recreation Center at Hillside & Northville Community Center.” Northville Parks and Recreation, accessed May 16, 2018, [http://www.northvilleparksandrec.org/parks\\_and\\_facilities/recreation\\_center\\_at\\_hillside.php](http://www.northvilleparksandrec.org/parks_and_facilities/recreation_center_at_hillside.php).

<sup>7</sup> Michele Fecht, (Northville Historical Society), “135- 139 East Main | Marquis Theatre | 135 E. Main; Great Harvest | 139 E. Main,” email to Elaine Robinson, March 2018.

<sup>8</sup> Michele Fecht, (Northville Historical Society), “135- 139 East Main | Marquis Theatre | 135 E. Main; Great Harvest | 139 E. Main,” email to Elaine Robinson, March 2018.

\$13,000 Wurlitzer orchestra unit organ.<sup>9</sup> The new theater was said to possess the best sound equipment in the state. The P & A was a focal point of entertainment in Northville from the 1920s through 1940s. However, popularity waned and the theater closed in 1953 due to a “lack of interest.”<sup>10</sup>

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

#### **4.7 Griswold Street - North**

##### **151 N. Griswold Street - No Visible Address (NVA) #15 – Ford Field (Contributing) (Information provided by Ellen Elliot, Assistant to the Archivist, Northville Historical Society)**

###### *Description*

This property is an open field located north of East Main Street, south of Mill Race Village, east of Hutton Street, and west of Griswold Street. Ford Field is situated due south of the property where the historic Northville Mills once operated in the 1800s near the banks of the Middle Rouge River. This six-acre parcel provides open space for events and community gatherings, is home to the Fort Griswold playscape, and a lighted baseball diamond. It contains a ¼ mile asphalt walking path, a bridge connecting it to Mill Race Village, picnic tables for outdoor dining, and a parking lot conveniently located on the east side of the property. A well-maintained stairway makes the space accessible from Hutton Street.

###### *History*

Henry Ford was enamored with Northville. As early as 1888 proof of his interest in the area was shown when he brought his bride, Clara, by horse and buggy on their honeymoon trip.<sup>11</sup> As a result of his early connection to the area, he chose Northville as one of the sites for his village industries and purchased property in 1919.<sup>12</sup> The parcel now known as Ford Field was part of Henry Ford’s property acquisition.<sup>13</sup>

Henry Ford liked to beautify the properties that he owned for the enjoyment of the entire community. An editorial by Richard T. Baldwin described Henry Ford’s commitment to Northville: “Not only has he given us a marvelous industrial plant, helping to bring prosperity to hundreds of our community, but he has given us a vision of beauty and the spiritual values of life

---

<sup>9</sup> Michele Fecht, (Northville Historical Society), “135- 139 East Main | Marquis Theatre | 135 E. Main; Great Harvest | 139 E. Main,” email to Elaine Robinson, March 2018.

<sup>10</sup> Louie. *Northville*, 130.

<sup>11</sup> *Northville Record*, April 15, 1938, 2.

<sup>12</sup> “Ford’s Interests Have 60 Men Employed.” *Northville Record*, September 12, 1919, 1.

<sup>13</sup> *Village of Northville Tax Assessment Records, 1920*, 46.

which will endure long after he is gone. Probably the sum spent in beautification of the Ford properties here would run into an amazing figure.”<sup>14</sup>

The open field, west of Griswold Street across from the Ford Valve Plant, was an asset to the community and served as a hub for recreation and social activity. In the early 1940s Fourth of July celebrations were held there and hundreds attended.<sup>15</sup> These celebrations included concerts<sup>16</sup>, games, and sporting events for people of all ages.

By July 1946 the Village Commission, led by President Forrest Doren, had officially secured the use of the property from the Ford Motor Company. Efforts to improve the field and develop it into a site for school and community recreation began in earnest with the Exchange Club sponsoring the project. The vision was to “improve and light Ford Field for a Community Recreation Center. A No. 1 ball diamond and a gridiron will be laid out...and many other items necessary to turn this natural amphitheater into a beautiful and useful contribution to the civic pride of the village.”<sup>17</sup> Ford Motor Company was proud of its involvement in “providing an opportunity for civic cooperation.”<sup>18</sup>

A recreation committee was formed and was responsible for raising money to fund the project and coordinate the contracts necessary to develop the vision. The committee’s goal was to be ready in time for the start of the high school football season.<sup>19</sup> Prior to this time the Northville high school football team did not have a home field.

On Friday, November 15, 1946 Henry Ford Field was officially dedicated. An estimated 3500 people were in attendance. The program began with a performance of the national anthem by Charles Strautz accompanied by the Northville and Plymouth bands. The invocation was delivered by Methodist minister Rev. W. Leslie Williams – “we dedicate this Henry Ford Field as a memorial to those who have been benefactors to our surrounding community for several decades. And we also dedicate this field to those who will use it, that it may be the instrument to help build good clean recreational opportunities for our people, so that they may grow strong in body, mind and spirit. May the use of this field bring to us more clearly the lessons and rules of the game of life...May this field be a credit and a real benefit to this community.”<sup>20</sup> Although the Northville football team lost their game to Plymouth that night those in attendance witnessed an historic event which “put Northville’s athletic facilities in the class with big cities.”<sup>21</sup> The village was entering a new era as their recreation committee was now developing into something more substantial as “high school and community recreation takes a new and more significant

---

<sup>14</sup> Northville Record, April 15, 1938, 2.

<sup>15</sup> “Young and Old, 500 Strong Enjoy July 4<sup>th</sup> Field Day.” Northville Record, July 9, 1943, 1.

<sup>16</sup> “Children and Adults Invited to Ford Field.” Northville Record, July 5, 1946, 1.

<sup>17</sup> “Seek Funds to Light and Fence Ford Field.” Northville Record, July 12, 1946, 1.

<sup>18</sup> “Ford News Boosts Local Recreation.” Northville Record, September 27, 1946, 1.

<sup>19</sup> “Ford News Boosts Local Recreation.” Northville Record, September 27, 1946, 1.

<sup>20</sup> “Crowd of 3500 at Dedication of Henry Ford Field.” Northville Record, November 22, 1946, 1.

<sup>21</sup> “Crowd of 3500 at Dedication of Henry Ford Field.” Northville Record, November 22, 1946, 1.

place in the village. As added improvements are brought into the picture, townspeople will realize the great value of this project to our community.”<sup>22</sup>

Work continued on the field with the installation of concrete bleachers and the addition of a softball diamond in 1947.<sup>23</sup> The new ball diamond provided a home for the Northville Recreational League<sup>24</sup> and a softball league for boys and girls.<sup>25</sup>

As the recreation department developed, Ford Field was used for a variety of activities. The summer of 1948 saw about 1000 Northville youths participate in the village recreation program at the field.<sup>26</sup> In 1949 a summer tether tennis tournament was held.<sup>27</sup> Donkey Ball came to Ford Field in May 1950. This gimmicky softball game was played with participants rounding the bases astride donkeys and proved quite popular as a fundraiser in Northville.<sup>28</sup> In 1951 The game made a repeat appearance and was billed as “America’s Funniest Sport.”<sup>29</sup> In June 1950 school children put on a program at Ford Field in which a flag and flagpole were dedicated.<sup>30</sup> A field day was held that year for members of the Junior Police. Activities of the day included tether tennis, a BB gun tournament, and a baseball target throw.<sup>31</sup> By the end of 1950 a scoreboard was added to the southeast corner of the field after an aggressive fundraising campaign began in 1949.<sup>32</sup> The Northville High School class of 1948 was the first to contribute (\$204.47) thus providing inspiration for others to donate.<sup>33</sup> The campaign was successful and provided approximately \$1600 to turn the dream into reality.<sup>34</sup> The space was not just used for recreation but was also a location in which large crowds could congregate. Governor G. Mennen Williams scheduled a visit to Ford Field to speak on November 3, 1950 as part of his campaign for reelection.<sup>35</sup>

Even though the village did not formally own the property, improvements were still being made. In 1953 a new entrance was constructed on the north end of Ford Field.<sup>36</sup> In February 1954, Ford Motor Company offered to sell the property to the village of Northville for \$5500.<sup>37</sup> The

---

<sup>22</sup> “Crowd of 3500 at Dedication of Henry Ford Field.” *Northville Record*, November 22, 1946, 1.

<sup>23</sup> “Ford Field Nears Completion.” *Northville Record*, July 4, 1947, 1.

<sup>24</sup> “Double Header at Ford Field Tonite.” *Northville Record*, August 8, 1947, 1.

<sup>25</sup> “Baseball Team Defeats Plymouth.” *Northville Record*, July 9, 1948, 1.

<sup>26</sup> “Brader’s Team Loses in Class F Finals.” *Northville Record*, August 27, 1948, 1.

<sup>27</sup> “Recreation Program to Begin Tourneys.” *Northville Record*, July 7, 1949, 1.

<sup>28</sup> “Donkey Ball Game Planned for May 21.” *Northville Record*, May 18, 1950, 1.

<sup>29</sup> *Northville Record*, August 2, 1951, 11.

<sup>30</sup> “Dedicate New Flag, Pole at Ford Field.” *Northville Record*, June 15, 1950, 1.

<sup>31</sup> “Field Day Planned for Junior Police.” *Northville Record*, June 1, 1950, 1.

<sup>32</sup> “\$800.00 Collected for Score Board.” *Northville Record*, November 3, 1949, 1.

<sup>33</sup> “Scoreboard Proves Popular at Field.” *Northville Record*, September 28, 1950, 1.

<sup>34</sup> “Scoreboard Proves Popular at Field.” *Northville Record*, September 28, 1950, 1.

<sup>35</sup> “Governor to Speak at Ford Field.” *Northville Record*, November 2, 1950, 1.

<sup>36</sup> “Start Work on New Entrance to Ford Field.” *Northville Record*, October 15, 1953, 12.

<sup>37</sup> “Ford Motor Offers Ford Field to Village for \$5500.” *Northville Record*, February 18, 1954, 1.



transaction did not take place at that time; forty years would pass before ownership was transferred.

As the years progressed, the site continued to play in important roll in serving the needs of the community from a cultural and recreational perspective. A Pet and Doll Show was organized by the children of Northville and held at Ford Field on August 1, 1956.<sup>38</sup> In 1960 Ford Field was used for the Northville summer recreation day camp. This program was not just for athletic pursuits; arts, crafts, and games were offered as well as an archery tournament and golf.<sup>39</sup> In 1961 the National Football League established the national Punt, Pass, and Kick competition. The local contest was sponsored by John Mach Ford Sales of Northville.<sup>40</sup> Ford Field was naturally chosen as the local venue for the competition which would take place annually for many years.<sup>41</sup>

By 1962 the new high school athletic field was dedicated and Ford Field was no longer used for high school football games.<sup>42</sup> Even though the high school football games were now being played at another location, Ford Field was being utilized as much as ever. Throughout the 1960s the community enjoyed the circus<sup>43</sup>, carnivals<sup>44</sup>, and chicken barbeques.<sup>45</sup> Prior to the summer season of 1967, volunteers came out in force to help prepare Ford Field for recreation activities.<sup>46</sup> In 1969 Northville hosted a BB-gun tournament at the field and saw six of the participants earning a spot at the state competition.<sup>47</sup>

The issue of ownership arose again in 1970. There was concern about spending tax payer dollars to improve property that was not publicly owned. Ford Field was important to the success of the recreation department and the culture of the city so expenditures for improvements were approved anyway.<sup>48</sup> As programs were expanding in 1970-71 season, this site provided the necessary space to accommodate the growing popularity of baseball, softball, and soccer.<sup>49</sup> The Jaycees worked diligently in 1970 to refresh Ford Field with lighting upgrades, removal of the old bleachers, and tidying up the landscape.<sup>50</sup> Later that year an outdoor ice rink was installed at the site providing the community with year-round activity opportunities with skating and hockey skill instruction as part of the recreation department program offerings.<sup>51</sup>

---

<sup>38</sup> "Pet and Doll Show Slated August 1 at Ford Field." *Northville Record*, July 19, 1956, 11.

<sup>39</sup> "Recreation Registration Starts Monday." *Northville Record*, June 16, 1960, 11.

<sup>40</sup> "Mach Sponsors Contest for Kids." *Northville Record*, September 28, 1961, 5.

<sup>41</sup> "Punt, Pass & Kick." *Northville Record*, September 10, 1986, 16-A.

<sup>42</sup> "Field Dedication, Choosing of Queen Mark Homecoming." *Northville Record*, October 25, 1962, 1.

<sup>43</sup> Advertisement, "The Famous Cole 3 Ring Circus." *Northville Record*, June 18, 1964, 2-3.

<sup>44</sup> "Jaycees Plan 'Bang Up' July Fourth." *Northville Record*, July 3, 1963, 1.

<sup>45</sup> "A Day for Food, Fun and Fellowship." *Northville Record*, June 18, 1964, 1.

<sup>46</sup> "Face Lifting." *Northville Record*, April 13, 1967, 7-A.

<sup>47</sup> "Six Boys Show Way into Finals." *Northville Record*, May 8, 1969, 15-A.

<sup>48</sup> "City Trims, Oks Budget For Recreation Program." *Northville Record*, February 26, 1970, 14-A.

<sup>49</sup> "Recreation Squeeze Seen." *Northville Record*, January 22, 1970, 14-1.

<sup>50</sup> "Jaycees Add Four to Membership." *Northville Record*, April 2, 1970, 4-A.

<sup>51</sup> "Hockey Clinic Schedule Here." *Northville Record*, January 28, 1971, 11-A.

The 1980s saw further improvements with a new wooden stairway installation made possible by a federal grant.<sup>52</sup> In 1984 Tom Rice's Folk and Bluegrass Festival celebrated its eighth anniversary at Ford Field thus providing the community yet another culturally stimulating way to spend time together in this historic space.<sup>53</sup>

By 1990 the question of ownership of the land came up yet again as the city sought to gain control of the site.<sup>54</sup> The city of Northville finally took official ownership of the property four years later when the parcel was donated by Ford Motor Company.<sup>55</sup> The summer clean up in 1994 was especially meaningful now that the community was sprucing up property that was legally their own.<sup>56</sup> The Friends of the Northville Parks and Recreation group, founded in 1992, was instrumental in coordinating the clean up process and later would participate in the community wide fundraising efforts for improvements like the Fort Griswold playscape.<sup>57</sup> The playscape was a picture perfect example of what can happen when a community dedicates itself to a worthwhile project. In June 1997 after a year of planning and fundraising the Fort Griswold playscape became a reality. A team of over 900 volunteers<sup>58</sup> descended upon Ford Field for the massive multiple day undertaking of constructing the \$90,000 playscape<sup>59</sup> thus further enhancing the site's desirability for family outings and community gatherings.

Ford Field experienced a monumental overhaul in 2001. The project cost \$600,000 and was slated to include a parking lot, pavilion, gazebo, new pathways, a walking bridge connecting to Mill Race Village, as well as relocation of the baseball and soccer fields. Mayor Chris Johnson commented that "the renovation project is an exciting thing for the community of Northville...once completed residents and visitors will have the opportunity to fully enjoy this historical field and all it has to offer."<sup>60</sup>

The years following the improvement project were bustling with activity. The Suburban Kids Rockin' Under Ford Field (SKRUFF) concerts debuted in 2003 as a way to engage the youth of the community.<sup>61</sup> The Northville Eclipse Baseball Club was also formed that year brought vintage baseball to Ford Field.<sup>62</sup> The American Cancer Society's fundraiser, Relay for Life found a home at Ford Field in 2003 as well.<sup>63</sup>

---

<sup>52</sup> "Ford Field's new look." *Northville Record*, April 29, 1981, 6-D.

<sup>53</sup> Kevin Wilson, "Busy downtown activity schedule this weekend." *Northville Record*, July 25, 1984, 1.

<sup>54</sup> Stephen Kellman, "City seeks terms to acquire Ford Valve Plant." *Northville Record*, November 29, 1990, 15-A.

<sup>55</sup> "Township firm takes ownership of Ford plant." *Northville Record*, March 10, 1994, 7-A.

<sup>56</sup> "Pitch in to spruce up Ford Field." *Northville Record*, July 14, 1994, 6-A.

<sup>57</sup> Melanie Plenda, "Friends of parks and rec raise big money." *Northville Record*, August 3, 2001, 15-A.

<sup>58</sup> Randy Coble, "Pizza, pasta and porta-johns sustained legions of volunteers." *Northville Record*, June 12, 1997, 64.

<sup>59</sup> Coble, "Donations big and small provided resources to finish the project." *Northville Record*, June 12, 1997, 64.

<sup>60</sup> Lon Huhman, "Massive park improvement begins." *Northville Record*, May 3, 2001, 1.

<sup>61</sup> Grace Blum, "Music acts hit Ford Field this weekend." *Northville Record*, May 29, 2003, 15-A.

<sup>62</sup> Pauline Lupercio and Sam Eggleston, "Step up to the plate." *Northville Record*, March 27, 2003, 1-B.

<sup>63</sup> Jennifer Norris, "Relay for Life moves to Northville's Ford Field." *Northville Record*, April 24, 2003, 3-A.

Memories shared by generations have been formed at Ford Field. In June 2004 when Dean Hubbert took to the field for his pre-tee ball game, he was the third generation of his family to play there.<sup>64</sup> Later in 2004, the Howl-O-Ween Pet Festival and Parade provided residents an opportunity to come to Ford Field and showcase their pets, reminiscent of similar events that took place during the 1950s.<sup>65</sup>

The 22<sup>nd</sup> Annual Victorian Festival in 2010 brought a tethered hot air balloon, vintage baseball, and the world-famous Flying Wallendas to Ford Field.<sup>66</sup>

The stairway was once again refreshed in 2012 when Jared Myers chose it as the focus of his Eagle Scout project. The rails and deck were repaired and stained. There were more than 25 volunteers present to assist and an excess of 50 gallons of stain were used to complete the project.<sup>67</sup>

The Northville Chamber of Commerce hosted the fourth annual Ford Field Festival in 2016. This celebration of “food, beer, and fun”<sup>68</sup> included live music performances and further exemplified the necessity of this open space for the continued development of community recreation and culture.

### Evaluation

According to the Local Historic Districts Act 169 of 1970, (399.201a) an *historic resource* is defined as “a publicly or privately owned building, structure, site, object, feature, or **open space** that is significant in the history, architecture, archaeology, engineering, or **culture** of this state or a community within this state, or of the United States.”

The property is an open space that is a significant historic resource under National Register Criterion A<sup>69</sup> for its contribution to the culture of the community and its role in the development of Northville’s recreation department. It is also significant in a broader sense to the state and the nation due to the connection to world-renowned industrialist Henry Ford and thus should be included as a contributing resource in the Northville Historic District.

This parcel of land honors the memory of Henry Ford and all of the citizens who worked tirelessly to develop and maintain Ford Field as a hub for cultural activity and a vibrant recreation department.

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

---

<sup>64</sup> *Northville Record*, June 10, 2004, 14-A.

<sup>65</sup> “Pets on Parade is planned.” *Northville Record*, October 28, 2004, 7-B.

<sup>66</sup> “Victorian Festival attracts large crowds.” *Northville Record*, September 23, 2010, A10.

<sup>67</sup> “Three scouts of Troop 755 achieve Eagle rank.” *Northville Record*, April 26, 2012, A18.

<sup>68</sup> “Ford Field Fest rolls in Aug 20.” *Northville Record*, August 4, 2016, 1.

<sup>69</sup> Advisory Council for Historic Preservation. *How to Apply the National Register Criteria for Evaluation* (U.S. Government Printing Office, Washington, D.C.).

## 5.0 BIBLIOGRAPHY

*(NOTE: This section will be updated when the changes are inserted into the full document.)*

## **Appendix B**

### **List of Contributing and Non-Contributing Resources in the Northville Local Historic District**

*(NOTE: This section will be updated when the changes are inserted into the full document.)*

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 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, 203204 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, inclusive, of said Assessors Northville Plat No. 7, and its easterly extension thereof, crossing over Hutton Street to the easterly right-of-way line of Hutton Street. At this point, the boundary turns north to follow the Hutton Street right-of-way (the west lot line of Ford Field - Tax Parcel No. 48-001-04-0718-020), to the NW corner of this Tax Parcel, then east to the NE corner of this Tax Parcel, then south to the SE corner of this Tax Parcel, which is also the NE corner of 326 E. Main. At the NE corner of 143 E Dunlap 326 E Main, 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 344 333 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)