



Carlisle | Wortman
ASSOCIATES, INC.

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

March 1, 2021

Pat Sullivan, City Manager
City of Northville
215 West Main Street
Northville, Michigan 48167

Re: Local Historic District Study Report (Historic District Survey) and Draft Historic Preservation Ordinance Amendment

Dear Mr. Sullivan:

At their November 16, 2020 meeting, City Council discussed the Historic District Study Report and Historic Preservation Ordinance recommended for approval by the Local Historic District Study Committee (LHDSC). The City Council asked the LHDSC to consider another amendment to the Historic District boundary. They recommended that Ford Field, and the four abutting properties south of Ford Field (along East Main Street), be added back into the Historic District boundary. Historic information confirming the contributing characteristics of Ford Field had been researched and drafted by Ellen Elliott, the Assistant to the Archivist for the Northville Historical Society.

On January 25, 2021, the Local Historic District Study Committee (LHDSC) held its final Public Hearing to consider the proposed changes by City Council. At this meeting, the LHDSC also decided to include the parcel to the east of the Ford Field parcel (along the west side of Griswold St. that contains the Ford Field parking lot and play structure) in the Historic District. The historical information provided by the Assistant to the Northville Historical Society Archivist confirmed that her analysis of Ford Field included this parcel to the east. The LHDSC recommended approval of the Study Report and draft Ordinance, as amended, and reflected by the motions below:

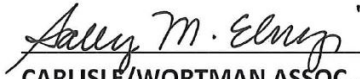
1. Moved to return the Ford Field Parcel (Parcel A: ID 48-001-04-0718-020) and the four lots along E. Main Street between Hutton and 341 E. Main Street back into the Historic District Boundary, and add the additional Ford Field parcel to the east (Parcel B: ID 48-001-04-0718-016) along Griswold containing the play structure and parking lot, to the Historic District Boundary. *(NOTE: A graphic was provided to the LHDSC to assist in their discussion, identifying the two Ford Field parcels as "A" and "B." This graphic is attached to this memo for Council's reference. It is not a part of either the Study Report or Ordinance; it was simply provided as a discussion aid.)*
2. Moved to recommend to City Council to approve the text amendments in the Study Report, as amended with the boundary revisions.
3. Moved to recommend to City Council approval of the Historic Preservation Ordinance Amendment as presented, and as further amended with the boundary revision discussed this evening.

The LHDSC then held a follow-up meeting on February 11, 2021 to review and approve the meeting minutes of the January 25 meeting.

The Study Report and ordinance revisions are now ready for City Council consideration.

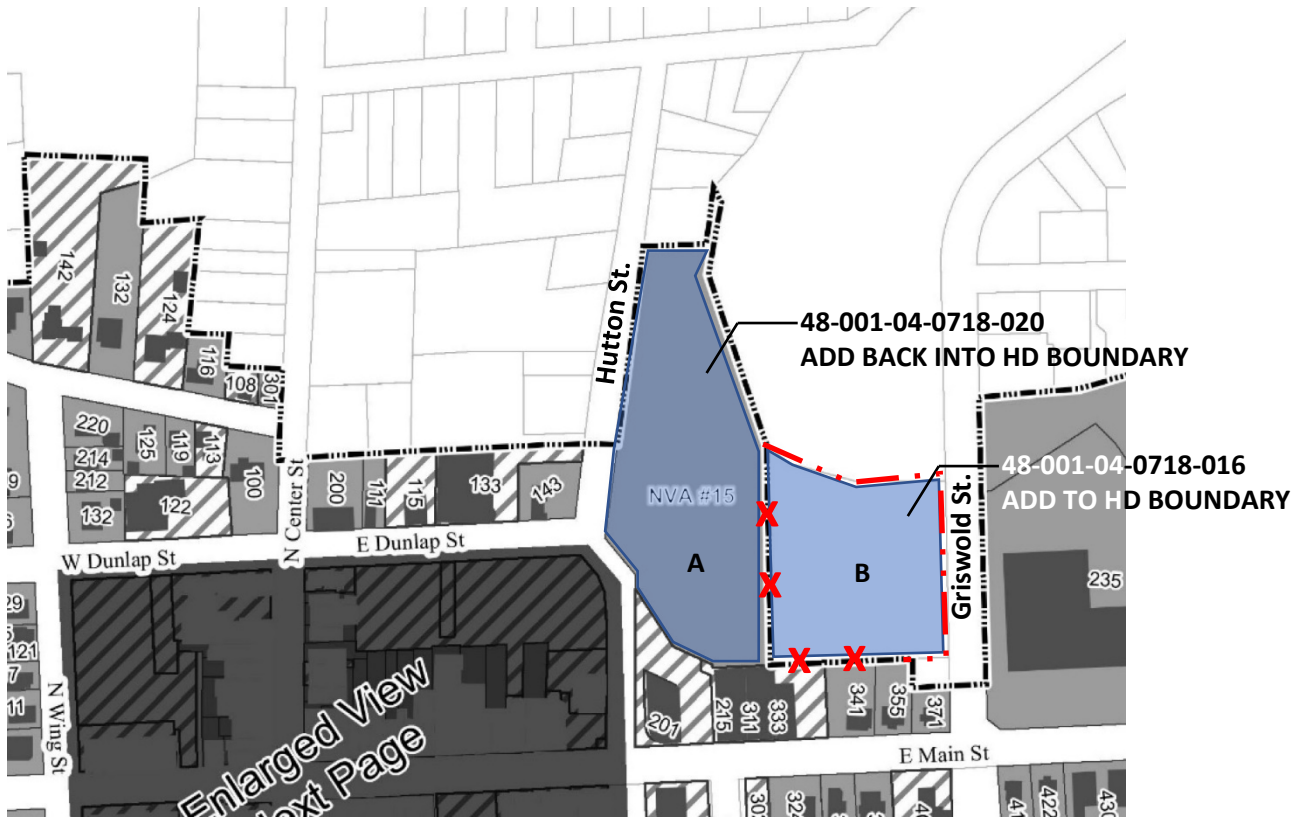
Please don't hesitate to contact me if you have any questions or need additional information.

Very truly yours,



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

Cc: Dianne Massa



**CITY OF NORTHVILLE
ORDINANCE NO. _____**

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

Section 1. The City of Northville Ordains

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

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

[Modify Article 1 IN GENERAL]

ARTICLE 1

IN GENERAL

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

Sec. 42-3. - Historic district.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~thence Northerly to the Southeast corner of Lot 250 of said Assessor's Northville Plat No. 3;~~
~~thence Westerly to the Southwest corner of said Lot 250;~~
~~thence Southwesterly across the Wing Street right-of-way to the Southeast corner of Lot 251 of said Assessor's Northville Plat No. 3;~~
~~thence Westerly to the Southwest corner of said Lot 251;~~
~~thence Southerly to the Southeast corner of Lot 278 of said Assessor's Northville Plat No. 3;~~
~~thence Westerly to the Southwest corner of said Lot 278;~~
~~thence Southerly to the Southeast corner of Lot 277 of said Assessor's Northville Plat No. 3;~~
~~thence Westerly to the Southwest corner of said Lot 277;~~
~~thence Northerly to the Southeast corner of Lot 276 of said Assessor's Northville Plat No. 3;~~
~~thence Westerly to the Southwest corner of said Lot 276;~~
~~thence Northerly to the Southeast corner of Lot 296 of Assessor's Northville Plat No. 4 as recorded in Liber 66 of Plats, Page 42, Wayne County Records;~~
~~thence Westerly, along the South line of said Lot 296 and Lot 297 of said Assessor's Northville Plat No. 4, to the Southwest corner of said Lot 297;~~
~~thence Westerly across the First Avenue right-of-way to the Southeast corner of Lot 327 of said Assessor's Northville Plat No. 4;~~
~~thence Westerly, along the South line of said Lot 327 and Lot 328 of said Assessor's Northville Plat No. 4, to the Southwest corner of said Lot 328;~~
~~thence Northerly to the Southeast corner of Lot 329 of said Assessor's Northville Plat No. 4;~~
~~thence Westerly to the Southwest corner of said Lot 329;~~
~~thence Northwesterly across the Rogers Street right-of-way to the Southeast corner of Lot 1 of Orchard Heights Subdivision, as recorded in Liber 40 of Plats, Page 32, Wayne County Records;~~
~~thence Westerly to the Southwest corner of said Lot 1;~~
~~thence Northerly to the Northwest corner of said Lot 1;~~
~~thence Westerly to the Southwest corner of Lot 360 of said Assessor's Northville Plat No. 4;~~
~~thence Northerly to the Northwest corner of said Lot 360;~~
~~thence Easterly, along the Northerly lines of said Lot 360 and the Northerly line of Lot 361 of said Assessor's Northville Plat No. 4, to the Southwest corner of Lot 363 of said Assessor's Northville Plat No. 4;~~
~~thence Northerly to the Northwest corner of said Lot 363;~~

~~thence Westerly to the Southwest corner of Lot 364 of said Assessor's Northville Plat No. 4;~~
~~thence Northerly to the Northwest corner of said Lot 364;~~
~~thence Easterly to the Southwest corner of Lot 365 of said Assessor's Northville Plat No. 4;~~
~~thence Northerly, along the Westerly line of said Lot 365 and Lot 366 of said Assessor's Northville Plat No. 4, to the Northwest corner of said Lot 366;~~
~~thence Northerly across the Main Street right-of-way to the Southwest corner of Lot 392 of Assessor's Northville Plat No. 5, as recorded in Liber 66 of Plats, Page 41, Wayne County Records;~~
~~thence Northerly, along the Westerly line of Lots 389 through 392, inclusive, of said Assessor's Northville Plat No. 5 to the Northwest corner of said Lot 389;~~
~~thence Westerly to the Southwest corner of Lot 388 of said Assessor's Northville Plat No. 5;~~
~~thence Northerly, along the Westerly line of Lots 385 through 388, inclusive, of said Assessor's Northville Plat No. 5, to the Northwest corner of said Lot 385;~~
~~thence Northerly across the Dubuar Street right-of-way to the Southwest corner of Lot 384 of said Assessor's Northville Plat No. 5;~~
~~thence Northerly, along the Westerly line of Lots 379 through 384, inclusive, of said Assessor's Northville Plat No. 5, to the Northwest corner of said Lot 379;~~
~~thence Northerly, along the Easterly line of Lot 12 of Ole Village Subdivision, as recorded in Liber 99 of Plats, Page 8, Wayne County Records, to the Northeast corner of said Lot 12;~~
~~thence Northwesterly across the Potomac Road right-of-way to the Southeast corner of Lot 4 of said Ole Village Subdivision;~~
~~thence Westerly to the Southwest corner of said Lot 4;~~
~~thence Northerly to the Northwest corner of said Lot 4 and the Southerly line of Lot 441 of said Assessor's Northville Plat No. 5;~~
~~thence Northwesterly and Westerly, along said Southerly lines of said Lot 441, to the Southwest corner of said Lot 441;~~
~~thence Northerly to the Southwest corner of Lot 442 of said Assessor's Northville Plat No. 5;~~
~~thence Easterly, along the Southerly line of said Lot 442, same being the Northerly line of Tax Parcel No. 48-002-02-0441-304, to the Southeast corner of said Lot 442;~~
~~thence Northeasterly, continuing along the Northerly line of said Tax Parcel No. 48-002-02-0441-304 to the Southerly-most corner of Lot 446 of said Assessor's Northville Plat No. 5, same being the Westerly-most corner of Tax Parcel No. 48-002-02-0441-002;~~
~~thence Southeasterly to the Southerly-most corner of said Tax Parcel;~~
~~thence Northeasterly to the Easterly-most corner of said Tax Parcel;~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Northville Historic District (Figures 2-1 and 2-2; Appendix A and B) boundary begins at the NW corner of the lot associated with 588 Randolph Street. From here, the boundary continues on the N lot line of said (sd) parcel continuing on the north lot line of 562 and 528 Randolph until it reaches the NE corner, thence (th) turns south to follow the east lot line and continues along the northern lot lines of the lots between 516 and 312 Randolph. At the NE corner of 312 Randolph, the boundary crosses High to the NW corner of the lot associated with 320 High, th follows the north, east, and west lot lines of the parcels located at 320 High Street, 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 or NVA #15), to the NW corner of this Tax Parcel, then east to the NE corner of this Tax Parcel, then south to where the boundary intersects with the NW corner of the adjoining parcel to the east (Tax Parcel No. 48-001-04-0718-016 or NVA #15A). The boundary continues east to follow the north parcel line of this Tax Parcel to the NE corner of this Tax Parcel, then south along the Griswold Street westerly right-of-way to the SE corner of this Tax Parcel, then west to the SW corner of this Tax Parcel, which is also the NE corner of 355 E. Main. ~~At the NE corner of 143 Dunlap, 355 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 south along the eastern lot line of 355 E Main until it intersects the NW corner of 371 E Main, where it turns east and follows the northern boundary of 371 E Main. At the NE corner of 371 E Main, the boundary extends E across Griswold Street until it reaches the W lot line of NVA #14. From this pt, the boundary follows the W, N, and E lot lines of NVA #14 and continues along the W and S lot lines of NVA #13 until it reaches the SW corner of NVA #13. Th, the boundary extends SW across E Main until it reaches the NE corner of 430 E Main. Th, the boundary turns S and E to follow the lot lines of 430 E Main, 459 E Cady, and crosses E Cady to follow the E, S, and W lot lines of 456 E Cady, th turns west along the S lot line of NVA #7 and 350 E Cady. The boundary continues in a westerly direction along the S lot lines of the properties that front on E and W Cady Streets, crossing the roadways at Griswold, S Center, S Wing, and First Streets before terminating at the southwest corner of 521 W Cady Street. At the SW corner of 521 W Cady, the boundary turns N along the W lot line to the NE corner of the lot and then angles SW across S Rogers to the SE corner of 208 S Rogers. Th, the boundary continues W along the S lot line to the SW corner of the property. Here, the boundary turns N, following the rear lot lines from 208 to 102 S Rogers, crossing W Main, and continues along 101 to 231 N Rogers before crossing Dubuar. At this pt, the boundary continues across Dubuar to the SW corner of 333 Dubuar before continuing along the W boundary of 333 to 365 W Dubuar. At the NW corner of 365 W Dubuar, the boundary turns E, following the N lot line before crossing N Rogers to 368 N Rogers. The boundary~~

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

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

Section 3. Rights and Duties

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

Section 4. Validity

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

Section 5. Ordinances Repealed

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

Section 6. Effective Date

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

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

Brian Turnbull, Mayor
City of Northville

Dianne Massa, City Clerk
City of Northville

The undersigned certifies foregoing ordinance was:

Introduced: _____

Enacted: _____

Published: _____

Effective: _____

By a vote of _____

Dianne Massa, City Clerk