City of Northville

HISTORIC DISTRICT SURVEY

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

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

- City of Northville

- Michigan State Housing Development Authority (MSHDA) which includes the Michigan State Historic Preservation Office (SHPO)
Commonwealth Heritage Group

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

- Projects Completed by our office in Michigan, Ohio, Indiana, Illinois, Wisconsin, Minnesota, New York, and Pennsylvania with ongoing projects in Missouri, Kentucky, and West Virginia.

- Headquartered in Dexter, Michigan. Regional offices in Milwaukee, WI; Tarboro, NC; Ogden, UT; West Chester, PA; Alexandria and Charlottesville, VA; Littleton, MA; and Columbus, OH
Commonwealth Survey Team

Members of the survey team meet, or exceed, the minimum requirements established by the National Historic Preservation Act (NHPA) of 1966 (as amended) as Architectural Historians:

- Elaine Robinson, MS, project team leader
- Katie Remensnyder, MS
- Scott Slagor, MS
Defining Historic Properties/Resources

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- Retain integrity of location, design, setting, materials, workmanship, feeling, and association.
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The standard in the United States is to follow the Criteria of Evaluation developed for the National Register of Historic Places. This includes local historic districts.

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

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B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that posses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
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C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield information important in prehistory or history.
Previous Northville Surveys
Originally surveyed in 1972

- A very early survey (NHPA passed just 6 years earlier; Local Historic District enabling legislation just 2 years old)
- Only discussed 61 of over 300 buildings designated
- No context or period of significance established
1972 Local Historic District Boundary

- Included properties 200-feet from boundary
Previous Survey

Most recent survey, completed in 2003-2007

- Addressed the illegal use of the 200-foot beyond the boundary description in the earlier survey.
- Did not include any additional building descriptions, photography, or historic contexts.
- Updated City Ordinance to new boundary.
Updated Historic District Boundary, 2007
Why another survey?

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

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

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

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

- Updated Local Historic District
- Updated National Register of Historic Places Nomination
- **Inventory forms for each property**
  - Copies available for city planning.
  - Information on each property eases decision making of Northville HDC.
  - Basic information eventually becomes part of the State Historic Preservation Office database.
2018 Survey

- Intensive Level Survey
  - Requires Photographs of every building/cultural resource within the current district boundaries.
  - Requires background research on the history of each of the surveyed properties.
  - Will result in a determination of Contributing or Non-Contributing for every property, and
  - A completed inventory form.
2018 Survey

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

1893 Sanborn Map of Northville
2018 Survey

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

Downtown Northville
2018 Survey

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

Drawing from 1892 book, Northville - the perfect suburban village.
2018 Survey

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

Marquis Theatre
2018 Survey

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

First Presbyterian Church
2018 Survey

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

Northville High School/Old Village School
2018 Survey

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

Northville City Hall
2018 Survey

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

Oakwood Cemetery/Cady Street Cemetery
Updated Local Historic District Report

The new document will be:

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

The new document will:

- Be compliant with current standards for nominations.
- Include contributing and non-contributing status for each property.
- Provide, and justify, the period of significance for the district.
- Describe and provide historic background on all properties.
- Provide, and justify, the district boundary.
### 2018 Northville Historic District Survey Schedule

<table>
<thead>
<tr>
<th>Task</th>
<th>Participants</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic District Survey:</td>
<td></td>
<td></td>
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<tr>
<td>On-site planning meeting with SHPO to discuss project administration</td>
<td>Consultant, City Staff</td>
<td>End of January</td>
</tr>
<tr>
<td>Public Kick-off Meeting with Study Committee</td>
<td>Consultant, Study Committee, Public</td>
<td>Late February/Early March</td>
</tr>
<tr>
<td>Consultant conducts study and submits first draft of Local Historic District Survey Report (LHDSR) to Study Committee, SHPO &amp; HDC for review</td>
<td>Consultant</td>
<td>Late May</td>
</tr>
<tr>
<td>Consultant facilitates meeting with Study Committee to discuss 1st draft of LHDSR and collect comments.</td>
<td>Consultant, Study Committee, Public</td>
<td>Early May</td>
</tr>
<tr>
<td>Consultant submits 2nd draft of LHDSR to Study Committee, SHPO, HDC &amp; City Council for review.</td>
<td>Consultant</td>
<td>Late May</td>
</tr>
<tr>
<td>Study Committee, SHPO, and City Council submit comments on second draft of LHDSR via email. Consultant presents draft to City Council.</td>
<td>Study Committee, SHPO, City Council</td>
<td>Early July</td>
</tr>
<tr>
<td>Consultant submits final draft of LHDSR to Study Committee, SHPO, &amp; HDC for final review.</td>
<td>Consultant</td>
<td>Early July</td>
</tr>
<tr>
<td>Consultant facilitates meeting with Study Committee to review final draft and approve for official transmittal to SHPO.</td>
<td>Consultant, Study Committee, Public</td>
<td>Mid July</td>
</tr>
<tr>
<td>Study Committee officially transmits LHDSR to SHPO, Planning Commission, HDC, State Historic Preservation Review Board, and sets Public Hearing for September 25, 2018.</td>
<td>City Staff</td>
<td>Mid-Late July (NO LATER THAN JULY 25)</td>
</tr>
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**National Register of Historic Places – Informational Update**

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<tbody>
<tr>
<td>Consultant begins work on National Register Information update (using information from Local Historic District Survey Report - LHDSR)</td>
<td>Consultant</td>
<td>Late June</td>
</tr>
<tr>
<td>Consultant submits 1st draft of National Register Information to SHPO for review and comment.</td>
<td>Consultant</td>
<td>Early August</td>
</tr>
<tr>
<td>SHPO submits comments on 1st draft to Northville &amp; consultant.</td>
<td>SHPO, Consultant</td>
<td>Mid August</td>
</tr>
<tr>
<td>Consultant submits 2nd draft to SHPO for review and comment.</td>
<td>Consultant</td>
<td>Late August</td>
</tr>
<tr>
<td>Consultant presents National Register Information to HDC &amp; City Council for review and comment.</td>
<td>Consultant</td>
<td>Early September</td>
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<tr>
<td>SHPO submits comments on 2nd draft to Northville &amp; consultant.</td>
<td>SHPO, Consultant</td>
<td>Mid September</td>
</tr>
<tr>
<td>Consultant presents final National Register Information to State Historic Preservation Review Board.</td>
<td>Consultant</td>
<td>September (date to be determined)</td>
</tr>
</tbody>
</table>

**Final Adoption & Submission of LHDSR and National Register Information to SHPO**

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<tr>
<th>Task</th>
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<tbody>
<tr>
<td>Consultant submits all final materials (Survey Report, NR Nomination, etc.) to SHPO and City Council.</td>
<td>Consultant</td>
<td>Late September</td>
</tr>
<tr>
<td>Consultant and Study Committee hold Public Hearing for LHDSR. (Note: Public Hearing may be held at City Council meeting—TBD.)</td>
<td>Consultant, Study Committee (and possibly City Council)</td>
<td>September 25 (FIRM DATE)</td>
</tr>
<tr>
<td>Consultant provides final LHDSR to Study Committee, who submits to City Council for adoption.</td>
<td>Consultant, City Staff, City Council</td>
<td>Late September</td>
</tr>
<tr>
<td>Contract ends, and all reports and materials due</td>
<td>City Staff</td>
<td>September 30</td>
</tr>
</tbody>
</table>
Why so late to start?

- Project awarded in late January 2018
- Photography March 2018. Delayed due to snow cover.
- SHPO will accept no photographs with snow coverage.
Snow!
The bottom line...

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

- Knowing where your historic resources are – and why they are important means that your future city planning can be done with this information, resulting in better plans!

- Projects done with Federal Funding, Licensing, or Permits require identification of National Register Properties – by having the completed district in place, planning for the city can be done from the beginning with these resources in mind.
Why designation?

Local Historic Districts

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

National Register Historic Districts

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

National Register Historic Districts

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

Local and National Register Historic Districts

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

- Begin background investigation, development of district inventory, including all photography.
- Prepare Local Historic District Report and Draft NRHP nomination for State Historic Preservation Office review.
- Local Historic District Report reviewed and approved by City Council.
- NHRP is submitted to the National Park Service for review.
- Updated listing on the National Register of Historic Places.
The activity that is the subject of this project has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Michigan State Housing Development Authority. However, the contents and opinions herein do not necessarily reflect the views or policies of the Department of the Interior or the Michigan State Housing Development Authority, nor does the mention of trade names or commercial products herein constitute endorsement or recommendation by the Department of the Interior or the Michigan State Housing Development Authority.

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

Chief, Office of Equal Opportunity Programs
United States Department of the Interior
National Park Service
1849 C Street, NW, MS-2740
Washington, DC 20240
Questions?

Insights?
3215 Central Street, Dexter, Michigan 48130

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