

**NORTHVILLE LOCAL HISTORIC DISTRICT
STUDY REPORT
NORTHVILLE, WAYNE COUNTY, MICHIGAN**

**VOLUME I
FINAL REPORT**

Prepared for

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1.0 HISTORIC DISTRICT STUDY COMMITTEE

The Northville Historic District was established in 1972 and has only been updated a few times since then. These updates were primarily to revise the boundaries so they followed requirements of Michigan's enabling legislation, Public Act (PA) 169 of 1970, as amended (1986 and 1992). The original local historic district report highlighted just 60 buildings. Since the Northville Historic District was first designated, the standards for a local historic district report have also changed, requiring more information on the resources (including designation of contributing or non-contributing), the development of historic contexts, and significance statements for each building. Also since 1972, a number of resources in the district have gained significance, having reached the 50-year mark. ~~This document addresses each of these areas and will aid the Historic District Commission (HDC) as they execute their duties regarding the resources within the Northville Historic District. In addition to local funding, the~~ The Historic District re-survey (~~the~~ this project) was made possible, in part, through a grant from the Michigan State Historic Preservation Office, which limited the work to the boundaries of the original historic district.

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

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

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

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

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

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

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

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

[No other changes are proposed to this section]

2.0 NORTHVILLE HISTORIC DISTRICT BOUNDARY

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. At the NE corner of 143 E Dunlap, the boundary turns south to follow the east lot line, and continues south across E Dunlap to the SW corner of E Dunlap and Hutton Streets. The boundary continues south along Hutton, following the east lot lines the parcels between E Dunlap and Hutton Streets, th extends south across E Main St until it reaches the NW corner of the lot until it reaches a point even with the SW corner of the lot associated with 190 E Main. From this pt, the boundary turns east, crossing Mary Alexander Court, and continues along the N lot line of 200 E Main, th extends E across Church and continues E along the N lot lines of 302 and 324 and a portion of 322 E Main. Once the boundary reaches a point even with the SW corner of 341 E Main, it extends N, crossing E Main and continuing along the west lot line of 341 E Main. At the NW corner of 341 E Main, the boundary turns east to follow the north and east lot lines of 341 to 371 E Main. At the NE corner of 371 E Main, the boundary extends E across Griswold Street until it reaches the W lot line of NVA #14. From this pt, the boundary follows the W, N, and E lot lines of NVA #14 and continues along the W and S lot lines of NVA #13 until it reaches the SW corner of NVA #13. Th, the boundary extends SW across E Main until it reaches the NE corner of 430 E Main. Th, the boundary turns S and E to follow the lot lines of 430 E Main, 459 E Cady, and crosses E Cady to follow the E, S, and W lot lines of 456 E Cady, th turns west along the S lot line of NVA #7 and 350 E Cady. The boundary continues in a westerly direction along the S lot lines of the properties that front on E and W Cady Streets, crossing the roadways at Griswold, S Center, S Wing, and First Streets before terminating at the southwest corner of 521 W Cady Street. At the SW corner of 521 W Cady, the boundary turns N along the W lot line to the NE corner of the lot and then angles SW across S Rogers to the SE corner of 208 S Rogers. Th, the boundary continues W along the S lot line to the SW corner of the property. Here, the boundary turns N, following the rear lot lines from 208 to 102 S Rogers, crossing W Main, and continues along 101 to 231 N Rogers before crossing Dubuar. At this pt, the boundary continues across Dubuar to the SW corner of 333 Dubuar before continuing along the W boundary of 333 to 365 W Dubuar. At the NW corner of 365 W Dubuar, the boundary turns E, following the N lot line before crossing

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

[No other changes are proposed to this section]

Appendix C

Draft Historic Preservation Ordinance

Chapter 42 - HISTORIC PRESERVATION^[1]

Footnotes:

--- (1) ---

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

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

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

ARTICLE I. - IN GENERAL

Sec. 42-1. - Purpose and intent.

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

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

Sec. 42-2. - Definitions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHPO means the State Historic Preservation Office.

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

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

Sec. 42-3. - Historic district.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

thence Easterly to the Northeast corner of said Tax Parcel;

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

thence Easterly to the Northeast corner of said Tax Parcel;

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

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

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

thence Easterly to the Northeast corner of said Tax Parcel;

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

thence Easterly to the Northeast corner of said Tax Parcel;

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

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

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

thence Easterly to the Northeast corner of said Lot 675;

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

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

thence Northerly to the Northwest corner of said Tax Parcel;

thence Easterly to the Northeast corner of said Tax Parcel;

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

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

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

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

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

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

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

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

The Northville Historic District (Figures 2-1 and 2-2; Appendix A and B) boundary begins at the NW corner of the lot associated with 588 Randolph Street. From here, the boundary continues on the N lot line of said (sd) parcel continuing on the north lot line of 562 and 528 Randolph until it reaches the NE corner, thence (th) turns south to follow the east lot line and continues along the northern lot lines of the lots between 516 and 312 Randolph. At the NE corner of 312 Randolph, the boundary crosses High to the NW corner of the lot associated with 320 High, th follows the north, east, and west lot lines of the parcels located at 320 High Street, 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. At the NE corner of 143 E Dunlap, the boundary turns south to follow the east lot line, and continues south across E Dunlap to the SW corner of E Dunlap and Hutton Streets. The boundary continues south along Hutton, following the east lot lines the parcels between E Dunlap and Hutton Streets, th extends south across E Main St until it reaches the NW corner of the lot until it reaches a point even with the SW corner of the lot associated with 190 E Main. From this pt, the boundary turns east, crossing Mary Alexander Court, and continues along the N lot line of 200 E Main, th extends E across Church and continues E along the N lot lines of 302 and 324 and a portion of 322 E Main. Once the boundary reaches a point even with the SW corner of 341 E Main, it extends N, crossing E Main and continuing along the west lot line of 341 E Main. At the NW corner of 341 E Main, the boundary turns east to follow the north and east lot lines of 341 to 371 E Main. At the NE corner of 371 E Main, the boundary extends E across Griswold Street until it reaches the W lot line of NVA #14. From this pt, the boundary follows the W, N, and E lot lines of NVA #14 and continues along the W and S lot lines of NVA #13 until it reaches the SW corner of NVA #13. Th, the boundary extends SW across E Main until it reaches the NE corner of 430 E Main. Th, the boundary turns S and E to follow the lot lines of 430 E Main, 459 E Cady, and crosses E Cady to follow the E, S, and W lot lines of 456 E Cady, th turns west along the S lot line of NVA #7 and 350 E Cady. The boundary continues in a westerly direction along the S lot lines of the properties that front on E and W Cady Streets, crossing the roadways at Griswold, S Center, S Wing, and First Streets before terminating at the southwest corner of 521 W Cady Street. At the SW corner of 521 W Cady, the boundary turns N along the W lot line to the NE corner of the lot and then angles SW across S Rogers to the SE corner of 208 S Rogers. Th, the boundary continues W along the S lot line to the SW corner of the property. Here, the boundary turns N, following the rear lot lines from 208 to 102 S Rogers, crossing W Main, and continues along 101 to 231 N Rogers before crossing Dubuar. At this pt, the boundary continues across Dubuar to the SW corner of 333 Dubuar before continuing along the W boundary of 333 to 365 W Dubuar. At the NW corner of 365 W Dubuar, the boundary turns E, following the N lot line before crossing N Rogers to 368 N Rogers. The boundary continues E and N along the lot lines of 368 N Rogers, 531 Linden Ct, 537 and 545 Randolph, before crossing Randolph to the S corner of 572 Randolph. Th, the boundary continues NW and NE along the S and W lot lines of 572 and 588 Randolph before returning to the pt of the origin.

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

Secs. 42-4—42-19. - Reserved.

ARTICLE II. - HISTORIC DISTRICT COMMISSION

Sec. 42-20. - Historic district commission.

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

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

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

Sec. 42-21. - Procedures of commission.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 42-26. – Design criteria.

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

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

Sec. 42-27. - Action by commission.

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

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

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

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

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

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

Sec. 42-29. - Demolition by neglect.

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

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

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

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

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

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

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

Sec. 42-31. - Penalties.

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

Sec. 42-32. - Moratorium.

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

Sec. 42-33. - Severability.

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