

CITY OF NORTHVILLE

FINAL REPORT

HISTORIC DISTRICT BOUNDARIES

2007

Background: In 2003 the Historic District Commission (HDC) undertook the task of revising the Historic District Boundaries in an effort to make them clear and concise to everyone. Funds were expended to retain a professional firm to survey and legally describe the boundaries as they were established by the Commission (**Attachment A**). Following discussion on establishing exact boundaries, a statement was mistakenly added to the new precise description, which once again complicated and brought confusion as to the exact location of the historic district boundaries. The statement added to the document is as follows:

“The Northville Historic district shall also include all properties and premises adjacent to and within two hundred (200) feet of any intersection, which shall be immediately adjacent to any property included within the boundaries of the district.”

This 200 foot buffer does not meet the Secretary of the Interior’s National Register criteria for establishing boundaries for historic districts. The State Historic Preservation Office has informed the City of Northville that the City must follow these criteria when establishing or modifying its historic district.

On page two of the *National Register Bulletin #21: Defining Boundaries for National Register Properties* it states:

Set boundaries that define the limits of the eligible resources. Such resources usually include the immediate surroundings and encompass the appropriate setting. However, exclude additional, peripheral areas that do not directly contribute to the property’s significance as buffer or as open space to separate the property from surrounding areas.

Therefore, the City of Northville is taking this step to eliminate the 200 foot buffer and establish the Historic District boundaries as the boundaries legally described in 2003.

Charge of Committee: Under state law, to modify or otherwise change the boundaries of an established Historic District a community must follow an established procedure. Therefore, on June 19, 2006 the Northville City Council appointed the Historic District Commission as the City’s “Historic District Study Committee”, and charged this committee to take the steps necessary to prepare an appropriate ordinance amendment removing the 200 foot addition to the established described boundaries. Eliminating this 200 foot buffer does not remove or add any parcels to the historic district as describe in 2003.

Composition of the Committee Membership: As noted above, the Historic District Study Committee is made up of all the members of the Northville Historic District Commission. These members are:

- Christopher J. Johnson, Chairperson Resident within the Northville Historic District, Municipal Attorney, and Mayor of the City of Northville.
- Leanie Bayly Resident within the Northville Historic District with a background in art, art history, and carpentry.
- Walter Coponen Resident within the Northville Historic District and Registered Architect with a specialty and significant experience in historic preservation of buildings.
- Juliet Culp Resident of the City of Northville, Architect with a historical background, and member of the Board of Directors for the Northville Historical Society.
- Thomas M. Gudritz Resident within the Northville Historic District with a degree in history from the University of Michigan.
- Tom Holleman Resident of the City of Northville with degrees and professional design experience in architecture, landscape architecture, and historic preservation.
- Tim Rodgers Resident within the Northville Historic District with a Bachelor of Science degree and interest in historic preservation.

Identify Historic District: This report deals entirely with the Northville Historic District, Northville, Michigan.

The Boundaries of the Historic District: The Northville Historic District is located entirely within Wayne County (*Note, the City of Northville is located in both Oakland and Wayne counties*). The current boundary is stated in writing and shown on a drawing in **Attachment A**. In addition, the current district includes all properties and premises adjacent to and within a two hundred (200) foot buffer of the described boundaries

History of the Northville Historic District: In 1972 the City of Northville recognized that it had unique historical architectural, and that this distinct character of the core of the community needed to be preserved. Through the work of many local residents, the area in Northville containing its most historic buildings was placed on the National Register of Historic Places later that year. In 1974 the Northville City Council passed the City's Historic District Ordinance establishing the Northville Historic District. Since that time the Northville Historic District Commission has met monthly to address improvements/modifications undertaken by private residents and businesses within the district.

Significance of the District: The Northville Historic District has a special historic character that ties the community together. The HDC exists to encourage the preservation of this historic character and to educate current residents in the need to preserve their properties.

Most of the buildings within the district are greater than 50 years old, with a significant amount of them constructed in the late 1800's. Many buildings are historically significant while others might have no historic significance at all, but all affect the character of the area and are protected under the City's Historic Preservation Ordinance.

Analysis: Official approval of modified Historic District boundaries as requested by City Council takes approximately 5 to 6 months to complete (**Attachment B**). This process, which began in June 2006, requires a public hearing, as well as a review by the Planning Commission, Department of Interior, the Michigan Historic Commission, and the State Historic Preservation Board. Following the public hearing, the Historic District Study Committee should recommend that the City Council approve the established boundaries and direct City Staff to record the boundary description with the Register of Deeds.

Recommendation: It is recommended that the Historic District Commission acting as the historic district study committee for the City of Northville accept and approve the attached legally described boundaries for the Northville Historic District. It is further recommended that HDC recommend City Council approve an ordinance amendment (**Attachment A**) modifying the legally described boundaries for the Northville Historic District by removing all references to properties within 200 feet of the boundary line.

ATTACHMENT A

ORDINANCE NO. _____
AN ORDINANCE TO AMEND
CHAPTER 42 HISTORIC PRESERVATION
ARTICLE I. IN GENERAL
SECTION 42-3 HISTORIC DISTRICT AND
SECTION 42-24 NOTICE AND HEARING TO DESIGNATE A DISTRICT
OF THE CITY OF NORTHVILLE CODE OF ORDINANCE

The City of Northville Ordains:

Chapter 42 Historic Preservation, Article I. In General, Section 42-3 Historic District in the Code of Ordinances of the City of Northville is hereby amended by deleting the following text from the Historic District boundary description:

(There are no additions. Deletions are noted by ~~striketrough~~)

Section 1: Modify Section 42-3 Historic District:

Sec. 42-3. Historic district.

(1) *[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 shall also include all properties and premises adjacent to and within 200 feet of any intersection, which shall be immediately adjacent to any property included within the boundaries of the district.~~

(2) *Establish additional, modify or eliminate districts.* 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. The procedure for such action shall be governed by MCL 399.203 and MCL 399.214. (Ord. No. 9-15-03, 10-6-03)

Section 2: Modify Section 42-24 Notice and hearing to designate a district

Sec. 42-24. Notice and hearing to designate a district.

(1) *Designation of district.* To designate a district, the city building inspection department shall notify the owners of record, as shown in assessment records, of property in whole or in part situated within the proposed boundary of the district at least 14 days prior to the public hearing. ~~In addition, owners of property outside the proposed district boundary but within 200 feet of the boundary shall also be notified at least 14 days prior to the public hearing.~~ Notice to these property owners shall be by first class mail. Notice of the hearing shall also be published in the local newspaper of general circulation.

The department shall provide the commission with its comments on the proposed designation. The commission shall then conduct a public hearing on the proposed designation. In addition to the notified persons, commission may hear expert witnesses, and shall have the power to subpoena such witnesses and records as it deems necessary.

(2) The commission may conduct an independent investigation into the proposed designation. Within one (1) year after the close of the public hearing, the city council may designate the property as included in a historic district. After such designation has been made, notification shall be sent to the property owner or owners and to such other persons who appeared at the public hearing. Notification shall also be given to the city clerk, city assessor and building inspection department. The city shall record such designation in the wayne county register of deeds at city expense.

(3) *Petition by owners.* The city council shall pass an ordinance not less than 60 days after a majority of the property owners within the proposed historic district, as listed on the tax rolls of the local unit, have approved the establishment of the historic district pursuant to a written petition.

Section 3. Rights and Duties:

Rights and duties which have matured, penalties which have incurred, proceeding 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. Severability:

The various parts, sections, and clauses of this ordinance are hereby declared to be severable. If any part, clause, sentence, paragraph, or section is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected thereby.

Section 5. Effective Date:

This ordinance shall become effective immediately upon completion of the publication requirements set forth in Chapter 7 of the City Charter.

The foregoing ordinance amendment is a true and correct copy of the ordinance adopted at the regular meeting of the City Council of the City of Northville held on _____ at 7:30 p.m. in the City of Northville Municipal Building, 215 W. Main Street, Northville, Michigan, 48167, Counties of Oakland and Wayne.

Christopher J. Johnson, Mayor
City of Northville

Dianne Massa, City Clerk
City of Northville

The undersigned certifies the foregoing ordinance was:

Introduced:

Adopted: By a vote of:

Published:

Effective:

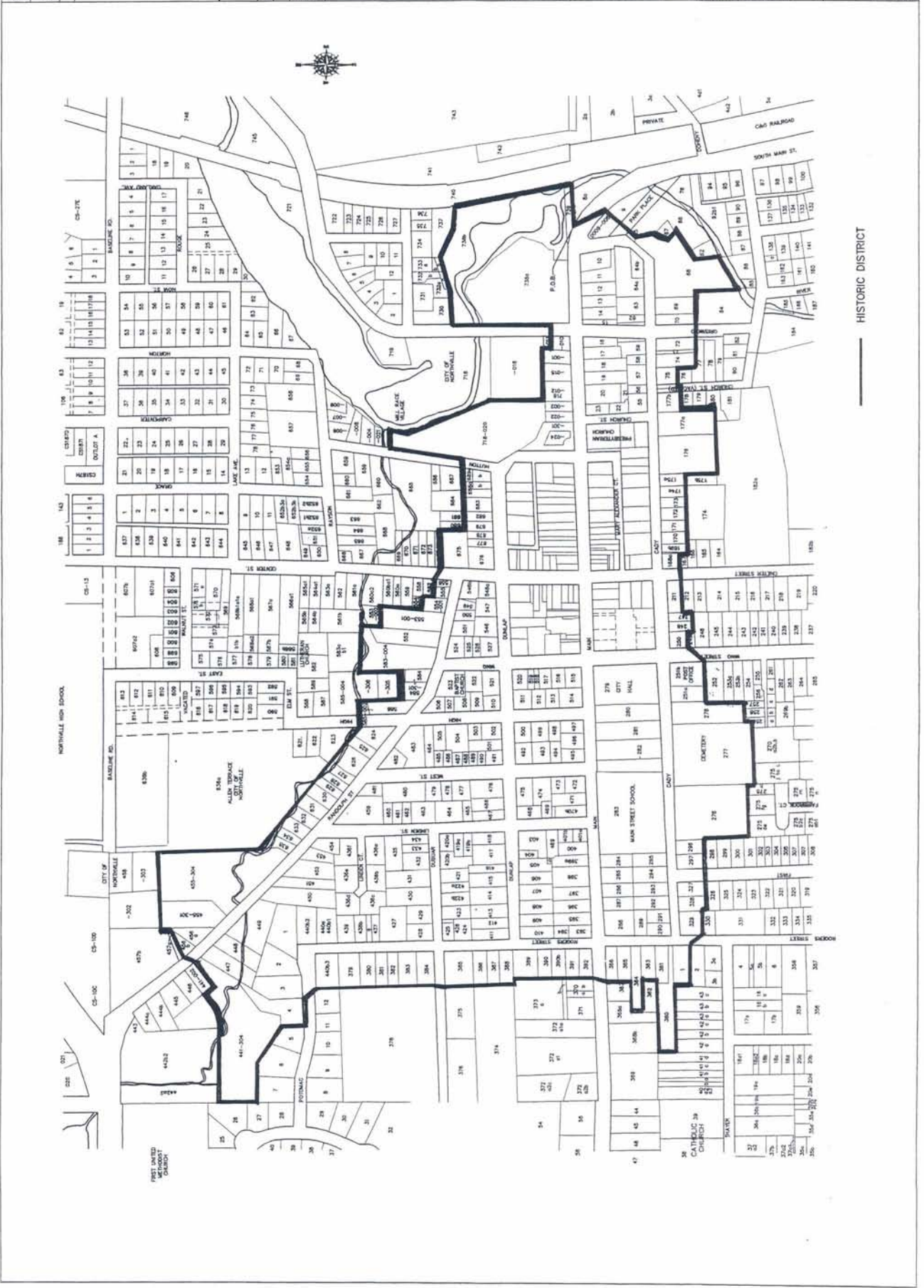
Dianne Massa, City Clerk

CITY OF NORTHBILL
HISTORIC DISTRICT MAP

MERELY KILGOLIN
 ASSOCIATES, LLC
 CIVIL ENGINEERING & LAND SURVEYING
 3741 Parkside Lane, Mt. Airy, NC 27552
 Phone: (734)432-8777 Fax: (734)432-9788

CITY OF NORTHBILL
 216 WEST MAIN STREET
 NORTHBILL, MICHIGAN, 49187

REV.	DESCRIPTION
A	REVISED
B	REVISED
C	REVISED
D	REVISED
E	REVISED



HISTORIC DISTRICT

City of Northville

DATE: December 15, 2006
 TO: James Gallogly, Director of Public Works
 FROM: Dianne Massa, City Clerk *DM*
 RE: Historic District Public Hearing

To assist Shari with the January 17th public hearing notice requirements, Gloria and I have prepared the following:

- Public Hearing Notice for 1/17/07 - proposed boundary modification
- Mailing labels of property owners in the historic district
- Certificate of Service – to be completed when PH notices are mailed

I will make the arrangements to publish this notice on December 28th in the *Northville Record*. Please be sure the notices **are not** mailed until we verify the notice was actually published. Shari will need to complete the Certificate of Service and return the **original** to me. I would suggest that she keep a copy of the PH notice, mailing labels, and certificate of service for the Building Department files.

Also, the January 17, 2007 Historic District Commission meeting agenda should include 1) public hearing; and 2) approval of final report and recommendation. I sent the ordinance amendment to Bob Marzano for his review. After I hear back, I will email the proposed ordinance amendment for you to include with your final report.

Date	Action Required	Complete ?
12/28/06	Building Department publishes public hearing notice in the Northville Record and mails public hearing notice to the property owners within the proposed historic district, as listed on the City's tax roll. <i>Proof of Service needed as part of public hearing mailing.</i> Forward copy of proof of service, address listing, and PH notice to City Clerk on 12/28/06	
1/17/07	HDC conducts public hearing. After the public hearing, the HDC approves a final report and recommendation, including the proposed ordinance amendment, for submission to City Council. <i>(Public hearing and final report approval/rec to be included on HDC meeting agenda).</i>	
1/24/07	Building Department forwards Council Communication, which includes final report and recommendation and proposed ordinance amendment to the City Manager's office for inclusion on the next City Council meeting agenda.	
2/5/07	City Council introduces proposed ordinance amendment for first reading.	
2/20/07	City Council waives second reading and adopts proposed ordinance amendment to revise HD boundaries.	
By 2/23/07	City Clerk sends ordinance adoption notice for publication on 3/1/07.	
3/1/07	Adoption notice published in Northville Record.	
3/2/07	Effective date of ordinance amendment for revised HD boundaries.	
3/5/07	Legal description is sent for recording with the Register of Deeds.	