

NORTHVILLE

Matters

City of Northville
215 West Main Street
Northville, Michigan 48167

www.ci.northville.mi.us

Ongoing efforts keep Historic District a treasure

One of the most distinctive and charming features of the City of Northville is the Historic District, which encompasses the core downtown and approximately six residential streets. The scope is diverse – buildings and structures that range from Italianate and Greek Revival homes from the mid to late 1800s to post WW II ranch homes. Residents and visitors can walk the contiguous 144 acres and view both small and stately homes, most of which are immaculately maintained, as well as century-old buildings in the downtown area that house retail, restaurants, offices and personal services.

The Historic District was adopted by City ordinance in 1974. Maintaining the historic integrity of the buildings and structures within the district and guiding its evolution is the domain of the Historic District Commission (HDC). The HDC is comprised of seven members serving three-year terms, appointed by City Council. The current commissioners are Jim Allen, chair; David Field, vice chair; Jeff Gaines, architect; Tom Gudritz; Gisvi Pardo De Reyes; Chuck Murdock and Mario Tartaglia.

The commission abides by the Secretary of Interior Standards for Rehabilitation of Historic Buildings as well as the Northville Historic District Design Standards, a manual crafted by a local historic consultant in the late 1990s. Planning consultant Sally Elmiger also lends her expertise to assist property owners with the application process.

The commission meets monthly (third Wednesdays, 7 p.m., City Hall) to publicly review the owners' plans to change the exterior of their historic properties. Detailed applications need to be completed and submitted at least 16 days prior to meetings. (See links on page 3 for Historic District boundaries, the application process and HDC agenda/minutes.)



Main Street (SE corner at Center) as it appeared in 1974, the year an ordinance designated the City's Historic District. Photo by Carol Butske; Northville Historical Society Archives.

A short-list of items within the commission's purview include: reviewing plans for construction, from the design of the renovation to the materials used for roofs, porches, trim, windows, doors and siding – anything that changes the exterior appearance of the building or site.

Commissioner Gudritz said, "As the owner of an historic home, I have a responsibility to maintain its unique, historic character. I also believe that anyone who purchases an historic building has that same responsibility."

Adding onto historic homes is a big undertaking. The Design Standards state that additions may not be larger than 50% of the original home and must be complementary without duplicating the original design.

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Street construction begins soon

Multiple projects covering 1.7 miles of pavement are getting underway as Nagle Paving Co. works to repair and replace designated streets during the 2019 construction season.

Streets included in the \$1,031,473 projects are: Lexington Court and Glenhill Drive (mill & fill), Morgan Blvd. (reconstruction), Cady Street (reconstruction of 250' and addition of eight parking spaces), Morgan Circle, Morgan Court, MacDonald Drive, Taft Road and Baseline Road (mill & fill).

Residents on those streets will be notified about work schedules, detours and parking restrictions.

The City had to look for alternate solutions after no bids were received for the City's 2019 Local Road Reconstruction and Rehabilitation Program.

The City met with Nagle in June to discuss what work might be accomplished this season with a modified scope of work and schedule.

City Council approved the contract following a positive review by the City's engineering consultant, and the previous work that Nagle had done in the City.

The remaining work originally planned for summer 2019 will be rebid in November, with work expected to be completed this budget year.

Household Hazardous Waste event

Northville

Sept. 21, 2019

8 a.m. - 2 p.m.

650 Doheny Dr./ Northville DPW Yard
(Seven Mile west to Northville Road, turn north to Doheny Dr.)

The event is co-sponsored by the City of Northville and City of Livonia. Only residents of these two cities can bring their waste. Northville Township is hosting its own event.

For a list of accepted items, visit the website (Services/Public Works Dept./Hazardous Waste) or call the DPW.

Notices

New Rights of Michigan Voters

Absent Voter Ballot

All voters can now request to vote by absent voter ballot (AV) without stating a reason, following the passage of Proposal 3 in November 2018. This expands a convenient voting process to many more people. Absent voter ballot applications are available at City Hall, online at the City's website (see election section) or Michigan.gov/Vote. Complete, sign, and return your AV ballot application by mail, email or dropping it off in person at the City Clerk's office (or use the 24-hour drop box in the vestibule). The photo ID requirement is in effect if you pick up your ballot in person. The deadline to have an AV ballot mailed to you is Nov. 1, by 5 p.m. The Clerk's office is open on Nov. 2 from 8 a.m. - 4 p.m. for in-person AV ballot requests. All ballots must be signed and received by 8 p.m. on Election Day. Voters may request and vote an AV ballot on Monday, Nov. 4, by 4 p.m. The ballot must be voted at City Hall.

Voter Registration

Now through Oct. 21 – You can register to vote at any Secretary of State branch office, Northville City Clerk's office, a designated State agency, or by U.S. Mail. Photo ID requirement is in effect for in-person registration. No residency verification is required.

Oct. 22 through Election Day, Nov. 5 – Register in person at Northville City Clerk's Office, 215 W. Main Street. Residency verification is required. You may vote by absent voter ballot or at your polling place on Election Day. Residency verification documents must have your name and current address. Digital copies are acceptable.

Acceptable documents for residency verification: Driver license, State ID card, current utility bill, government check, bank statement, other government document (i.e. US passport), or a paycheck.

City's leaf pick-up eases work for homeowners

Residents like the benefit of having leaves picked up at curbside rather than bagging them and setting them out for composting. Our clean sweep of leaves is a more efficient way to compost.

- **Area A: North of Eight Mile: Nov. 4 and Dec. 2**
- **Area B: South of Eight Mile: Nov. 11 and Nov. 25**

Each area has two pick-ups during the fall season. Do not rake leaves into the street until the day before the week of your scheduled pick-up. Leaf pick-up occurs Monday through Friday or until finished, during your area's designated week. There is no set schedule for which days of the week certain streets are picked up, so please be ready at the start of your scheduled week.

Leaf disposal between leaf pick-up

If you must dispose of leaves in between leaf pick-up times, put leaves in brown bags or compost containers (35-gallon limit) and place them out on trash day, until Dec. 9. Leaves placed in plastic bags will not be collected.

Fire Station offers tours during Fire Prevention Week

The Northville City Fire Department will hold a Fire Prevention Week Open House on Oct. 7-11 from 8 a.m. - 8 p.m. at 215 W. Main Street, next to City Hall. During the annual event, firefighters will welcome guests, show the new fire engine and other equipment, and provide information that can help people stay safe in the event of a fire.

The National Fire Protection Association (NFPA), is the official sponsor of Fire Prevention Week. The campaign educates the public about the small yet important actions they can take to be safe. NFPA and the Northville Fire Department, which serves the cities of Northville and Plymouth, are focusing on home fires, yet their educational messages apply to a fire at virtually any location.

"Situational awareness is a skill people need to use wherever they go," said Fire Dept. Chief Stephen Ott. "No matter where you are, look for available exits. If the alarm system sounds, take it seriously and exit the building immediately."

Learn the facts about fire safety during this annual event and how to keep yourself and your loved ones safe in the event of a fire.



Election dates/ details

Mark your calendars for the General Election on Nov. 5, where voters will cast their ballot for mayor of the City of Northville and two seats on City Council.

Facts at a glance:

Polls open: 7 a.m. - 8 p.m.

Precinct 1 (Wayne County voters): Northville Community Center, 303 W. Main St.

Precinct 2 (Oakland County voters): Amerman School, 847 N. Center St.

Photo ID requirement – Registered voters may show their current Michigan driver's license or state identification card when they vote at a precinct. Voters who do not possess a photo ID may vote after signing an affidavit.

Am I Registered to Vote? Where do I vote? Where can I view the ballot?

To learn the answers to these questions and more, visit the Elections and Voting section of the City website (<https://tinyurl.com/y6h55sq2>). In addition to checking your voter information, you can also view and print a sample ballot.

New police cameras enhance security

City Council approved the purchase of new Police Dept. equipment, which enhances transparency. Those items include six in-car camera systems and 13 individual cameras to be worn by officers. The state-of-the-art system provides four camera views, wireless downloading and an internal on-site server video storage. The purchase price of \$64,233 was obtained through the Oakland County bid process. To reduce the cost, the Michigan Municipal Risk Management Association (MMRMA) will pay \$1,000 per in-car camera, with potential additional grants for the body-worn cameras and servers.

Halloween events spell fun

On Saturday, Oct. 26, the Kids' Costume Parade begins at 10 a.m., at the Community Center, 303 W. Main St. The Streets of Treats will be open throughout Downtown Northville, with many merchants passing out candy and other treats. The event is managed by the DDA and Northville Chamber of Commerce.

The siren behind City Hall will be activated at 6 p.m. on Thursday, Oct. 31, to mark the official start of Trick or Treating in the City. The Fire Dept. will open Fire Station #1 from 6 p.m. to 9 p.m. Stop by for refreshments and good Halloween cheer. A costume contest will be held at the Community Center at 7:30 p.m.

“If someone moves away for 20 years, they should recognize the home when they see it again,” said Commissioner Murdock. “The addition should have a different character and not mimic the original. The difference could be through the windows, siding, roofline. It should be subservient and new roof lines shouldn’t be taller than the original. It’s all part of maintaining the home’s integrity.”

Reviewing additions to historic structures can get complicated. “Zoning is black-and-white,” Allen said. “You know the setbacks and lot coverage. In the Historic District, you need to retain the existing building. Whatever the owners do needs to be harmonious and complementary to the structure. It’s not all back-and-white.”

There is debate about the use of modern composites in restoration work on original structures. Currently, not all types of composite materials are allowed although the cost-benefit equation has commissioners exploring options. For porch supports that are all wood, the HDC has allowed composite skirts – the base part (sleeve) of a post. “The use of composite materials reduces maintenance and cost,” said Allen. “We allow Hardie plank (i.e. cement-board siding) on additions instead of wood. They are coming out with new composites that mirror old materials, such as cedar. We are looking to update our (Design Standards) guidelines. We’re trying to run a fine line between cost and materials.”

“Our guidelines are quite specific on materials to be used and the size of an addition,” Gudritz said. “We try to work with the owner to reach a compromise to achieve the owner’s goals without taking away from the historic integrity of the building.”

“In the Historic District, you can build to current architectural design standards to show the passage of time when there’s little to nothing else on the block,” said Allen. Examples include Cady St. in the business district and some large lots in neighborhoods with only a few homes on the block. If there are many existing homes in the neighborhood, a new home must follow the prevailing scale, setbacks, height and other standards.

Another part of the HDC’s domain is demolishing or moving a building. Last year, the HDC denied a request by builder/owner Eric Guidobono to tear down the historic building at 341 E. Main, which had foundation problems and other issues inherent with an aging structure. The public was vocal in wanting to keep the structure, deemed “contributing.” The owner put the building up for sale but ultimately decided to build an office there. The HDC approved the materials and façade restoration – pleased that a long dilapidated building was being put to good use again. After a public hearing, the HDC approved the builder’s request to shift the building 5’3” east by 3’9” south to allow for required parking.

There’s another matter that could have a major impact on the Historic District. Proposed legislation in the State house and senate seeks to restore a significant tax credit (25% of the total project cost) to owners in Historic Districts who repair or renovate their historic properties. Backers of the legislation (Senate Bill 54, House Bill 4100) believe its passage would prompt more people to repair historic properties and also benefit the economy, especially construction workers and retailers. City Council passed a proclamation – drafted by Murdock – in support of State tax credits for historic preservation. Murdock and other commissioners encourage Northville residents to write letters to their state legislators in support of this effort.

For those who may want to serve on the HDC in the future, there is a (non-monetary) reward. Of his tenure, Murdock said, “When I drive through town and look at buildings, I remember what was approved two years ago and now it’s there. I’ve enjoyed getting to know members of the community and learning more about individual properties.”

Links:

HDC map: <https://tinyurl.com/y2e5oe4q>

Minutes: <https://tinyurl.com/yyb75aj4>

Historic District Survey: <https://tinyurl.com/y5v7lgxy>

Application: <https://tinyurl.com/yxggsbw>



Skeletons are Alive expands sponsorships

For the 9th year, the Downtown Development Authority (DDA) will showcase skeletons throughout Downtown Northville in an event fondly known as “Skeletons are Alive.” It is one of several attractions and activities held during the entire month of October in the ‘Ville. You may recall the whimsical and creative vignettes – skeletons stirring a big stew pot, getting their hair styled, walking the dog, being sports rivals – MSU vs. UM, and so much more.

If you’ve always wanted a skeleton to call your own, now is the time. The DDA has opened up sponsorship to include individuals and families in addition to local businesses, which have been the original supporters.

There are three types of sponsorships:

1. Purchase a custom skeleton
2. Sponsor an existing skeleton
3. Make a donation

For more information, please contact the DDA at 248-349-0345 or jjohnson@ci.northville.mi.us. The deadline for a custom skeleton is Sept. 13.

Historic District Survey supports work of HDC

The Historic District Survey, when approved by City Council, will help guide the work of the Historic District Commission (HDC). The survey is a two-part document that contains descriptions of structures as well as current photos taken from the sidewalk. The data is plotted on a grid accessible via the GIS system and also in a database. The survey assesses each structure to determine if it meets the National Park Service standards for designating it “non-contributing” or “contributing” to the history of Northville.


The report was funded by the State Historic Preservation Office (SHPO) and produced over a two-year period by the Commonwealth Heritage Group, architectural historians. Two HDC members (Allen and Field) served on the seven-member Local Historic District Study Committee, which provided review and feedback to the consultants.

“By describing the historic qualities of each building, the commission believes the study provides valuable information, which will help serve the community and each building owner more effectively,” said HDC’s Tom Gudritz.

341 E. Main





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https://twitter.com/NorthvilleCity



Horse-drawn carriages will offer free rides around the neighborhood. (Photo by Lindsey Butzin, Northville Chamber)

Join the fun at the Heritage Festival

Plan to attend the time-honored Heritage Festival, from Sept. 13-15, when residents and visitors converge on the City to celebrate its 150-plus year history with a parade, bands, baseball, a duck race, food and beverages, farm animals, street entertainers and more.

To find out more about the City's heritage, visit Northville History Makers, a website page that honors former residents who were leaders in their professions and in the community – locally and globally. Read their fascinating stories here: <https://tinyurl.com/y2u8arnl>.

For a complete list of events, visit the Chamber website at Northville.org.

Friday, Sept. 13
Victorian Parade – 6:30 p.m.

Victorian Saloon – 5:30 pm-11 p.m.
Beer tent at Cady and Wing Streets, Shawn Riley Band performs from 7-10:30 p.m.

Non-Profit and Village Craft Booths
5 p.m.-9 p.m. (E. Main and N. Center)
More than 20 local non-profits/school groups; 15 arts & craft vendors.

Kids Zone – 5 p.m.-10 p.m. (and throughout the weekend) Inflatables and hand-powered rides on W. Main St.

Saturday, Sept. 14
Northville Kiwanis Pancake Breakfast – 8 a.m.-11 a.m. Corner of Cady and Wing.

History Hike – 10 a.m. Maybury State Park

Non-Profit and Village Craft Booths – 10 a.m.-6 p.m. (E. Main and N. Center)

New this year:

- Painting with Paws -Northville Art House 9:30 a.m.-12:30 p.m.
- DIA Art Booth – 11 a.m.-6 p.m.
- Fitness Classes at Town Square (free)
- Sk Fun Run and 1 mile Glow Run

Children's Pedal Cars – 10 a.m.-6 p.m.

Duck Duck Donkey (Petting Farm) – Noon-5 p.m.

Victorian Saloon – 5 p.m.-9 p.m.
Concert by Northville Folk

Horse & Carriage Rides – Noon-3 p.m.
Free. Depart from W. Main and Wing, next to the Garage restaurant.

Eclipse Vintage Baseball at Ford Field
Saturday, noon
Sunday, 1 p.m.

Additional Sunday events:
Mill Race Village – 11 a.m.-3:30 p.m.
215 Griswold Street
Duck Race begins at 3 p.m.

City Directory

Allen Terrace	248-349-8030
Assessing Department	248-305-2704
Building Department	248-449-9902
Cemetery	248-305-2702
City Manager	248-449-9905
City Clerk	248-349-1300
Communications (print, online)	248-305-2703
DDA.....	248-349-0345
Finance Department.....	248-449-9907
Fire Department.....	248-449-9920
Parks and Recreation.....	248-349-0203
Police Dispatch (non-emergency).....	248-349-1234
Police	248-349-5100
Public Works.....	248-449-9930
Community Center	248-305-2731
Tax Department/Treasurer.....	248-449-9901
Youth Assistance	248-344-1618

Frequently Called Numbers

Art House	248-344-0497
Chamber of Commerce	248-349-7640
Civic Concern.....	248-344-1033
Historical Society.....	248-348-1845
Library.....	248-349-3020
Mill Race Village	248-348-1845
Post Office	248-349-2062
Waste Management	800-796-9696

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