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## **NOTICE OF PUBLIC HEARING CITY OF NORTHVILLE**

The City of Northville Local Historic District Study Committee (LHDSC) will hold a public hearing at 7:00pm on January 25, 2021 to receive public comment on the following proposed changes to the Local Historic District Study Report (Volumes I and II) dated 5/23/19, and revised 10/26/20.

1. Prepare and review amendments to:
  - a. Historic District boundary legal description and maps in Study Report to retain Ford Field, and lots directly south of Ford Field (adjacent to Main Street)
  - b. Add these same properties to the contributing/non-contributing list in Study Report
  - c. Add background information on the historical significance of Ford Field into various sections of the Study Report
  - d. Revise the Historic District boundary legal description in the draft Historic Preservation Ordinance
2. Recommend the amended Study Report and Draft Historic Preservation Ordinance to City Council

### **Meeting Location**

The public hearing will be held via video conference due to the COVID-19 pandemic and in compliance with the Open Meetings Act. Members of the public body and members of the public participating electronically will be considered present at the meeting and may participate as if physically present at the meeting. Meeting link: <https://us02web.zoom.us/j/88127808747>, Or Telephone: +1 301 715 8592 or +1 646 558 8656, Webinar ID: 881 2780 8747

Instructions, Meeting Rules and Tips are available on the City's website [www.ci.northville.mi.us](http://www.ci.northville.mi.us). On the Home Page, click the Historic Northville icon at the top of the Home page, then click Historic District Survey Project. Or by using the following link:  
(<http://www.ci.northville.mi.us/Community/HistoricDistrict/HistoricDistrictSurvey.asp>)

"Zoom Webinar User Guide for City of Northville Public" is also available on the website. Individuals requiring auxiliary aides or services should contact Michelle Massel, at [mmassel@ci.northville.mi.us](mailto:mmassel@ci.northville.mi.us) at least 48 hours in advance of the meeting.

### **Study Report Review Process**

In 2018, the City of Northville embarked on an intensive-level survey to uncover new information about the historical features and architectural attributes of the houses and other buildings in the City of Northville's Historic District. The last historical survey was done in 1972 and of the over 400 existing buildings, sites, structures and objects in the District, only 60 of those properties had been studied to any extent before this project began.

Funding to conduct the intensive-level survey of the Northville Historic District, and to update the District information in the National Register of Historic Places, was done through a grant from the State Historic Preservation Office (SHPO). Northville retained the services of Commonwealth Heritage Group (consulting architectural historians) to survey the properties within the existing Historic District, and draft a Study Report that meets the standards of modern historic district reports, describes the survey results, and makes recommendations for changes to the District boundary in line with the requirements of Michigan's enabling legislation, Public Act (PA) 169 of 1970, as amended, or the Local Historic Districts Act.

The Local Historic District Study Committee (LHDSC), comprised of various members of the community, was appointed by the City Council to review Study Report drafts, collect resident comments on the drafts, and provide input to the consultant. The LHDSC held seven public meetings, three of which were Public Hearings. Draft reports and other project materials were posted on a dedicated webpage on the City's website. Residents were encouraged to review the project materials and to provide input at all meetings, and comments were also collected via a dedicated e-mail address on the project webpage. The State Historic Preservation Office (SHPO) and State Historic Preservation Review Board also reviewed and commented on the draft. The Committee members reviewed four drafts of the report before the final report was prepared. All drafts incorporated comments made by residents, the Committee, SHPO, and the State Historic Preservation Review Board.

On June 6, 2019, the LHDSC held a public hearing regarding the Northville Local Historic District Study Report (or Historic District Survey), and recommended the final draft to City Council for adoption, as revised. The revisions identified in the LHDSC motion were changes to the Historic District Boundary, and adding an explanatory statement to the introduction of the Study Report. At its September 8, 2020 meeting, City Council referred the Study Report back to the LHDSC for the sole purposes of approving the meeting minutes from its June 6, 2019 meeting, ensuring that the amendment to the report (referred to in the June 6, 2019, minutes) accurately reflects the approved motion, and to make a recommendation on proposed revisions to the current City of Northville Historic Ordinance (boundary), as illustrated in the final Study Report.

The LHDSC held a meeting on October 26, 2020 to review and approve the proposed changes described in their motion on June 6, 2019, and approve the meeting minutes from the June 6, 2019 meeting. Both the changes and the meeting minutes were approved. The Study Report and the Draft Historic Preservation Ordinance were then referred back to City Council for adoption. At the City Council meeting on November 16, 2020, Council again considered the Study Report and made a second request, which was that the LHDSC reconsider removing Ford Field and the properties abutting Ford Field's south end (that are along Main St.) from the Historic District. The upcoming LHDSC meeting on January 25, 2021 will consider Council's request regarding Ford Field and adjoining properties.

### **How the Study Could be Used**

The Local Historic District Study Report (Volume I) is a summary of a recent historic district survey conducted by professional historic architects and preservation planners. A second volume includes the full inventory of all of the resources surveyed in the Historic District. The Local Historic District Study Report (Volume I) meets the current requirements for this type of study,

and includes designations of contributing or non-contributing, historic contexts, and significance statements for each building.

The Survey Report could be used in a number of ways. First it will be available on the City's website to all residents and any interested party to research historic properties within the City. This will help property owners to better preserve their properties and Northville's heritage. It could also be used by the Historic District Commission to better understand and protect important historic resources within the City of Northville. They will be able to use the information in the report when considering proposed changes to historic structures in the District. The Study Report is not an ordinance, it is a resource document. It can also be updated as new information is discovered.

**Next Steps after the January 25 LHDSC meeting**

- February 11 at 7pm: LHDSC meeting – if deemed necessary by the LHDSC
  
- March 15 at 7pm: City Council meeting – proposed ordinance amendment to modify Historic District Boundary introduced for first reading, and consideration of modified Study Report
  
- April 19 at 7pm: City Council meeting – proposed ordinance amendment to modify Historic District Boundary adopted by City Council, and possible adoption of modified Study Report

Those attending the meetings will be invited to share any comments they have on either document. Please monitor the City's website and public notices posted in the City Hall 24-hour vestibule for meeting format.

**Proposed Ordinance Amendment, Study Report, and Full Survey Inventory Available for Review**

The proposed ordinance amendment is available on the City's website [www.ci.northville.mi.us](http://www.ci.northville.mi.us). From the Home page, go to Government, Governing Documents, Proposed Ordinance Amendments. The Study Report and the Full Survey Inventory is available on the City's website [www.ci.northville.mi.us](http://www.ci.northville.mi.us). From the Home page to go Services, Building and Planning, Historic District, Historic District Survey Project.

All documents may also be reviewed at the City of Northville Building Department during normal business hours of 8:00 a.m. until 4:30 p.m. Monday through Friday, local prevailing time. **If City Hall remains closed to the public due to the COVID-19 pandemic, please email [historicsurvey@ci.northville.mi.us](mailto:historicsurvey@ci.northville.mi.us) to make an appointment.**

**Written Comments**

The deadline to submit written comments pertaining to the proposed amendments to the report and historic district boundary is 4pm Friday, January 22, 2021 by email to [Historicsurvey@ci.northville.mi.us](mailto:Historicsurvey@ci.northville.mi.us), or by mail or drop box to the Northville Municipal Building, Attention Dianne Massa, City Clerk, 215 W. Main Street, Northville, MI, 48167.

DATED: January 7, 2021

DIANNE MASSA, CMC, CITY CLERK