

**HIGHLAND TOWNSHIP  
CIVIC CENTER  
DESIGN CRITERIA**



**CHARTER TOWNSHIP OF HIGHLAND  
205 NORTH JOHN STREET  
HIGHLAND, MICHIGAN 48357**

**ISSUED 8-25-99**

## **Acknowledgements**

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Thomas Dunleavy, Supervisor  
William Brian, Clerk  
Patricia L. Woods, Treasurer  
Richard Gruber, Trustee  
Kenneth Hurst, Trustee  
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### **Municipal Land Development Committee 1996**

Eugene H. Beach, Jr.	Dawn Long
Tom Dunleavy	Keith Rhodes
Rick Hamill	A. Roscoe Smith
Dawn Hurst	Patricia L. Woods
Nancy Jones	

### **Municipal Land Development Committee 1999**

Eugene H. Beach, Jr.	Dawn Long
James Gorman	Keith Rhodes
Rick Hamill	John Stakoe
Dawn Hurst	A. Roscoe Smith
Nancy Jones	Patricia L. Woods

### **Highland Township Public Library Board of Trustees 1999**

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Ruth Sykes, Trustee  
Jude Halloran, Library Director

### **Consultants**

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23217 Farmington Rd.  
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Powell and Associates  
110 Audubon, Suite A  
White Lake, MI 48383



HIGHLAND TOWNSHIP CIVIC CENTER  
A VISION FOR THE FUTURE  
A CONNECTION TO THE PAST

INTRODUCTION:

The Highland Township Board of Trustees and the Municipal Land Development Committee present these guidelines for the development of the New Civic Center property on M-59 at the center of the community.

The quest for a distinct and truly special place for the residents of Highland to meet, socialize and manage the affairs of their Township begins with an unmistakable link to the past. The property on which the Township Hall, Library, and other facilities will be built was, for many years, the farm of Ulysses S. Beach (1874-1960). The grandson of Township pioneer Michael Beach, Ulysses was a veteran of the Spanish-American War and one of the first rural mail carriers in Highland. The property was later transferred to his son, U. Sidney Beach, Jr. (1904-1982), the founder of Beach Tree Farm, who planted the tiny seedlings which have since grown into the majestic stands of evergreens which grace the site. Following Sidney's death in 1982, the land passed to his sister, Miss Clara Mae Beach (1906-1996), a former teacher and author of the Township's sesquicentennial history, *Our Highland Heritage*. Recognizing the special place which Highland held for each of these three life-long residents, the Beach family offered the property to the Township in their memory following Clara Mae's own death in 1996.

With the purchase of the property by the Township in 1996, a new era began. The 35 acre parcel includes beautiful Downey Lake, a gorgeous stand of mature pines and hardwoods and an active landscape business, Beach Tree Farm. Though the business was not part of the purchase, the remnant of the tree farm will benefit the Township for years.

The Township Board quickly moved to create a Municipal Land Development Committee. The Committee's first task was to formulate recommendations on which uses would be located on the property. A section of the property was offered to the Post Office, who at that time was looking to relocate.

The Committee's suggestions and the Board's action quickly lured the Post Office to the southwest corner of the proposed Civic Center. A single access drive to the property off a proposed boulevard on the west side of the property was made possible with the help of Keith Rhodes who already owned what is now the west half of Town Center Drive. Access to the rest of the property was achieved with an entrance boulevard, Beach Farm Circle. And so the land was settled.

Knowing their initial task was complete, the Committee began to look at the remainder of the site. The Committee set out to establish goals and objectives from which grew a vision statement. They knew it would not be long before the Library would be looking for a new home. A Library millage passed in 1998 and the Library Board was ready to move forward with a needs assessment program they had developed with the help of a consultant.

The content of this booklet, therefore, sets forth criteria for the design and development of future users of the Civic Center property.



## VISION STATEMENT:

Members of the Municipal Land Development Committee, many of whom are long-time residents of Highland Township, shared a vision of the Township which they would like to see reflected in the new Civic Center buildings and grounds. The Committee reported that Highland Township is an area still proud of its rural heritage and way of life, which the community wishes to preserve.. Its name came from the fact that it comprises some of the highest land in Oakland County. Among the first sights the pioneer settlers beheld were large stands of mature hardwood and pine trees. Highland is noted for its many lakes and streams. The headwaters of the Shiawassee and Huron rivers originate in Highland. The same glaciers that formed Highland's many lakes also left considerable deposits of sand, gravel and fieldstone. Water power and the railroads played a prominent part in the history and the development of Highland. Until recently, Highland was largely agricultural and even today Highland Township is noted for a number of christmas tree farms and nurseries. Quite logically, therefore, nearly one-fourth of the land in the Township is devoted to a state park called Highland Recreation Area.

The Civic Center site itself is rich in natural features. Downey Lake is pristine and tranquil. The west slope of the shore along the lake is densely wooded with mature hardwoods and pine trees. The central portion of the site is a broad plateau of open land that is generously planted with young trees remaining from the tree farm. The northwest corner of the site dips back down through the pines to a small pond and wetland which are found throughout the Township.

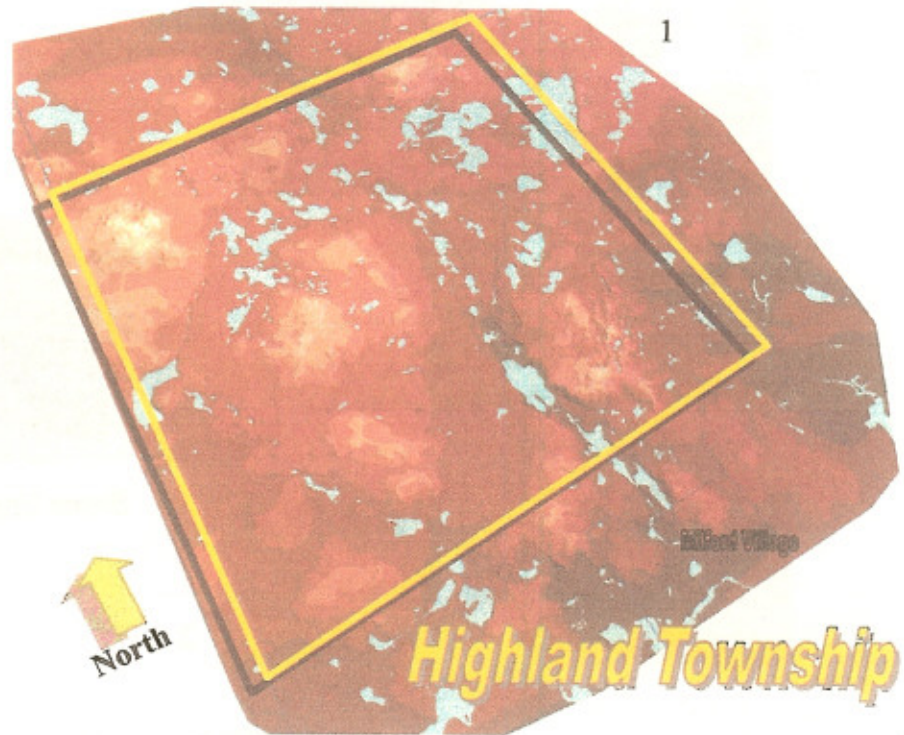
Based on the rich heritage of Highland Township and combined with the natural assets of the site, the new Civic Center provides a unique opportunity for the Township to develop a municipal complex identity unlike any other in the area. As the development of the Center evolves, every effort should be made to weave elements of Highland's historical experience with the natural features of the site.

The Civic Center should become a focal image of an integrated aesthetically pleasing and functional public experience that encompasses the best of the historical features of the community on a parcel rich in natural beauty unique to Highland Township.

## HISTORICAL IMAGES OF HIGHLAND TOWNSHIP

Highland Township was named for its natural topographical features that were well documented during the land surveying activities of the early 1800's. Highland has some of the highest spots in Oakland County. Highland was also noted for its lakes, streams, woods and fertile countryside.

Highland Township is blessed with many lakes and beautiful woodland.



Portions of Pettibone Lake have hardly changed in 200 years.



The early settlers found ample opportunity to farm and establish businesses of all types.



2

Threshing on a farm on Rowe Road.

Barn Raising.



2

Steam Engine for logging.

2

A farm on Rowe Road today.



3



3

A farm on White Lake Road today.



2

A smoke house of sticks and stones.

The smoke house still stands today.



3

The Michael Beach house in the 1850's before it burned down.



2



2

The farm house as it was rebuilt after the fire.

The Beach house today with rows of splendid maple trees.





The Rowe family house which they called Stone Rowe.



2



3

The Rowe house today, an historical site.

There was a windmill to run the sawmill and water wheels to run the mills.



2



2



2

The Clyde Station.



2

Working on the railroad.



2



3

The Highland Station train depot yesterday and the same site today.



Larger businesses were established  
with the Highland Pickle Works



2



4

and the grain elevator company grew.



4

General Stores



2

Charles Barnett Store in Clyde.



2



2

The Hulbert Store in Highland Station.

The Highland House Hotel

2

1895



3

1999



The Homes

3



2



2



3

1900



1999



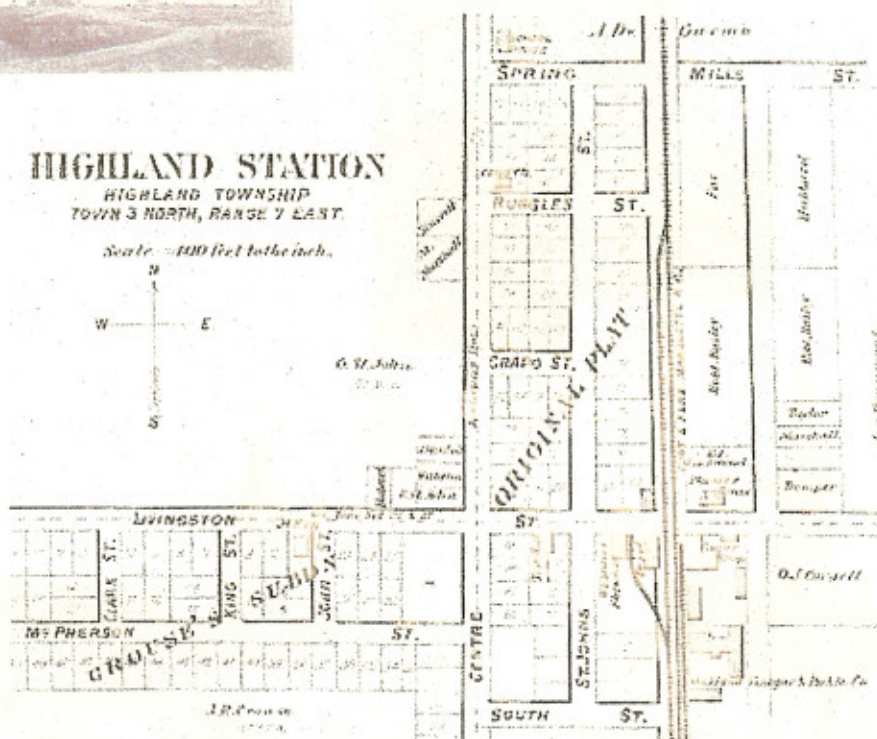
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# Highland Station



2 1900



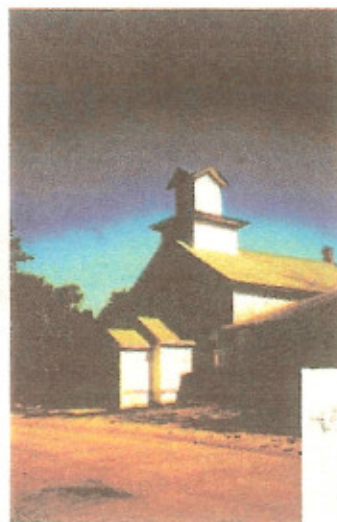
1985



# The Churches



3



3



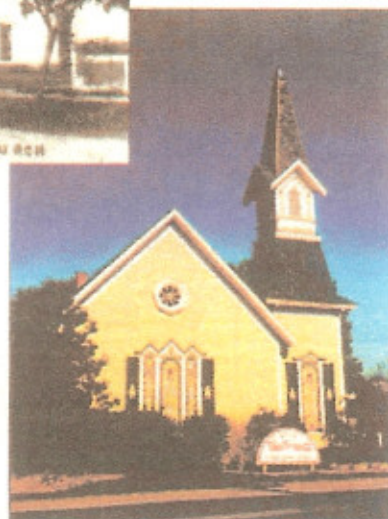
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2



2



3



The Octagon Barn



3



Stone row

3



Remnants of the horse drawn carriage.



5

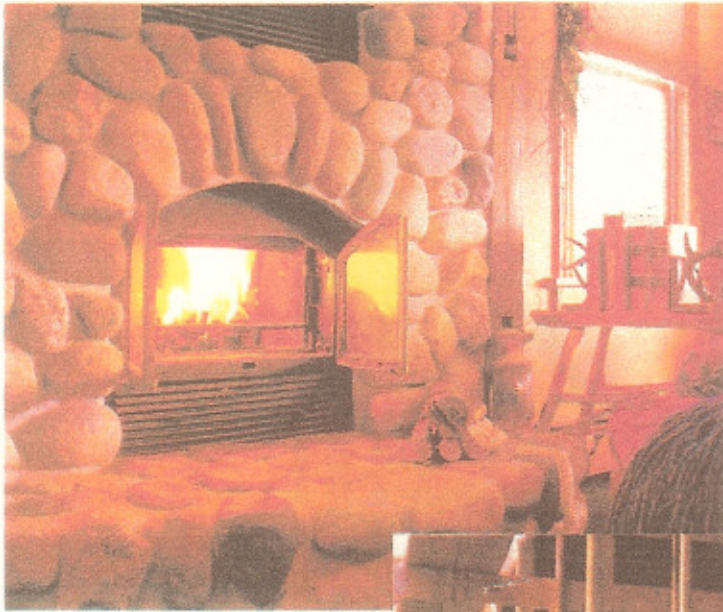
The interplay between the sky, the trees, and the earth to see how the built environment mingles with nature.



5

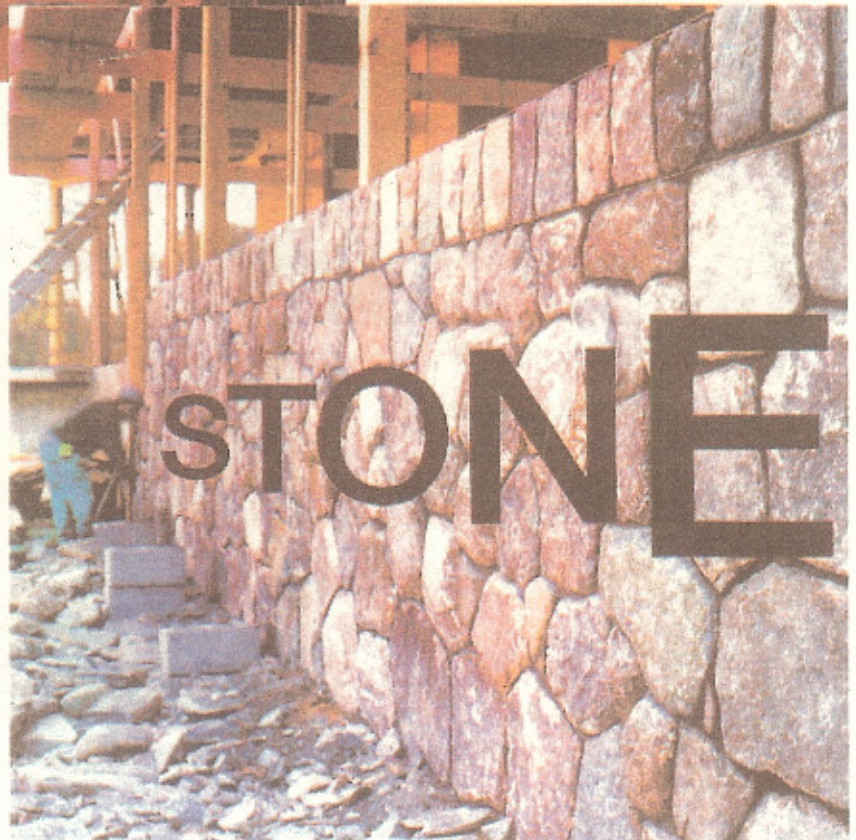
THORNCROFT CHAPEL IN FUREKA SPRINGS, ARKANSAS, BY FAY FONES & ASSOCIATES



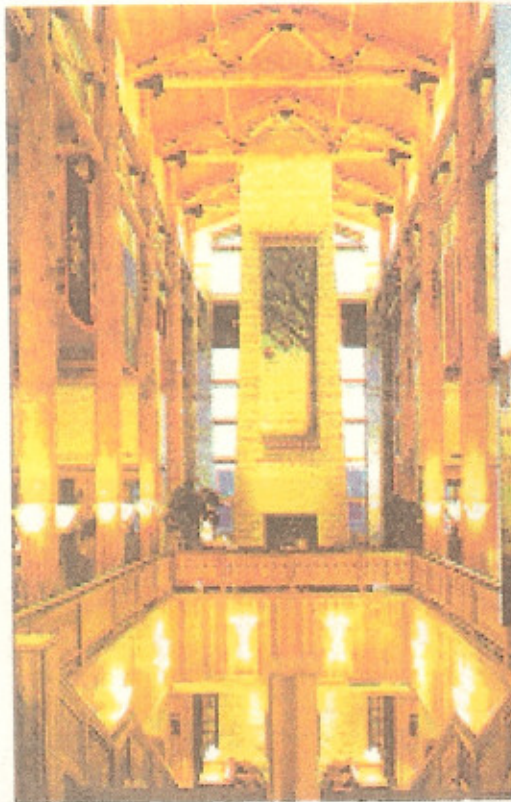


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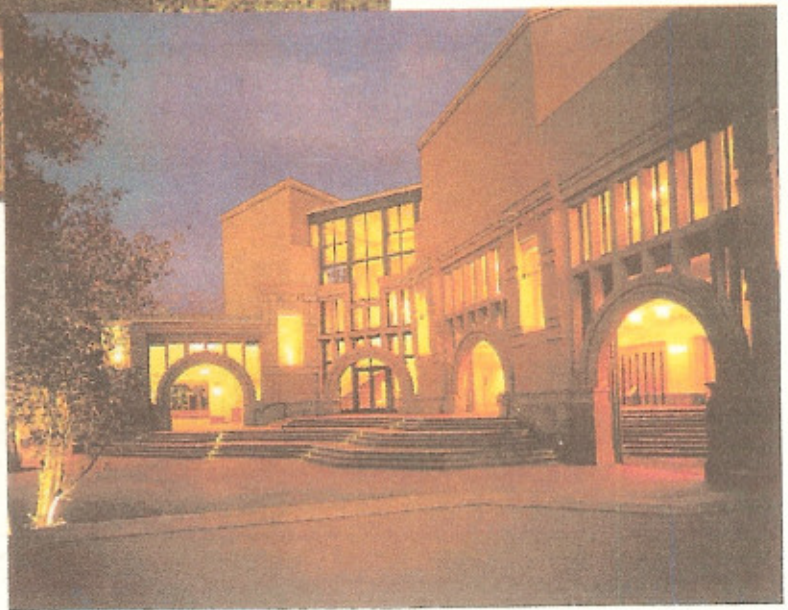
The use of stone inside  
and outside.



6



Public Spaces  
Meeting Places



The Plaza

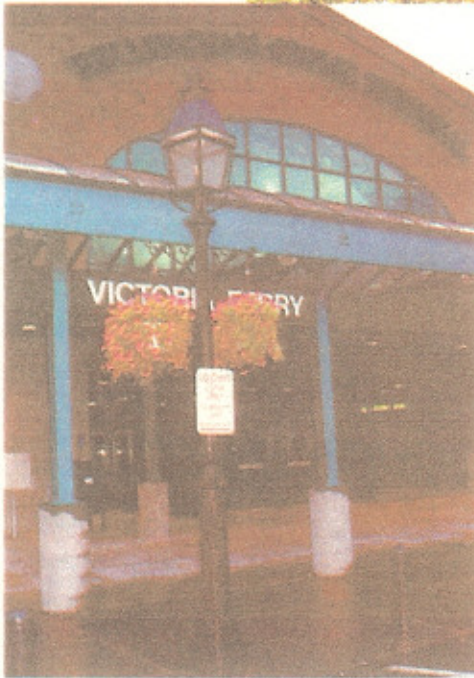


Exterior treatments in  
primary material.



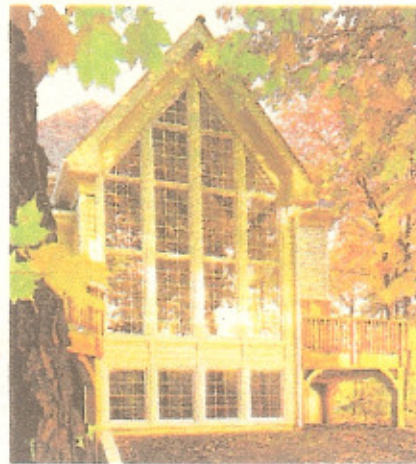
8

Brick and Stone



3

Wood or Metal



Glass-Glass-Glass

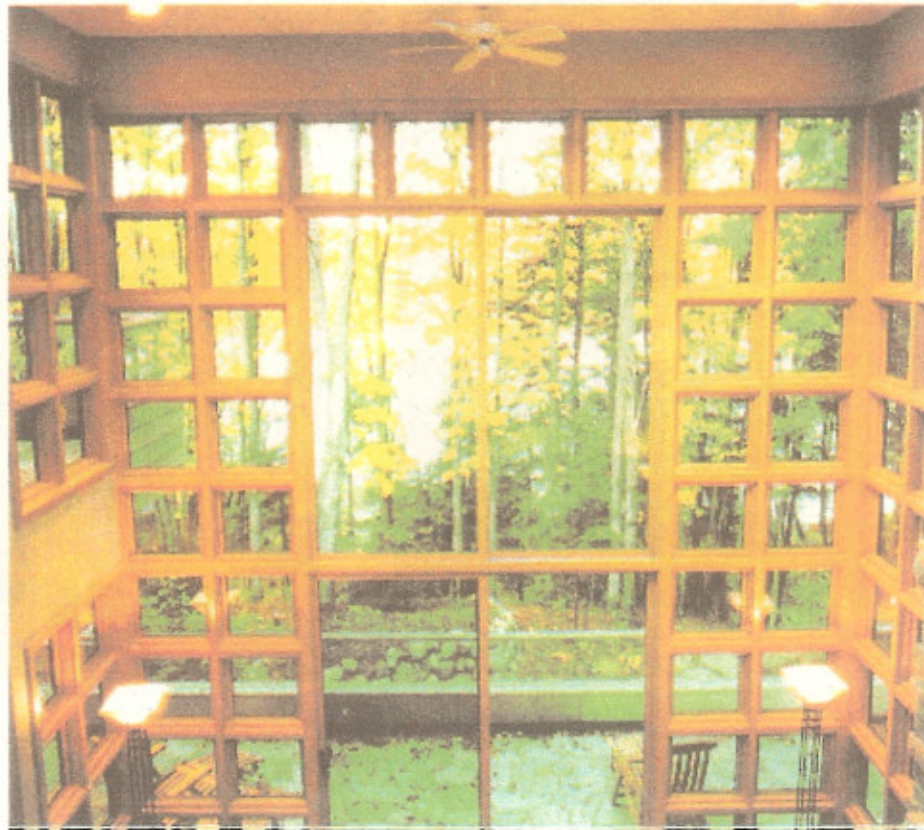
## Natural Elements

### Timber-Stone-Light and Water



The Conference Room

The Patio







9

The Clerestory



9

The Raising



9

Connection

Interesting Places



10



10

Interesting Spaces



The Atrium





12

Public Spaces

Meeting Spaces



12





13

The Arts



13

The Reading Lounge

Clerestory  
Indirect Light



9



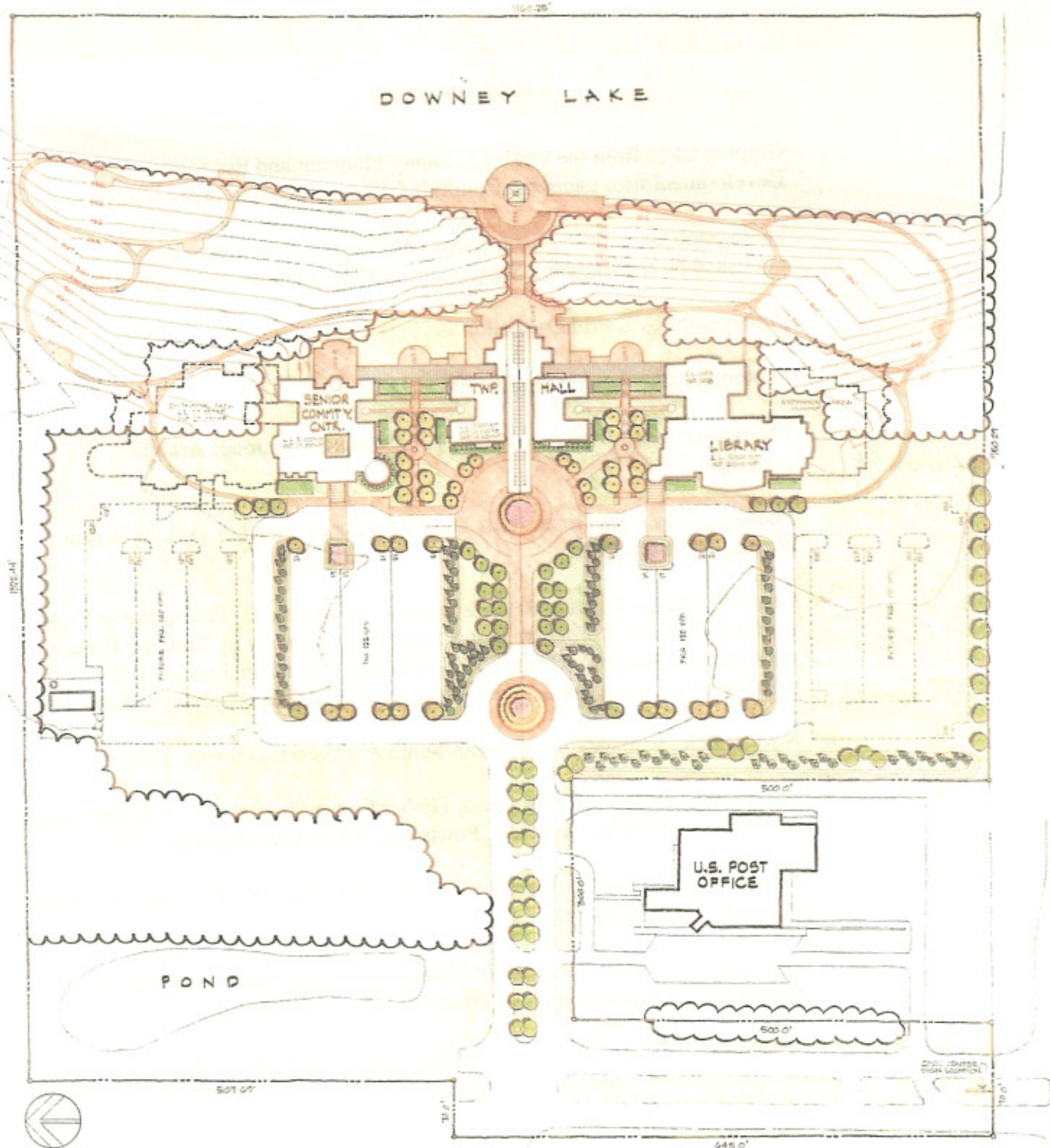
9

Skylights



## REFERENCES

1. Graphic taken from the Oakland County Planning and Economic Development files under the County's GIS data base and base map system.
2. Photograph taken from *Our Highland Heritage* by Clara Mae Beach, published by the Highland Sesquicentennial Committee, copyright 1986.
3. Photographs by David Donnellon 1999.
4. Photographs by Roscoe Smith 1998.
5. Photograph taken from progressive Architecture, Fay Jones Architect, copyright 1996.
6. Photograph by John Gruen from This Old House magazine's article Dream House, copyright 1999.
7. Center for the performing Arts, Escondido, California, by Moore Ruble Yudell in the book, *Theater Builder* by James Steele, Photography by Timothy Hursley, published by Academy Group LTD, 42 Leinster Gardens, London W2 3AN, member of the VCH Publishing Group, copyright 1996 Academy Editors.
8. Northern Home magazine, Neuman/Smith Architects, February 1998.
9. Photographs from Dreaming Creek Timber Frame Homes, Inc., Bob Shortridge, President, 2487 Judes Ferry Rd., Powhatan, VA 23139, copyright 1998.
10. Artisan magazine by Timberpeg South, Inc., P O Box 880, Fletcher, NC 28732, Designer R. Lear Design.
11. Planning, APA, May 1999, Morse Institute Library in Natick Massachusetts, photograph by Steve Rosenthal, courtesy Tappe Associates.
12. The Shadbolt Center for the Arts by Jim Taggart, MAIBC, architects, Wood Design & Building magazine, 1400 Blair Place, Suite 210, Ottawa, ON K1J 9B8, copyright 1998.
13. Quality Solutions published by the Architectural Woodwork Institute, Reston, Virginia, 1952 Isaac Newton Square W., Reston, VA 20190, copyright 1998.



# HIGHLAND TOWNSHIP CIVIC CENTER

HIGHLAND TOWNSHIP, MICHIGAN - PROPOSED MASTER PLAN



Architect: Paul G. Betts - Architectural Design Consultant