



WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION

www.washtenaw.org/preservation

MEETING AGENDA

DATE: Thursday, September 2, 2021
TIME: 5:30 pm – 7:00pm
PLACE: Zoom: <https://washtenawcounty.zoom.us/j/98714637686>

To contact the Historic District Commission via email, please visit <https://www.washtenaw.org/1943/Historic-District-Commission> and click on the hyperlink name of the commission you wish to contact. There is also an option to contact the whole commission with one email.

Call to Order– Chair

Roll Call – Secretary

Board member Roll Call must include declaration of City/Township/Village, County and State from which they are attending. (i.e. *PRESENT and attending remotely, from City of Ypsilanti, Washtenaw County, Michigan*)

Approval of the Agenda of the Current Meeting – Chair

Approval of the Minutes of Previous Meeting July 1, 2021– Chair

Citizen Participation and Commissioner follow-up – Chair

Business and Reports

- **Staff Report**

- o Local Historic District Updates
 - o Yearly Audit
 - o Wilde-Frey farm application
- o Certified Local Government Program
 - o Northfield Township Survey Update
 - o City of Milan survey
 - o CLG Grant Application FY2022
- o Washtenaw County Updates
 - o Virtual meetings

- **Treasurer Report**

Items for Discussion

- o Commissioner Updates

Adjournment

Next Meeting: Thursday, October 7, 2021 – Zoom Virtual Meeting

Attachments:

Staff Report
Minutes of the July 1, 2021 Meeting
Wilde-Frey Farm application
Scio Township meeting minutes
Scio Township resolution in favor of historic district study for Wilde-Frey Farm
Proposed HDC resolution of support for the historic district study for Wilde-Frey Farm
Proposed HDC resolution of support for the 2022 CLG Grant Application

**Washtenaw County Historic District Commission
Meeting Minutes**

DATE:	Thursday, July 1, 2021
TIME:	5:30 pm-7:00 p.m.
PLACE:	Virtual Zoom Meeting

Call to Order

Chair Ralph called the Washtenaw County Historic District Commission meeting to order at 5:39 PM.

Roll Call

- o **Commissioners present:** Katie Remensnyder attending from Ypsilanti Township, Washtenaw County, MI; Alice Ralph attending from Ann Arbor, Washtenaw County, MI; Peter Kelley attending from Ann Arbor, Washtenaw County, MI; Alec Jerome attending from Dearborn, Wayne County, MI; Olivia Davidson attending from Ypsilanti Township, Washtenaw County, MI; Blake Swihart attending from Ann Arbor, Washtenaw County, MI
- o **Commissioners absent:** Patti Smith, Aprille McKay excused; James Mann
- o **Staff:** Melinda Schmidt, Chris Yelonek

Approval of the Agenda of the Current Meeting:

Chair Ralph motioned to approve the agenda of July 1, 2021 Historic District Commission meeting. Vice Chair Jerome seconded the motion, and proposed to amend to move the Commissioner Updates section to the beginning of the meeting. Chair Ralph seconded. The agenda as amended was unanimously approved.

Approval of the Minutes of Previous Meeting: March 6, 2021:

Vice chair Jerome motioned to approve the March 4, 2021 meeting minutes. Commissioner Kelley seconded the motion. The motion passed unanimously.

Commissioner Project Ideas and Updates:

- o **Scio Township farmstead:** Vice-chair Jerome updated the commission on Scio Township's plans for the Wilde-Frey Centennial Farm. The farm is adjacent to a nature preserve. The Scio Board of Trustees is considering possible historic designation for the property prior to sale. It is currently a landholding of the township but in an effort to support sustainability initiatives, Scio wishes to protect the property. Among the goals of the project would be to stay green by keeping a built structure, historic character, maintain rural landscape, protect adjacencies to township parks and preserves, and promote small micro farming opportunities. To date the township has solicited a proposal for services to review and create an RFQ for the potential sale of the property if Scio is successful in designating this property. It has been discussed preliminarily for public input at the BOT meeting on June 22nd.
 - o Commissioners commented on the integrity of the buildings, the similarities between preservation and conservation goals, and asked for more pictures. Alec is available to answer any further questions.

Business and Reports: Staff Report

Staff updated the Commission on the following items:

Programming and Promotional Materials

- o **Histweb Update:** Phase I of the Histweb update is live.
- o **CAMP workshop:** Commissioners gave a brief update on the virtual CAMP workshop.

Washtenaw County Updates

Chair Ralph asked for advance notice of a return to in-person meetings. Staff indicated there is no plan to return to in-person meetings, but OCED may know more by the next meeting. Staff will consult with Commissioners once in-person options are available.

Local Historic District Update

Conant Farm: Staff updated the commission on upcoming projects at Conant Farm. Property owners are struggling to find supplies and contractors. Staff reviewed several projects, including the barn roof, brooder house, basement repair on the Conant house, and garage. Commissioners commented more information is needed on the basement project, and will consider the project further when a formal application is submitted.

Certified Local Government Program

- o **CLG Grants:** Applications are open, please contact staff about any possible projects.
- o **Northfield Township Survey:** The final survey report has been submitted for comments.

Adjournment: Chair Ralph motioned to adjourn the meeting at 6:35 pm. Commissioner Swihart seconded the motion. The motion was passed unanimously.

The next HDC meeting is scheduled for August 5, 2021 at 5:30 p.m. via Virtual Zoom Meeting
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Washtenaw County Historic District Commission Staff Report

September 2, 2021

Yearly Local Historic Districts Audit

- o Staff has visited all local historic districts except Thornoaks. The survey of Thornoaks will take place late fall, after visibility improves. Merriman Farm, located near Manchester, is for sale. Staff has been in communication with the realtor.

Wilde-Frey Centennial Farm

- o Scio Township has submitted a preliminary application for the designation of the Wilde-Frey Centennial Farm. It is attached.
- o Scio Township has requested the County form a Study Committee to evaluate the Wilde-Frey Centennial Farm for designation as a local historic district. Attached are the minutes from the meeting and the resolution from the Township.
- o A proposed HDC resolution requesting the Board of Commissioner appoint a Study Committee is attached for consideration by the commission.

Certified Local Government Program

- o The public meeting discussing the Northfield Township Reconnaissance Survey findings will be held on September 21 over Zoom in coordination with the Northfield Township Historical Society's fall meeting.
- o Washtenaw County has been awarded a Community Partnership program to complete a survey of downtown Milan. This program will involve SHPO staff, Washtenaw County staff, and the Milan Local Historic Study Committee. The date for the survey has not been determined.
- o Dexter Area Historical Society has approached the County requesting the County apply for a CLG grant to install a geothermal system at Gordon Hall. The application is for a portion of the cost. Dexter Area Historical Society will cover the remaining cost.
 - A proposed HDC resolution of support for the application is attached for consideration by the commission.

Washtenaw County Updates

- The HDC will hold virtual meetings as authorized by the State of Michigan amendment to the Open Meetings Act through December 31, 2021.
- Staff will return to work in the OCED office after Labor Day.

Respectfully submitted,

Melinda Schmidt, Historic Preservation Specialist

Office of Community & Economic Development

Contact at schmidt@washtenaw.org or (734) 544-2954



Washtenaw County Historic District Commission
Historic District Study Committee
415 W. Michigan Avenue, Suite 2200
Ypsilanti, Michigan 48197
schmidtm@washtenaw.org

Preliminary Application for Local Historic Designation

Owner's name _____ Scio Township _____

Address of Property _____ 7970 West Liberty Road _____

Phone (day) _____ 734-369-9400 _____ (home) _____

(fax) _____ (email) _____

_ Township _____ Scio _____ Parcel number H-08-30-400-026

Historic Name _____ Wild-Frey Farm _____ Construction date _____ c 1900 _____

Architect _____ Builder _____ Adolph Frey _____

Current name _____ Wild-Frey Farm _____

Original Use _____ Agricultural _____

Current Use _____ Residential _____

Outbuildings: list function and date of construction _____ See

Attached _____

Signature _____ *Will Hathaway* _____ Date _____ 8/24/21 _____

Attach (by email or by mail):

1. Legal description
2. Recent good quality photographs showing all sides of any building on property as well as special architectural details, landscape features, neighborhood context, etc. Indicate date of each photograph. If historic photos are available, attach copies. **Photographs will not be returned.**
3. Bibliographic or other reference material such as property abstract. If too large or too fragile to attach, please describe and give location.

PARCEL A REVISED

Commencing at the South 1/4 corner Section 30, T2S, R5E, Scio Township, Washtenaw County, Michigan; thence S89°11'35"E 421.03 feet along the South line of said Section and the centerline of Liberty Road, also being the POINT OF BEGINNING; thence N00°41'17"E 600.31 feet; thence N89°11'35"W 567.90 feet; thence N00°51'25"E 1352.28 feet parallel to the North-South 1/4 line of said Section; thence S89°11'35"E 148.64 feet to the intersection of the North-South 1/4 line Section of said Section; thence continuing S89°11'35"E 490.60 feet to the center of a 75 foot radius cul-de-sac centerline of Wildwood Lane; thence along said centerline S89°11'35"E 635.51 feet; thence continuing along said centerline S0°41'17"W 1952.59 feet to the intersection of the South line of said Section and the centerline of Liberty Road; thence along said centerline of Liberty Road N89°11'35"W 710.83 to the Point of Beginning. Being a part of the South 1/2 of Section 30, T2S, R5E, Scio Township, Washtenaw County, Michigan and containing 49.43 acres of land, more or less. Being subject to the rights of the public over the Northerly 33 feet of Liberty Road and the easement for Wildwood Lane as described on Robert M Pitts Survey, Job #77927 dated September 24, 1971. Also being subject to easements and restrictions of record, if any.

PARCEL B REVISED

Commencing at the South 1/4 corner of Section 30, T2S, R5E, Scio Township, Washtenaw County, Michigan; thence S89°11'35"E 52.56 feet along the South line of said Section and the centerline of Liberty Road, also being the POINT OF BEGINNING; thence N0°51'25"E 600.31 feet; thence S89°11'35"E 366.70 feet; thence S0°41'17"W 600.31 feet to the South line of said Section and the centerline of Liberty Road; thence along said centerline of Liberty Road N89°11'35"W 368.47 to the Point of Beginning. Being a part of the South 1/2 of Section 30, T2S, R5E, Scio Township, Washtenaw County, Michigan and containing 5.07 acres of land, more or less. Being subject to the rights of the public over the Northerly 33 feet of Liberty Road. Also being subject to easements and restrictions of record, if any.

WITNESSES: Center Section 30 Per L5073, P462
Found 1/2" Iron Pipe
N87°37'11"E 17.18' Iron Rod with Cap #27453
East 3' N-S Pasture Fence Running South
South 2' old East-West Fence

WITNESSES: SE Corner Section 30
3/4" Iron Pipe

WITNESSES: South 1/4 Section 30
5/8" Iron Pipe with Alum.

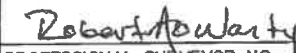
WITNESSES: West 1/4 Corner Section 30
1/2" Rebar with Alum. Remon Cap in Mon Box

WITNESSES: SW Corner Section 30
Found 3/4" Iron Pipe in Monument Box

CERTIFICATE OF SURVEY

Bearings shown on this survey were determined in the following manner: Bearings are related to Robert M. Pitts Survey, Job #77927, dated September 24, 1977.

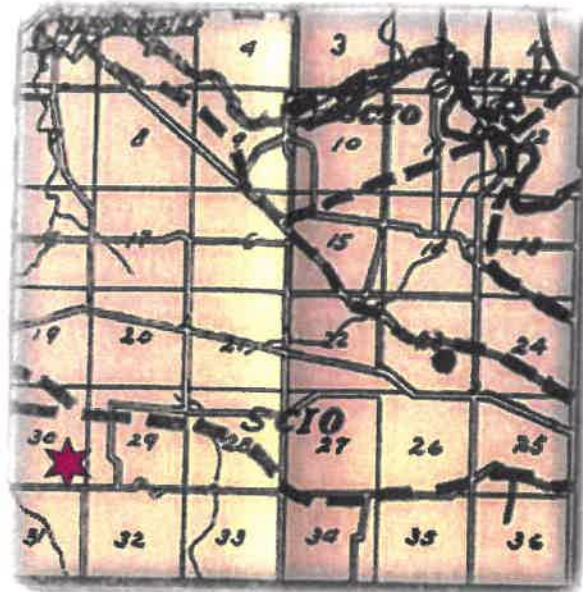
I hereby certify that I have surveyed and mapped the land above platted and/or described on February 11, 2021 and that the ratio of closure on the unadjusted field observations of such survey was 1:10,000, and that all of the requirements of P.A. 132, 1970 (as amended by P.A. 280, 1972 and P.A. 24, 1988) have been complied with.

SCALE: 1 INCH = 300 FEET		 PROFESSIONAL SURVEYOR NO. 65549
LEGEND F = FOUND IRON MARKER S = SET IRON MARKER		
 WASHTENAW ENGINEERING COMPANY CIVIL ENGINEERS * PLANNERS SURVEYORS * LANDSCAPE ARCHITECTS 3526 W. LIBERTY RD, SUITE 400 ANN ARBOR, MICHIGAN 48103 TEL. 734-761-8800 FAX. 734-761-9530 weco@wengco.com www.washtenawengineering.com	CLIENT: SCIO TOWNSHIP	
	SECTION <u>30</u> TOWN <u>2</u> SOUTH * RANGE <u>5</u> EAST SCIO TOWNSHIP	
	WASHTENAW COUNTY * MICHIGAN	
	DATE <u>2-11-21</u>	REV.
	DRAWN <u>DJH</u>	JOB <u>32795</u>
CHECK <u>RAW</u>	F.B. <u>665</u>	
SHEET <u>4 OF 4</u>	FILE NO. <u>R-10680</u>	
		

Review of 7970 Liberty Road Property

Overview Historical

North of the Liberty Farm parcel in Section 30 is a major Indian trail. The "St. Joseph Trail". The French built the St. Joseph Fort in 1691 mainly as a trading post on the lower Saint Joseph River. The fort was located where one branch of the Old Sauk Trail, a major east-west Native American trail connecting Lake Michigan with Lake Erie.



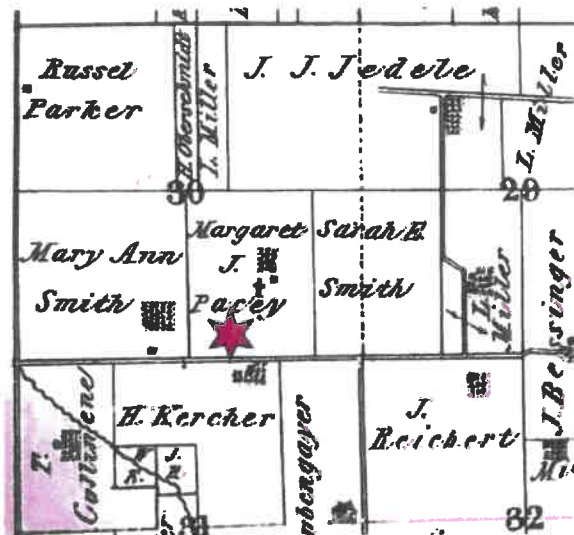
Indian Trails of Scio Township



1854 Plat Map

Initial immigrants to this section of Scio Township were descendants of English pioneers who had settled in New England, New York, and Ontario. They began arriving in Michigan in large numbers after the Erie Canal opened in 1825. This parcel was originally settled by the "Thomas Smith" Family. Thomas was born 1780 in England and was 70 in the 1850 census. The Smith Family graves are in a graveyard at the perimeter of the Liberty Farm parcel on Wildwood Lane now a private residential lot.

There is somewhere between 10-13 stones. The Smith homestead was located in the Wildwood subdivision. Gary Wild recalls the old homestead on their family farm.



1874 Plat Map

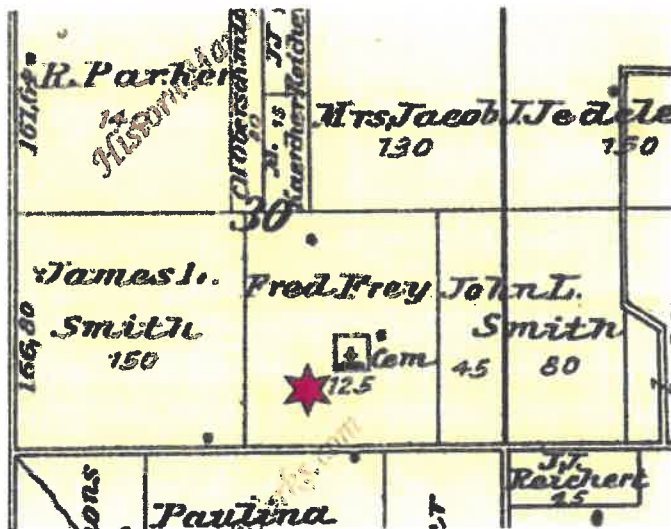
Thomas Smith died ca. 1851-1869 leaving his homestead to his 3 daughters. Sarah E., Margaret Jane & Mary Ann. Margaret Jane Smith was the third wife of Edward Pacey, Jr. They were married after 1872 and before 1874. He was born in 1836 and died 1883. His father, Edward immigrated from England. The Paceys farmed north near Dexter. Margaret is buried in the abandoned "Phelps/Pacey Cemetary". J.J. Jedele, a German blacksmith and farmer was a neighbor of Margaret and his daughter Barbara was living on 4th St. in Ann Arbor with her husband Fred Frey

who was a wagon maker. It is a safe assumption to say he mention this to the widow Pacey that his son-in-law was looking for farm property. 1894 plat shows Fred Frey as the owner.

(Note the cemetery and dot where their farmstead was on both 1874 & 1894.)

Jedele and Frey were German immigrants from Württemberg. The German farmers of early Scio Township formed an independent, rural farming society, whose social structure was defined by the common language, heritage and functional needs created by an agricultural livelihood.

1894 Plat Map

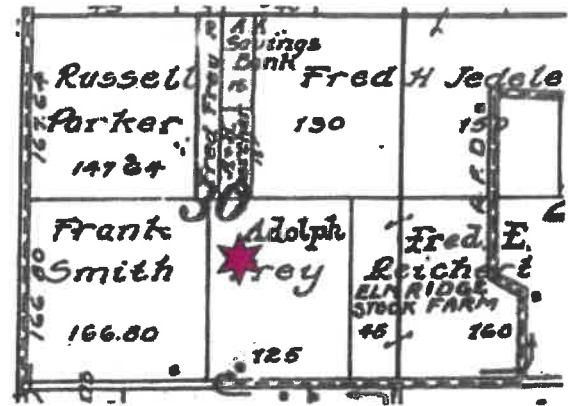


Fred Frey continued to live in Ann Arbor on 4th St. till his death in 1922. It is his son Adolph who ends up with the parcel noted in 1910 census. The Smith ancestors still own the adjacent parcels. Adolph Frey has built the farm house that is presently on the property. In 1910 he is 30 yrs. old. His brother Reuben, 28 yrs., is living there as is his sister Emma, 33 yrs., with her husband

Charles Fiegal and their children Adolph & Arthur age 7 and Sarah age 6. Adolph later marries Charles's sister, Minnie Fiegal.

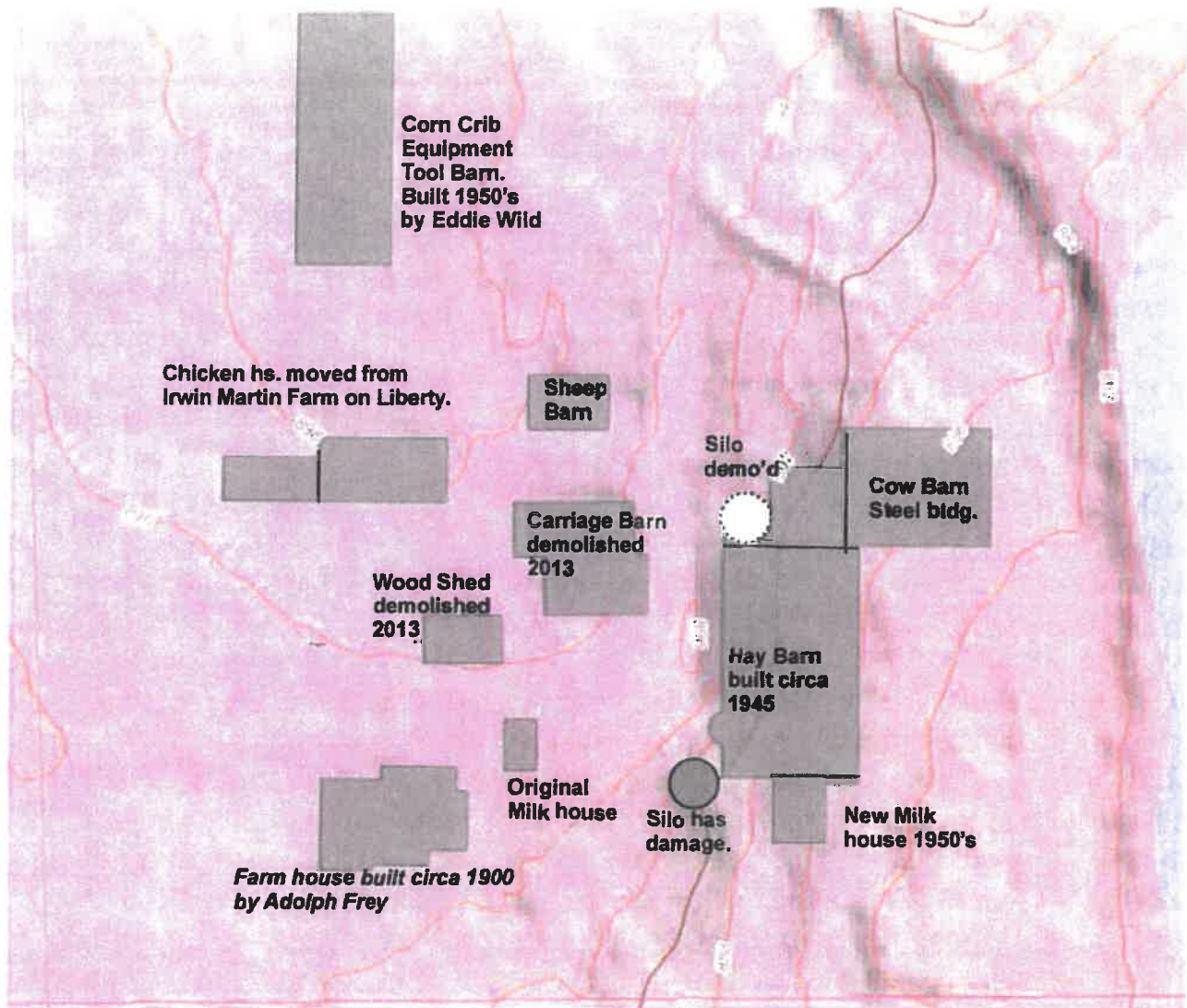
1915 Plat map

Note the 125 ac. farm shows in the current location. The Smith Cemetery is not shown nor their homestead. Parker, Smith and Jedele still adjoin the property. What is not shown is the 40' wide easement to a 20 ac. property that Fred Frey still owns. This is between Frank Smith and Adolph Frey. This easement is still in place and I was told it is to access 40 acres. The road is not in use today.



Adolph Frey marries Minnie Feigel between 1915 and 1920. They have only one daughter, Ruth Emma born Apr. 15, 1927. Adolph dies in 1938 and Minnie is left with the farm and is caring for her father there in 1940. Minnie gives the farm to her daughter and lives to 1964. Ruth Emma Frey marries Paul Rueben Wild. They have three children Gary, Larry and Mary.

It was during Paul Wild's farming career that the farm took the shape that we see today. The farm had an apple orchard, producing apples and cider. The lower barn north end was where the cider was stored. Sheep, chickens and cows were raised on this farm till 1969. Many of Scio Township's German settlers are connected to this farm, Frey, Wild, Schenk, Braun, Gieger, Eschelbach, Lambarth, Schairer, Jedele, Koch, and many more ancestors. In 1976 / 77 Paul and Ruth Wild sold their farm to Ernest Bateson on a land contract. Mr. Bateson formed Ann Arbor Super Soils and mined the property for it's rich agricultural soil. Mr. Hamill had loaned money to Mr. Bateson for the land purchase and held interest in the property. When the loan was foreclosed, 62 acres of the farm reverted to the Hamills. Mrs. Hamill donated the property to Scio Township. The last owner added nothing to the farm except for trash, tires, abandoned trailers and he did minimal maintenance which resulted in the loss of the wood shed and carriage barn. The topsoil was depleted by his operation and soil erosion is an issue. Trucking damaged the barn foundation, collapsing the walls making the north end a liability. The equipment building is in a state of collapse. Building conditions will be addressed later.



Review of Property & Buildings

House: The condition of the farmhouse is average for a 100 year old plus building. The foundation has not been repaired and could use masonry repair to the south west corner. All the basement windows are in poor shape and need replacement. There is no insulation at the floor perimeter. All grades need to be graded away from the building. There is hazardous waste in the basement and trash. The attic has 30 years of clothes, old items, insulation and rug. The individual currently living on the premises is removing items and giving them to Share House.

Original Milk house: This has knob and tube wiring to it which is not working as I understand. It has broken boards and door. This is loaded with trash. Some is hazardous that needs to be handled properly. Save building.

Chicken houses:

Recommendation:

Sheep Barn: Is full of trash. Hazardous and mixed. Door is off. Siding is loose and missing.

Hay Barn: It is connected to silo, cow barn and 2 additions. Silo has damaged block which is allowing more water into the blocks and causing further damage. There was a concrete floor in the barn basement.

Equipment / Tool Barn: Is in a partial state of collapse as the result of broken trusses unable to carry the addition load of drywall t. It is full of trash and hazardous materials.

At the peak of farming in America, around 1910, when this farmstead was built there were 6 million farms. If each farm had only one barn we have lost on average 50,000 barns a year. 5.4 million barns have been lost. There are about 660,000 historic barns left in the United States. Barns will continue to be lost so restoring the barn at Liberty Farm would be a historic asset for the area and future generations. Specific items are banned from the landfill because of concerns with their toxicity or handling needs. Recyclable items are prohibited to encourage recycling and to preserve our world's raw materials. Chemicals, hazardous and toxic waste require special disposal methods to prevent environmental damage.



During the Operation years of Soil Removal



Prepared by

Scott C. Hedberg

Hedberg Associates, LLC

Landscape Architecture

Land Planning & Site Development

Green Design & Building Contractor



7/1/21



7/1/21



7/1/21



7/1/21





7/1/21



Resolution to Authorize Washtenaw County through the Washtenaw County Historic District Commission to conduct a historic district study of Wild-Frey Farm property in Scio Township for possible local historic district designation

Resolution 2021-030

August 24, 2021

WHEREAS the property located at 7970 West Liberty Road in Scio Township, Michigan has the potential to be nominated as a local historic district; and

WHEREAS the Board of Trustees of Scio Township at their regular meeting on August 24 2021, approved this resolution requesting the Washtenaw County Board of Commissioners through the Washtenaw County Historic District Commission to conduct this work in their behalf; and

WHEREAS, under Michigan's Historic Districts Act (P.A. 169 of 1970, as amended in 1992) and Washtenaw County Historic Preservation Ordinance #115, a historic district study committee must be established to evaluate the property and determine if it meets criteria to be included in a historic district; and

WHEREAS, under P.A. 169, the County Board of Commissioners has the authority to establish such a historic district committee; and

WHEREAS, Scio Township has determined that the preservation of this property is compatible with the long-range goals of Scio Township regarding the preservation of historic resources; and

WHEREAS the Scio Township Board of Trustees understands that the Township must enter into a contract giving the county jurisdiction over the proposed historic district as a precondition to the County beginning the process to set up a historic district study committee.

NOW THEREFORE BE IT RESOLVED BY THE SCIO TOWNSHIP BOARD OF TRUSTEES AS FOLLOWS:

The Scio Township Board of Trustees hereby authorizes its Supervisor to execute a contract with Washtenaw County granting the county the authority to exercise jurisdiction granted by P.A. 169 of 1970 and the Washtenaw County Historic Preservation Ordinance #115 over the proposed Wild-Frey Farm Historic District

Moved By Courteau Support by Jerome Subject to review by Township Attorney.

Signed:



Jessica Flintoft, Clerk

Date 8-26-21

Scio Township

A Motion to initiate the process of applying for Washtenaw County Historic District designation for the Township's farm property located at 7970 W. Liberty Road

Presented as Item in Consent Agenda

Motion to initiate the process of applying for Washtenaw County Historic District designation for the Township's farm property located at 7970 W. Liberty Road and to contract with Melissa Milton-Pung for professional services in support of that application in an amount not to exceed \$10,000 with a written agreement subject to review by the Township Attorney.

Motion by Knol, support by Palmer, to approve the Consent Agenda as presented.

YES: Hathaway, Palmer, Courteau, Jerome, Knol, Vogel.

NO: None.

ABSENT: Flintoft

MOTION PASSED 6-0

MOTION DECLARED ADOPTED.

I, Jessica M. Flintoft, certify that the foregoing is a true and complete copy of a motion adopted as presented in the Draft Minutes of July 13, 2021 that are not yet approved. This motion was adopted by the Township of Scio Board of Trustees, County of Washtenaw, State of Michigan, at the Regular Meeting held at 827 North Zeeb Road at 7:00pm on Tuesday, July 13, 2021, and that public notice of said meeting was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.

Dated: July 29, 2021



Jessica M. Flintoft
Clerk, Township of Scio

**Resolution to Recommend the Appointment of a Study Committee for the Evaluation of the
of the Wilde-Frey Farm in Scio Township as a Potential Local Historic District by the
Washtenaw County Board of Commissioners**

WHEREAS, the property located at 7970 W. Liberty Road in Scio Township has the potential to be designated as a local historic district;

WHEREAS, Scio Township has formally resolved and requested that the Washtenaw County Board of Commissioners through the Washtenaw County Historic District Commission conduct this work on their behalf;

WHEREAS, under Michigan's Local Historic Districts Act (P.A.169 of 1970, as amended in 1992) and Washtenaw County Historic Preservation Ordinance #115 (as established in 1974), a historic district study committee must be established to evaluate the property and determine if it meets criteria to be included in a historic district;

WHEREAS, under P.A. 169, the County Board of Commissioners has the authority to establish such a historic district study committee;

WHEREAS, The Washtenaw County Historic District Commission will present a list of nominees to serve on this proposed Wilde-Frey Farm Historic District Study Committee;

NOW THEREFORE BE IT RESOLVED BY THE WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION AS FOLLOWS:

The Washtenaw County Historic District Commission requests that the Washtenaw County Board of Commissioners establish a Study Committee to evaluate the Wilde-Frey Farm in Scio Township as a Potential Local Historic District

Signed

Alice Ralph, Chair

Date

Washtenaw County Historic District Commission

Washtenaw County Historic District Commission Resolution of Support for Dexter Area Historical Society CLG Grant Application

Whereas, the Dexter Area Historical Society approached WCHDC to request sponsorship for a grant application to install a geothermal system at Gordon Hall, a Washtenaw County Local Historic District within the Washtenaw County Historic District's jurisdiction; and

Whereas, the Washtenaw County is a Certified Local Government which allows the Washtenaw County Historic District Commission to sponsor the Dexter Area Historical Society's application for 2022 Certified Local Government grant funds; and

Whereas, WCHDC will provide administrative support for the grant application; and

NOW THEREFORE BE IT RESOLVED BY THE WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION AS FOLLOWS:

The Washtenaw County Historic District Commission, at their regular meeting on September 2, 2021 approves this resolution to sponsor the Dexter Area Historical Society CLG Grant application.

Alice Ralph, WCHDC Chair

Date