

**Washtenaw County Historic District Commission
Meeting Minutes**

DATE:	Thursday, September 1, 2022
TIME:	5:30 pm-7:00pm
PLACE	Learning Resource Center Washtenaw County 4135 Washtenaw Ave, Ann Arbor, MI 48108

Call to Order

- Chair Ralph called the Washtenaw County Historic District Commission meeting to order at 5:37 PM
- Staff conducted roll call:
 - **Commissioners present:** Kim Clarke, Olivia Davidson, Katie Remensnyder, Alice Ralph, Aprille McKay
 - **Commissioners absent with notice:** Alec Jerome, Peter Kelley, James Mann
 - **Staff present:** Melinda Schmidt

Approval of the Agenda of the Current Meeting:

Chair Ralph motioned to approve the agenda for the September 1, 2022 Historic District Commission meeting. Commissioner Clarke seconded the motion. The agenda was unanimously approved.

Approval of the Minutes of Previous Meetings: July 7, 2022:

Chair Ralph motioned to approve the July 7, 2022 meeting minutes. Commissioner McKay seconded the motion. The motion passed unanimously.

Business and Staff Reports:

Certified Local Government Program: Staff introduced the Commission to Alan Higgins, the CLG coordinator with the Michigan SHPO. Mr. Higgins met with staff prior to the meeting for a routine review, and stayed to observe the HDC meeting. Mr. Higgins updated the commission on the CLG program, including the progress of the Milan Survey as part of the Community Partnership program, and an updated grant cycle for CLG grants moving forward. The grant application period will start October 3, and once grants are awarded, communities have 24-30 months to complete the project. Chair Ralph asked about the status of CLG funding. Mr. Higgins explained funding has increased over the past few years.

2022 Local Historic District Survey: Staff has finished survey work, with the exception of the Thornoaks Neighborhood, which is easier to survey in late November. Staff has been in contact with the new property owners at the Esek Prey house. They are considering solar panels and chimney repair, so those items may be included in upcoming applications.

Wilde-Frey Farm: The Study Committee met for the first time over Zoom in late August. Next steps include a site visit in mid-September and gathering resources. If anyone has any information or resources on the Farm or Scio Township history to share, please contact staff.

Thornoaks: Staff reviewed preliminary project plans submitted by a neighborhood resident. The project includes a small addition located on a side elevation that would not be visible from the street or attached to a main elevation. Staff presented preliminary architectural drawings and site photos. Commissioners discussed the siding type, roofline, and geometry in light of Secretary of the Interior's Standard for Rehabilitation #9: *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Conant Farm:

Staff presented two project ideas for Conant Farm for informal commissioner feedback. First, property owners have asked the HDC to consider the possibility of digging a new basement for the Conant House directly in front of the current location. The house has extensive water damage and need a new basement. Moving the house forward would allow the house to roll on the new foundation and put the house in a better location to avoid the water. The house was moved to the current location from Willow Run. Commissioners recognized the value of this new location for the safety of the house, and discussed the history of the site, which includes moving the buildings to the property. Second, property owners are considering moving the chimney on the Bower House to the south elevation, in order to minimize openings on the roof. The roof needs to be replaced soon, because it sustained damage from a large branch that fell during the winter. Commissioner requested more information; including the original house form, what aspects of the site contribute to its integrity, and if there are any other openings in the roof.

Adjournment: Since there was no further discussion, Chair Ralph adjourned the meeting at 6:42

The next HDC meeting is scheduled for *Thursday, October 6, 2022- Washtenaw County Learning Resource Center, Superior Room, 4135 Washtenaw Ave, Ann Arbor, MI 48108*