

**Washtenaw County Historic District Commission
Meeting Minutes**

DATE:	Thursday, November 3, 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, Alice Ralph, Aprille McKay, Alec Jerome, James Mann
 - **Commissioners absent with notice:** Katie Remensnyder, Peter Kelley
 - **Staff present:** Melinda Schmidt

Approval of the Agenda of the Current Meeting:

Chair Ralph moved the approval the agenda for the November 3, 2022 Historic District Commission meeting. With no changes, agenda was unanimously approved.

Approval of the Minutes of Previous Meetings: September 1, 2022:

Chair Ralph moved the approval of the September 1, 2022 meeting minutes. With no changes, the motion passed unanimously.

Citizen Participation: Staff introduced Lee Pearson, who was in attendance regarding the COA application for 4118 Thornoaks. He reviewed the proposed secondary chimney stack demolition application. Staff asked that Mr. Pearson's public comment be incorporated into the 4118 COA application review. Chair Ralph agreed.

Application Reviews:

4118 Thornoaks Drive: Staff introduced the application. Residents of 4118 Thornoaks Drive have applied to remove a secondary chimney stack from the house. Staff went through the application packet as attached to the November 3, 2022 packet. The application proposed to remove the section above the roof, capping it off and covering the area with plywood and shingles to match the existing roof. The section below the eaves would remain intact. The chimney currently vents a water heater, which would be replaced with an on-demand water heater vented out the side of the house. The new vent would be round PVC vent pipe coming out of the bricks about 2-3 feet above the ground from the remaining chimney, painted brown so it blends into the background.

Chair Ralph then asked Mr. Pearson to speak about the application. Mr. Pearson told the commission that the house has two different hot water heaters, both venting out of chimneys. The large, stone chimney vents the other hot water heater. The chimney in question was added after the house was built in order to vent the second hot water heater. He proposes to install an on-demand hot water heater and vent out of the chimney on the east elevation, instead of repairing the stack. Since the basement is low, it needs to protrude through the chimney, as there is no room lower on the wall.

Commissioner Jerome asked what would happen to the old stack. Mr. Pearson replied it would be capped off and closed, so nothing would vent out of the roof at that point. Commissioner briefly discussed the application.

Commissioner Jerome made the following motion:

A motion to approve the Certificate of Appropriateness application for removal of the chimney stack above the roofline on the east elevation of 4118 Thornoaks Drive, covering the area with plywood and shingles to match the existing roof, and installation of a PVC pipe vent out of the east elevation wall, as submitted with pictures; based on the Secretary of the Interior's Standards for Rehabilitation 9.

Commissioner McKay seconded the motion.

With no further discussion, Chair Ralph moved to a vote. The motion as proposed was unanimously approved.

Business and Staff Reports:

Local Historic Districts: The State Historic Preservation Review Board upheld the HDC's February 10, 2022 decision regarding replacement siding at 4071 Thornoaks.

Wild-Frey Farm: The study committee met at the farm mid-September, and the survey report draft is underway. The committee will meet again to review the draft once it is completed. The completed survey report will be presented to the HDC at a meeting in early 2023.

Certified Local Government Program: Staff introduced the CLG grant application for 2023 in draft with Northfield Township Historical Society to complete a Multiple Property Documentation Form and up to four National Register Nominations for the Township. The application requires a resolution of support from the HDC before the Board of Commissioners is asked to approve the application in early December. Staff asked the chair to consider the draft resolution attached to the meeting packet. Commissioner Clarke motioned to adopt the Resolution of Support. Commissioner Davidson seconded the motion. After review, and with no discussion, Chair Ralph moved to a vote. The Resolution of Support was unanimously approved.

Washtenaw County Updates

Bell Road Bridge: Staff updated the commission on the status of the Bell Road Bridge, which the commission has advocated for in the past. The Washtenaw County Road Commission will transfer the Bell Road Bridge to Washtenaw County Parks and Recreation to install as part of the Border-to-Border Trail over Mill Creek in the Dexter Area. The bridge will be rehabilitated under the supervision of Washtenaw County Parks and Recreation. The rehabilitation and installation will be supervised by Ms. Macyda, a Parks and Recreation planner with preservation experience.

2023 Calendar: Staff presented a draft calendar for 2023, attached to the meeting packet. Commissioner Mann moved to adopt the calendar as proposed. After a little discussion, the commissioners decided to keep the meetings every month from May through November; every other meeting will be cancelled if there are no COA applications to consider. Chair Ralph moved the item to a vote, the 2023 Calendar was unanimously adopted as presented.

Adjournment: Since there was no further discussion, Chair Ralph adjourned the meeting at 6:15

The next HDC meeting is scheduled for <i>Thursday, January 5, 2023- Washtenaw County Learning Resource Center, Superior Room, 4135 Washtenaw Ave, Ann Arbor, MI 48108</i>
