



WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION

www.washtenaw.org/preservation

MEETING AGENDA

DATE: Thursday, March 2, 2023

TIME: 5:30 pm – 7:00pm

PLACE: Washtenaw County Eastern Government Center, Second Floor Main Stage Conference Room, 415 W. Michigan Avenue, Ypsilanti

Call to Order– Chair

Roll Call – Secretary

Approval of the Agenda of the Current Meeting – Chair

Approval of the Minutes of Previous Meeting: November 3, 2022 and January 5, 2023– Chair

Citizen Participation and Commissioner follow-up – Chair

Application Reviews

- 4101 Thornoaks Drive

2023 HDC elections for Chair, Vice Chair, and Secretary - Chair

Business and Staff Reports

- **Staff Report:**

- Local Historic District Updates
 - Wild-Frey Farm
 - Thornoaks
- Certified Local Government Program
- Washtenaw County Updates

Treasurer Report

Items for Discussion

- Commissioner Updates

Adjournment

Next Meeting: May 4, 2023, Washtenaw County Eastern Government Center, Second Floor Main Stage Conference Room, 415 W. Michigan Avenue, Ypsilanti

Attachments:

Staff Report

Minutes of the November 3 meeting

Minutes from the January 5 meeting

4101 Thornoaks Drive application packet

Wild Frey Survey Report

Washtenaw County Historic District Commission Staff Report

March 2, 2023

Commissioner Elections

- Commissioner leadership positions include Chair, Vice Chair, and Secretary/Treasurer. The Chair leads all meetings, signs resolutions, and occasionally consults staff. The Vice Chair leads meetings when the Chair is not available, and is also able to sign resolutions. The Secretary/Treasurer takes roll call and reviews minutes drafts from staff. There is no monetary portion to this position, but it is included in the governing documents for the commission. Please consider nominating yourself for one of these positions. Reach out to staff with any questions.

Local Historic Districts

- **Wild-Frey Farm:** The Wild-Frey Farm Survey Report is complete and is attached. Staff will review some of the report during the meeting. The Study Committee will meet mid-March to discuss the draft Study Committee Report.
- **Thorn Oaks:** The property owners at 4071 submitted an appeal of the September 23, 2022 Historic Preservation Review Board decision upholding the February 2022 HDC decision regarding replacement siding to the circuit court. The State Historic Preservation Review Board submitted a Motion to Dismiss, it was considered on February 2. All briefs have been filed and are pending before the Court.
- **2022 Local Historic District Report:** The 2022 Local Historic District Audit was submitted to the Board of Commissioners.

Certified Local Government Program

- Staff submitted the yearly CLG report to SHPO on February 28th.
- The National Alliance of Preservation Commissions (NAPC) Commission Assistance and Mentoring Program (CAMP) virtual workshop will be held the evenings of **April 13 and April 20** and will be available even if you can only join for part of the workshop. Please seriously consider attending this workshop, NAPC brings a wealth of experience and knowledge to commissions across the country. Mid-Century architecture and alternative materials are both going to be addressed during the program. These workshops are specifically for historic district commissions. Let staff know if you can attend. Staff will send out sign up links as they are available.

Washtenaw County Updates

- The County has posted the online application for the Office of Community and Economic Development Director position. Let staff know if you have any questions.
- The July 6th HDC meeting will tentatively be held at Gordon Hall. After the meeting, Dexter Area Historical Society will give a short tour of the house and all the work that has been done over the past few years.

Commissioner Project Ideas and Updates:

Please come prepared with any project ideas you would like to share with the Commission.

Respectfully submitted,

Melinda Schmidt

Historic Preservation Specialist, Office of Community & Economic Development, schmidt@washtenaw.org

**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:
 - o **Commissioners present:** Kim Clarke, Olivia Davidson, Alice Ralph, Aprille McKay, Alec Jerome, James Mann
 - o **Commissioners absent with notice:** Katie Remensnyder, Peter Kelley
 - o **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 *Thursday, January 5, 2023- Washtenaw County Learning Resource Center, Superior Room, 4135 Washtenaw Ave, Ann Arbor, MI 48108*

**Washtenaw County Historic District Commission
Meeting Minutes**

DATE:	Thursday, January 5, 2023
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 5:34 PM
- Staff conducted roll call:
 - o **Commissioners present:** Kim Clarke, Olivia Davidson, Alice Ralph, Katie Remensnyder, James Mann
 - o **Commissioners absent:** Alec Jerome, Peter Kelley
 - o **Staff present:** Melinda Schmidt

Approval of the Agenda of the Current Meeting:

Chair Ralph moved the approval the agenda for the January 5, 2023 Historic District Commission meeting. With no changes, agenda was unanimously approved.

Approval of the Minutes of Previous Meetings: November 3, 2022:

Chair Ralph motioned to table the November 3, 2022 minutes due to missing pages in the packet. Commissioners Mann seconded the motion and it was passed unanimously.

Application Reviews:

4101 Thornoaks Drive: Staff introduced the application. Residents of 4101 Thornoaks drive propose the construction of a 120 square foot addition off the north side elevation of the house. Staff went through the application packet as attached to the January agenda. The proposed addition is a small, roughly 8'x14' sitting room that uses the footprint of an existing deck space and flat roof shed on the north side of the house. The intent is to capture the character of the original house by adding floor-to-ceiling glass on two sides of the space (north and west elevations) while also extending the low slope roof line out over the new addition. The street-facing east elevation will be clad in clapboard similar to the existing shed. The addition is set back from the existing front and rear elevations to delineate the addition as separate and secondary to the existing primary structure. The shed roof will continue the low slope of the current roof, and the entire structure will be set back from the current footprint. The windows on the north-facing elevation will be wood Pinnacle Casement and Awning windows; the sliding door on the east-facing elevation will be aluminum Pinnacle Sliding Patio Doors. The window trim will be painted to match the windows on the rear elevation; an orange-brown color. The clapboard siding on the east elevation will match the dark brown siding on the rest of the house. The fascia and drip edge will also be painted to match the existing, a dark brown/black color.

The HDC subcommittee presented their observations from a visit to the property on January 3. Commissioner Clarke commented that proposed addition has a clean appearance and a clear set back from both front and rear elevations.

Chair Ralph asked to see photos of the shed placement and proposed door placements. Commissioner Remensnyder commented that the proposed design may be indistinguishable from the current house, and discussed the proposed materials and roofline.

Commissioner Mann, also part of the subcommittee site visit, commented that the proposed addition would be further set back than the shed, and barely visible from the front elevation.

Commissioner Davidson commented that the slope would be an appropriate change from the flat roof shed.

Chair Ralph commented that the eaves had been shorted out of necessity several years ago, so allowing a shed roof addition would be an insignificant change set back from the house. The proposed plans do not alter the impression of the house from the street or highlight the addition.

Chair Ralph made the following motion:

A motion to approve the Certificate of Appropriateness application for an addition at 4101 Thornoaks Drive, as submitted with plans, specifications, and pictures, which includes the construction of a 120 square foot addition off the north side elevation of the house. The roughly 8'x14' sitting room will use the footprint of an existing deck space and flat roof shed on the north side of the house. The shed roof will continue the low slope of the current roof, and the entire structure will be set back from the current footprint to denote a separate, new structure. The windows on the north-facing elevation will be wood Pinnacle Casement and Awning windows; the sliding door on the east-facing elevation will be aluminum Pinnacle Sliding Patio Doors. The window trim will be painted to match the windows on the rear elevation; an orange-brown color. The clapboard siding on the east elevation will match the dark brown siding on the rest of the house. The fascia and drip edge will also be painted to match the existing, a dark brown/black color. The addition is set back from the existing front and rear elevations to delineate the addition as separate and secondary to the existing primary structure. HDC approval for this work is 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.

2023 HDC elections for Chair, Vice Chair, and Secretary: Chair Ralph moved to postpone elections until after the Board of Commissioners has appointed people to the two vacant seats.

Business and Staff Reports:

Wild-Frey Farm: The Wild-Frey Farm Study Committee is almost finished with the Survey Report. The Survey Report will be presented to the HDC this spring. Next steps include a preliminary Study Committee Report and public hearing.

Thornoaks: The property owners at 4071 submitted an appeal of the Historic Preservation Review Board decision. The appeal hearing will be held in circuit court.

2022 Local Historic District Report draft: The 2022 Local Historic District Audit draft has been sent to the commission for review over email.

Historic District Commission 2023 Goals: Staff asked the commission to consider goals for 2023. This is a yearly requirement for the CLG program. Staff suggested goals in the meeting packet, and the commission discussed them. Chair Ralph asked that HDC be spelled out for goal 1. Commissioner Remensnyder asked that "sites" be changed to "structures, buildings, objects, sites, districts, and landscapes" for goal 2. Commissioner Clarke asked that the sub-point on goal three be changed to "continue HistWeb updating." Chair Ralph motioned to adopt the goals as follows:

1. Continue and update oversight of Local Historic Districts in Washtenaw County
2. Promote survey and designation of historic structures, buildings, objects, sites, districts, and landscapes
3. Promote heritage tourism and placemaking

Commissioner Mann seconded the motion. The motion was passed unanimously and the stated 2023 goals adopted by the commission.

Certified Local Government Program: Staff updated the commission on the status of the CLG grant application in partnership with Northfield Township Historical Society. The Washtenaw County Board of Commissioners adopted the CLG application for a Multiple Property Documentation Form and individual National Register nominations for Northfield Township at their December 3 meeting. The application is due to SHPO February 1st.

Washtenaw County Updates: The Superior Room, along with all other large conference rooms at the LRC, are not available for the March and May HDC meetings. These meetings will be held at 415 W. Michigan Avenue, in a large conference room on the second floor.

Adjournment: Since there was no further discussion, Chair Ralph adjourned the meeting at 6:25

The next HDC meeting is scheduled for Thursday, March 2, 2023- Washtenaw County Eastern Government Center, 415 W. Michigan Avenue, Ypsilanti MI 48198

COA Application Review Packet

Historic District	Thornoaks Neighborhood
Name of Owner	NICHOLAS ROUMEL
Name of Applicant	Adam Wilbanks, Giraffe Design Build
Email address	adam@giraffedesignbuild.com
Address of Property	4101 Thornoaks Drive



What are the character defining features?

4101 Thornoaks Drive was designed by James Livingston and constructed in 1958. The house is designed to take in the pond views and Huron River valley. This low, wide front gable home has exposed roof rafters that run from front to back. The home utilizes a mix of exterior materials – light-colored brick and deep brown horizontal and vertical wood siding. The front elevation faces east.

Built into a hill, the home's rear facade has an accessible lower level. The brick continues across the lower level of the rear façade. There is a set of windows on the left side of the lower level. The rear façade also has a large deck on left side, directly off the main level living area. (The current deck is not original. A c1962 photograph shows a more modest deck. In addition, the left side of the lower level was not encased in brick, as it is today. Instead, the lower level on this side was primarily windows.) The deck spans approximately half the rear elevation. The left rear elevation contains floor-to-gable windows. The right side of the rear elevation has modest ribbon windows, above which sit additional under-the-gable windows.

What is the current integrity? The house is in good condition. In 2019, the soffit on the southwest and northeast eave edges was cut back due to rot, shortening the overhang on the side elevations of the house. This changed the profile of the house, but the HDC decided the change was necessary for the preservation of the roof and the house. The current deck is not original to the house. The HDC approved an application for an addition on the north elevation in January of 2023.

Summary of proposed work: This project proposes replacing three windows on the house; two on the front facade and one on the rear elevation. All three units are thermally/energy inefficient. Front windows are vinyl replacement units that do not match the house. Rear aluminum frame unit is huge energy loss with failing trim and single pane glass. The front windows are 69.5" W x 40.75" H, and the rear window is 67.25" W x 46.75" H. The replacement windows will be the same size. They will be Windsor Pinnacle Clad Picture Windows with an aluminum clad exterior and wood interior. The finishing will be Bronze exterior to match the window exterior colors on the rest of the house. The interior will be Douglas Fir.

Attachments:

Photos of 4101 Thornoaks
Rendering of windows
Specifications for windows



Front facade



Windows proposed for replacement on front facade; currently vinyl replacement windows



Rear elevation



Rear window proposed for replacement; currently original aluminum



Rendering of new window on rear elevation; the window finishing will be Bronze to match the rest of the windows



Rendering of windows on front facade; the window finishing will be Bronze to match the rest of the windows



Pinnacle Clad 3-1/4" Frame Direct Set & Radius

Features and Benefits

- The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- Clad units offer a strong, durable extruded aluminum frame for low maintenance
- Glass is replaceable in case of damage
- 3/4" frame on radius/direct set creates unmatched strength and stability
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- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
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- Clad windows available with WM 180 brickmould, clad extruded Williamsburg and 3-1/2" flat casing (*direct set only*)

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Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 7/8", 7/8", 1-1/4" and 2" Tall and Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Contemporary WDL
- 2" Simulated Check Rail (Direct set only)
- Standard and custom grille patterns available

Finishes

- Interior – Available in Clear Select Pine, Douglas Fir or Natural Alder
 - Primed: white or black
 - Painted: white, black or gray
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- Exterior – Heavy-duty extruded aluminum cladding on frame

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All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 23 Standard Clad Colors available in 2604 and 2605 finish
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Performance Ratings

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Clad 3-1/4" Direct Set
& Radius Corner Cut

Wild-Frey Farm Historic Resources Survey Report

7970 Liberty Road
Scio Township
Washtenaw County, Michigan

Washtenaw County Office of Community & Economic Development
Final Report
December 1, 2022

Survey Conducted By:
Melissa Milton-Pung, Lead Investigator
& Oliver Pung, Field Assistant

Survey Report Authored By:
Melissa Milton-Pung, Lead Investigator

www.washtenaw.org/preservation

Executive Summary

The Wild-Frey Farm is representative of a prosperous time in Washtenaw County history when diversified farming was a typical way of life in Scio Township and agriculture was the most common occupation. Initially, this land was the territory of the Anishinaabeg – The Three Fire Confederacy of the Ojibwe, Odawa, and Potawatomi Nations, as well as the Wyandot Nation.¹ During the Early Settlement Period in Washtenaw County, in the 1820s, English-speaking emigrants from came to this region from New England, New York and other portions of the eastern United States and Canada. The population increased after the opening of the Erie Canal in 1825. A few decades later, as American expansion pressed further west and immigration from abroad increased, new German-speaking people chose to locate in this region. Many families purchased already established farms from departing English-speakers. They were drawn by the opportunity to continue farming and other traditional craftsmanship practices no longer economically feasible in areas of Germany. As immigrants experienced success, both economically and socially, they convinced others to join them. This trend resulted in a robust community of Germans in the Ann Arbor area and southwest Washtenaw County.²

A review of historic plat maps indicates property ownership by Thomas Smith into the 1850s and 1860s, but no dwelling. By 1874, Margaret Pacey, widow of Mr. Smith, is listed and a dwelling is indicated.³ In the next available map, 1895, the property had changed hands to Fred Frey. For more than seventy years, the property is owned by the Frey family: Fred Frey, then Adolph Frey, then Mrs. Adolf Frey (Minnie). In the mid-to-late 1970s (1975, 1979), that chain of ownership shifts with the appearance of Paul Wild. Relatively quickly, the property was then sold to Ernest Bateson in approximately 1984. Bateson held onto the property until at Scio Township acquired it in 2021, due to tax foreclosure.

While ownership history the Wild-Frey Farm and its associated acreage has waxed and waned over time, this survey is limited Parcel Number H-08-30-400-029. This parcel is comprised of 5.070 acres (2.01 hectares). It is located within the South ¼ corner of Section 30, Township 2 South, Range 5 East, Scio Township within Washtenaw County, MI. The property surveyed includes a farmhouse, toolshed, chicken coop, garage, barn complex (including attached shed additions, silo, and loafing shed), sheep barn, and machine shed. Notable landscape elements include a white painted post and rail fence serving to demarcate the general boundaries of the door yard surrounding the south and east sides of the house, as well as a pair of double livestock gates which separate the barn yard from the north end of the property. Except for the partial demolition of a concrete block machine shed on the northern end of the outbuilding suite and the collapse of the woodshed and carriage barn, only a limited number of original features have been lost. Most of the farmstead remains intact. The property remains much as it was during the 19th and early 20th century period of significance and has retained its historic context. While significant topsoil removal and soil disruptions are evident in the northern end of the property, the door yard and barn yard areas are relatively undisturbed. Future excavations for utilities or other purposes may uncover physical evidence of domestic or agricultural activities. Furthermore, it is yet unknown whether the site may yield artifacts or remains of indigenous peoples who occupied this land before it was pressed into its more recent historic use. The survey has been completed to support historic district designation under the Washtenaw County Historic District Commission. It is recommended that the site be designated according to National Register Criteria A and C, which are reviewed in the evaluation results at the end of the report.

¹ <https://michr.umich.edu/land-acknowledgement>

² Ina Hanel-Gerdenich, *Washtenaw County German Thematic Survey*, 1997.

³ Per research inquiries performed separately by Scott C. Hedberg and Aprille McKay.

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Credits and Credentials

This project was funded by the Scio Township, Michigan and the Washtenaw County General Fund.

The Wild-Frey Farm Study Committee Members are:

- **Alec Jerome***
Preservation Professional and Former Scio Township Trustee
- **Katie Remensnyder***
Architectural Historian in private practice
- **Aprille McKay**
Lead Archivist for University Archives at the University of Michigan Bentley Historical Library
- **Olivia Davidson***
Real estate title officer in private practice
- **Melissa Milton-Pung**
Architectural Historian in private practice and Scio Township resident
- **Melinda Schmidt**
Historic Preservation Specialist and staff for the Washtenaw County Historic District Commission

* denotes member of the Washtenaw County Historic District Commission

Project Objectives

Impetus for Survey

This survey was conducted at the request of Scio Township. In 2021, the Township acquired the Wild-Frey Farm, located at 7970 W. Liberty Road. As part of their buy-protect-sell strategy for land use, the Township acquired the property to enact open space land conservation measures. The Township split the larger portion of acreage from the house and outbuildings cluster, then created the Liberty Pond Nature Area. The plan for the remaining 5-acre parcel, containing the Wild-Frey Farm, is to offer the property for private sale and return it to the tax rolls. Before doing so, the Township desires to have the property evaluated for historic significance and the placement of an historic district ordinance on the property to protect the above-ground historic resources from risk of demolition.

This process commenced when the Township, through formal action and the execution of a service contract, requested assistance from Washtenaw County in conducting this research. With Resolution 21-183, the County appointed the Wild-Frey Farm Historic District Study Committee to pursue this work under the oversight of the Washtenaw County Historic District Commission (WCHDC). They seated the Study Committee with numerous experts in local history, historic architecture, urban planning, and other specialties relevant to this research. Washtenaw County Historic District Commission staff, located within the Office of Community & Economic Development, also provided solid support for the completion of this Survey Report.

Melissa Milton-Pung, Principal of 24 Oaks, LLC, was engaged by the Township to serve as the lead investigator for the Study Committee. Ms. Milton-Pung meets the Secretary of the Interior's Professional Qualifications Standards in the Code of Federal Regulations, 36 CFR Part 61. She is a trained architectural historian, holding a Bachelor of Arts in Public History (Lee Honors College of Western Michigan University, 2001) and Master of Historic Preservation (University of Kentucky, 2004). Ms. Milton-Pung is a former staffer for the WCHDC, possesses extensive experience with research and photography, and is well versed in the National Register criteria. Her son, Oliver Pung, interned on this project as a field assistant.

The purpose of this Survey Report is to provide the Study Committee with the information needed to proceed with their recommendation regarding the proposed historic district. Completing the Survey Report involves intensive level survey and preliminary historical background research. The Survey Report will aid study committee members as they formulate the Study Committee Report. That more extensive document will establish the proposed local historic district boundary, flesh out the historical context necessary to make a Determination of Eligibility according to the criteria set forth by the National Register of Historic Places, and provide a draft ordinance for consideration by the Washtenaw County Board of Commissioners.

Previous Surveys and Studies

Previous surveys have documented this property at a reconnaissance level. This survey is meant to provide additional information specific to the farmstead located at 7970 W. Liberty Road. It is intended for use to support historic district designation under the supervision of the Washtenaw County Historic District Commission.

This property appeared in the Washtenaw County Survey conducted sometime in the 1980s by Eastern Michigan University graduate students in historic preservation, under the direction of Professor Marshall McClennan.

It also appeared in the Washtenaw County Thematic Survey conducted in 1996 by Ina Hanel-Gerdenich. The focus of that study was limited to the history of German settlement in southwest Washtenaw County. As this property was not found to have that link to the inquiry, no further investigations were conducted.

At an unknown date, sometime after 2009, a brief informal history and summary report were drafted by local resident/landscape consultant Scott C. Hedberg. This information was included in the *Scio Township Natural Features Report and Management Plan – Site Analysis for the West Scio Preserve & Liberty Pond Nature Area*, published in September 2021.

Evaluation Results – Intensive Level Survey

Summary of Survey Methods

An initial site visit of the Study Committee took place on September 20, 2022. Inclement weather cut that visit short. Upon securing permission from Scio Township, Melissa Milton-Pung, Principal of 24 Oaks, LLC, and Oliver Pung, Field Assistant, formally surveyed the Wild-Frey Farm on October 1, 2022. This survey documented the overall site of Wild-Frey Farm as well as an inventory of all extant structures. Preliminary historical research was carried out by Melissa Milton-Pung with coordination from Melinda Schmidt by gathering existing historic records from previous researchers Scott C. Hedberg, Ina Hanel-Gerdenich, Marshall McClennan/the Eastern Michigan University Program for Historic Preservation, and the Washtenaw County Historic Preservation Program. Invaluable archival research was also conducted by Aprille McKay at the Bentley Historical Library.

Future research of local available resources will be conducted at the Ann Arbor District Library, Scio Township Hall, the Washtenaw County Clerk's Office, and potentially the Michigan Historical Center. Additional research will be conducted at the University of Michigan Bentley Historical Library.

Information on the history of Washtenaw County, Scio Township, and German Immigration supplement the report and provide a historic context of the property within southeast Michigan during the 19th century.

Preliminary List of Local History Resources:

Archaeological Atlas of Michigan by W. B. Hinsdale, 1931

The Ann Arbor District Library, Old News Database

The *Ann Arbor Register* historic newspapers

Heritage Quest Online Census Records

Historic Plat Maps of Washtenaw County – Scio Township

- 1856, 1864, 1874, 1895, 1915, c. 1934, 1957, 1960, 1967, 1975, 1979, 1985, 1997, 1999, 2022

The Manchester Enterprise historic newspapers

Scio Township Archives

Washtenaw County Clerk's Office Register of Deeds

Washtenaw County Historical Society Collection, located at the Bentley Library

Washtenaw County Historic Resources Database, HistWeb

Potential Local Historic District Survey

General Site Description

The potential local historic district is comprised of the entire 5-acre parcel at 7970 W. Liberty Road, known as the Wild-Frey Farm. Potential contributing resources include a farmhouse, toolshed, chicken coop, garage, barn complex with milk house, two shed attachments, silo, and loafing shed; sheep barn, and machine shed. Notable landscape elements include extant fencing around the house and livestock gates near the barn yard.



Description of Individual Resources

Farmhouse

Facing northwest from the dooryard/front yard.

This two-story gabled-ell dwelling is composed of a fieldstone foundation, horizontal wooden siding, double-hung sash windows, and an asphalt shingle roof. Decorative scalloped shingles fill the fields of the gables. The south-facing and east-facing gables are punctuated with a single-pane rounded arched window.

This house's primary elevation faces south, with a formal entry in the center of the ell portion of the house, framed by a one-story, hipped roof porch. The front porch is ornamented with turned railings and cut out brackets in the late Queen Anne style. All windows are intact, with wooden frames. Except for the larger parlor window on the south elevation, nearly every window is an elongated, double-hung sash. The first story window on the east elevation, which is the kitchen window on the long portion of the ell, appears to have been replaced with a slightly wider and more squat double hung window with a three-light upper sash.



Farmhouse, continued:

Facing southwest from the rear door yard/back yard.

The rear of the house has an enclosed, one-story shed-roof porch running the length of the ell, with two separate entries split by a set of steps leading to an outside door to the basement. The east end of the porch has an east-facing aluminum door, the upper half of which is screened. This end of the porch is lined with squat double-hung sash windows of the same approximate dimensions of the kitchen window. The west end of the porch has a door-shaped opening mirroring the entry to the house, and the remainder of the porch is lined with screened window openings in the same cadence as the eastern half of the porch. The north-south gabled portion of the house has a single window centered on the first and second floors and a slender brick masonry vent stack positioned asymmetrically on the eastern half of the gable peak.



Toolshed

Facing northeast from the east side of the house; second view facing northwest.

This small, side-gabled shed has a poured concrete foundation and is clad in horizontal wooden siding. It has an asphalt-shingled gable roof. This shed has a vertical trim board covering a seam on both the east and west elevations. It appears to have been built in two parts or cobbled together from repurposed outbuilding parts, a fairly normal practice. It has a sliding door on the west elevation and the north elevation. An ornamental window hood, made of scroll-worked lumber, graces the top of square four-paned windows on the south and west elevations.



Chicken Coop

Facing east-northeast from the door yard/back yard; second view facing southeast.

This side-gabled poultry house faces south and has a small pedestrian door on that elevation. This structure has a concrete block foundation and is clad in horizontal wooden siding with an asphalt shingle roof. It maximizes the southern exposure with four eight-paned wooden windows, which tilt inward to promote air circulation. Its north elevation has a chain-link fence enclosure attached to an outside door, serving as a chicken run. This chicken coop is closely positioned next to and in line with the garage but is a separate structure.



Garage

Facing southwest from the farm lane; second view facing west.

This asymmetrical gable-fronted garage is aligned with the Chicken Coop. It is similarly constructed, with a concrete block foundation, horizontal wood siding, asphalt shingle roof, and a small pedestrian door on the primary elevation composed of vertical wood panels. The single-bay garage door on the east elevation is made of translucent fiberglass.



Barn Complex

Overview of the Barn Complex, facing northeast from the barn yard.

The barn complex is composed of several connected parts, all contributing to one continuous structure.



Core Barn Structure

Facing east from the barn yard; facing west from the east side.

This gambrel-roofed barn has a concrete block foundation and is sheathed in vertical wood siding. Its roof is covered with interlocking asphalt shingles. The west elevation includes a small shed-roofed dormer protruding from the hayloft. The primary elevation faces west, with four sliding doors outlined in white painted arches and punctuated with square window openings, which likely previously contained four square panes. The terrain slopes sharply downward from the west to the east side of the structure, opening the basement level to direct entry from the east via the Loafing Shed.



Silo

Facing northeast from the barn yard.

The silo has a heavily aggregated poured concrete foundation. It is constructed of rectangular concrete staves arranged vertically, banded in steel rebar, and topped with a standing seam aluminum cap. It has a steel rebar ladder attached to the structure on its southwest side. The silo has sustained damage and is no longer fully enclosed, with a gaping hole on the upper portion of the south elevation.



Milk House

Facing northeast from the barn yard.

This gable-fronted small appendage to the south elevation of the barn is constructed of concrete block. It has a concrete block foundation, concrete block walls, and vertical wood siding in its gable. There is a pedestrian entry on south elevation and direct access to the main barn from the north end of the structure. Two sets of vertically divided steel casement windows give light to the east and west elevations.



Loafing Shed

Facing northwest from the east side of the barn complex; second view facing west to the barn interior.

This side-gabled three-sided shed is an enclosure for livestock shelter. It is made of a mixture of corrugated metal and vertical wood siding. It is directly attached to the sheds on the north side of the barn. On the north and northwest sides, part of the structure is supported by an unstable and crumbling concrete block wall.



North Sheds

Facing southeast from the Livestock Gates.

One small and one medium-sized shed are appended to the north elevation of the Gambrel Barn. Both have concrete block foundations which are crumbling and a mixture of materials covering their roofs. The smaller shed is gable-fronted and enclosed with a mixture of vertical wood siding and corrugated metal. The medium-sized shed has a haphazard roofline approximating a gambrel. It is sided in vertical wood. Neither shed are stable enough for close examination.



Sheep Barn

Facing northwest from the barn yard; second view facing east from the farm lane.

Gable-front livestock barn with field stone foundation, vertical board and batten wood siding, asphalt shingle roofing, and entries on the south and west elevations. There is a square, wooden-framed, four-pane window on the south elevation.



Machine Shed

Primary elevation, facing west; second view facing southeast.

This side-gabled shed is composed of concrete block on three sides and a makeshift plywood enclosure on the north side. Its asphalt shingles are failing, with segments shorn off. This structure appears to date to the early to mid-20th century. At one time, it was much wider, with ruins of a former additional bay still visible. This shed is quite tall, of a height which would accommodate heavy machinery. It is not structurally stable.



Resources No Longer Extant

The Wild-Frey Farm retains most of its outbuildings and significant landscape elements. Evidence of resources no longer extant are presented below.

Feed Bunk Ruins, south side of the barn, facing northeast.

These poured concrete foundation pieces appear to have been part of a feed bunk.



Concrete Pad and Shed Remnants

North end of the property, facing southwest.

The machine shed was at one time wider; a footprint of the former north bay remains visible.



Carriage Barn and Woodshed

2009 Google Street View facing north from roadway.

It appears that a side-gabled woodshed and a side-gabled carriage house were in active deterioration at the time of this photograph.



Notable Landscape Features

Two landscapes features delineate different domestic and agricultural zones within the property, referencing the working nature of the farm.

Post and Rail Fence

Door yard (front yard) facing southwest.

A white painted post and rail fence serves to demarcate the general boundaries of the door yard surrounding the south and east sides of the house. This wooden fence is made of vertical posts approximately four feet high, traversed by four rows of horizontal boards approximately six feet wide.



Double Livestock Gates

Barn yard facing north.

These metal tube gate set separate the barn yard from the north end of the property. They provide access to the farm lane which extends from the barn yard to an open space area. This area is less defined than those closer to the main outbuilding cluster, as it has been altered by non-agricultural uses in the late 20th century.



Survey Criteria & Preliminary Recommendations

The survey of the Wild-Frey Farm has been completed with National Register Criteria applied, to support historic district designation under the Washtenaw County Historic District Commission. As stated in the *Michigan Above-Ground Survey Manual* (Michigan State Historic Preservation Office, 2018), “evaluation of the historic significance of the surveyed properties is the very heart of the survey project.” The methodology for surveys of any kind are predicated on the *National Register of Historic Places Criteria for Evaluation*.

Criteria

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant to our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in history or prehistory.

Criteria Considerations

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register.

However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is significant primarily or architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with [their] productive life; or
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from associations with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- G. A property achieving significance within the past 50 years if it has exceptional importance.

Preliminary Recommendations

The preliminary recommendation of this Survey Report is that the Wild-Frey Farm should be further evaluated for Local Historic Designation under National Register Criteria A, C, and D.

A. Association with the broad patterns of American history.

Wild-Frey Farm is associated with 19th century diversified agriculture in Scio Township of Washtenaw County, Michigan. It is significant at the local level and retains a moderate to high degree of integrity. The families who built and occupied this property were closely connected to the farming economy and social structure of the region.

C. Embodiment of the building tradition.

The Wild-Frey Farm is a good example of the vernacular architectural forms of 19th century farms in Michigan. Abundant evidence of past agricultural practices remains evident in the extant above-ground historic resources of this property, both in structures and landscape elements. The dwelling has retained its relationship to the barn complex and other outbuildings. The contextual setting of rural Scio Township is still palatable. While change has occurred over time, as is typical of a working farm which has transitioned away from active livestock, the majority of buildings and structures remain minimally unaltered and consistent with the norms of farm buildings from the late 19th and early 20th centuries.

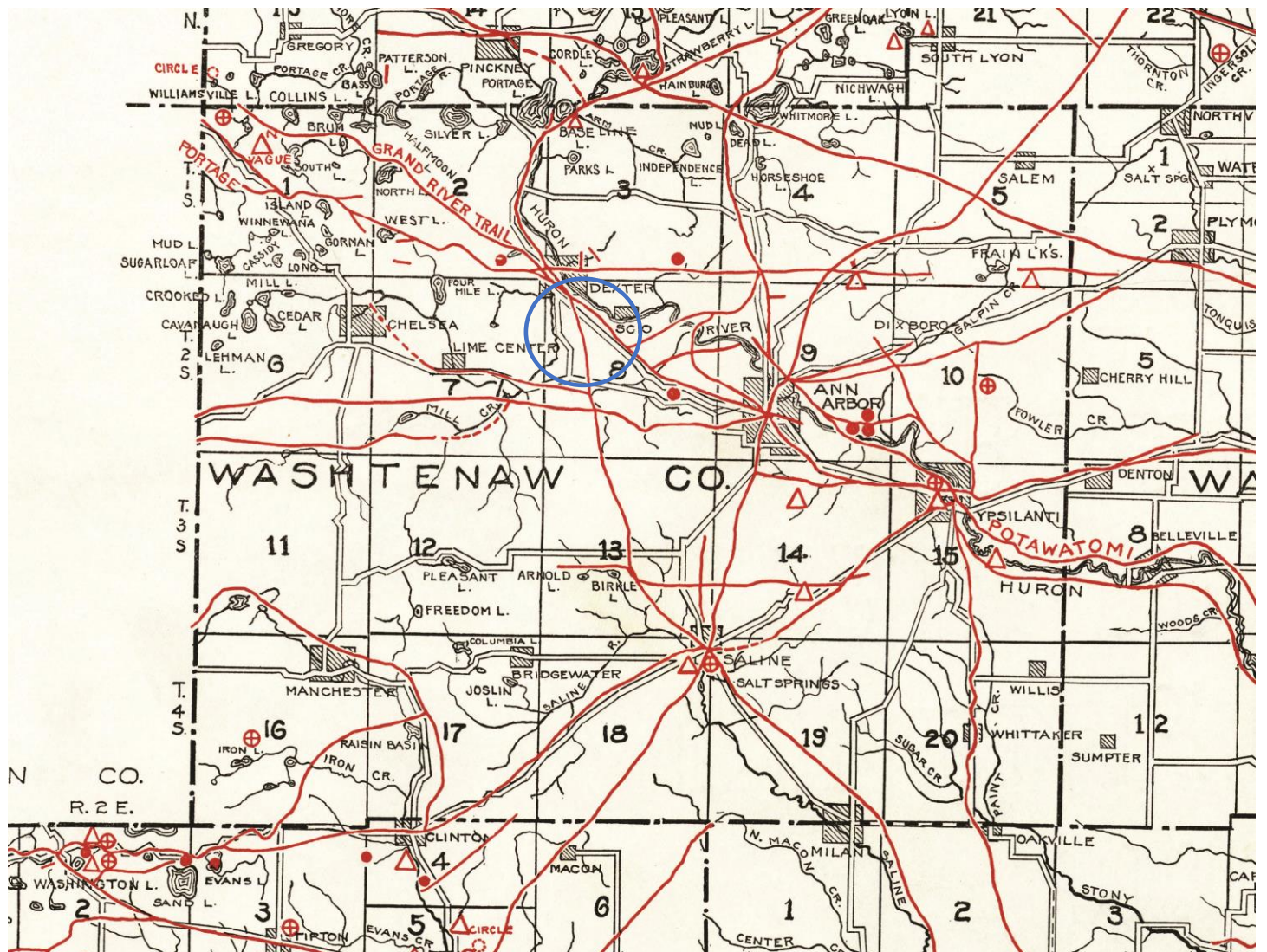
The survey has not uncovered indications for meeting any of the National Register Criteria Considerations.

Appendix A: Base Map of Potential Historic District, 2022



Appendix B: Historic Maps

W. Hinsdale Map, Depicting Indigenous/Native American Landmarks & Trails, 1931



Scio Township, 1856 T2SR5E

The map displays a grid of land sections, each labeled with a number. Key locations and features include:

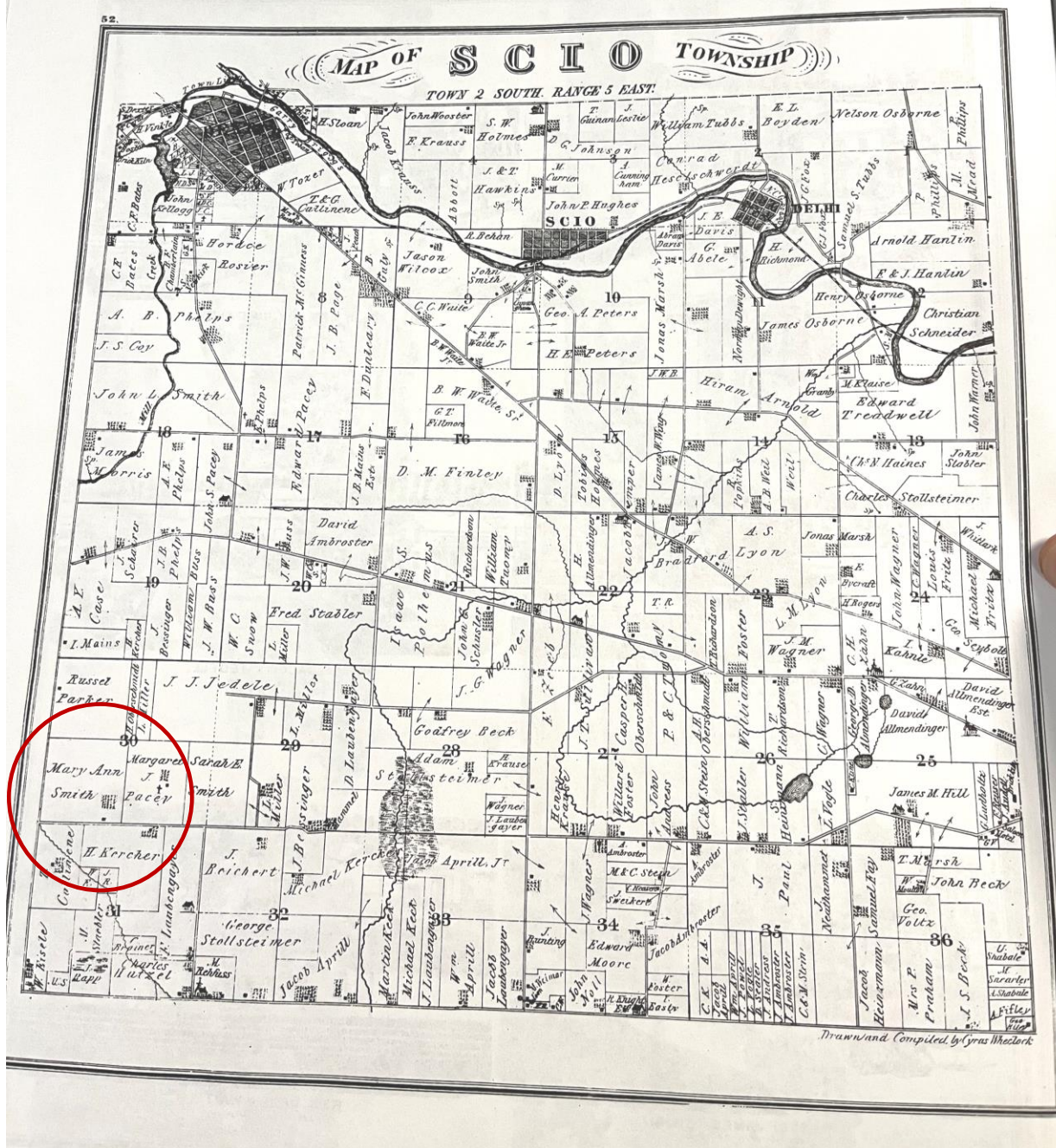
- Settlements:** Dexter, Scio, Del Rio.
- Rivers:** Scio River.
- Roads:** Several roads are shown, including those connecting the settlements.
- Land Owners:** Numerous names are listed within the sections, such as J.A. Easton, A. Aldrich, J. Boyd, and many others.
- Section 30:** A red circle highlights this section, which is labeled 'Th. Smith'.

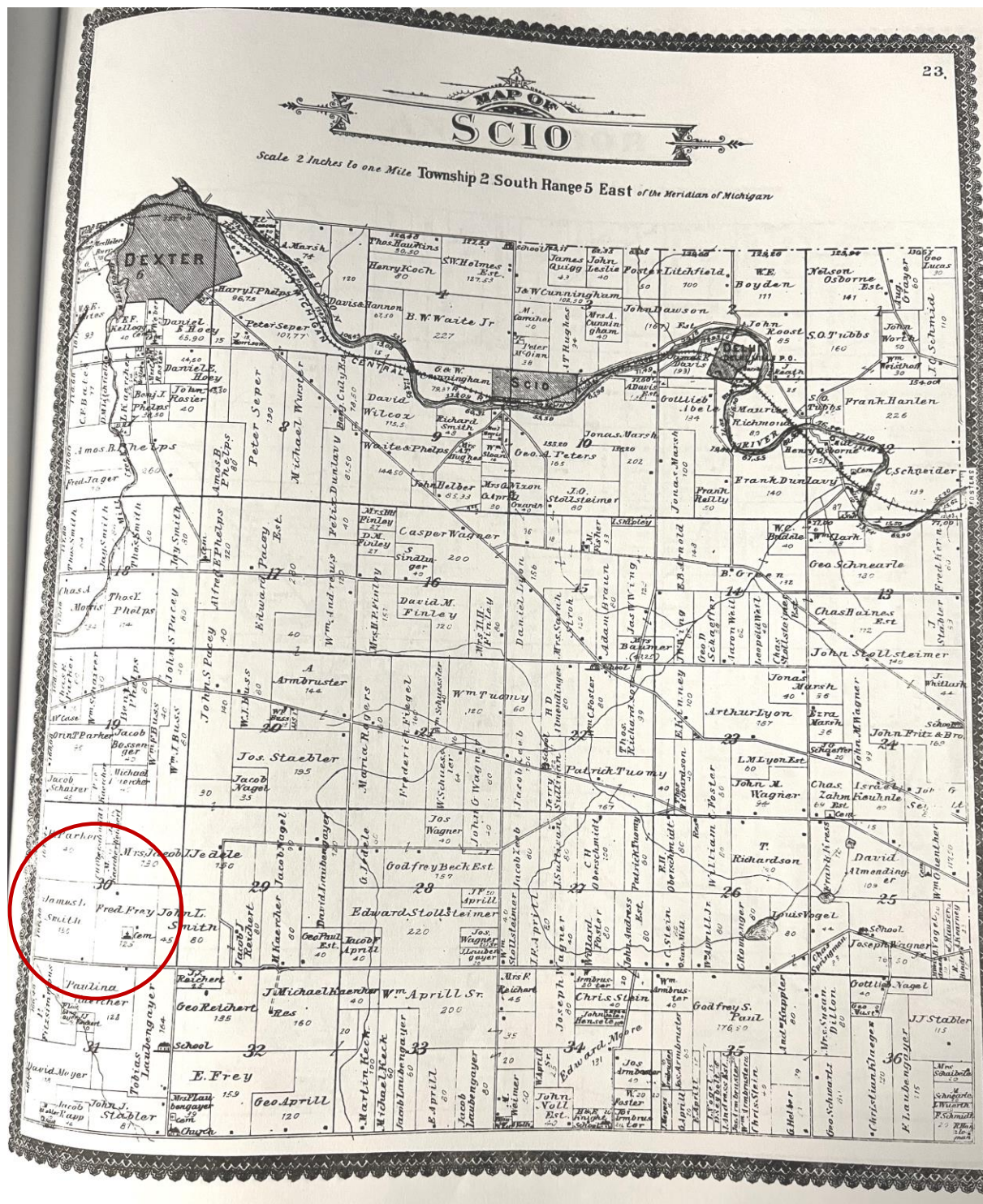
Scio Township, 1864

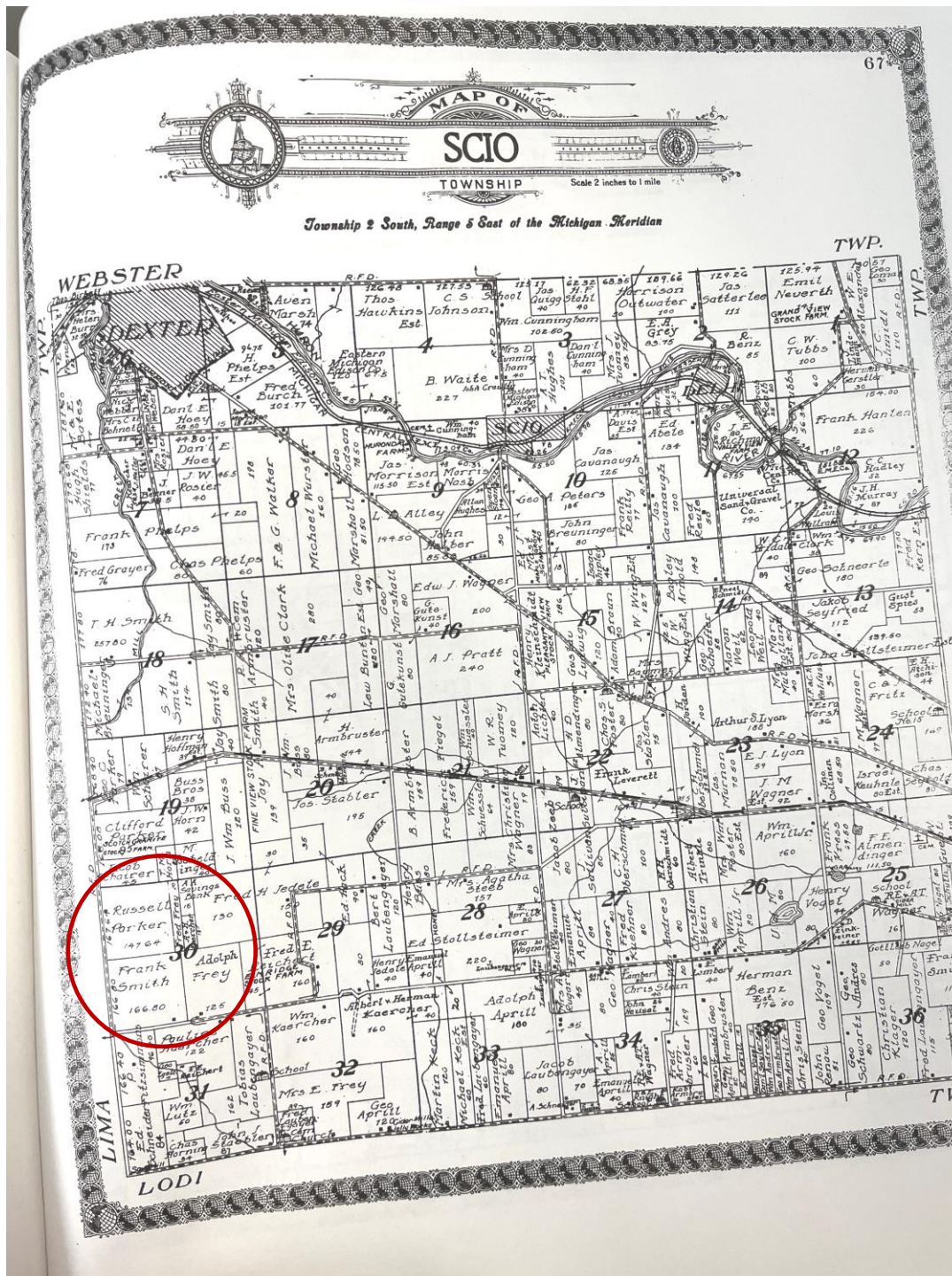
Scio Township, 1864 T2SR5E

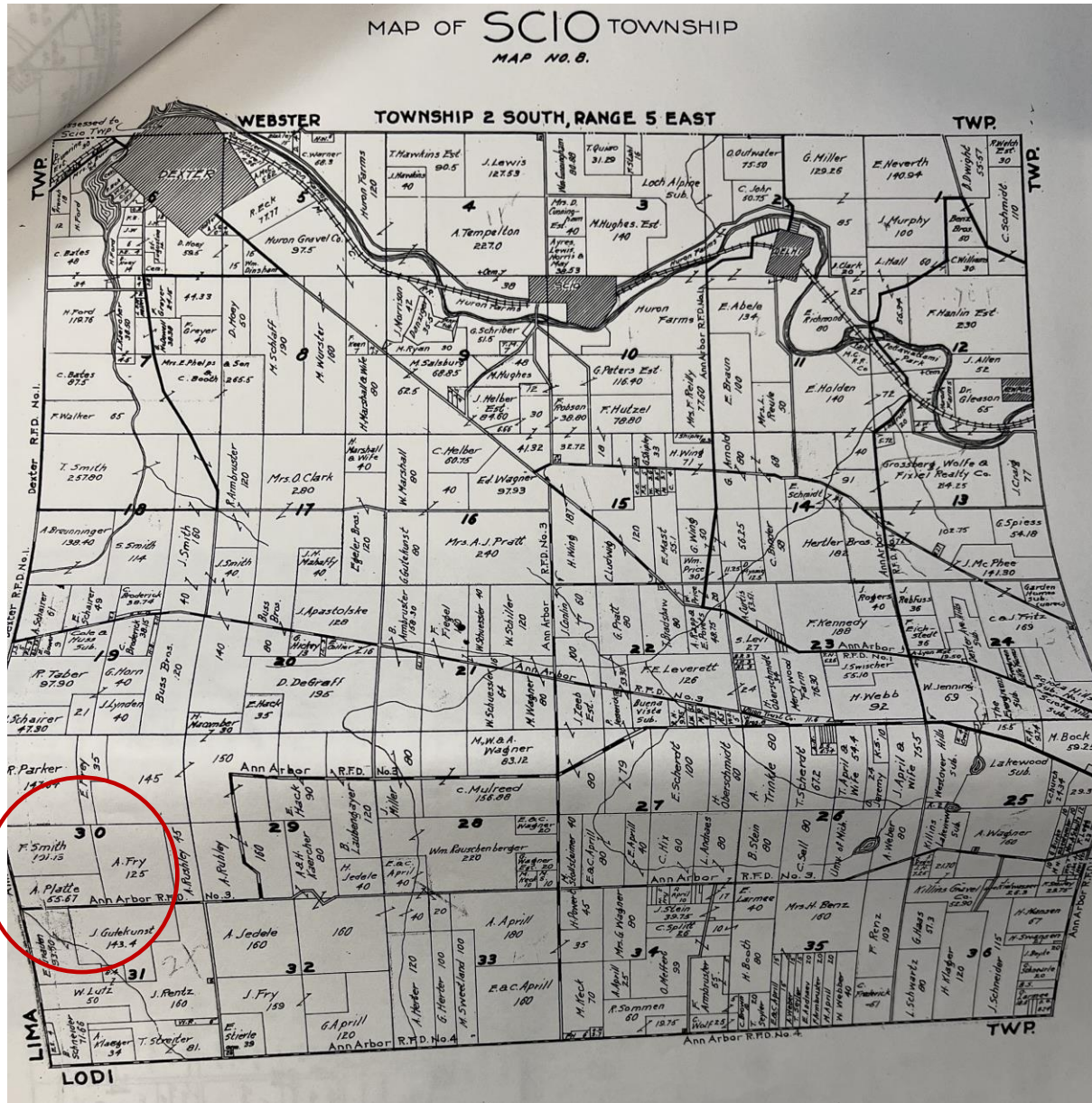


Scio Township, 1874

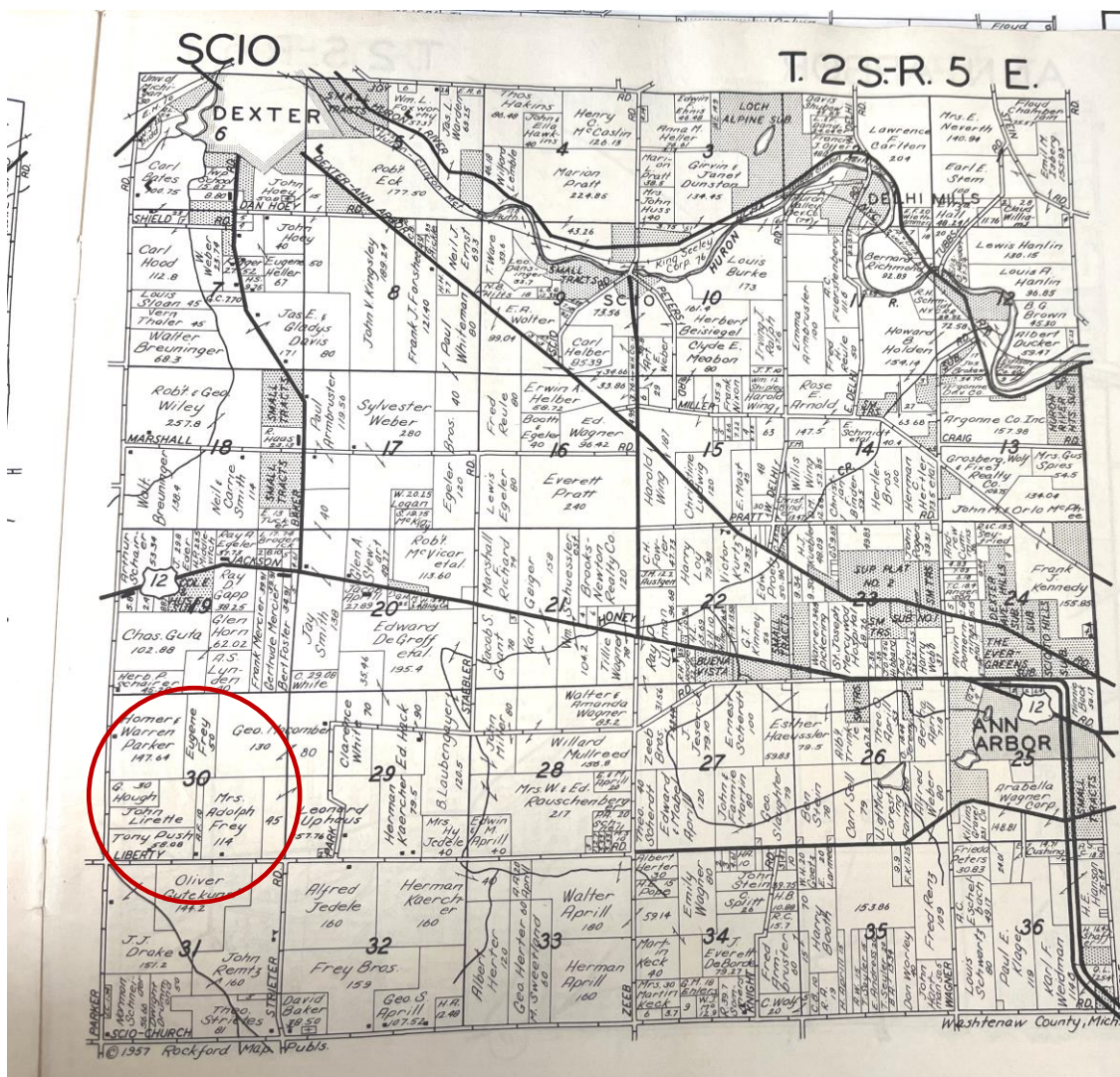








Scio Township, 1957



YOUR INTERNATIONAL HARVESTER DEALERS OF WASHTENAW COUNTY

CHELSEA IMPLEMENT COMPANY

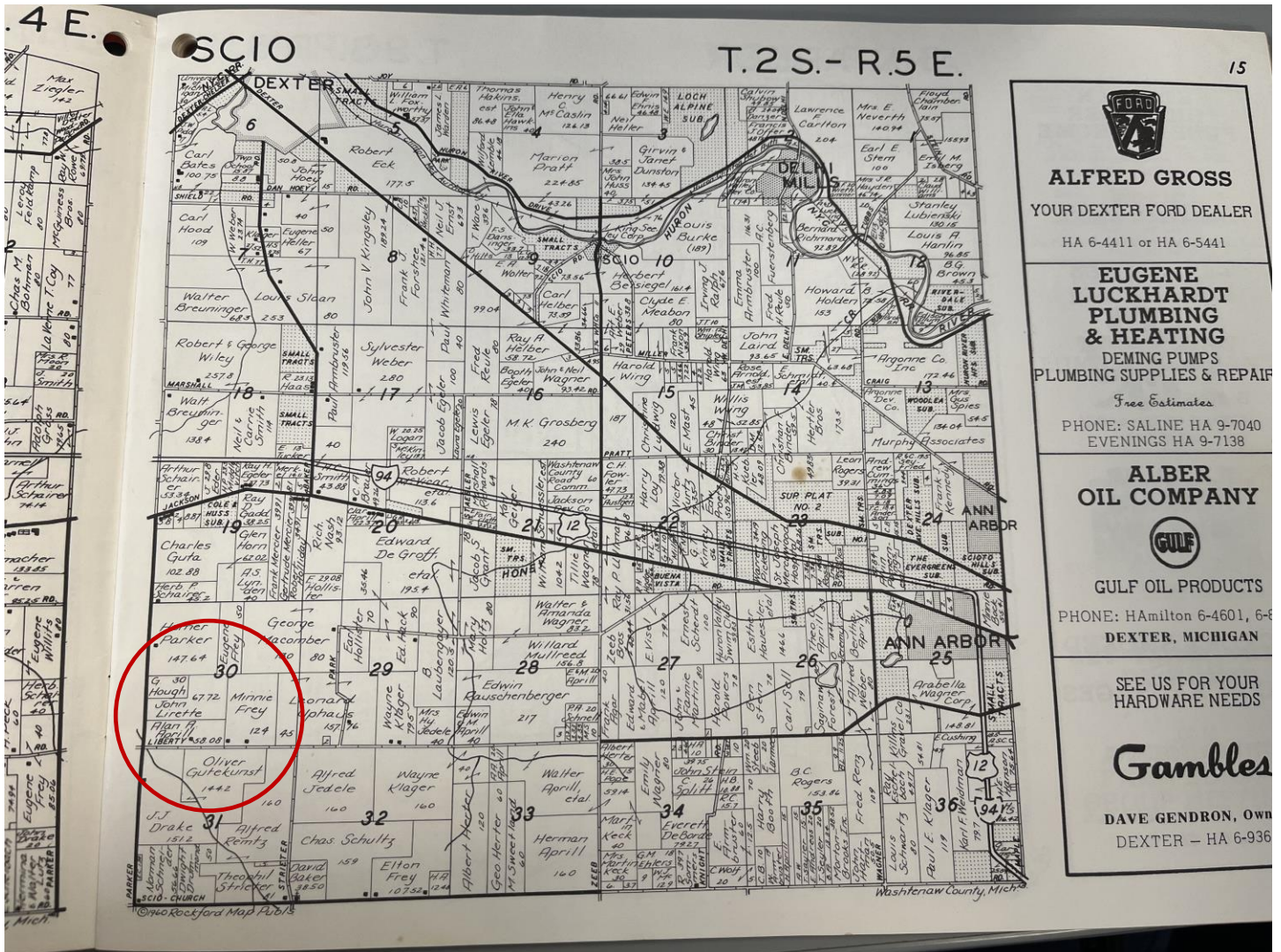
CHELSEA, MICHIGAN
PHONE: GR 5-5011

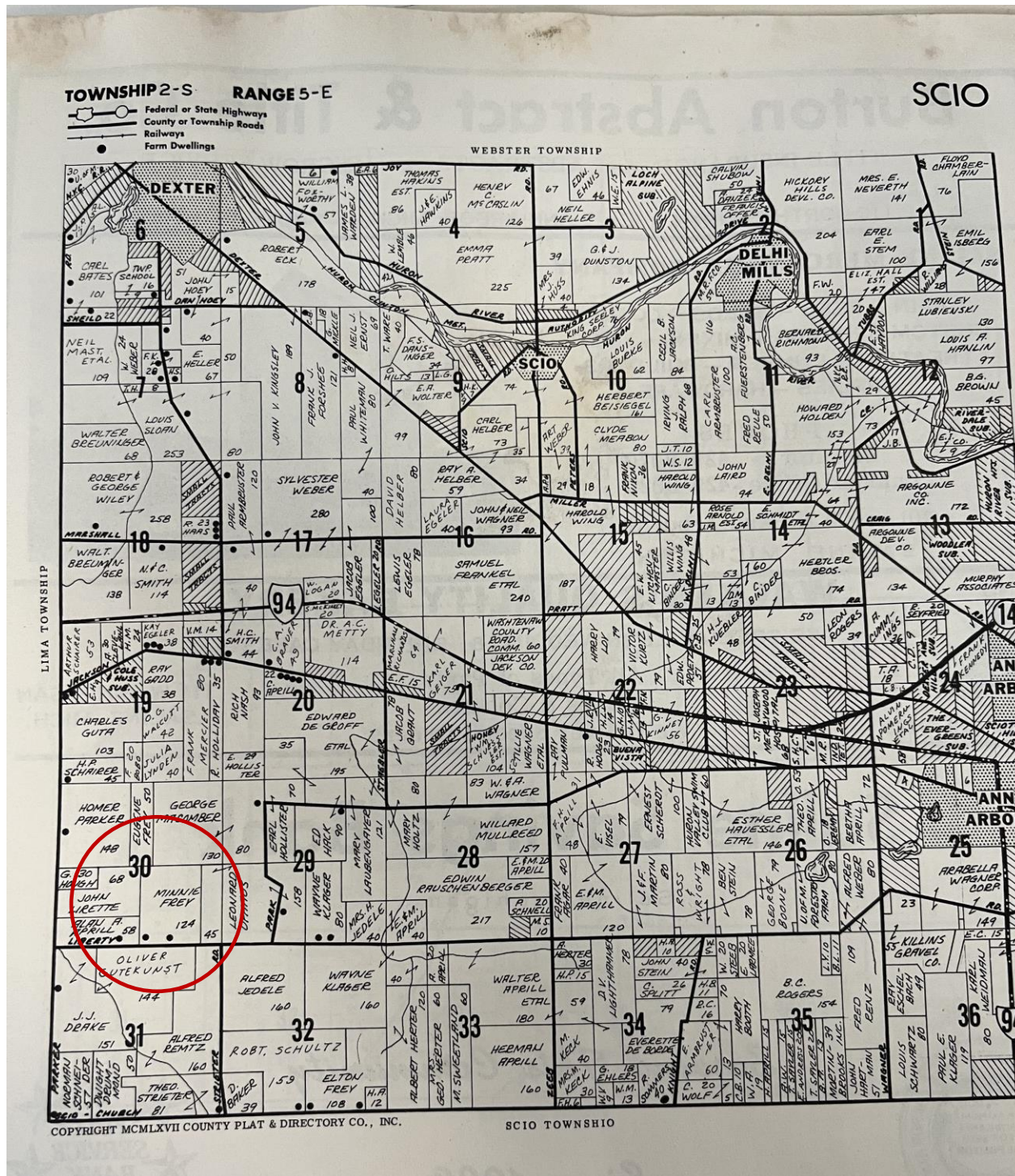
ANN ARBOR IMPLEMENT COMPANY

ANN ARBOR, MICHIGAN
PHONE: NO 2-1614

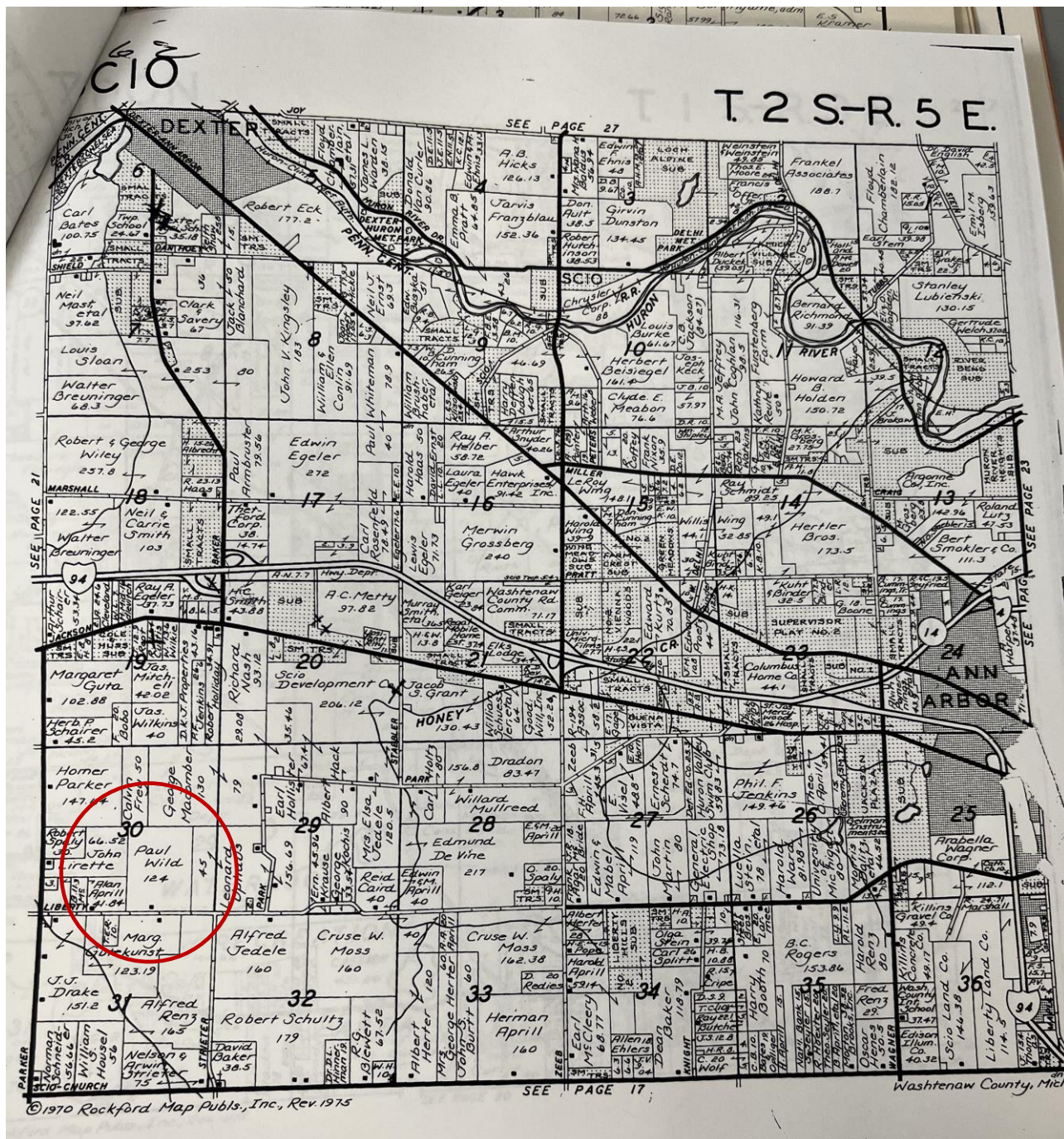
ROBISON JOHNSON COMPANY

SALINE, MICHIGAN
PHONE: SALINE 3

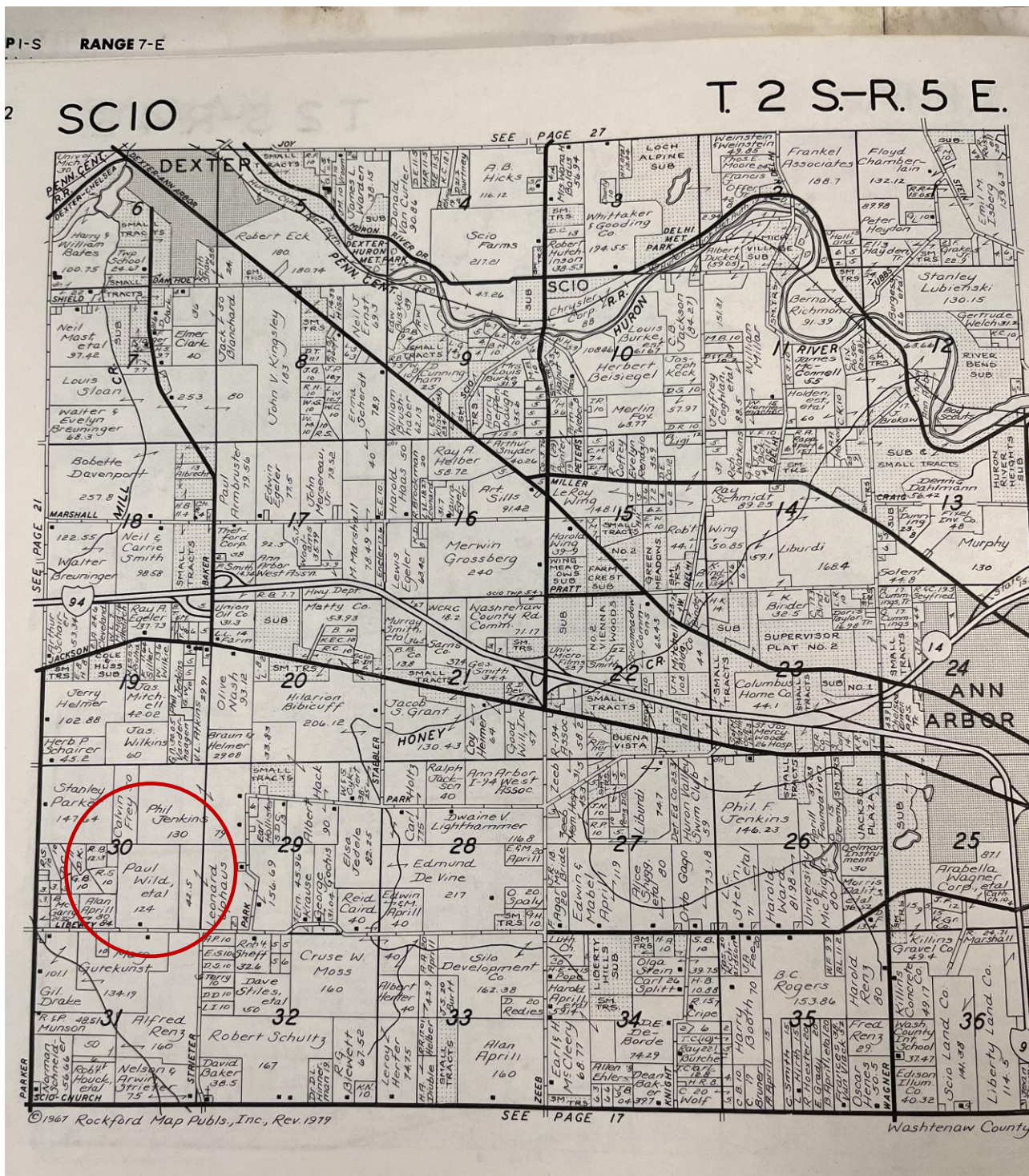


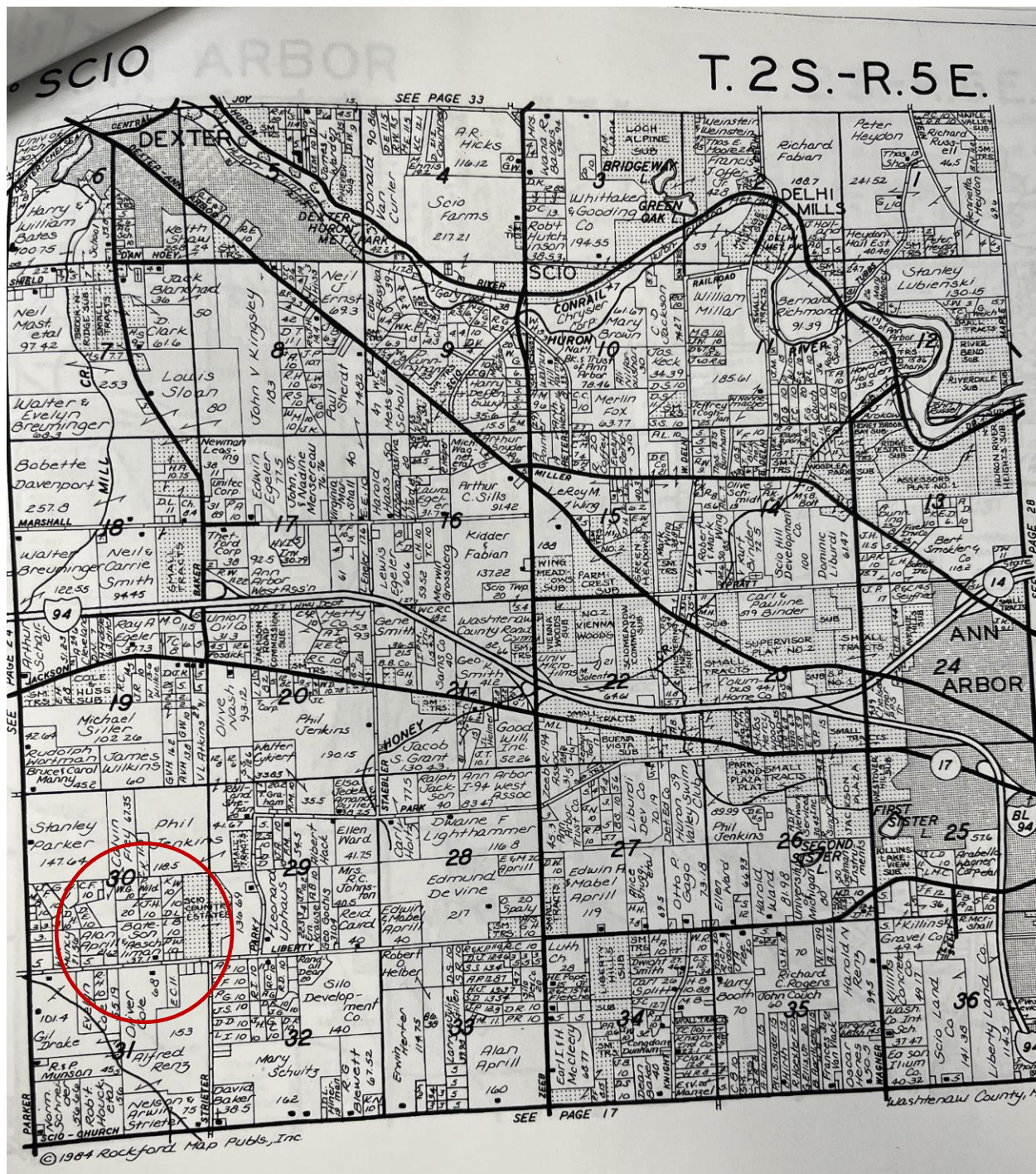


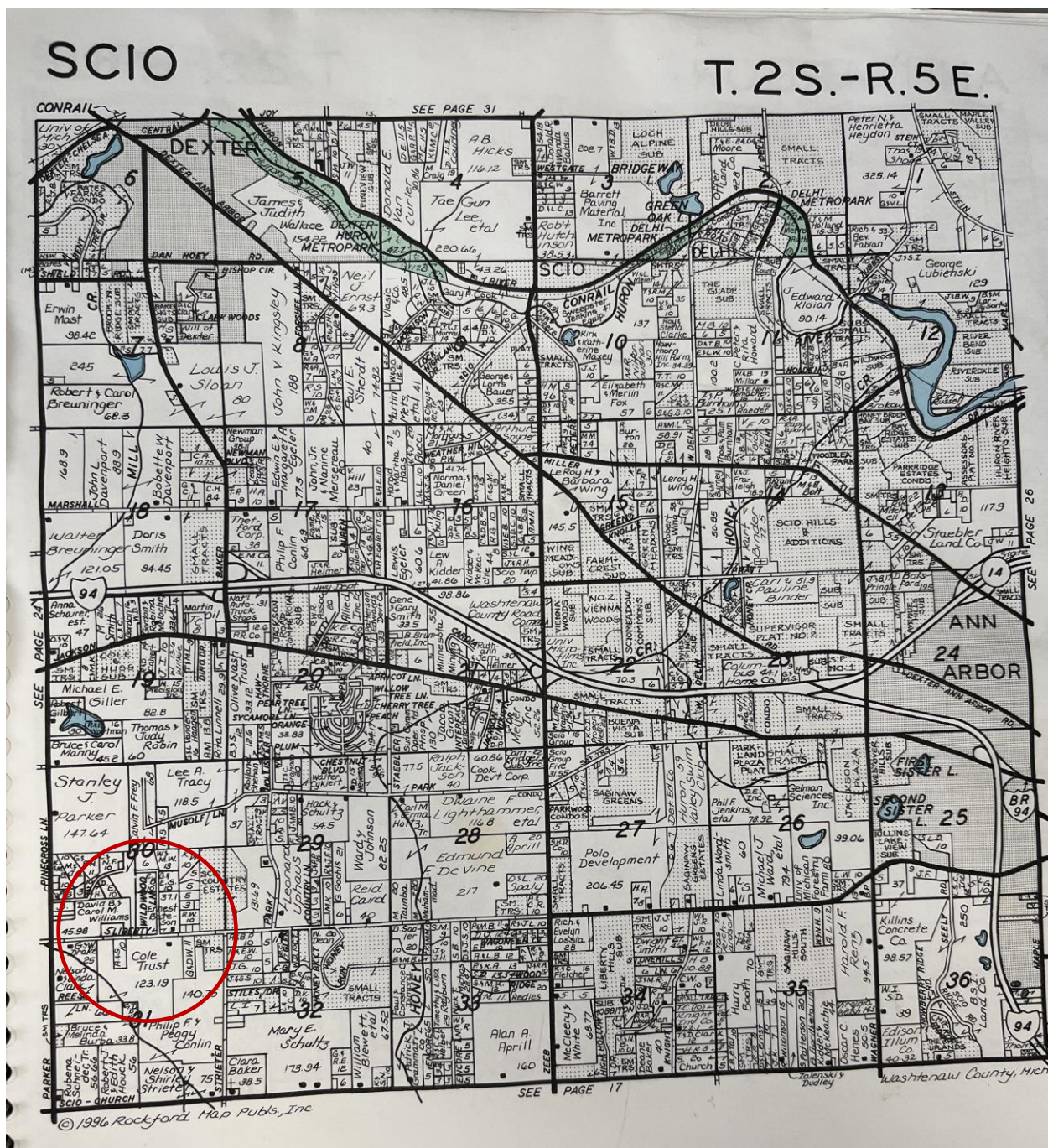
Scio Township, 1975

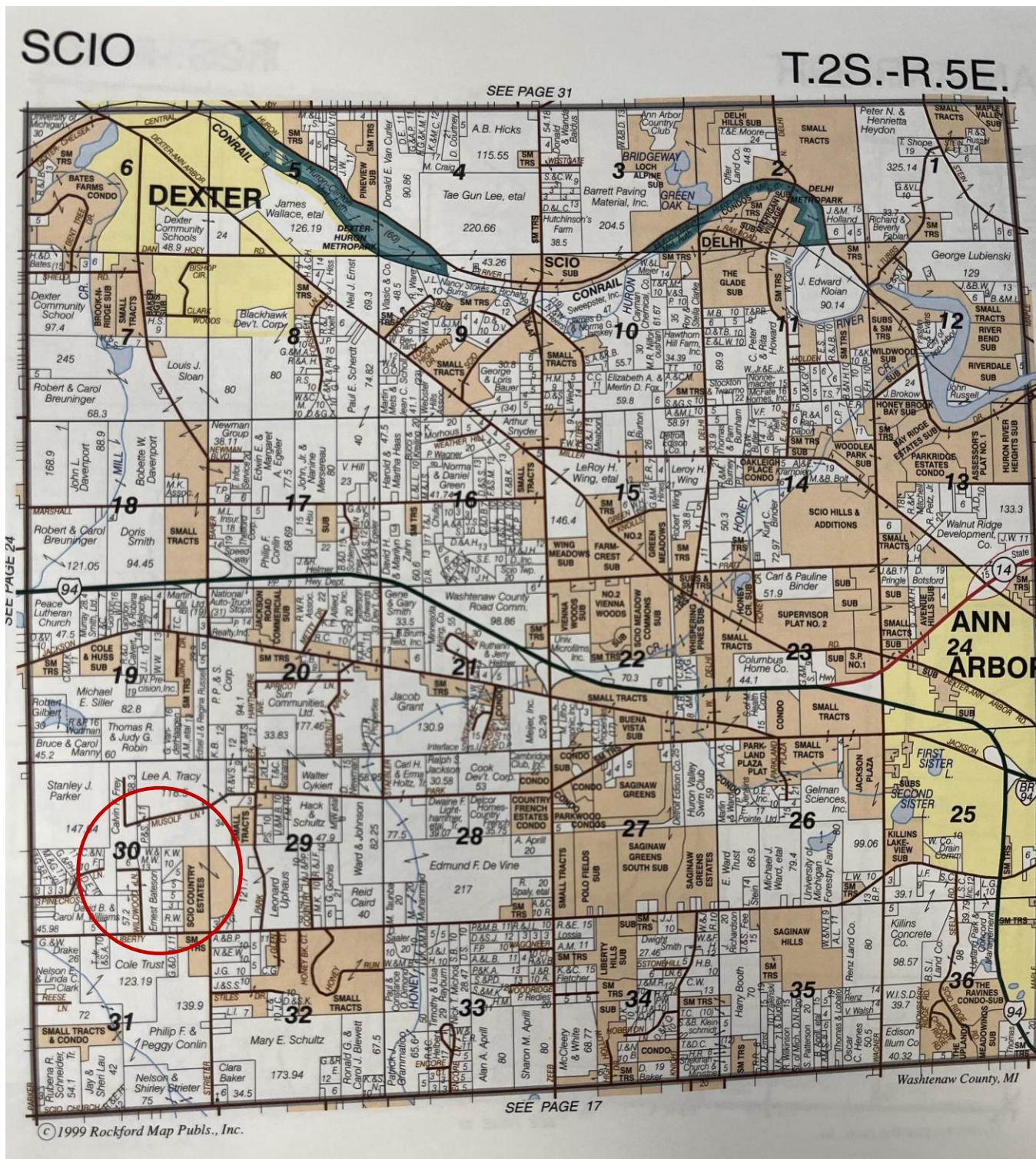


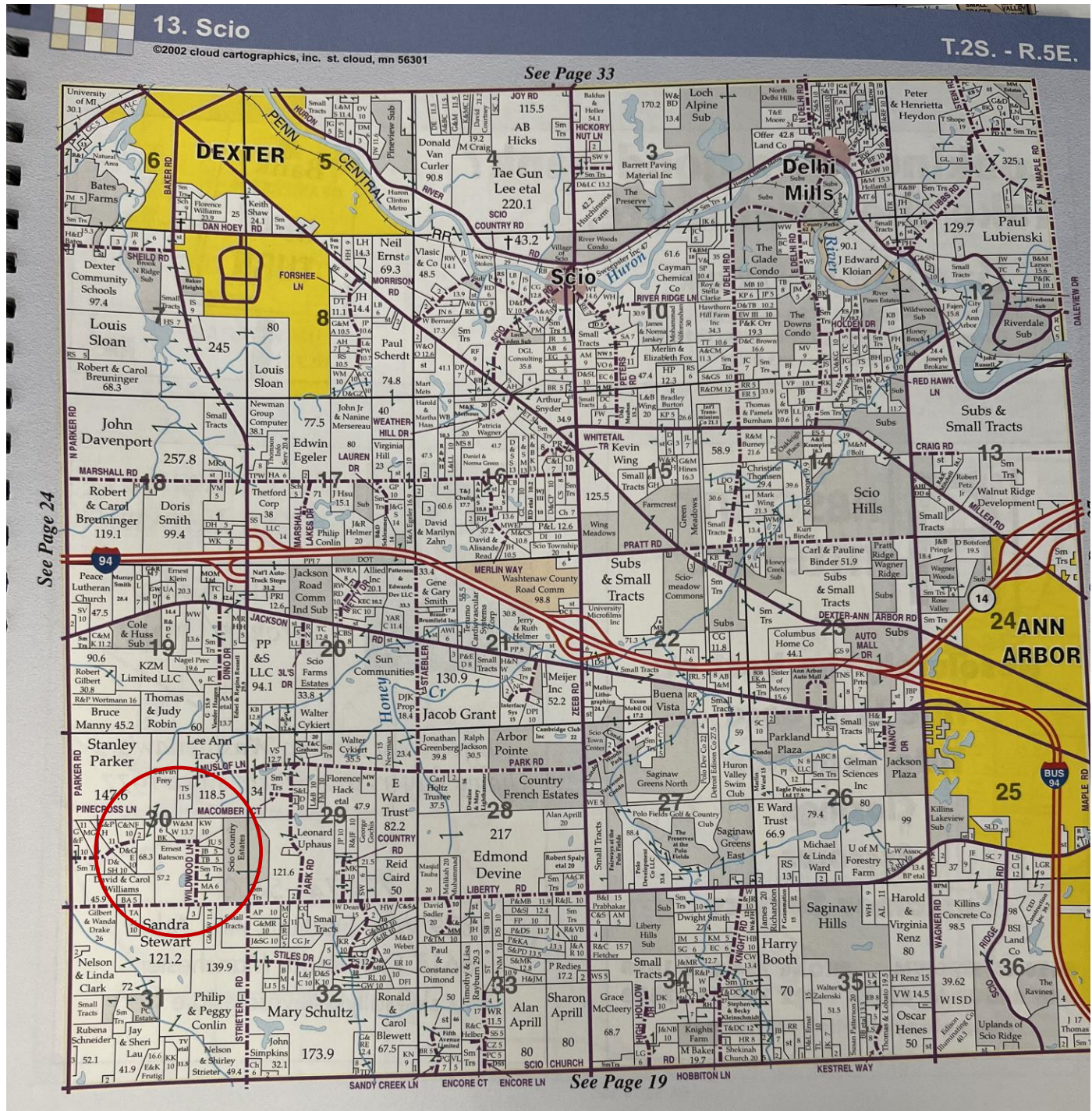
Scio Township, 1979











Appendix C: Previous Surveys

EMU Historic Preservation Program Survey, Marshall McClennan, 1981, Page 1

Survey Name _____		H-08-30-400-008		Photograph: _____		Site Number _____	
Township/Section <u>Sec 30</u>		820830401		Roll Number <u>28</u>		Frame Number <u>28</u>	
Surveyor/Date <u>Marshall McClennan</u>		5-22-81		View <u>NW</u>			
7970 Liberty Road							

Structural Shape:		Main Unit:		Roof Type:		Architectural Detailing	
101 ☐ Narrow Oblong	201 ☐ 1 or 1 1/2	301 ☐ Gable facing front	401 ☐ Classic Revival	301 ☐ Gable facing front	402 ☐ Gothic Revival	403 ☐ Italianate	404 ☐ Second Empire
102 ☐ Wide Oblong	202 ☐ 2 or 2 1/2	302 ☐ Gable eave to front	405 ☒ Queen Anne	303 ☐ Center Gable	406 ☒ Colonial Revival	407 ☐ Bungalow	408 ☐ Tudor
103 ☒ Upright & Wing	203 ☐ 3	304 ☐ Cross Gable	409 ☐ Cape Cod Revival	305 ☒ Multigable	410 ☐ Other	411 ☐ No Detailing	
104 ☐ Basilica	204 ☐ Other	306 ☐ Gambrel		307 ☐ Saltbox			
105 ☐ Cruciform	Side Wing:	308 ☐ Mansard		309 ☐ Flat Hip			
106 ☐ Square	205 ☐ 1 or 1 1/2	310 ☐ Steep Hip with Ridge		311 ☐ Peaked Hip			
107 ☐ Irregular	206 ☒ 2 or 2 1/2	312 ☐ Other					
108 ☐ Other							

Roof Constructions:		Roof Trim:		Type of Siding:		Building Detail:	
501 ☐ Belvedere	601 ☒ Plain	701 ☒ Horizontal Board	801 ☐ Corner Pilasters	502 ☐ Turret (s)	702 ☐ Vertical Board	802 ☐ Quoins	803 ☒ End Boards
503 ☐ Gable Dormer (s)	603 ☐ Boxed Cornice & Returns	703 ☐ Board & Batten	804 ☐ Door Trim:	504 ☐ Shed Dormer (s)	704 ☐ Brick	805 ☐ Window Hood:	
505 ☐ Hip Dormer (s)	604 ☐ Pedimented Cornice	705 ☐ Stone	806 ☐ Arcading	506 ☐ Wall Dormer (s)	706 ☐ Cobblestone	807 ☐ Decorative Sill	808 ☐ Frieze Windows
507 ☐ Other	605 ☐ Bargeboard	707 ☐ Stucco	809 ☐ Bay Window (s)		708 ☐ Concrete	810 ☐ Special Features:	
	606 ☐ Brackets	709 ☐ Aluminum/Asbestos			710 ☒ Wood Shingle		
	607 ☐ Dentils	711 ☐ Other					
	608 ☐ Eave Rafters						
	609 ☐ Other						

Window Lights:		Front Porch:		Porch/Portico Roof:		Foundation:	
901 ☒ 1 over 1	1001 ☐ Stoop	1101 ☐ Integrated with Main Roof	1201 ☒ Stone	1102 ☐ Gable/Pediment	1202 ☐ Brick	1203 ☐ Concrete Block	1204 ☐ Rock-faced Concrete
902 ☐ 6 over 6	1002 ☐ Stoop with Portico	1103 ☒ Hip	1205 ☐ Not Visible	1104 ☐ Shed	1206 ☐ Other		
903 ☐ Multiple over 1	1003 ☐ Umbrage	1105 ☐ Flat	1207 ☒ Raised Basement	904 ☐ 4 over 4			
905 ☐ 2 over 2	1004 ☒ Half Porch	1106 ☐ Other		906 ☐ Other			
906 ☐ Other	1005 ☐ Full Porch (Veranda)						
	1006 ☐ Wrap-around						
	1007 ☒ Open						
	1008 ☐ Enclosed						
	1009 ☒ Special Features: <u>QA spindles & Fans</u>						

Alterations:		Condition:	
1301 ☐ Appropriate	1401 ☐ Excellent		
1302 ☐ Inappropriate	1402 ☒ Good		
1303 ☐ Additions	1403 ☐ Fair		
1304 ☐ Porches	1404 ☐ Poor		
1305 ☐ Doors/Windows	1405 ☐ Unoccupied		
1306 ☐ Siding			
1307 ☐ Roof Trim			
1308 ☐ Other			



Appendix C: Previous Surveys

EMU Historic Preservation Program Survey Marshall McClennan, 1981, Page 2

Additional Information:

Formerly the Wild house Ernest Bateson, current owner
Barn 1902 H-08-30-400-008

U+W
Col Run

Diagram front elevation of building showing location of doors, windows, dormers, porches, etc.:

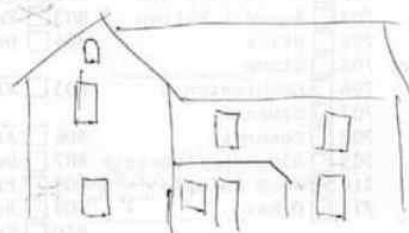
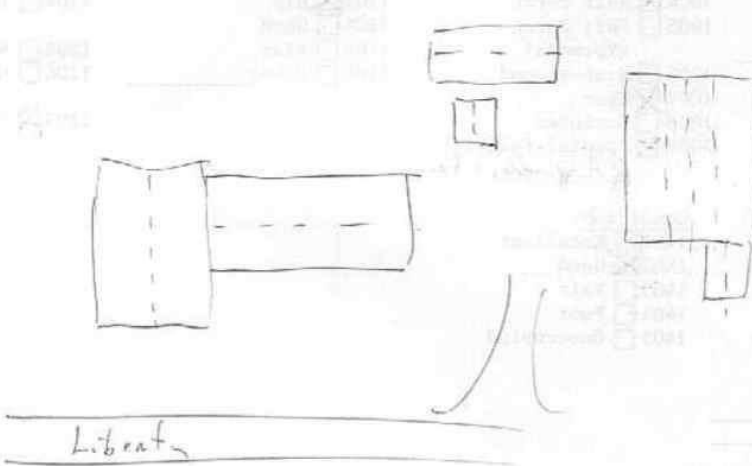


Diagram bird's-eye view of shape of building and orientation to road; use dotted lines for roof ridges. If a farmstead, diagram location and orientation to road of outbuildings:



Liberty

11-25

*Washtenaw County German Thematic Survey, Phase I
Ina Hanel-Gerdenich, 1996*

District Name A. Frey Farm, 7970 Liberty Road
Municipal Unit Scio Township, Section 30
County Washtenaw

Site Nos.
(Inclusive)
1-8+

USGS Map Title(s) Dexter, Michigan
Area Map Titles(s) Washtenaw County German Thematic Survey; Phase I

H-08-30400-008

Original Usage Agriculture
Present Usage Commerce

Photography: Site Neg. Nos:
Date
Streetscape Location
Date

Survey/Date Washtenaw Co. German Thematic/November 1, 1996
Surveyor I. Hanel
Survey Report Title Washtenaw County German Thematic Survey - Phase I

NR _____ SR _____ NHL _____ G _____ TR _____ ER _____ WF _____ SF _____

MH-19 18/78

Description: 7970 Liberty Road, Scio Township
Vernacular farmhouse with Queen Anne-style detailing situated on small hill by road. Farmstead, including large barn and several outbuildings situated on driveway to east of house. Newer (1940s?) equipment storage-like building constructed at rear of complex.

Significance: Area of Significance (Context):
None.

Approximate Boundary Description:
SW ¼ of the SE ¼ of Section 30, Scio Township.

Note: Access to property not granted.