



WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION

www.washtenaw.org/preservation

MEETING AGENDA

DATE: Thursday, Jan. 04, 2024
TIME: 5:30 pm – 7:00pm
PLACE: Eastern County Government Center
Office of Community & Economic Development – 2nd Floor
415 W. Michigan Avenue, Ypsilanti, MI

Call to Order– Chair

Roll Call – Secretary

Approval of the Agenda of the Current Meeting – Chair

Approval of the Minutes of Previous Meeting 09/07/2023– Chair

Public Comment

Items for Consideration

- Gordon Hall Grant Application
- 2024 HDC Meeting Calendar

2024 HDC elections for Chair, Vice Chair, and Secretary - Chair

Business and Reports

- **Staff Report**

- Groves Farm Preliminary Application for Local Historic District
- Local Historic Districts
 - Wild-Frey Farm
 - Thornoaks
 - Audit Report
- 2024 HDC Goals
- Northfield Township MPDF CLG Grant
- Washtenaw County Updates
 - Intern onboarding, Sarah Pounders
 - New OCED Director, Toni Kayumi

- **Treasurer Report**

Items for Discussion

- Commissioner Updates

Adjournment

Next Meeting: Thursday, March 7th, 2024 - Washtenaw County Eastern County Government Center

Attachments:

September 07, 2023 Meeting Minutes
Gordon Hall Drafted Grant Application
Drafted Resolution of Support for Gordon Hall Grant
Drafted Letter of Support from HDC
2024 Calendar
Staff Report
Groves Farm Preliminary Application for Local Historic Designation
Audit Report

**Washtenaw County Historic District Commission
Meeting Minutes**

DATE: Thursday, Sept, 07, 2023
TIME: 5:30 pm-7:00pm
PLACE: Eastern County Government Center
Office of Community & Economic Development- 2nd floor
415 W. Michigan Ave, Ypsilanti, MI

Call to Order

- Vice Chair Jerome called the Washtenaw County Historic District Commission meeting to order at 5:37 PM

Roll Call

- Secretary Clarke conducted roll call:
 - **Commissioners present:** Kim Clarke, Anne Stevenson, Angela Oehrli, Alec Jerome, James Mann, Katie Remensnyder
 - **Commissioners absent with notice:** Alice Ralph, Peter Kelley
 - **Staff present:** Melinda Schmidt, Kat Slocum

Approval of the Agenda of the Current Meeting:

Vice Chair Jerome asked if there were any corrections to the agenda. Correction to add citizen participation. Commissioner Mann moved to approve the agenda. Commissioner Oehrli seconded the motion and with no further discussion, the agenda was unanimously approved.

Approval of the Minutes of Previous Meeting: July, 06 2023:

Vice Chair Jerome asked if there were any corrections to the minutes. There were none. Commissioner Stevenson moved to approve the minutes. Commissioner Clarke seconded the motion. The motion passed unanimously.

Citizen Participation: The HDC welcomed Sally Louis and her partner Mark Sandstrom. Sally introduced herself as the owner of Groves Farm.

Commissioner follow-up to citizen participation: Vice Chair Jerome thanked Sally Louis for her attendance and invited her to speak following the Groves Farm National Register of Historic Places (NRHP) nomination review.

Application Reviews:

Vice Chair Jerome called the **4151 Thornoaks** Application item to order.

a. HDC staff introduced the application. The owner of 4151 Thornoaks, [REDACTED], would like to remove existing damaged deck and replace it with a new deck that will bring the structure up to code. The proposed new deck will have an extended footprint of 8-foot on the east side, which will fuse the existing deck to two cantilevered sections. According to the application, it is not possible to maintain the existing footprint without extending the deck surface 8 feet east, as the plumb line drop from the existing east deck edge impedes access to the shed door. Staff showed pictures of the proposed plans and materials. Commissioners discussed why the expansion was justified and requested clarification on what would be done to the lattice work beneath the deck. Commissioner Stevenson noted that the deck is not original and agreed with Commissioners on the need for the lattice work to be replaced and made tidier. Commissioner Remensnyder noted that the deck replacement extension should not have joists attaching directly to the chimney. Commissioner Clarke moved to approve the deck with future administrative approval for lattice work following conversation with the owner. Commissioner Oehrli seconded. The commissioners made a unanimous motion:

“to approve the Certificate of Appropriateness application for a deck replacement and 8-foot east side extension at 4151 Thornoaks, as submitted with plans, specifications, pictures, and proposed materials including: Dekorators Vault Dusk decking that is a close match to the existing aged cedar color, and Trex Signature Glass Railings matching a section of existing upper deck railings with a mix of glass and post. HDC approval of this work is based on the Secretary of the Interior’s Standards for Rehabilitation number 9.”

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.

As part of this approval, the HDC clarifies that the deck may not be directly joisted to the chimney on the east elevation, to safeguard the integrity of the chimney.

Business and Staff Reports:

Items for Consideration by Commission

- Groves Farm National Register Nomination: HDC staff presented the nomination packet. [REDACTED], the current owner, shared her personal experience on the farm including her continued relationship with the Groves family, her work to preserve the barns, and her wish for the site to be protected in the future.
- Commissioners applauded the effort and work of [REDACTED] and noted the impressive notes and documentation of the site. Commissioners stated that the age of the barns may merit the nomination to be at the state level rather than local level. The HDC encouraged the owner to explore the option of becoming a historic district to protect the site.
- Staff will send commissioner notes to the SHPO. Along with the signed nomination.

Local Historic Districts

- Wild-Frey Farm:
 - The Board of Commissioners will consider the Wild-Frey Farm Local Historic District Ordinance at two consecutive meetings in September. The first reading was on September 6th, and second reading will be September 20th. Staff will attend the readings. The BOC will make a designation decision at the September 20th meeting.
- Thornoaks:
 - Siding has been installed at 4071 Thornoaks Drive. The siding is not in compliance with the COA issued in February 2022. Staff discussed next steps with the HDC including advice from corporation council. Commissioners discussed the unapproved work and concerns about the appearance of the front façade. Commissioner Stevenson moved to:
 - *“have HDC staff contact the owner of 4071 Thornoaks Drive to modify work completed in violation of the specific requirements of the previously issued COA (Feb 10th, 2022). WCHDC requires that 1) the siding on the front façade be restored to its original diagonal configuration, 2) the front door restored to previous iteration as of Feb X, and 3) removal of belt course. These unapproved changes to the structure, which includes installation of vertical siding, a belt course, and a new door, are not in compliance with the Secretary of Interior Standards 2 and 5.*

Commissioner Clarke seconded and the motion was unanimously approved.

Northfield Township MPDF CLG Grant

- The draft RFQ has been reviewed by NTHS and is with SHPO for comment.

Washtenaw County Updates

- Kat Slocum was recently hired as the new Historic Preservation Specialist for the Office of Community and Economic Development.

- The County is in the process of interviewing candidates for the Office of Community and Economic Development (OCED) Director position. Let staff know if you have any questions.

Adjournment: Commissioner Stevenson motioned to adjourn the meeting at 7:00pm. Commissioner Oehrli seconded the motion. The motion was passed unanimously.

The next HDC meeting is scheduled for Oct. 05, 2023 at 5:30 p.m. at Eastern County Government Center Office of Community & Economic Development 2nd floor 415 W. Michigan Ave, Ypsilanti, MI

DRAFT



Michigan Certified Local Government Program

FY2024 CLG Grant Application

Rehabilitation Planning and Rehabilitation Projects

PROJECT INFORMATION

Certified Local Government:

Project Name:

Property Name:

Property Address:

Historic Designation:

Rehabilitation Projects: Provide the name of the resource individually listed in the National Register of Historic Places or, if the resource is listed as a contributing resource, provide the name of the National Register-listed district.

Rehabilitation Planning Projects: Provide the name of the resource that is listed in the National Register or has been determined eligible for listing by SHPO. If the latter, also provide the approximate date (if known) that the resource was determined eligible.

Property Owner Name:

Primary Telephone Number:

E-mail:

Brief Project Summary (no more than 1-2 sentences):

GRANT FUNDING REQUEST

CLG Grant Request:

\$

CLG Match (NOT REQUIRED):

\$

Total Project Amount:

\$

Grants are reimbursable, and the applicant must demonstrate availability of the total project cost. Briefly describe the project funding source and kind:

CLG INFORMATION

Federal ID (EIN) Number:

UEI Number:

Certified Local Government Street Address:

City:

Zip Code:

Project Coordinator Name:

This individual must have complete knowledge of the day-to-day activities with the proposed grant-funded work.

Primary Telephone Number:

E-mail:

Project Coordinator Street Address:

City:

Zip Code:

CLG LEGISLATIVE INFORMATION

This information is used to notify your elected officials if a grant is awarded.

U.S. Congressional District Number:

State Senate District Number:

State House of Representative District Number:

CLG SPONSORSHIP APPLICANT INFORMATION (IF APPLICABLE)

Complete ONLY if the CLG is applying on behalf of a non-profit organization or public entity.

Name of Non-profit or Public Entity:

Federal ID (EIN) Number:

Nonprofit or Public Entity Contact Name:

Telephone Number:

E-mail:

Street Address:

City:

Zip Code:

PROJECT INFORMATION**A. PROJECT GOALS**

B. SCOPE OF WORK

C. PROJECT NEED**D. PROJECT URGENCY****E. PROJECT IMPACT**

F. PROJECT CONSIDERATIONS

Is the project related to one or more of the CLG's goals and priorities as identified in the CLG's last three annual reports and/or most recent program evaluation? If so, describe.

Is the project related to one or more of the goals identified in the [Michigan Statewide Historic Preservation Plan, 2020-2025](#)? If so, describe.

If applicable, describe the relationship of the project to other community planning and development, economic development, revitalization initiatives, and/or cultural tourism efforts.

Are there other entities or partnerships that will benefit from the project?

How will the value of historic preservation be articulated through the project and how will the public be informed about the project?

PROJECT BUDGET

Provide a project budget that matches the items described in the scope of work. All grant funds are paid on an expense reimbursement basis only. The applicant must have funds available for expenditures amounting to 100 percent of the project cost at the time of submittal. The subgrantee will be reimbursed for eligible expenses incurred (up to the grant amount) at the end of the project. SHPO will review and may make changes to the budget line items as submitted in the application. The final budget, as approved by SHPO, will become an attachment to the grant agreement.

WORK ITEMS	CLG FUNDS	CASH MATCH	IN-KIND MATCH	PROJECT TOTAL
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
TOTAL COSTS:	\$	\$	\$	\$

WORK SCHEDULE

On the following page, provide a work schedule that includes major project milestones. Remember that work cannot begin until the grant agreement is executed. Assume a **July 2024** grant agreement date. Projects will have until **August 31, 2026**. All project work, including billing and reporting, must be completed by August 1, 2026, to facilitate project close-out by August 31. No extensions will be given.

Rehabilitation Planning Projects must include:

- Procurement
 - Submit draft procurement materials to SHPO for approval (allow 14 days for review)
 - Solicit bids
 - Bids due
 - Submit bids and rationale for bidder selection to SHPO for approval (allow 14 days for review)
 - Submit draft consultant contract to SHPO for approval (allow 14 days for review)
 - SHPO comments and recommends changes, as necessary, for consultant contract
 - Executed contract submitted to SHPO
- Project Work
 - Quarterly progress reports (due dates are January 15, April 15, July 15, and October 15)
 - Project kick-off meeting with CLG, SHPO, and consultant(s)
 - SHPO review of first and revised draft products (allow 30 days for review)
 - SHPO review of final products (allow 30 days for review)
 - Submission of completion report and reimbursement request to SHPO

Rehabilitation Projects must include:

- Procurement
 - SHPO pre-work site inspection
 - Submit draft procurement materials to SHPO for approval (allow 14 days for review)
 - Solicit bids
 - Bids due
 - Submit bids and rationale for bidder selection to SHPO for approval (allow 14 days for review)
 - Submit draft consultant contract to SHPO for approval (allow 14 days for review)
 - SHPO comments and recommends changes, as necessary, for consultant contract
 - Executed contract submitted to SHPO
- Project Work
 - Quarterly progress reports (due dates are January 15, April 15, July 15, and October 15)
 - Install project sign and submit photo documentation of sign to SHPO
 - Deadline for SHPO to prepare historic preservation easement (allow 90 days)
 - Begin construction
 - Finish construction
 - Sign easement, record at Register of Deeds, submit original recorded easement to SHPO
 - SHPO final on-site inspection
 - Submission of completion report and reimbursement request to SHPO

[illegible]

CERTIFIED LOCAL GOVERNMENT AUTHORIZED SIGNATORY

Signature:

Date:

The grant application form must be signed and dated by the authorized contract signatory or another appropriate individual.

Printed Name and Title:

CLG Sponsorship (if applicable)

Signature:

Date:

The grant application form must be signed and dated by the authorized contract signatory or another appropriate individual.

Printed Name and Title:

APPLICATION CHECKLIST

Include the following exhibits to complete the CLG grant application and check the appropriate boxes to indicate included exhibits. Please refer to the CLG Grant Manual for instructions.

- ☐ Exhibit A: Financial Certification
- ☐ Exhibit B: Resolution
- ☐ Exhibit C: Tax Incentive Certification
- ☐ Exhibit D: Deed and Ownership Information
- ☐ Exhibit E: Floodplain Certification
- ☐ Exhibit F: Letters of Support
- ☐ Exhibit G: Photographs, Maps, and Supporting Documentation

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 complete structural improvements 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 2024 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 January 4, 2024 approves this resolution to sponsor the Dexter Area Historical Society CLG Grant application.

Jan. 4th, 2024

Alice Ralph, WCHDC Chair

Date



WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION

Alan Higgins, Certified Local Government Coordinator
Michigan State Historic Preservation Office
735 E Michigan Ave
Lansing, MI 48912

January 4th, 2024

RE: Michigan Historic Preservation Certified Local Government (CLG) Grant
Washtenaw County -- Dexter Area Historical Society (DAHS) Application
Gordon Hall Structural Improvements
Washtenaw County Historic District Commission (WCHDC) Support

Dear Mr. Higgins:

At our regular meeting in January 2024, the WCHDC unanimously resolved support for the Washtenaw County – Dexter Area Historical Society (DAHS) application to receive the 2024 Michigan Historic Preservation Grant.

Awarded funds would allow for structural improvements at Gordon Hall including the addition of structural supports to manage a minimum 100lb/sf floor loads and restoration of supporting stone walls. This crucial work is a necessary next step in the rehabilitation master plan for Gordon Hall and will facilitate ongoing efforts to restore this unique historic resource. When restoration is complete, Gordon Hall will reach its full potential with increased opportunities for school-age educational programming, community events, and continued fundraising to support local history education.

The multi-year goal of DAHS is to restore Gordon Hall to its configuration in the early 1860's- a key period of local historic significance. Dedication to this goal is exemplified in the efforts DAHS has made to acquire funding through donations, grants, and fundraising events.

The Washtenaw County Historic District Commission supports the ongoing efforts to rehabilitate Gordon Hall. Thank you for your consideration of this worthy CLG grant application. The DAHS is an energetic and committed organization. The structural improvement work proposed in this application is a timely and vital element in their ongoing stewardship of Gordon Hall. Selection for 2024 CLG grant funding will be valuable to the current work and future success.

Sincerely,

Alice J. Ralph
Washtenaw County Historic District Commission Chair



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT

Collaborative solutions for a promising future

Washtenaw County Historic District Commission

Public Meeting Posting

The Washtenaw County Historic District Commission will hold its 2024 meetings on

Thursday, January 4

Thursday, March 7

Thursday, April 4

Thursday, May 2

Thursday, June 6

Thursday, July 11: location pending

Thursday, August 8

Thursday, September 5

Thursday, October 3

Thursday, November 7

at

5:30pm

**Eastern Government Center
Second Story Conference Room
415 W. Michigan Avenue
Ypsilanti, Mi 48197**

Subsequent meeting dates will be publicly posted.

For further information contact:

Kat Slocum

slocumk@washtenaw.org

734-544-2954

Meeting packets will be posted online at: <http://www.washtenaw.org/agendacenter>

The County of Washtenaw will provide the necessary auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seven (7) days notice to the county of Washtenaw. Individuals with disabilities requiring auxiliary aids or services should

contact the County of Washtenaw by writing or calling the following:

Human Resources

220 North Main Street; P.O. Box 8645;

Ann Arbor, Michigan 48107-8645.

Phone (734) 222.6800, TDD (734) 994.1733

Washtenaw County Historic District Commission Staff Report

Jan 4th, 2024

Items for Consideration by Commission

- **Gordon Hall Grant Application**
 - Gordon Hall is applying for a Certified Local Government Rehabilitation Grant. The grant request amount is for \$50,000 with the Dexter Area Historical Society providing additional funds of \$154,865.00. The drafted grant application is attached.
 - SHPO requires a signed resolution stating WCHDC sponsors the grant application.
 - A letter of support from the WCHDC is required as part of the SHPO application process.
- **Groves Farm Preliminary Application for Local Historic District**
 - Staff are currently in discussion with Northfield Township regarding an MOU between the township and the County. Washtenaw County requires this MOU prior to forming a study committee.
 - Funding is required to complete a study committee, as has been the case in previous local historic designations.

Local Historic Districts

- **Wild-Frey Farm:** The Board of Commissioners approved the Wild-Frey Farm Local Historic District Ordinance on September 20th, 2023. Staff is currently working to complete an affidavit for the property to attach to the deed for the anticipated sale of the property.
- **Thornoaks:** Siding has been installed at 4071 Thornoaks Drive. The siding is not in compliance with the COA issued in February 2022. The appeal of the decision is in circuit court, no hearing date has been set. A Motion for Expedited Review was submitted on October 31, 2023. Staff will discuss next steps with the HDC.
- **Audit Report:** Historic District site visits were completed in Fall 2023. The 2023 Local Historic District Audit draft is attached for your review and feedback.

Historic District Commission 2024 Goals

- Establishing Goals: adopting yearly goals is a requirement of CLG communities
- Suggested 2024 Goals:
 1. Continue and update oversight of LHDs in Washtenaw County
 - increased communication with local historic districts*
 - tax credit support*
 2. Promote survey and designation of historic sites
 - support Northfield Township CLG Grant*
 - promote Groves Farm to Northfield Township*
 - acquire funding for study committee*
 3. Promote heritage tourism and placemaking
 - apply for grants/funding for historic plaques*
 - support local historic sites and organizations*
 - improve visibility of historic preservation in Washtenaw County through online engagement, awards, and public meetings*

Northfield Township MPDF CLG Grant

- In mid-September, a Request for Quotes to a shortlist of local consultants was sent following SHPO comment. One bid was received. Firefly Preservation Consulting was selected in consultation with the Northfield Townships Historical Society (NTHS). A project kickoff meeting with the Consultant, Subgrantee (Washtenaw County) and GRANTEE (Michigan State Historic Preservation Office) was held on November 16th. The Consultant is now in the initial research phase. A public Grant “Kickoff” Meeting is scheduled on Jan 11th, 2024 at 6:30pm in the Northfield Township Community Center. Michigan SHPO, Washtenaw County Staff, NTHS, and Cheri Szcondronski will be in attendance.

Washtenaw County Updates

- Sarah Pounders was recently hired as the new Historic Preservation Associate for the Office of Community and Economic Development. Sarah joins us from Wayne State University where she is completing a second Masters in Anthropology (Archaeology). Sarah is making a career change into Historic Archaeology after working within the humanitarian and education nonprofit sector.
- The County recently hired, Toni Kayumi, as the new Director for the Office of Community and Economic Development (OCED). Toni previously worked as the Director of the YMCA in Ann Arbor.
- Washtenaw County renewed our membership to the [National Alliance of Preservation Commissions](#) (NAPC). Included in the membership are FREE webinars and online resources for staff and commissioners.

Respectfully submitted,

Kat Slocum, Staff to the Washtenaw County Historic District Commission
Washtenaw County Office of Community & Economic Development



Preliminary Application for Local Historic Designation

Owner's name: [REDACTED]

Phone (day)(home): [REDACTED]

(email): [REDACTED]

Address of Property: **6015 Sutton RD Ann Arbor, MI 48105**

TownshipParcel number: **Northfield Township #B-02-27-400-005 and #B-02-26-300-004**

Historic Name Construction date: **Groves Farm 1846-1922**

Architect Builder: NA

Current name: **Groves Farm**

Original Use: **Agriculture and Domestic**

Current Use: **Domestic and Agriculture**

Outbuildings- list function and date of construction: **See attached NRHP Nomination Paperwork**

Historical background summary: **See attached NRHP Nomination Paperwork**

[REDACTED]

Signature Date: Signed digitally by [REDACTED] 10/14/2023

(see page two for required attachments)

Attach (by email or by mail):

1. Legal description
2. Recent good quality photographs (jpeg, pdf, or Word doc are acceptable) showing all sides of any building on property as well as special architectural details, landscape features, neighborhood context, etc. Indicate date of each photograph.
3. If historic photos are available, attach copies.
4. Bibliographic or other reference material such as property abstract. If too large or too fragile to attach, please describe and give location.

Submit by mail or by email to:

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

Washtenaw County Local Historic Districts Audit 2023

Washtenaw County Historic District Commission staff conducts yearly site visits to each of the fifteen designated Washtenaw County Local Historic Districts. The purpose of this annual visit is threefold: to stay in contact with property owners by providing them with resources and information; to ensure the continued stewardship of designated Local Historic District resources; and to keep an updated photo log of all resources. All site visits took place in Fall 2023. During visits, staff discussed ongoing maintenance, future plans, and any questions the homeowner had about upcoming projects. These conversations aim to foster positive relationships with property owners of local historic districts.

	Staff visited the artifacts on Sept. 26th. The artifacts remain in good condition. The agreement with the National Museum of the Navy loaning Washtenaw County artifacts was renewed this year to 2025. The artifacts on loan include the USS Washtenaw ship's ribbon, ship bell, builder's plaque, and steering wheel. The rest of the artifacts and the display case were donated by a local veteran from the Washtenaw chapter of the Vietnam Veterans of America in May of 2011.
Esek Pray House 	Staff visited the Esek Pray House on Sept. 27th. New property owner moved in May 2023. Staff gave literature explaining the historic district status, secretary of interior standards for rehabilitation, and work flow for COAs. A radon radiation system was installed. The owner expressed interest in creating a patio fireplace in the rear of the property. Staff discussed tax credits and connected the owners of Esek Pray, Geer House, and McCormick farm via email so they could meet and offer assistance to each other.

Washtenaw County Local Historic Districts Audit 2023

Geer School



Staff visited Geer School on Sept. 27th and spoke with the Director of Maintenance and Operations for Plymouth Canton Community Schools. Staff expressed maintenance needs including: tuckpointing on the east and south elevations, filling a hole in the earthen ramp, repairing a hole in the front entrance deck, repairing rot on bottom of the front door frame, resealing/repainting the windows, replacing rotted wood on the belfry/repainting, repairing damaged roofing, and mold remediation. The Director of Maintenance expressed issues with acquiring funding. Staff contacted SHPO regarding financial assistance for tax exempt properties. Staff has significant concerns for maintenance and repairs.

Geer House



Staff visited the Geer House on Sept. 27th. The house is in excellent condition. The property owner plans to reinforce and rebuild several wood elements on the side porch. Owner expressed interest in building a garage to replace an existing shed (same footprint). Staff relayed information about the new state historic preservation tax credit.

McCormick Farm



Staff visited McCormick farm on Sept. 27th. The farm buildings are in good condition. Property owners were notified about the new state tax credit available for future projects. Staff noticed some deterioration to the rear chimney- owner indicated plans to repaint and repair. No immediate plans for other repairs.

Washtenaw County Local Historic Districts Audit 2023

Jarvis Stone School



Staff visited Jarvis Stone School on Sept. 27th. The state of Michigan historical marker has been ordered. The historical society plans to install the marker this fall. Roof repair and replacement was completed on the rear extension (admin approved). No maintenance projects are needed or planned at this time.

McMahon Springs



Staff visited McMahon Springs on Oct. 18th. No work has been completed on the property in the last year and no work is planned for the upcoming year. The property remains in excellent condition. The home owner expressed ongoing interest and concern with the pending MDOT plans to redo the Barton Dr. exit ramp. Staff is in communication with MDOT. Current status: no funding has been acquired and no further plans have been developed. Staff have been added to the MDOT list of project consultants for the project.

Delhi Bridge



Staff visited the Delhi Bridge Historic District on Oct. 18th. The bridge remains in good condition.

Washtenaw County Local Historic Districts Audit 2023

Gordon Hall



Staff visited Gordon Hall on October 18th. The property remains in good condition. Staff noted need for repairs including: weathered siding, paint peeling, window replacement, deck repair, and foundation damage. Dexter Area Historical Society (DAHS) continues to apply for grants for work on the interior of the property and are currently completing electrical updates. Looking forward, DAHS is exploring installation of solar panels in the rear field of the property. DAHS is also continuing fundraising and grant applications to facilitate completion of their master plan for the property.

Conant Farm



Staff visited Conant Farm on November 9th 2023. During the visit, the owners noted that they received the Michigan State Historic Tax credit to complete foundation repair on the John Wesley Conant House. The homeowners expressed frustration in trying to find a contractor- staff compiled a list and sent it to the homeowner to assist. The owners expressed plans to repair: roof and siding damage due to a tree fall, replacement/repositioning of their furnace output pipe, reconstruction of two dilapidated outbuildings, window repair in the main barn, and repair to rotting wood at the cabin. The main concern of the property owners was the nearby development which will include apartments/condos and single family houses. Clear cutting of the tree line was noted as a threat to the viewshed.

Wild-Frey Farmstead



Wild Frey Farm was designated a new Local Historic District on Sept. 20th of 2023. This district underwent extensive survey prior to the Sept 20th designation as a new historic district. It is anticipated that this property, currently owned by Scio township, will be sold.

Washtenaw County Local Historic Districts Audit 2023

Old Zion Parsonage



Staff visited Old Zion Parsonage on October 25th, 2023. During the visit, staff noted the removal of two large pines between the extant garage/barn and the house following storm damage. The house remains in good condition and the homeowners indicated no plans for the coming year other than ordinary maintenance (i.e painting).

Kramer-Kuebler-Adler Farmstead



Staff visited Kramer-Kuebler-Adler Farmstead on November 28, 2023. The house and extant structures remain well-maintained. Recent work was completed to secure the barn's foundation with tuckpointing and the owner plans to paint the barn roofs and siding in the future. The previous deck repair to replace wood and structural elements seamlessly matches the existing structure. The owner expressed frustration at the tax credit process and staff offered to assist upon request.

Merriman Farm



Staff visited Merriman Farm on October 25th, 2023. The house and extant structures remain well-maintained. The owner expressed interest in learning more about tax credits and local historical societies. This information was relayed in the follow up letter and other correspondence. The owners expressed interest in adding an addition to the rear of the main house in the distant future and discussed the process of a COA with staff. Future visits should include updated tax credit information and direct contact information for the Manchester Township Historical Society.

Washtenaw County Local Historic Districts Audit 2023

Thornoaks Neighborhood



Staff visited the Thornoaks neighborhood on October 24th 2023. The homes in the neighborhood remain well-maintained and in good condition. Staff noted some properties that require regular maintenance including paint and siding repair. During the visit, staff visited with three homeowners who approached. They each shared the story of their homes, information about upcoming projects and asked questions regarding what requires a COA and what does not. Staff noted that multiple owners expressed interest in installing solar panels or generators due to power outages in the area.

Popkins School House



Staff visited Popkins on November 22nd 2023. During the visit it was noted that some areas require attention 1) the wood at the roofline has areas that require repainting 2) the belfry requires repainting and possible wood repair and 3) the wood surrounding the southwest door needs replacement/repair and repainting. Beyond these few maintenance needs, the main structure of the property remains intact and in good condition.