



WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION

www.washtenaw.org/preservation

MEETING AGENDA

DATE: Thursday, June 6, 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 5/2/2024– Chair

Public Comment

Items for Consideration

- 1) **Review of Commissioner absence circumstances**
- 2) **Recommendation of Commissioner Termination**
- 3) **Ordinance updates**
 - a) Washtenaw County Historic Preservation Ordinance
 - b) Thornoaks
 - c) Old Zion
 - d) Milton and Kittie Geer
 - e) Merriman Farm
 - f) McMahon Springs
 - g) McCormick Farm
 - h) Kramer-Kuebler-Adler Farmstead
 - i) Jarvis Stone School
 - j) Gordon Hall
 - k) Geer School
 - l) Esek Pray
 - m) Conant Farm

Business and Reports

Staff Report

- o Local Historic District updates
- o Groves Farm Study Committee update
- o Northfield Township MPDF CLG Grant
- o 2025 CLG Grant update
- o HDC Awards updates
- o Washtenaw County Updates

• Treasurer Report

Items for Discussion

- Commissioner Updates

Adjournment

Next Meeting: Thursday July 11, 2024 – Location TBD

Attachments:

May 2, 2024 Meeting Minutes- Draft

Recommendation of Commissioner Termination- Draft

Ordinance Track changes

Staff Report

**Washtenaw County Historic District Commission
Meeting Minutes**

DATE:	Thursday, May 2, 2024
TIME:	5:30 pm-7:00 pm
PLACE	Eastern County Government Center Office of Community & Economic Development- 2 nd floor 415 W. Michigan Ave, Ypsilanti, MI

Call to Order

- Chair Ralph called the Washtenaw County Historic District Commission meeting to order at 5:30 pm.

Roll Call

- Staff, Sarah Pounders, conducted roll call:
 - **Commissioners present:** Alice Ralph, Kim Clarke, Anne Stevenson, Angela Oehrli, James Mann, Dena Rapley, Alec Jerome
 - **Commissioners absent:** Katie Remensnyder, Peter Kelley
 - **Staff present:** Kat Slocum, Sarah Pounders

Approval of the Agenda of the Current Meeting:

Chair Ralph asked if there were any corrections to the agenda. Staff asked that the Resolution of Support for HB5430 be added to the agenda. Commissioner Oehrli asked for clarification of the difference between the Resolution of Support and the Letter of Support. Staff clarified. Chair Ralph moved to approve the agenda with the Resolution of Support for HB5430 added. Commissioner Oehrli seconded the motion. The motion passed unanimously.

Approval of the Minutes of Previous Meeting: April 4, 2024:

Chair Ralph asked if there were any corrections to the minutes. There were none. Commissioner Mann moved to approve the minutes of April 4. Commissioner Oehrli seconded the motion. The motion passed unanimously.

Citizen Participation: none

Commissioner follow-up to citizen participation: none

Items for Consideration

- Groves Farm Study Committee Nominations
Staff introduced the commitments of and the required structure of study committees, as detailed by Section 399.203 of Public Act 169 of 1970 (PA 169), as amended, Michigan's Local Historic Districts Act. Study committee members' responsibilities would include editing and adding content on site-specific architectural and cultural histories. Study Committees must have one member from the relevant local historical committee. Jennifer DeLisle, president of the Northfield Township Historical Society, has agreed to serve as a committee member. Cheri Szkodronski, the author of the National Register nomination for Groves Farm, has also agreed to be on the committee. Staff noted that Commissioner Remensnyder volunteered to serve as a Committee member via email. Staff asked for two more volunteers from the HDC. Commissioner Stevenson and Commissioner Oehrli volunteered to be a part of the study committee. Commissioner Rapley asked for clarity on how the narratives of females and indigenous people are being included. Staff shared several areas within the study committee report where both narratives have been added and identified further opportunities to add diverse voices.

- Resolution of Support for HB5430

Staff asked if there is any feedback on the Resolution of Support. There was none. Vice Chair Jerome moved to support. Chair Ralph asked called a vote of support. Unanimously approved.

- Letter of Support for HB5430

Chair Ralph asked for feedback on the letter of support for HB5430. Vice Chair Jerome moved to support. Chair Ralph called a vote of support. Unanimously approved.

Business and Reports:

Staff Report

- Local Historic Districts updates
 - Wild Frey Farm has sold to a local buyer. The new owner has submitted three COAs, all of which received administrative approval (1. Window replacement 2. Roof replacement 3. Front deck replacement).
 - No updates on Thornoaks.
 - Merriman Farm is under contract. No further information is known. Staff will contact new owners when that information becomes available.
 - Groves Farm visit: Staff visited Groves Farm on April 23. Updated photos were taken of all elevations of each structure, nonextant structures were noted, and the findings are being added to the study committee report.
- Northfield Township MPDF CLG Grant
 - Cheri Szcodronski has four properties identified, and she will draft the NRHP nomination forms.
- Ordinance updates
 - Staff have completed updates to the Local Historic District ordinances. They are currently undergoing internal review and are to be sent to Corporation Counsel for final review.
- HDC outreach to local organizations
 - Staff is attending the Michigan Historic Preservation Network conference next week for professional development and networking.
- Gordan Hall SHPO grant for rehabilitation that was submitted in February
 - No updates. We are still awaiting a decision from SHPO.
- HDC Community Awards announcement draft
 - Staff presented the document overview and suggested the application close on August 1st and awards be granted in September.
 - Commissioner Oehrli suggested that a rubric be created to judge nominations fairly. Vice Chair Jerome suggested that the nomination of a realtor coincide with media coverage of the upcoming Merriman Farm sale. Commissioner Rapley suggested that the required amount of information to be submitted be approachable by any potential nominee. It was suggested that the award nominations should not exceed two pages. Chair Ralph asked that the word “by” be added to the document in SOI bullet point.

Treasurer Report: none

Other Reports: none

Items for Discussion:

- **Potential Projects:**

Commissioner Rapley discussed holding a tax credit workshop or facilitating a pilot group of tax credit submissions with Local Historic District owners. Staff will explore the possibility of holding training or a “pilot group” in partnership with SHPO.

- **Commissioner Updates:** There were none.

Adjournment: Commissioner Ralph motioned to adjourn the meeting at 6:11pm.

The next HDC meeting is scheduled for June 6, 2024 at 5:30 p.m. at Eastern County Government Center Office of Community & Economic Development 2nd floor 415 W. Michigan Ave, Ypsilanti, MI



WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION

Washtenaw County Board of Commissioners
220 N. Main Street
Ann Arbor, Michigan

June 6th, 2024

RE: Recommendation for Commissioner Termination

At the Washtenaw County Historic District Commissions regular meeting on June 6th 2024, the WCHDC reviewed the attendance of Commissioner Peter Kelly and previous unanswered attempts at correspondence. Following three consecutive absences from regular meetings and no response by email or phone, the WCHDC found no extenuating circumstances and recommend that Peter Kelly's appointment be terminated immediately and a new appointment be made as soon as possible to fill the resulting vacancy.

This recommendation was completed in accordance with the WCHDC Bylaws which require:

- 1) that the WCHDC Chair contact the member reminding them of their absences and requesting an explanation. No response was received.
- 2) The WCHDC reviewed the circumstances Commissioner Peter Kelly's overall attendance record.
- 3) The WCHDC found no extenuating circumstances and recommended termination of Commissioner Peter Kelly's appointment.

Sincerely,

Alice J. Ralph
Washtenaw County Historic District Commission Chair

WASHTENAW COUNTY
HISTORIC PRESERVATION ORDINANCE

Date of Ordinance: 1974

Date of Revisions: 1978, 1988, 1999, 2000, 2003, 2010

**WASHTENAW COUNTY
HISTORIC PRESERVATION ORDINANCE
(2010)**

TABLE OF CONTENTS

SECTION 1.	Definitions	3
SECTION 2.	Historic District Commission	4
SECTION 3.	Establishment Of Historic Districts	7
SECTION 4.	Historic District Committee Review	10
SECTION 5.	Historic District Commission Determination	12
SECTION 6.	Acquisition of Property	12
SECTION 7	Ordinary Maintenance	13
SECTION 8.	Neglect Of Maintenance	13
SECTION 9.	Appeal	14
SECTION 10.	Coordination By The Washtenaw County Historic District	14
SECTION 11.	Acceptance Of Funds	15
SECTION 12.	Budget	15
SECTION 13.	Revenue Bonds	15
SECTION 14.	Repeal Of Conflicting Ordinances	16
SECTION 15.	Separability	16
SECTION 16.	Effective Date	16
SECTION 17 .	Penalties	16

WASHTENAW COUNTY
HISTORIC PRESERVATION ORDINANCE

TO PROVIDE for the safeguarding of the heritage of Washtenaw County by establishing and preserving historic districts including sites, structures and objects in Washtenaw County which reflect elements of its cultural, social, economic, political, or architectural history; to provide for the acquisition of land and structures for historic purposes; to provide for the preservation of historic sites and structures; to provide for the creation of a historic district commission; to provide for coordination of local municipal historic commissions; to provide for the maintenance of publicly owned historic sites and structures within Washtenaw County; to stabilize and improve property values in historic districts; to foster civic beauty; to strengthen the local economy; to promote the use of historic districts including sites, structures, and objects for the education, pleasure and welfare of the citizens of Washtenaw County, the state and the nation.

The Washtenaw County Board of Commissioners hereby ordains:

SECTION 1
DEFINITIONS

As used in this ordinance:

- A. "Alteration" means work that changes the detail of a resource but does not change its basic size or shape.
- B. "Certificate of appropriateness" means the written approval of a permit application for work that is appropriate and that does not adversely affect a resource.
- C. "Commission" means a historic district commission created by the Washtenaw County Board of Commissioners pursuant to section 4.
- D. "Demolition" means the razing or destruction, whether entirely or in part, of a resource and includes, but is not limited to, demolition by neglect.
- E. "Demolition by neglect" means neglect in maintaining, repairing, or securing a resource that results in deterioration of an exterior feature of the resource or the loss of structural integrity of the resource.
- F. "Denial" means the written rejection of a permit application for work that is inappropriate and that adversely affects a resource.
- G. "Historic district" means an area, or group of areas not necessarily having contiguous boundaries, that contains one resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture.
- H. "Historic District Study committee" or "Study committee" means a committee appointed by the Washtenaw County Board of Commissioners to study areas for possible establishment as historic districts.
- I. "Historic Preservation" means the identification, evaluation, establishment, and protection of resources that are significant in history, architecture, archaeology, engineering, or culture.
- J. "Historic resource" means a publicly or privately owned building, structure, site, object, feature, or open space that is significant in the history, architecture, archaeology,

engineering, or culture of this state or a community within this state, or of the United States.

K. "Local unit" means a city, village, - township or county.

L. "Notice to proceed" means the written permission to issue a permit for work that is inappropriate and that adversely affects a resource, pursuant to a finding under section 4(E).

M. "Open space" means undeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or a buffer between other resources.

N. "Ordinary maintenance" means keeping a resource unimpaired and in good condition through ongoing minor intervention, undertaken from time to time, in its exterior condition. Ordinary maintenance does not change the external appearance of the resource except through the elimination of the usual and expected effects of weathering. Ordinary maintenance does not constitute work for purposes of this act.

O. "Proposed historic district" means an area, or group of areas not necessarily having contiguous boundaries, that has delineated boundaries and that is under review by a committee or a standing committee for the purpose of making a recommendation as to whether it should be established as a historic district or added to an established historic district.

P. "Repair" means to restore a decayed or damaged resource to a good or sound condition by any process. A repair that changes the external appearance of a resource constitutes work for purposes of this act.

Q. "Resource" means one or more publicly or privately owned historic or non-historic buildings, structures, sites, objects, features, or open spaces located within a historic district or a proposed historic district.

R. "SHPO" means the State Historic Preservation Office of the Michigan Historical Center of the Michigan Department of State.

S. "Standing committee" means a permanent body established by the legislative body of the county or a local unit pursuant to section 14 to conduct the activities of a historic district study committee on a continuing basis.

T. "Work" means construction, addition, alteration, repair, moving, excavation, or demolition.

SECTION 2 HISTORIC DISTRICT COMMISSION

A. The Washtenaw County Historic District Commission is hereby established pursuant to Act No. 169 of the Public Acts of 1970, as amended, and Act No. 213 of the Public Acts of 1957, as amended.

B. Purpose - Historic preservation is declared to be a public purpose and the Washtenaw County Board of Commissioners may by ordinance regulate the work in historic districts within the limits of the -Washtenaw County Board of Commissioners . The purpose of the ordinance shall be to do one or more of the following:

1. Safeguard the heritage of Washtenaw County by preserving one or more historic districts in the county that reflect elements of the county's history, architecture, archaeology, engineering, or culture.
2. Stabilize and improve property values in each district and the surrounding areas.
3. Foster civic beauty.
4. Strengthen the local economy.
5. Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the county and of the state.

C. Organization - The Washtenaw County Historic District Commission shall consist of seven or nine members to be appointed by the Chair of the Washtenaw County Board of Commissioners with the approval of the Board of Commissioners. All members shall reside within Washtenaw County. Members shall be appointed for three-year terms except the initial appointments of some of the members shall be staggered so that subsequent appointments shall not reoccur at the same time. Thus, two shall be appointed for a one (1) year term, two shall be appointed for a two (2) year term and three shall be appointed for a three (3) year term. Members shall be eligible for reappointment. In the event of a vacancy on the Commission interim appointments shall be made within 60 calendar days by the Chair and Board of Commissioners to complete the term of such position. The majority membership shall consist of representative citizens who shall have demonstrated interest in or knowledge of historic preservation and Washtenaw County's history. The Board shall appoint at least two members from a list of citizens submitted by a duly organized and existing County preservation society or societies. If available, an architect who is a graduate of an accredited school of architecture and has two years of architectural experience or who is an architect registered in this state; an attorney who is duly registered in the state; and interested persons from as many different townships within Washtenaw County as feasible shall be appointed. Members may be removed by the majority vote of the Board of Commissioners when it is deemed in the best interest of the Historic District Commission and the county.

D. Rules - The Historic District Commission shall establish rules providing for the holding of its meetings and for the election of its officers.

E. Meetings - The business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended. A meeting agenda shall be part of the notice and shall include a listing of each permit application to be reviewed or considered by the commission.

The commission shall keep a record of its resolutions, proceedings, and actions. A writing prepared, owned, used, in the possession of, or retained by the commission in the performance of an official function shall be made available to the public in compliance

with the freedom of information act, Act. No. 442 of the Public Acts of 1976, as amended, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

F. Functions and Duties - The Washtenaw County Historic District Commission shall carry out the following functions in accordance with its mission to safeguard the heritage of Washtenaw County, and perform the following duties:

1. It shall have those duties and powers set forth in Sections 3, 4, and 5 concerning construction, alteration, repair, moving, purchase, maintenance or demolition within a historic district.
2. It shall have those duties and powers set forth below in Section 10 concerning the coordination of plans of cities, villages, and townships and its own historic plans.
3. It shall encourage and cooperate with civic and fraternal groups and other organizations in promoting Washtenaw County's history, heritage, traditions, and customs through participation in public historical activities, patriotic celebrations or other special events.
4. As long as the proposed activity meets the purposes set forth in this ordinance, it shall encourage and cooperate with merchants, banks, utilities, and other commercial enterprises in the use of local historical material in their advertising and sales promotion using the Commission's collections, knowledge and skill.
5. It shall encourage and cooperate with local organizations in the use of historical materials in promoting the welfare of Washtenaw County.
6. It shall work with local, county, state or national groups, organizations, agencies, individuals, or units of government in the selection, marking, and/or acquisition of historic structures, sites, districts, objects or items as well as the acquisition, preservation and display of historical material.
7. It shall represent or serve as a liaison between the Board of Commissioners and other organizations interested in the history of Washtenaw County.
8. It shall act in a management, administrative, advisory, research, or service capacity for the Board of Commissioners in historical matters subject to the instructions of the Board of Commissioners.
9. It shall advise the Board of Commissioners regarding the acceptance by the County of gifts of property both new and having historical significance and cooperate in the receipt of such property, funds, and bequests. It will assist with the sale of such resources, attaching protective covenants, if necessary.
10. It shall carry out such special assignments on historical matters as the Board of Commissioners may direct from time to time including the solicitation of grants and bequests for historical purposes by any and all appropriate available means.
11. It shall not obligate itself or the County in any financial undertaking unless provided with the budget funds for such obligation or unless first authorized by the Board of Commissioners, though it may cooperate with the various other local foundations and societies on the appropriate use, application or expenditure of other society or foundation funds or assets.
12. It shall have the authority subject to the approval of the Board of Commissioners to support the establishment of a Washtenaw County Historical Museum.

13. It shall report annually and as requested to the Board of Commissioners on its activities and the results. The annual report shall be created with promotion and education in mind.
14. One or more members may serve on or be members of any historic district study committee created pursuant to Section 3 of this ordinance. To avoid any conflict of interest, the commissioners shall act in an advisory capacity to the study committee.
15. It shall advise the Board of Commissioners regarding the possibility of issuing revenue bonds pursuant to Act No. 94 of the Public Acts of 1933, as amended.

SECTION 3
ESTABLISHMENT, MODIFICATION, AND ELIMINATION
OF HISTORIC DISTRICTS

A. The Washtenaw County Historic District Commission may, by ordinance and in cities, villages or townships where there is a contract explicitly addressing the Washtenaw County Historic District Commission's jurisdictional authority within that governmental entity, establish one or more historic districts. The County Historic District Commission pursuant to section 4 shall administer the historic districts.

B. Before such establishment the Board of Commissioners shall appoint an historic district study committee. The committee shall contain a majority of persons who have a clearly demonstrated interest in or knowledge of historic preservation, and shall contain representation from one or more duly organized local historic preservation organizations.

C. The Committee shall:

- (1) Conduct a photographic inventory of resources within each proposed historic district following procedures established or approved by the bureau.
- (2) Conduct basic research of each proposed historic district and the historic resources located within that district.
- (3) Determine the total number of historic and non-historic resources within a proposed historic district and the percentage of historic resources of that total. In evaluating the significance of historic resources, the committee shall be guided by the selection criteria for evaluation issued by the United States Secretary of the Interior for inclusion of resources in the National Register of Historic Places, as set forth in 36 C. F. R. part 60, and criteria established or approved by the bureau, if any.
- (4) Prepare a preliminary historic district study committee report that addresses at a minimum all of the following:
 - (i) The charge of the committee.
 - (ii) The composition of the committee membership.
 - (iii) The historic district or districts studied.
 - (iv) The boundaries for each proposed historic district in writing and on maps.
 - (v) The history of each proposed historic district.

- (vi) The significance of each district as a whole, as well as a sufficient number of its individual resources to fully represent the variety of resources found within the district, relative to the evaluation criteria.
 - (5) Transmit copies of the preliminary report for review and recommendations to the Washtenaw County Historic District Commission, the Washtenaw County Parks and Recreation Commission, Michigan Historical Commission, State Historic Preservation Review Board and the SHPO.
 - (6) Make copies of the preliminary report available to the public pursuant to subsection F on the next page.
- D. Not less than sixty (60) calendar days after the transmittal of the preliminary report, the committee shall hold a public hearing in compliance with Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 to 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the hearing shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended. Written notice shall be mailed by first-class mail not less than 14 calendar days before the hearing to the owners of properties within the proposed historic district, as listed on the tax rolls of the local unit.
- E. After the date of the public hearing, the committee and the County Board of Commissioners shall have not more than one year, unless otherwise authorized by the County Board of Commissioners, to take the following actions:
- (1) The Committee shall prepare and submit a final report with its recommendations and those of the Washtenaw County Historic District Commission to the Washtenaw County Board of Commissioners. If the recommendation is to establish a historic district or districts, the final report shall include a draft of a proposed ordinance or ordinances.
 - (2) After receiving a final report that recommends the establishment of a historic district or districts, the County Board of Commissioners, at its discretion, may introduce and pass or reject an ordinance or ordinances. If the County passes an ordinance or ordinances establishing one or more historic districts, the County shall file a copy of that ordinance or those ordinances, including a legal description of the property or properties located within the historic district or districts, with the register of deeds. The County shall not pass an ordinance establishing a contiguous historic district less than 60 days after a majority of the property owners within the proposed historic district, as listed on the tax rolls of the local unit, have approved the establishment of the historic district pursuant to a written petition.
- F. A writing prepared, owned, used, in the possession of, or retained by a committee in the performance of an official function shall be made available to the public in compliance with Act No. 442 of the Public Acts of 1976, as amended, being sections 15.231 to 15.246 of the Michigan Compiled Laws.

G. The Commission may at any time establish by ordinance additional historic districts, including proposed districts previously considered and rejected, may modify boundaries of an existing historic district or may eliminate an existing historic district. Before establishing, modifying, or eliminating a historic district, a historic district study committee appointed by the Board of Commissioners shall, except as provided in Section 3, subsection H, comply with the procedures set forth above and shall consider any previously written committee reports pertinent to the proposed action. To conduct these activities, the Board of Commissioners may retain the initial committee, establish a standing committee, or establish a committee to consider only specific proposed districts and then be dissolved.

H. If considering elimination of a historic district, a committee shall follow the procedures set forth in this section for issuing a preliminary report, holding a public hearing, and issuing a final report but with the intent of showing one or more of the following:

- (1) The historic district has lost those physical characteristics that enabled establishment of the district.
- (2) The historic district was not significant in the way previously defined.
- (3) The historic district was established pursuant to defective procedures.

I. Upon receipt of substantial evidence showing the presence of historic, architectural, archaeological, engineering, or cultural significance of a proposed historic district, the County Board of Commissioners may, at its discretion, adopt a resolution requiring that all applications for permits within the proposed historic district be referred to the commission as prescribed in sections 4 and 5. The commission shall review permit applications with the same powers that would apply if the proposed historic district was an established historic district. The review may continue in the proposed historic district for not more than one year, or until such time as the County Board of Commissioners approves or rejects the establishment of the historic district by ordinance, whichever comes first.

J. If the County Board of Commissioners determines that pending work will cause irreparable harm to resources located within an established historic district or a proposed historic district, the County Board of Commissioners may by resolution declare an emergency moratorium of all such work for a period not to exceed six months. The Board may extend the emergency moratorium for an additional period not to exceed six months upon finding that the threat of irreparable harm to resources is still present. Any pending permit application concerning a resource subject to an emergency moratorium may be summarily denied.

SECTION 4

HISTORIC DISTRICT COMMISSION REVIEW

A. Before any work requiring a permit that effects the exterior appearance of a resource is made within a historic district, the person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County.

Commented [KS1]: Reason for proposed change: The change is to make clear that applications are filed directly with the WCHDC and can be done through an online form. Original language developed by Christopher Yelonek.

Historic District Commission (WCHDC), or other duly delegated authority, with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors, via online form, fax, or mail. If the inspector of buildings or other authority receives the application, the application shall be immediately referred to the WCHDC permit with the inspector of buildings of the local unit of government (township) or other duly delegated authority. If the inspector of buildings or other authority receives the application, the application shall be immediately referred together with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used to the Washtenaw County Historic District Commission via fax or mail. A permit shall not be issued and proposed work shall not proceed until the commission has acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.

B. In reviewing plans the Commission shall follow the U. S. ~~S~~ecretary of the ~~I~~nterior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C. F. R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the ~~S~~ecretary of ~~I~~nterior's standards and guidelines and are established or approved by the SHPO. The commission shall also consider all of the following:

1. The historical, cultural, and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area.
2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area.
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.
4. Any other factor, such as aesthetic value, that the commission finds relevant.

C. The Commission shall review and act only upon exterior features of a resource and shall not review and act upon interior arrangements unless specifically authorized to do so by the local legislative body or unless interior work will cause visible change to the exterior of the resource. The Commission shall disapprove applications only on the basis of the considerations set forth in the previous paragraph.

D. If an application for work affecting the exterior appearance of a resource which the commission deems so valuable to the county, state, or nation that the loss thereof will adversely affect the public purpose of the county, state, or nation the Commission shall endeavor to work out with the owner of the resource an economically feasible plan for preservation of the resource.

Commented [KS2]: Reason for proposed change: To place greater emphasis of cultural aspects in historical preservation. The original language is from Section 5, subsection 3 of PA 169 of 1970. The inclusion of cultural factors in HDC decisions is based on Section 2, subsection a and e.

E. Work within a historic district shall be permitted through the issuance of a notice to proceed by the commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the commission to be necessary to substantially improve or correct any of the following conditions:

1. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
4. Retention of the resource is not in the interest of the majority of the community as determined by the Commission and such structure may be given appropriate preservation in terms of photographic, pictorial, item removal, written or other means of limited or special preservation.

F. The commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.

G. The commission may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the commission shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or another authority to determine whether or not the delegated responsibilities should be continued.

SECTION 5
HISTORIC DISTRICT COMMISSION DETERMINATION

A. The Commission shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the local inspector of buildings or other duly delegated authorities. A permit shall not be issued until the commission has acted as prescribed by this act. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the commission of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for commission review when suggested changes have been made. The denial shall also include notification of the applicant's rights of appeal to the state historic preservation review board and to the circuit court. The failure of the commission to act within sixty (60) calendar days after the date a complete application is filed, unless the applicant and the Commission agree upon an extension in writing, shall be considered to constitute approval.

B. Local public officials and employees shall provide information and records to study committees, standing committees, and the commission, and shall meet with those bodies upon request to assist with their activities.

C. When work has been done upon a resource without a permit, and the commission finds that the work does not qualify for a certificate of appropriateness, the commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, a commission or its agents may enter a property for purposes of this section.

D. An applicant aggrieved by a decision of the commission concerning a permit application shall file an appeal with the state historic preservation review board of the Michigan historical commission within the department of state pursuant to Section 9 of this ordinance.

SECTION 6
ACQUISITION OF PROPERTY

If all efforts by the Historic District Commission to preserve a resource fail, or if it is determined by the County Board of Commissioners and the local legislative body that public ownership is most suitable, the Board of Commissioners, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts,

grants, or proceeds from the issuance of revenue bonds. Such acquisition shall be based upon the recommendation of the Historic District Commission or standing committee. The Historic District Commission or standing committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the Board of Commissioners. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the commission or standing committee, the local unit may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

SECTION 7 ORDINARY MAINTENANCE

Nothing in this act shall be construed to prevent ordinary maintenance or repair of a resource within a historic district, or to prevent work under a permit issued by the inspector of buildings or other duly delegated authority before the ordinance was enacted.

SECTION 8 NEGLECT OF MAINTENANCE

- A. No person shall permit a resource under his or her ownership or control within an historic district to deteriorate resulting in any of the following conditions that constitute demolition by neglect:
1. A deterioration of exterior walls or other vertical supports.
 2. A deterioration of roofs or other horizontal members.
 3. A deterioration of exterior chimneys.
 4. The deterioration or crumbling of exterior plaster or mortar.
 5. The ineffective weatherproofing of exterior walls, roofs and foundations including broken windows or doors.
 6. A deterioration of any exterior architectural feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment of the Commission produces a detrimental effect upon the character of the district as a whole and the life and character of the landmark in question.
- B. The Historic District Commission on its own initiative may file a petition with the local building inspector requesting that said office proceed to require correction of defects or repairs of any such structure covered by this article so that such structure may be preserved and protected in consonance with the purpose of this ordinance.

- C. Upon a finding by a commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the commission may do the following:
1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
 2. If the owner does not make repairs within a reasonable time, the commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.
 3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

SECTION 9 APPEAL

Any citizen or duly organized historic preservation organization in the County, as well as resource property owners, jointly or severally aggrieved by a decision of the Historic District Commission may appeal the decision to the circuit court except that a permit applicant aggrieved by a decision rendered under section 4 may not appeal to the court without first exhausting the right to appeal to the state historic preservation review board. The appeal shall be filed within 60 calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. A permit applicant aggrieved by the decision of the state historic preservation review board may appeal the decision to the circuit court having jurisdiction over the historic district commission whose decision was appealed to the state historic preservation review board.

SECTION 10 COORDINATION BY THE WASHTENAW COUNTY HISTORIC DISTRICT

The jurisdiction of the Washtenaw County Historic District Commission shall be the same as that provided in ~~Act No. 110 of the Public Acts of 2006, as amended, being sections 125.3201 to 125.3211. Act No. 183 of the Public Acts of 1943, as amended, being sections 125.201 to 125.232~~ of the Michigan Compiled Laws, or as otherwise provided by contract entered into between the County and a city, village, or township. The Commission shall maintain coordination between it and township and municipal historic district commissions. The overall historic preservation plans of cities, villages, and townships shall be submitted to the county historic district commission for review, and county plans submitted to cities, villages, and townships having historic district commissions. Day-to-day activities of local commissions shall not be reviewed unless the activities affect resources of importance to another commission, or those plans have other than strictly local significance.

SECTION 11 ACCEPTANCE OF FUNDS

Commented [KS3]: Reason for proposed change: Act No. 183 of the Public Acts of 1943 has been repealed and replaced with Act No. 110 of the Public Acts of 2006.

The County Board of Commissioners may accept state or federal grants for historic preservation purposes, and may participate in state and federal programs that benefit historic preservation, and may accept public or private gifts for historic preservation purposes. The legislative body may make the historic district commission, a standing committee, or other agency its duly appointed agent to accept and administer grants, gifts and program responsibilities.

SECTION 12 BUDGET

There may be appropriated in the annual county budget a sum of money which may be expended by the Historic District Study Committee and the Historic District Commission for and in connection with:

- A. The preparation of surveys of buildings and structures in districts in Washtenaw County.
1. The acquisition and/or restoration of buildings or structures of historical or architectural significance.
 2. Subject to the approval of the Board of Commissioners an incentive improvement program under which the Commission may contract with the owner or lessee of the designated historic building or structure or designated historic cultural site to reimburse such owner or lessee some predetermined portion of the cost incurred by him in the reconstruction, construction, addition, moving, excavation, alteration, removal, preservation, maintenance, repairs or painting, of an exterior or designated interior feature and furtherance of the purposes of this ordinance as determined by the Commission. In any and all cases the Commission shall have the absolute right to determine the actual cost of such work the proportion or amount to be reimbursed out of appropriated funds.
 3. To provide funds for the operation of a county historical museum.
 4. To provide funds for special studies.
 5. To provide funds for staff or consultants to do necessary work of the Commission.

SECTION 13 REVENUE BONDS

The Washtenaw County Board of Commissioners may issue revenue bonds pursuant to Act No. 94 of the Public Acts of 1933, as amended, for carrying out the functions of the historical commission.

SECTION 14 REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of ordinances conflicting with the provision of this ordinance of Washtenaw County are hereby repealed.

SECTION 15
SEPARABILITY

Should any sections, subdivisions, sentence, clause, phrase of the ordinance be declared by the courts to be invalid the same shall not effect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

SECTION 16
EFFECTIVE DATE

This ordinance shall take effect immediately upon compliance with the statutes relative thereto.

SECTION 17
PENALTIES

- A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more that \$5000.00.
- B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

In Witness Whereof, this ordinance is hereby executed this
_____ day of _____, 2024~~10~~

ATTESTED TO: COUNTY OF WASHTENAW

BY: _____
Larry Kestenbaum
Washtenaw County
County Clerk/Register of Deeds

BY: _____
~~Rolland Sizemore~~Justin Hodge, Chair
Washtenaw County
Board of Commissioners

AN ORDINANCE ESTABLISHING THORNOAKS NEIGHBORHOOD LOCAL HISTORIC DISTRICT

The County of Washtenaw ordains:

In accordance with the Washtenaw County Historic Preservation Ordinance, passed pursuant to Public Act 169 of 1970, as amended in 1992, MCLA 399.201 et seq., and in accordance with an agreement between Washtenaw County and the Township of Ann Arbor, dated November 15, 2016, the following district is established and shall be preserved and maintained in accordance with that Historic District Preservation Ordinance:

Section 1. Description of District

The Thornoaks Neighborhood Local Historic District located on Thornoaks Drive and Huron River Service Drive bordered on the west by the South Pond of the Huron River, on the north by the Huron River, on the east by US-23, and on the south by East Huron River Drive in Ann Arbor Township:

Legal Description of Property and Boundary

See Figure 1.

The Thornoaks District is comprised of land in Subdivision 1 and Subdivision 2 as follows:

DESCRIPTION OF LAND PLATTED The land embraced in the annexed plat of THORNOAKS SUBDIVISION NO. 1 part of the W 1/2 of Section 36, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan is described as follows:
COMMENCING at the SW corner of Section 36, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence North 1341.32 feet along the west line of said section; thence East 369.35 feet; thence along the center line of Hogback Road in the following described courses: N 22° -03' W 165.55 feet, N 28° -55'-30" W 229.34 feet; 317.77 feet in the arc of a circular curve concave to the east, radius 218.7 feet, chord N 12° -42' E 290.54 feet; N 54° -19'-30" E 151.0 feet; N 37° -19'-30" E 173.57 feet to the center line of East Huron River Drive for a PLACE OF BEGINNING; thence along the center line of East Huron River Drive in the following described courses: S 81° -32' W 124.98 feet. 198.00 feet in the arc of a circular curve concave to the North radius 571.75 feet, chord N 88°-32'45" W 197.01 feet; N 78° -37' -30" W 170.25 feet to the west line of said section; thence N 28°-51'-30" E 45.08 feet to the 750 foot contour based on an elevation of 750.678 feet on the United States Geological Survey bench mark A-21; thence along said 750 foot contour through the following points; N 8° -59' -30" W 80.61 feet; N 33° - 23'-30" W 16.64 feet to the west line of said section; thence along the west line of said section North 235.60 feet to said 750 foot contour; thence along said 750 foot contour through the following points; N 22° -13'-30" E 75.31 feet. S 85° -40' E 46.27 feet N 17° -27'-30" W 243.37 feet; N 33° -22'-30" E 106.0 feet; N 17° -11'-30" E 142.27 feet; N 19° -47' E 205.03 feet; S 78° -46'-30" E 107.44 feet; N 6° -10' E 76.05 feet; N 56° -03'-30" E 112.28 feet; thence S 22° -24' E 341.90 feet; thence 208.50 feet in the

arc of a circular curve concave to the southeast, radius 404.04 feet, chord N 72° - 01'-30"E 206.19 feet; thence 589.04 feet in the arc of a circular curve concave to the southwest, radius 422.88 feet, chord S 53°-16'-45" E 542.56 feet; thence S 13° - 22' -30" E 43.96 feet; thence along the center line of East Huron River Drive S 76° - 37'-30" W 33.0 feet; thence continuing along said center line S 88°-35'-30" W 33.73 feet; thence N 13° -28' W 43.96 feet; thence 490.11 feet in the arc of a circular curve concave to the southwest, radius 356.88 feet, chord N 53°-50'-30" W 452.48 feet; thence 177.88 feet in the arc of a circular curve concave to the southeast radius 338.04 feet, chord S 71° -44' W 175.84 feet; thence S 29° -46'-30" E 221. 93 feet; thence S31° -24'-30" W 265.0 feet; thence S 52°-40'-30" E 240.0 feet; thence along the center line of East Huron River Drive S 37°-19'-30" W 357.46 feet to the place of beginning, containing 18 Lots numbered 1 through 18 inclusive.

AND

The land embraced in the annexed plat of THORNOAKS SUBDIVISION NO. 2 a part of the W 1/2 of Section 36, T2S- R6E, Ann Arbor Township, Washtenaw County, Michigan is described as follows:

Commencing at the SW corner of Section 36, T2S, R6E, Ann Arbor Township, Washtenaw County, Michigan; thence North 1341.32 feet along the west line of said section; thence East 369.35 foot; thence along the center line of Hogback Road in the following described courses: N 22°-03' W 165.55 feet, N 28°-55'-30" W 229.34 feet, 317.77 feet in the arc of a tangential circular curve concave to the East, radius 218.70 feet, chord N 12° -42'E 290.54 feet; tangentially N 54° -19'-30"E 151.0 feet, and N 379-19'-30"E 531.03 feet for a PLACE OF BEGINNING; thence N 52°-40'-30" W 240.0 feet; thence N 31° -24'-30" E 265.0 feet; thence N 299-46'-30" W 288.03 feet; thence N 22° -24' W 341.90 feet to the 750 foot contour based on an elevation of 750.678 feet on the United States Geological Survey bench mark A-21; thence along said 750 foot contour through the; following points: N 56° -03'-30" E 30.0 feet, S 49° -25' E 217.40 feet, N 47° -27'-30"E 152.67 feet, N 62° -51' E 216.32 feet, S 20°-56' E 54.17 feet, S 40°-08' E 35.0 feet, S 47° -52' E 127.0 feet, S 72° -02' E 59.60 feet, S 38° -32'E 166.08 feet, S 64° -36' E 22.12 feet; thence S 17°-38' E 149.90 feet; thence S 12° -46' W 231.55 feet; thence along the center line of East Huron River Drive in the following described courses: S 76° -37' 30"W 68.0 feet, S 88°-35'-30" W 87.35 feet, 172.71 feet in the arc of a tangential circular curve concave to the SE, radius 193.02 feet, chord S 62°-57'-30"W 167.00 feet; and tangentially S 37°-19' -30" W 292.30 feet to the place of beginning, being a part of the W 1/2 of Section 36 and containing 18 lots numbered 19 through 36 inclusive. Totaling 20.33 Acres or 8.23 Hectares.

The Washtenaw County Board of Commissioners finds that the addition of Thornoaks Neighborhood Local Historic District promotes the public welfare. Any other resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture (MCL 399.201(a)) to this resource in Ann Arbor Township and deemed eligible to be a historic district in the future by the Washtenaw County Board of Commissioners will be included in this ordinance, and the ordinance will be amended to include its legal description.



Figure 1: Topographic Map Showing the Thornoaks Neighborhood Building Locations and Property Boundaries

The Thornoaks Neighborhood consists of 36 parcels within Ann Arbor Township.

Section 2. Protective Clauses

- A. Before any work requiring a permit that effects the exterior appearance of a resource within the Thornoaks Neighborhood, the person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County Historic District Commission (WCHDC) or other duly delegated authority. In the interest of intergovernmental cooperation, if the WCHDC or other authority receives the application, the application shall be immediately referred to Ann Arbor Township, together with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via fax or mail. A permit shall not be issued and proposed work shall not proceed until the WCHDC has acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.
- B. In reviewing plans the WCHDC shall follow the U. S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C. F. R. Part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the WCHDC may be followed if they are equivalent in guidance to the Secretary of Interior's standards and guidelines and are established or approved by the State Historic Preservation Office (SHPO). The WCHDC shall also consider all of the following:
1. The historical, cultural, and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area,
 2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area,
 3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used, and
 4. Any other factor, such as aesthetic value, that the WCHDC finds relevant.
- C. The WCHDC shall disapprove applications only on the basis of the considerations set forth in the previous paragraph.
- D. If an application for work affecting the exterior appearance of this resource which the WCHDC deems so valuable to the county, state, or nation that the loss thereof will adversely affect the public purpose of the county, state, or nation, the WCHDC shall endeavor to prepare with the owner of the resource an economically feasible plan for preservation of the resource.
- E. Work within an historic district shall be permitted through the issuance of a notice to proceed by the WCHDC if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the WCHDC to be necessary to substantially improve or correct any of the following conditions:

Commented [KS1]: To place greater emphasis of cultural aspects in historical preservation. The original language is from Section 5, subsection 3 of PA 169 of 1970. The inclusion of cultural factors in HDC decisions is based on Section 2, subsection a and e.

1. The resource constitutes a hazard to the safety of the public or to the structure's occupants,
 2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances,
 3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner, or
 4. Retention of the resource is not in the interest of the majority of the community as determined by the WCHDC.
- F. The WCHDC shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.
- G. The WCHDC may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, or to another delegated authority. The WCHDC shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the WCHDC shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or another authority to determine whether or not the delegated responsibilities should be continued.

Section 3. Commission Determination

- A. The WCHDC shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the Ann Arbor Township Clerk or other duly delegated authorities. A permit shall not be issued until the WCHDC has acted as prescribed by this act. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the WCHDC of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for WCHDC review when suggested changes have been made to the proposal. The denial shall also include notification of the applicant's rights of appeal first to the State Historic Preservation Review Board and to the circuit court. The failure of the WCHDC to act within sixty (60) calendar days after the date a complete application is received by the WCHDC, unless the applicant and the WCHDC agree in writing upon an extension, shall be considered to constitute approval.

- B. Local public officials and employees shall provide information and records to study committees, standing committees, and the WCHDC, and shall meet with those bodies upon request to assist with their activities.
- C. When work has been done upon the resource without a permit, and the WCHDC finds that the work does not qualify for a certificate of appropriateness, the WCHDC may require an owner to restore the resource to the condition the resource was in before the unapproved work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the WCHDC may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the WCHDC or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, the WCHDC or its agents may enter a property for purposes of this section.
- D. An applicant aggrieved by a decision of the WCHDC concerning a permit application may file an appeal with the State Historic Preservation Review Board of the Michigan Historical Commission within the Department of State pursuant to Section 7 of this ordinance.

Section 4. Acquisition of Property

If all efforts by the WCHDC to preserve the resource fail, or if it is determined by the County Board of Commissioners and the local legislative body that public ownership is most suitable, the Board of Commissioners, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants, or proceeds from the issuance of revenue bonds. Such acquisition shall be based upon the recommendation of the WCHDC or standing committee. The WCHDC or standing committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the County Board of Commissioners. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the WCHDC or standing committee, the local unit may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

Section 5. Ordinary Maintenance

Nothing in this act shall be construed to prevent ordinary maintenance or repair of a resource within a historic district.

Section 6. Neglect of Maintenance

- A. The owners of this resource shall not permit the resource to deteriorate resulting in any of the following conditions, each of which constitutes demolition by neglect:
 - 1. A deterioration of foundations, exterior walls, or other vertical supports,
 - 2. A deterioration of roofs or other horizontal members,
 - 3. The deterioration of exterior chimneys,
 - 4. The deterioration or crumbling of exterior building materials or mortar,
 - 5. The ineffective weatherproofing of exterior walls, roofs, and foundations including broken windows or doors.
 - 6. A deterioration of any feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment of the WCHDC produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.
- B. The WCHDC on its own initiative may file a petition with Ann Arbor Township requesting that said office proceed to require the repair of or correction of defects in any structure covered by this article, so that such structure may be preserved and protected in consonance with the purpose of this ordinance.
- C. Upon a finding by a WCHDC that an historic resource within an historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the WCHDC may do the following:
 - 1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
 - 2. If the owner does not make repairs within a reasonable time, the WCHDC or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The WCHDC or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.
 - 3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

Section 7. Appeal

Any citizen or duly organized historic preservation organization in the County, as well as resource property owners, jointly or severally aggrieved by a decision of the WCHDC, may appeal the decision to the circuit court except that a permit applicant aggrieved by a decision rendered under Section 2 may not appeal to the court without first exhausting the right to appeal to the State Historic Preservation Review Board. The appeal shall be filed within 60 calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. A permit applicant aggrieved by the decision of the State Historic Preservation Review Board may appeal the decision to the circuit court having jurisdiction. That court will be the court having jurisdiction over the WCHDC whose decision was appealed to the state historic preservation review board.

Section 8. Separability

Should any sections, subdivisions, sentence, clause, phrase of this ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

Section 9. Effective Date

This ordinance shall take effect immediately upon compliance with the statutes relative thereto.

Section 10. Penalties

- A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more than \$5,000.00.
- B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

In Witness Whereof, this ordinance is hereby executed this

_____ day of _____, ~~2017~~2024

ATTESTED TO:

COUNTY OF WASHTENAW

BY: _____

Lawrence Kestenbaum

Washtenaw County

County Clerk/Register of Deeds

BY: _____

Justin Hodge, Chair

Washtenaw County

Board of Commissioners

AN ORDINANCE ESTABLISHING
THE OLD ZION PARSONAGE HISTORIC DISTRICT

The County of Washtenaw ordains:

In accordance with the Washtenaw County Historic Preservation Ordinance, passed pursuant to Public Act 169 of 1970, as amended in 1992, MCLA 399.201 et seq., and in accordance with an agreement between Washtenaw County, and the Township of Freedom, dated March 6, 2002, the following district is established and shall be preserved and maintained in accordance with that Historic District Preservation Ordinance:

Section 1. Description of District

The Old Zion Parsonage Historic District shall include part of Section 4 of Freedom Township, described as:

LEGAL DESCRIPTION OF PARCEL

Commencing on the Section Line, 6 chains and 98 Links North of the Southwest corner of Section 4, Town 3 South, Range 4 East; thence Easterly along the line of Land formerly owned by John Shatter, 5 chains and 75 links; thence North parallel with the West line of said. Section 4, 13 chains and 27 links to the East and West center line of the Southwest $\frac{1}{4}$ of said section; thence Westward on said Center Line, 5 chains and 75 links to the Section Line; thence South on said Section Line to the Place of Beginning. Being a part of the Southwest $\frac{1}{4}$ of Section 4, Township of Freedom, County of Washtenaw, State of Michigan, Liber 1124, page 525, except commencing on the Section line 6 chains and 98 links North of the Southwest corner of Section 4, Town 3 South, Range 4 East; then Easterly along the line of land formerly owned by John Shatter, 5 chains and 75 links; thence North Parallel with the West line of said Section 4 275 feet; thence West parallel to the North line of land formerly owned by John Shatter, 5 chains and 75 links; thence South along said section line, 275 feet to the place of beginning, being part of the Southwest 'A' of Section 4, Freedom Township, Washtenaw County, Michigan.

ALSO described as: Commencing at the Southwest corner of Section 4, Township of Freedom, Washtenaw County, Michigan; thence North 6.98 chains in the west line of Section 4 for a Place of Beginning; thence East 5.75 chains; thence North 714.42 feet; thence West 380.05 feet; thence South 727.82 feet in the West line of Section 10 to the Place of the Beginning. Except; Commencing at the Southwest corner of Section 4; thence North 6.98 chains along the west line of Section to the Place of the Beginning; thence East 379.5 feet; thence North 275 feet; thence West 379.5 feet; thence South 275 feet to the Place of the Beginning.

The Washtenaw County Board of Commissioners finds that the addition of the Old Zion Parsonage Historic District promotes the public welfare. Any other resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture (MCL 399.201(a)) to this resource in Freedom Township, and deemed eligible to be a historic district in the future by the Washtenaw County Board of Commissioners will be included in this ordinance, and the ordinance will be amended to include its legal description.

Section 2. Protective Clauses

A. Before any work requiring a permit that effects the exterior appearance of a resource is made within a historic district, the person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County Historic District Commission or other duly delegated authority with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via online form, fax, or mail. If the inspector of buildings or other authority receives the application shall immediately referred to the Washtenaw County Historic District Commission. permit with the inspector of buildings and zoning inspector of Freedom Township or other duly delegated authority. If the inspector of buildings or other authority receives the application, the application shall be immediately referred to the Washtenaw County Historic District Commission together with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via fax or mail. A permit shall not be issued and proposed work shall not proceed until the Commission has acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.

Commented [KS1]: Reason for proposed change: The change is to make clear that applications are filed directly with the WCHDC and can be done through an online form. Original language developed by Christopher Yelonek, taken from proposed revisions of Section 4 of the Washtenaw County Historic Preservation Ordinance.

B. In reviewing plans the Commission shall follow the U. S. ~~S~~ecretary of the ~~I~~nterior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C. F. R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the Commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the State Historic Preservation Office ~~HPD~~. The Commission shall also consider all of the following:

Commented [KS2]: Reason for proposed change: Correct grammatical errors, capitalize the Secretary of the Interior title, and to spell out the SHPO acronym. To place greater emphasis of cultural aspects in historical preservation. The original language is from Section 5, subsection 3 of PA 169 of 1970. The inclusion of cultural factors in HDC decisions is based on Section 2, subsection a and e.

1. The historical, cultural, and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area.
2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area.
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.
4. Any other factor, such as aesthetic value, that the Commission finds relevant.

C. The Commission shall review and act only upon exterior features of a resource. The Commission may review and act upon interior arrangements only when specifically authorized to do so by the local legislative body or

when interior work will cause visible change to the exterior of the resource. The Commission shall disapprove applications only on the basis of the considerations set forth in the previous paragraph.

- D. If an application for work affecting the exterior appearance of a resource which the Commission deems so valuable to the county, state, or nation that the loss thereof will adversely affect the public purpose of the county, state, or nation the' Commission shall endeavor to work out with the owner of the resource an economically feasible plan for preservation of the resource.

- E. Work within a historic district shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:
1. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
 2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
 3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
 4. Retention of the resource is not in the interest of the majority of the community as determined by the Commission.
- "F. The Commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.
- G. The Commission may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The Commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the Commission shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or another authority to determine whether or not the delegated responsibilities should be continued.

Section 3. Commission Determination

A. The Commission shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the Freedom Township inspector of buildings or other duly delegated authorities. A permit shall not be issued until the Commission has acted as prescribed by this act. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the Commission of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for Commission review when suggested changes have been made to the proposal. The denial shall also include notification of the applicant's rights of appeal first to the state historic preservation review board and to the circuit court. The failure of the Commission to act within sixty (60) calendar days after the date a complete

application is received by the Washtenaw County Historic District Commission, unless the applicant and the Commission agree in writing upon an extension, shall be considered to constitute approval.

- B. Local public officials and employees shall provide information and records to study committees, standing committees, and the Commission, and shall meet with those bodies upon request to assist with their activities.
- C. When work has been done upon a resource without a permit, and the Commission finds that the work does not qualify for a certificate of appropriateness, the Commission may require an owner to restore the resource to the condition the resource was in before the unapproved work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the Commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the Commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, a Commission or its agents may enter a property for purposes of this section.
- D. An applicant aggrieved by a decision of the Commission concerning a permit application may file an appeal with the state historic preservation review board of the Michigan historical commission within the department of state-pursuant to Section 7 of this ordinance.

Section 4. Acquisition of Property

If all efforts by the Historic District Commission to preserve a resource fail, or if it is determined by the County Board of Commissioners and the local legislative body that public ownership is most suitable, the Board of Commissioners, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants, or proceeds from the issuance of revenue bonds. Such acquisition shall be based upon the recommendation of the Historic District Commission or standing committee. The Historic District Commission or standing committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the Board of Commissioners. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the Commission or standing committee, the local unit may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

Section 5. Ordinary Maintenance

Nothing in this act shall be construed to prevent ordinary maintenance or repair of a resource within a historic district, or to prevent work under a permit issued by the inspector of buildings or other duly delegated authority before the ordinance was enacted.

Section 6. Neglect of Maintenance

A. No person shall permit a resource under his or her ownership or control [within an](#) historic district to deteriorate resulting in any of the following conditions, each of which constitutes demolition by neglect:

1. A deterioration of foundations, exterior walls or other vertical supports.
2. A deterioration of roofs or other horizontal members.
3. A deterioration of exterior chimneys.
4. The deterioration or crumbling of exterior plaster or mortar.
5. The ineffective weatherproofing of exterior walls, roofs and foundations including broken windows or doors.
6. A deterioration of any exterior architectural feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment of the Commission produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.

B. The Historic District Commission on its own initiative may file a petition with the Freedom Township Inspector of Buildings requesting that said office proceed to require the repair of or correction of defects in any structure covered by this article; so that such structure may be preserved and protected in consonance with the purpose of this ordinance.

C. Upon a finding by a Commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the Commission may do the following:

1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
2. If the owner does not make repairs within a reasonable time, the Commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The Commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.
3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

Section 7. Appeal

Any citizen or duly organized historic preservation organization in the County, as well as resource property owners, jointly or severally aggrieved by a decision of •

the Historic District Commission may appeal the decision to the circuit court except that a permit applicant aggrieved by a decision rendered under section 2 may not appeal to the court without first exhausting the right to appeal to the state historic preservation review board. The appeal shall be filed within 60 calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. A permit applicant aggrieved by the decision of the state historic preservation review board may appeal the decision to the circuit court having jurisdiction. That court will be the court having jurisdiction over the historic district commission whose decision was appealed to the state historic preservation review board.

Section 8. Separability

Should any sections, subdivisions, sentence, clause, phrase of the ordinance be declared by the courts to be invalid the same shall not effect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

Section 9. Effective Date

This ordinance shall take effect immediately upon compliance with the statutes relative thereto.

Section 10. Penalties

- A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more that \$5000.00.
- B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

in Witness Whereof, this ordinance is hereby executed this
_____ day of _____, ~~2003~~2024

ATTESTED TO:

COUNTY OF WASHTENAW

BY: _____
Lawrence Kestenbaum
Washtenaw County
County Clerk/Register of Deeds

BY: _____
Justin Hodge, Chair
Washtenaw County
Board of Commissioners

AN ORDINANCE ESTABLISHING THE MILTON AND KITTIE GEER
HISTORIC DISTRICT

The County of Washtenaw ordains:

In accordance with the Washtenaw County Historic District Preservation Ordinance, passed pursuant to Public Act 169 of 1970, as amended in 1992, MCLA 399.201 et seq., and in accordance with an agreement between Washtenaw County and the Township of Superior, dated June 20, 2000, the following district is established and shall be preserved and maintained in accordance with that Historic District Preservation Ordinance:

Section 1. Description of District

The Milton and Kittle Geer Historic District shall include part of Section 3 of Superior Township, described as:

Commencing at the center of section 3, T.2S., R.7E., Superior Township, Washtenaw County, Michigan; thence along the north south $\frac{1}{4}$ line of said section 3, S.00°50'50"W., 423.65' thence along the south line of Flemming Meadows Subdivision S.89°07'14"E 457.77'; to the point of beginning, thence continuing along the southerly line of Flemming Meadows S.89°07'14"E., 245.42' — thence S.00°52'56"W., to the centerline of Plymouth Road (100' wide), 394.40'; thence along the centerline of said Plymouth Road, 5-85°50'28"W-, 197.29', thence continuing along the said centerline of Plymouth Road, being a curve to the left radius 1910.10, central angle 102°27' (The chord of said curve bears S.85°06'15"W., 49.14') a distance of 49.14', thence N.00°52'56"E., 416.67' to the point of beginning. Containing 2.28 acres subject to the rights of the public in the southerly 50.00' (Plymouth Road) and all easements and restrictions of records

Parcel Split Plan

Superior Township
Part of the S.E. 1/4 of section 3,
T.2S., R.7E., Superior Township
Washtenaw County, Michigan

The Washtenaw County Board of Commissioners finds that the addition of the Milton and Kittie Geer Historic District promotes the public welfare. Any other resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture (MCL 399.201(a)) to this resource in Superior Township, and deemed eligible to be a historic district in the future by the Washtenaw County Board of Commissioners will be included in this ordinance, and the ordinance will be amended to include its legal description.

Section 2. Protective Clauses

A. Before any work requiring a permit that effects the exterior appearance of a resource is made within a historic district, the person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County Historic District Commission or other duly delegated authority with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via online form, fax, or mail. If the inspector of buildings or other authority receives the application shall immediately referred to the Washtenaw County Historic District Commission.~~permit with the inspector of buildings and zoning inspector of Superior Township or other duly delegated authority. If the inspector of buildings or other authority receives the application, the application shall be immediately referred to the Washtenaw County Historic District Commission together with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via fax or mail.~~ A permit shall not be issued and proposed work shall not proceed until the Commission has acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.

Commented [KS1]: Reason for proposed change: The change is to make clear that applications are filed directly with the WCHDC and can be done through an online form. Original language developed by Christopher Yelonek, taken from proposed revisions of Section 4 of the Washtenaw County Historic Preservation Ordinance.

B. In reviewing plans the Commission shall follow the U. S. ~~S~~ecretary of the ~~interior's~~ Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C. F. R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the Commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the State Historic Preservation Office~~HPO~~. The Commission shall also consider all of the following:

Commented [KS2]: Reason for proposed change: Capitalize the Secretary of the Interior title, and to spell out the SHPO acronym. To place greater emphasis of cultural aspects in historical preservation. The original language is from Section 5, subsection 3 of PA 169 of 1970. The inclusion of cultural factors in HDC decisions is based on Section 2, subsection a and e.

1. The historical, cultural, and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area.
2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area.
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.
4. Any other factor, such as aesthetic value, that the Commission finds relevant.

C. The Commission shall review and act only upon exterior features of a resource. The Commission may review and act upon interior arrangements only when specifically authorized to do so by the local legislative body or when interior work will cause visible change to the exterior of the resource. The Commission shall disapprove applications only on the basis of the considerations set forth in the previous paragraph.

D. If an application for work affecting the exterior appearance of a resource which the Commission deems so valuable to the county, state, or nation that the loss thereof will adversely affect the public purpose of the county, state, or nation the Commission shall endeavor to work out with the owner of the resource an economically feasible plan for preservation of the resource.

E. Work within a historic district shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:

1. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
4. Retention of the resource is not in the interest of the majority of the community as determined by the Commission.

F. The Commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.

G. The Commission may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The Commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the Commission shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or another authority to determine whether or not the delegated responsibilities should be continued.

Section 3. Commission Determination

- A. The Commission shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the Superior Township inspector of buildings or other duly delegated authorities. A permit shall not be issued until the Commission has acted as prescribed by this act. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the Commission of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for Commission review when suggested changes have been made to the proposal. The denial shall also include notification of the applicant's rights of appeal first to the state historic preservation review board and to the circuit court. The failure of the Commission to act within sixty (60) calendar days after

the date a complete application is received by the Washtenaw County Historic District Commission, unless the applicant and the Commission agree in writing upon an extension, shall be considered to constitute approval.

B. Local public officials and employees shall provide information and records to study committees, standing committees, and the Commission, and shall meet with those bodies upon request to assist with their activities.

C. When work has been done upon a resource without a permit, and the Commission finds that the work does not qualify for a certificate of appropriateness, the Commission may require an owner to restore the resource to the condition the resource was in before the unapproved work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the Commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the Commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, a Commission or its agents may enter a property for purposes of this section.

. An applicant aggrieved by a decision of the Commission concerning a permit application may file an appeal with the state historic preservation review board of the Michigan historical commission within the department of state pursuant to Section 7 of this ordinance.

Section 4. Acquisition of Property

If all efforts by the Historic District Commission to preserve a resource fail, or if it is determined by the County Board of Commissioners and the local legislative body that public ownership is most suitable, the Board of Commissioners, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants, or proceeds from the issuance of revenue bonds. Such acquisition shall be based upon the recommendation of the Historic District Commission or standing committee. The Historic District Commission or standing committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the Board of Commissioners. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the Commission or standing committee, the local unit may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

Section 5. Ordinary Maintenance

Nothing in this act shall be construed to prevent ordinary maintenance or repair of a resource within a historic district, or to prevent work under a permit issued by the inspector of buildings or other duly delegated authority before the ordinance was enacted.

Section 6. Neglect of Maintenance

- A. No person shall permit a resource under his or her ownership or control within an historic district to deteriorate resulting in any of the following conditions, each of which constitutes demolition by neglect:
1. A deterioration of foundations, exterior walls or other vertical supports.
 2. A deterioration of roofs or other horizontal members.
 3. A deterioration of exterior chimneys.
 4. The deterioration or crumbling of exterior plaster or mortar.
 5. The ineffective weatherproofing of exterior walls, roofs and foundations including broken windows or doors.
 6. A deterioration of any exterior architectural feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment of the Commission produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.
- B. The Historic District Commission on its own initiative may file a petition with the Superior Township Inspector of Buildings requesting that said office proceed to require the repair of or correction of defects in any structure covered by this article, so that such structure may be preserved and protected in consonance with the purpose of this ordinance.
- C. Upon a finding by a Commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the Commission may do the following:
1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
 2. If the owner does not make repairs within a reasonable time, the Commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The Commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.

3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

Section 7. Appeal

Any citizen or duly organized historic preservation organization in the County, as well as resource property owners, jointly or severally aggrieved by a decision of the Historic District Commission may appeal the decision to the circuit court except that a permit applicant aggrieved by a decision rendered under section 2 may not appeal to the court without first exhausting the right to appeal to the state historic preservation review board. The appeal shall be filed within 60 calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. A permit applicant aggrieved by the decision of the state historic preservation review board may appeal the decision to the circuit court having jurisdiction. That court will be the court having jurisdiction over the historic district commission whose decision was appealed to the state historic preservation review board.

Section 8. Separability

Should any sections, subdivisions, sentence, clause, phrase of the ordinance be declared by the courts to be invalid the same shall not effect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

Section 9. Effective Date

This ordinance shall take effect immediately upon compliance with the statutes relative thereto.

Section 10. Penalties

- A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more that \$5000.00.
- B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

In Witness Whereof, this ordinance is hereby executed this

_____ day of _____, ~~2001~~2024

ATTESTED TO:

COUNTY OF WASHTENAW

BY: _____
Lawrence Kestenbaum
Washtenaw County
County Clerk/Register of Deeds

BY: _____
Justin Hodge, Chair
Washtenaw County
Board of Commissioners

AN ORDINANCE ESTABLISHING MERRIMAN FARM HISTORIC DISTRICT

The County of Washtenaw ordains:

In accordance with the Washtenaw County Historic Preservation Ordinance, passed pursuant to Public Act 169 of 1970, as amended in 1992, MCLA 399.201 et seq., and in accordance with an agreement between Washtenaw County and the Township of Manchester, dated July 16, 2002 the following district is established and shall be preserved and maintained in accordance with that Historic District Preservation Ordinance:

Section 1. Description of District

Merriman Farm Historic District shall include part of Section 6 of Manchester Township, described as:

Legal Description of Property and Boundary

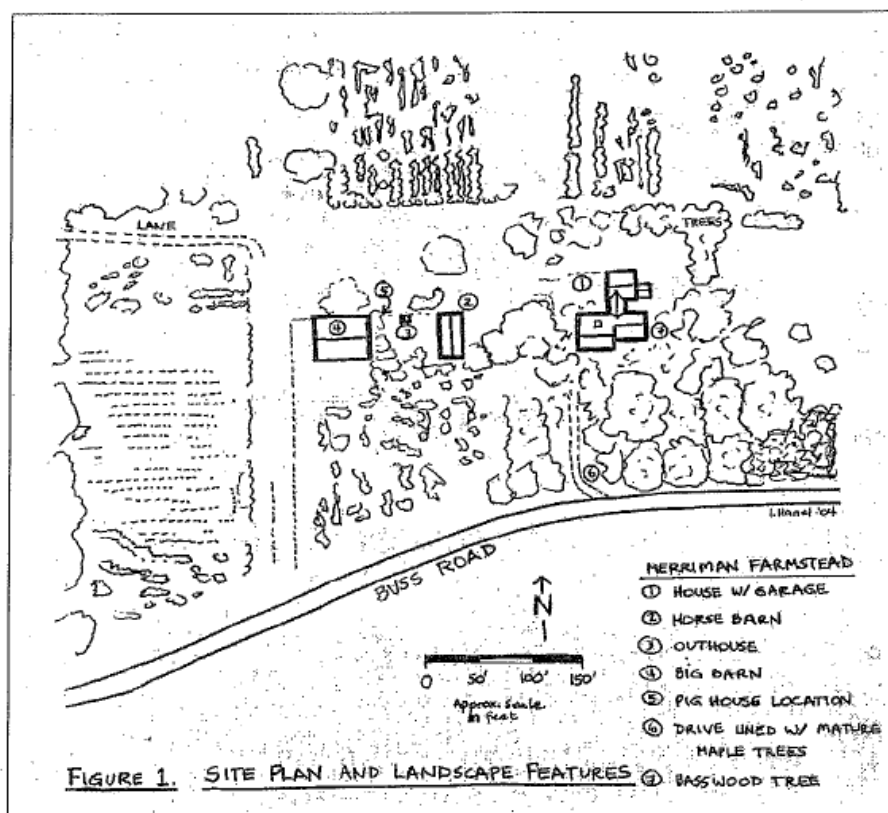
Location: 15490 Buss Road, Manchester, MI 48158

Commencing at the North 1/7 corner of Section 6, Town 4, Range 3 East, Manchester Township, Washtenaw County, Michigan: thence South 1675.2 feet along the North-South 1.4 line of said section for a PLACE OF BEGINNING: thence West 2470.7 feet; thence south 1315.8 feet to the East-West 1.4 line of said section; thence East along the East-West' line to a point 1320 feet West of the center of said section; thence south parallel to the North-South 'A of said section to the center line of Buss Road; thence northeasterly along the center line of Buss Road to a point in the East-West 1.4 line 481.51 feet West of the center of said section; thence North 481.51 feet along the East-West 1.4 line to the center of said section; thence North 1317.5 feet along the North-South 1.4 line of said section to the Place of Beginning, being part of the West 1/2 of Section 6, Manchester Township

Total acreage — 78.12 acres

The Washtenaw County Board of Commissioners finds that the addition of Merriman Farm Historic District promotes the public welfare. Any other resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture (MCL 399.201(a)) to this resource in Manchester Township, and deemed eligible to be a historic district in the future by the Washtenaw County Board of Commissioners will be included in this ordinance, and the ordinance will be amended to include its legal description. Passage of this ordinance does not preclude the owner from farming, running a nursery business or placing these 78.12 acres in a conservation easement provided such activities do not negatively impact the historic district or its assets. It is the intent of this protective ordinance that the natural resources in the open space be left as undisturbed as possible except through natural succession.

Site Plan with list of historic resources to be protected



Summary of Resources on Merriman Farm

Resource	Date
1. Farmhouse*	late 1860s or early 1870s
2. Garage	1959
3. Greenhouse	1995
4. Horse Barn*	late 19 th or early 20 th century
5. Big Barn*	mid-19 th century and 1960s
6. Outhouse	early 20 th century, moved on site before 1971
7. Pig House*	mid 20 th century
8. Maple Trees*	late 19 th and early 20 th centuries
9. Basswood*	early 20 th century
10. Driveway & farm lane*	19 th century

*Resources considered to be historically significant.

[illegible]

N



Section 2. Protective Clauses

A. Before any work requiring a permit that effects the exterior appearance of a resource is made within a historic district, the person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County Historic District Commission or other duly delegated authority with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via online form, fax, or mail. If the inspector of buildings or other authority receives the application shall immediately referred to the Washtenaw County Historic District Commission. ~~permit with the inspector of buildings and zoning inspector of Manchester Township or other duly delegated authority. If the inspector of buildings or other authority receives the application, the application shall be immediately referred to the Washtenaw County Historic District Commission together with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via fax or mail.~~ A permit shall not be issued and proposed work shall not proceed until the Commission has acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.

Commented [KS1]: Reason for proposed change: The change is to make clear that applications are filed directly with the WCHDC and can be done through an online form. Original language developed by Christopher Yelonek, taken from proposed revisions of Section 4 of the Washtenaw County Historic Preservation Ordinance.

B. In reviewing plans the Commission shall follow the U. S. ~~S~~ecretary of the ~~I~~nterior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C. F. R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the Commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the ~~SHPO~~State Historic Preservation Office. The Commission shall also consider all of the following:

Commented [KS2]: Reason for proposed change: Capitalize the Secretary of the Interior title, and to spell out the SHPO acronym. To place greater emphasis of cultural aspects in historical preservation. The original language is from Section 5, subsection 3 of PA 169 of 1970. The inclusion of cultural factors in HDC decisions is based on Section 2, subsection a and e.

1. The historical, cultural, and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area.
2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area.
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.
4. Any other factor, such as aesthetic value, that the Commission finds relevant.

C. The Commission shall review and act only upon exterior features of a resource. The Commission may review and act upon interior arrangements only when specifically authorized to do so by the local legislative body or when interior work will cause visible change to the exterior of the resource. The Commission shall disapprove

applications only on the basis of the considerations set forth in the previous paragraph.

- D. If an application for work affecting the exterior appearance of a resource which the Commission deems so valuable to the county, state, or nation that the loss thereof will adversely affect the public purpose of the county, state, or nation the Commission shall endeavor to work out with the owner of the resource an economically feasible plan for preservation of the resource.

- E. Work within a historic district shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:
1. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
 2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
 3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
 4. Retention of the resource is not in the interest of the majority of the community as determined by the Commission.
- F. The Commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.
- G. The Commission may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The Commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the Commission shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or another authority to determine whether or not the delegated responsibilities should be continued.

Section 3. Commission Determination

A. The Commission shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the Manchester Township inspector of buildings or other duly delegated authorities. A permit shall not be issued until the Commission has acted as prescribed by this act. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the Commission of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for Commission review when suggested changes have been made to the proposal. The denial shall also include notification of the applicant's rights of appeal first to the state historic preservation review board and to the circuit court. The failure of the Commission to act within sixty (60) calendar days after the date a complete application is received

by the Washtenaw County Historic District Commission, unless the applicant and the Commission agree in writing upon an extension, shall be considered to constitute approval.

- B. Local public officials and employees shall provide information and records to study committees, standing committees, and the Commission, and shall meet with those bodies upon request to assist with their activities.
- C. When work has been done upon a resource without a permit, and the Commission finds that the work does not qualify for a certificate of appropriateness, the Commission may require an owner to restore the resource to the condition the resource was in before the unapproved work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the Commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the Commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, a Commission or its agents may enter a property for purposes of this section.
- D. An applicant aggrieved by a decision of the Commission concerning a permit application may file an appeal with the state historic preservation review board of the Michigan historical commission within the department of state pursuant to Section 7 of this ordinance.

Section 4. Acquisition of Property

If all efforts by the Historic District Commission to preserve a resource fail, or if it is determined by the County Board of Commissioners and the local legislative body that public ownership is most suitable, the Board of Commissioners, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants, or proceeds from the issuance of revenue bonds. Such acquisition shall be based upon the recommendation of the Historic District Commission or standing committee. The Historic District Commission or standing committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the Board of Commissioners. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the Commission or standing committee, the local unit may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

Section 5. Ordinary Maintenance

Nothing in this act shall be construed to prevent ordinary maintenance or repair of a resource within a historic district, or to prevent work under a permit issued by the inspector of buildings or other duly delegated authority before the ordinance was enacted.

Section 6. Neglect of Maintenance

A. No person shall permit a resource under his or her ownership or control within an historic district to deteriorate resulting in any of the following conditions, each of which constitutes demolition by neglect:

1. A deterioration of foundations, exterior walls or other vertical supports.
2. A deterioration of roofs or other horizontal members.
3. A deterioration of exterior chimneys.
4. The deterioration or crumbling of exterior plaster or mortar.
5. The ineffective weatherproofing of exterior walls, roofs and foundations including broken windows or doors.
6. A deterioration of any exterior architectural feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment of the Commission produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.

B. The Historic District Commission on its own initiative may file a petition with the Manchester Township Inspector of Buildings requesting that said office proceed to require the repair of or correction of defects in any structure covered by this article, so that such structure may be preserved and protected in consonance with the purpose of this ordinance.

C. Upon a finding by a Commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the Commission may do the following:

1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
2. If the owner does not make repairs within a reasonable time, the Commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The Commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.
3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

Section 7. Appeal

Any citizen or duly organized historic preservation organization in the County, as well as resource property owners, jointly or severally aggrieved by a decision of the Historic District Commission may appeal the decision to the circuit court except that a permit applicant aggrieved by a decision rendered under section 2 may not appeal to the court without first exhausting the right to appeal to the state historic preservation review board. The appeal shall be filed within 60 calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. A permit applicant aggrieved by the decision of the state historic preservation review board may appeal the decision to the circuit court having jurisdiction. That court will be the court having jurisdiction over the historic district commission whose decision was appealed to the state historic preservation review board.

Section 8. Separability

Should any sections, subdivisions, sentence, clause, phrase of the ordinance be declared by the courts to be invalid the same shall not effect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

Section 9. Effective Date

This ordinance shall take effect immediately upon compliance with the statutes relative thereto.

Section 10. Penalties

A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more that \$5000.00.

B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

In Witness Whereof, this ordinance is hereby executed this
_____ day of _____, ~~2004~~2024

ATTESTED TO: COUNTY OF WASHTENAW

BY: _____	BY: _____
Lawrence Kestenbaum	Justin Hodge, Chair
County Clerk	Washtenaw County
Washtenaw County	Board of Commissioner

AN ORDINANCE ESTABLISHING MCMAHON SPRINGS HISTORIC DISTRICT

The County of Washtenaw ordains:

In accordance with the Washtenaw County Historic Preservation Ordinance, passed pursuant to Public Act 169 of 1970, as amended in 1992, MCLA 399.201 et seq., and in accordance with an agreement between Washtenaw County and the Township of Ann Arbor, dated March 6, 2002 the following district is established and shall be preserved and maintained in accordance with that Historic District Preservation Ordinance:

Section 1. Description of District

McMahon Springs Historic District shall include part of Section 17 of Ann Arbor Township, described as:

LEGAL DESCRIPTION OF PARCEL

*OLD SID - I 09-017-053-00 (17-32-) COM AT E 1/4 POST COM AT E 1/4 COR OF SEC 17, TH W 1366.97 FT ON EW 1/4 LNTH DEFL 90-14 LFT 329.2 FT TO POB, TH DEFL 89-46 LFT 660 FT, TH DEFL 89-46 RT 330 FT, TH DEFL 90-14 RT 660 FT, TH DEFL 89-46 RT 330 FT TO POB, EXC THAT PART SE OF FOLLOW- ING LN: COM ATE 1/4 COR, THS 1-29-40 E 521.49 FT, TH N 78-9-39 W 525.6 FT, TH N 11-50-21 E 110 FT TO POB TH 479.82 FT ON ARC OF CURV-RAD777.11 FT, TH S 23-33-45 F 30 FT, TH 65.67 FT ON ARC OF CURV-RAD 747.11 FT, TH S 28-35-55 E 10 FT, TH 291.75 FT ON ARC OF CURV-RAD 737.11 FTTH 102.22 FT ON ARC OF CURV-RAD 449.53 FT TO POE PART SE 1/4 SEC 17 T2S R6E 1.40 AC

The Washtenaw County Board of Commissioners finds that the addition of McMahon Springs Historic District promotes the public welfare. Any other resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture (MCL 399.201(a)) to this resource in Ann Arbor Township, and deemed eligible to be a historic district in the future by the Washtenaw County Board of Commissioners will be included in this ordinance, and the ordinance will be amended to include its legal description.

Section 2. Protective Clauses

A. Before any work requiring a permit that effects the exterior appearance of a resource is made within a historic district, the person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County Historic District Commission or other duly delegated authority with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via online form, fax, or mail. If the inspector of buildings or other authority receives the application shall immediately referred to the Washtenaw County Historic District Commission. ~~permit with the inspector of buildings and zoning inspector of Ann Arbor Township or other duly delegated authority. If the inspector of buildings or other authority receives the application, the application shall be immediately referred to the Washtenaw County Historic District Commission together with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via fax or mail.~~ A permit shall not be issued and proposed work shall not proceed until the Commission has

Commented [KS1]: Reason for proposed change: The change is to make clear that applications are filed directly with the WCHDC and can be done through an online form. Original language developed by Christopher Yelonek, taken from proposed revisions of Section 4 of the Washtenaw County Historic Preservation Ordinance.

acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.

- B. In reviewing plans the Commission shall follow the U. S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C. F. R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the Commission may be followed if they are equivalent in guidance to the ~~S~~ecretary of ~~I~~nterior's

Commented [KS2]: Reason for proposed change:
Capitalize the Secretary of the Interior title, and to spell out the SHPO acronym. To place greater emphasis of cultural aspects in historical preservation. The original language is from Section 5, subsection 3 of PA 169 of 1970. The inclusion of cultural factors in HDC decisions is based on Section 2, subsection a and e.

standards and guidelines and are established or approved by the [SHPO State Historic Preservation Office](#). The Commission shall also consider all of the following:

1. The historical, [cultural](#), and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area.
 2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area.
 3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.
 4. Any other factor, such as aesthetic value, that the Commission finds relevant.
- C. The Commission shall review and act only upon exterior features of a resource. The Commission may review and act upon interior arrangements only when specifically authorized to do so by the local legislative body or when interior work will cause visible change to the exterior of the resource. The Commission shall disapprove applications only on the basis of the considerations set forth in the previous paragraph.
- D. If an application for work affecting the exterior appearance of a resource which the Commission deems so valuable to the county, state, or nation that the loss thereof will adversely affect the public purpose of the county, state, or nation the Commission shall endeavor to work out with the owner of the resource an economically feasible plan for preservation of the resource.
- E. Work within a historic district shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:
1. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
 2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
 3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
 4. Retention of the resource is not in the interest of the majority of the community as determined by the Commission.
- F. The Commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.
- G. The Commission may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The Commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the Commission shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or

another authority to determine whether or not the delegated responsibilities should be continued.

Section 3. Commission Determination

- A. The Commission shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the Ann Arbor Township inspector of buildings or other duly delegated authorities. A permit shall not be issued until the Commission has acted as prescribed by this act. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the Commission of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for Commission review when suggested changes have been made to the proposal. The denial shall also include notification of the applicant's rights of appeal first to the state historic preservation review board and to the circuit court. The failure of the Commission to act within sixty (60) calendar days after the date a complete application is received by the Washtenaw County Historic District Commission, unless the applicant and the Commission agree in writing upon an extension, shall be considered to constitute approval.
- B. Local public officials and employees shall provide information and records to study committees, standing committees, and the Commission, and shall meet with those bodies upon request to assist with their activities.
- C. When work has been done upon a resource without a permit, and the Commission finds that the work does not qualify for a certificate of appropriateness, the Commission may require an owner to restore the resource to the condition the resource was in before the unapproved work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the Commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the Commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, a Commission or its agents may enter a property for purposes of this section.

- D. An applicant aggrieved by a decision of the Commission concerning a permit application may file an appeal with the state historic preservation review board of the Michigan historical commission within the department of state pursuant to Section 7 of this ordinance.

Section 4. Acquisition of Property

If all efforts by the Historic District Commission to preserve a resource fail, or if it is determined by the County Board of Commissioners and the local legislative body that public ownership is most suitable, the Board of Commissioners, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants, or proceeds from the issuance of revenue bonds. Such acquisition shall be based upon the recommendation of the Historic District Commission or standing committee. The Historic District Commission or standing committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the Board of Commissioners. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the Commission or standing committee, the local unit may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

Section 5. Ordinary Maintenance

Nothing in this act shall be construed to prevent ordinary maintenance or repair of a resource within a historic district, or to prevent work under a permit issued by the inspector of buildings or other duly delegated authority before the ordinance was enacted.

Section 6. Neglect of Maintenance

A. No person shall permit a resource under his or her ownership or control within an historic district to deteriorate resulting in any of the following conditions, each of which constitutes demolition by neglect:

1. A deterioration of foundations, exterior walls or other vertical supports.
2. A deterioration of roofs or other horizontal members.
3. A deterioration of exterior chimneys.
4. The deterioration or crumbling of exterior plaster or mortar.
5. The ineffective weatherproofing of exterior walls, roofs and foundations including broken windows or doors.
6. A deterioration of any exterior architectural feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment of the Commission produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.

- B. The Historic District Commission on its own initiative may file a petition with the Ann Arbor Township Inspector of Buildings requesting that said office proceed to require the repair of or correction of defects in any structure covered by this article, so that such structure may be preserved and protected in consonance with the purpose of this ordinance.
- C. Upon a finding by a Commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the Commission may do the following:

1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
2. If the owner does not make repairs within a reasonable time, the Commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The Commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.
3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

Section 7. Appeal

Any citizen or duly organized historic preservation organization in the County, as well as resource property owners, jointly or severally aggrieved by a decision of the Historic District Commission may appeal the decision to the circuit court except that a permit applicant aggrieved by a decision rendered under section 2 may not appeal to the court without first exhausting the right to appeal to the state historic preservation review board. The appeal shall be filed within 60 calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. A permit applicant aggrieved by the decision of the state historic preservation review board may appeal the decision to the circuit court having jurisdiction. That court will be the court having jurisdiction over the historic district commission whose decision was appealed to the state historic preservation review board.

Section 8. Separability

Should any sections, subdivisions, sentence, clause, phrase of the ordinance be declared by the courts to be invalid the same shall not effect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

Section 9. Effective Date

This ordinance shall take effect immediately upon compliance with the statutes relative thereto.

Section 10. Penalties

- A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more than \$5000.00.

B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

In Witness Whereof, this ordinance is hereby executed this
_____ day of _____, ~~2004~~2024

ATTESTED TO:

COUNTY OF WASHTENAW

BY: _____
Lawrence Kestenbaum
County Clerk
Washtenaw County

BY: _____
Justin Hodge, Chair
Washtenaw County
Board of Commissioners

*The copy of resolution adopted by the Washtenaw
County Board of Commissioners on July 7, 2004.*

*Lawrence Kestenbaum
County Clerk
July 7 - 11*

STATE OF MICHIGAN

I, Lawrence Kestenbaum, Clerk/Register of said County of Washtenaw and Clerk of Circuit Court for said County, do hereby certify that the foregoing is a true and accurate copy of an ordinance [establishing McMahon Springs Historic District] adopted by the Washtenaw County Board of Commissioners at a session held at the County Administration Building in the City of Ann Arbor, Michigan, on July 7th, 2004, as it appears of record in my office.

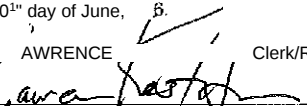
COUNTY OF WASHTENAW)^{ss}

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court at Ann Arbor, this 20th day of June, 2004.

LAWRENCE

Clerk/Register

BY:



County Clerk
J.O.

int

AN ORDINANCE ESTABLISHING THE WILLIAM AND JANE MCCORMICK FARM HISTORIC DISTRICT

The County of Washtenaw ordains:

In accordance with the Washtenaw County Historic District Preservation Ordinance, passed pursuant to Public Act 169 of 1970, as amended in 1992, MCLA 399.201 et seq., and in accordance with an agreement between Washtenaw County and the Township of Superior, dated September 15, 2000, the following district is established and shall be preserved and maintained in accordance with that Historic District Preservation Ordinance:

Section 1. Description of District

The William and Jane McCormick Farm Historic District shall include part of Section 2 of Superior Township, described as:

DESCRIPTION OF PARCEL F

Commencing at the Northwest corner of Section 2, T2S, R7E, Superior Township, Washtenaw County, Michigan; thence S00°20'00"W 2434.42 feet along the West line of said Section 2 to the West' corner of said Section 2; thence continuing along said West line S00°04'47"E (S00°05'45"W recorded) 295.47 feet; thence S90°00'00" E 51 5.64 feet for a PLACE OF BEGINNING; thence N00°00'00" W176.22 feet; thence S90°00'00" E 128.33 feet; thence N00°20'00" E 114.04 feet; thence N90°00'00"E 411.01 feet; thence S00°00'00"W 1201.85 feet; thence N74°51'47"W 559.41 feet (N75°33'20"W 557.63 feet recorded) along the centerline of Plymouth Road (100 feet wide); thence N00°00'00"W 765.51 feet to the Place of Beginning, containing 13.65 acres of land (13.01 acres net), more or less, being subject to the rights of the public over the Southerly 50.00 feet, thereof, as occupied by said Plymouth Road, being a part of the West 1/2 of said Section 2, and being subject to easements, exceptions, restrictions and requirements of record, if any.

The Washtenaw County Board of Commissioners finds that the addition of the William and Jane McCormick Farm Historic District promotes the public welfare. Any other resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture (MCL 399.201(a)i) to this resource in Superior Township, and deemed eligible to be a historic district in the future by the Washtenaw County Board of Commissioners will be included in this ordinance, and the ordinance will be amended to include its legal description.

Section 2. Protective Clauses

A. Before any work requiring a permit that effects the exterior appearance of a resource is made within a historic district, the person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County Historic District Commission or other duly delegated authority with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via online form, fax, or mail. If the inspector of buildings or other authority receives the application shall immediately referred to the Washtenaw County Historic

Commented [KS1]: Reason for proposed change: The change is to make clear that applications are filed directly with the WCHDC and can be done through an online form. Original language developed by Christopher Yelonek, taken from proposed revisions of Section 4 of the Washtenaw County Historic Preservation Ordinance.

~~District Commission, permit with the inspector of buildings and zoning inspector of Superior Township or other duly delegated authority. If the inspector of buildings or other authority receives the application, the application shall be immediately referred to the Washtenaw County Historic District Commission together with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures,~~

~~proposed work schedule, and name of architect and contractors to be used via fax or mail.~~

A permit shall not be issued and proposed work shall not proceed until the Commission has acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.

B. In reviewing plans the Commission shall follow the U. S. ~~S~~ecretary of the ~~I~~nterior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C. F. R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the Commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the State Historic Preservation Office~~SHPO~~. The Commission shall also consider all of the following:

1. The historical, cultural, and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area.
2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area.
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.
4. Any other factor, such as aesthetic value, that the Commission finds relevant.

C. The Commission shall review and act only upon exterior features of a resource. The Commission may review and act upon interior arrangements only when specifically authorized to do so by the local legislative body or when interior work will cause visible change to the exterior of the resource. The Commission shall disapprove applications only on the basis of the considerations set forth in the previous paragraph.

D. If an application for work affecting the exterior appearance of a resource which the Commission deems so valuable to the county, state, or nation that the loss thereof will adversely affect the public purpose of the county, state, or nation the Commission shall endeavor to work out with the owner of the resource an economically feasible plan for preservation of the resource.

E. Work within a historic district shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:

1. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value

Commented [KS2]: Reason for proposed changes: To correct in proper grammar and to capitalize the title of Secretary of the Interior, and to spell out the SHPO acronym. Also, to place greater emphasis of cultural aspects in historical preservation. The original language is from Section 5, subsection 3 of PA 169 of 1970. The inclusion of cultural factors in HDC decisions is based on Section 2, subsection a and e.

or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.

4. Retention of the resource is not in the interest of the majority of the community as determined by the Commission.
- F. The Commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.
- G. The Commission may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The Commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the Commission shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or another authority to determine whether or not the delegated responsibilities should be continued.

Section 3. Commission Determination

- A. The Commission shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the Superior Township inspector of buildings or other duly delegated authorities. A permit shall not be issued until the Commission has acted as prescribed by this act. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the Commission of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for Commission review when suggested changes have been made to the proposal. The denial shall also include notification of the applicant's rights of appeal first to the state historic preservation review board and to the circuit court. The failure of the Commission to act within sixty (60) calendar days after the date a complete application is received by the Washtenaw County Historic District Commission, unless the applicant and the Commission agree in writing upon an extension, shall be considered to constitute approval.
- B. Local public officials and employees shall provide information and records to study committees, standing committees, and the Commission, and shall meet with those bodies upon request to assist with their activities.
- C. When work has been done upon a resource without a permit, and the Commission finds that the work does not qualify for a certificate of appropriateness, the Commission may require an owner to restore the resource to the condition the resource was in before the unapproved work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the Commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the Commission or its agents may enter the property and conduct work necessary to

restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, a Commission or its agents may enter a property for purposes of this section.

- D. An applicant aggrieved by a decision of the Commission concerning a permit application may file an appeal with the state historic preservation review board of the Michigan historical commission within the department of state pursuant to Section 7 of this ordinance.

Section 4. Acquisition of Property

If all efforts by the Historic District Commission to preserve a resource fail, or if it is determined by the County Board of Commissioners and the local legislative body that public ownership is most suitable, the Board of Commissioners, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants, or proceeds from the issuance of revenue bonds. Such acquisition shall be based upon the recommendation of the Historic District Commission or standing committee. The Historic District Commission or standing committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the Board of Commissioners. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the Commission or standing committee, the local unit may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

Section 5. Ordinary Maintenance

Nothing in this act shall be construed to prevent ordinary maintenance or repair of a resource within a historic district, or to prevent work under a permit issued by the inspector of buildings or other duly delegated authority before the ordinance was enacted.

Section 6. Neglect of Maintenance

- A. No person shall permit a resource under his or her ownership or control within an historic district to deteriorate resulting in any of the following conditions, each of which constitutes demolition by neglect:
1. A deterioration of foundations, exterior walls or other vertical supports.
 2. A deterioration of roofs or other horizontal members.
 3. A deterioration of exterior chimneys.
 4. The deterioration or crumbling of exterior plaster or mortar.
 5. The ineffective weatherproofing of exterior walls, roofs and foundations including broken windows or doors.
 6. A deterioration of any exterior architectural feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment

of the Commission produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.

- B. The Historic District Commission on its own initiative may file a petition with the Superior Township Inspector of Buildings requesting that said office proceed to require the repair of or correction of defects in any structure covered by this article, so that such structure may be preserved and protected in consonance with the purpose of this ordinance.
- C. Upon a finding by a Commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the Commission may do the following:
 - 1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
 - 2. If the owner does not make repairs within a reasonable time, the Commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The Commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.
 - 3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

Section 7. Appeal

Any citizen or duly organized historic preservation organization in the County, as well as resource property owners, jointly or severally aggrieved by a decision of the Historic District Commission may appeal the decision to the circuit court except that a permit applicant aggrieved by a decision rendered under section 2 may not appeal to the court without first exhausting the right to appeal to the state historic preservation review board. The appeal shall be filed within 60 calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. A permit applicant aggrieved by the decision of the state historic preservation review board may appeal the decision to the circuit court having jurisdiction. That court will be the court having jurisdiction over the historic district commission whose decision was appealed to the state historic preservation review board.

Section 8. Separability

Should any sections, subdivisions, sentence, clause, phrase of the ordinance be declared by the courts to be invalid the same shall not effect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

Section 9. Effective Date

This ordinance shall take effect immediately upon compliance with the statutes relative thereto.

Section 10. Penalties

- A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more than \$5000.00.
- B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

In Witness Whereof, this ordinance is hereby executed this _____ day of _____, ~~2002~~2024

ATTESTED TO:

COUNTY OF WASHTENAW

BY: _____
Lawrence Kestenbaum
Washtenaw County
County Clerk/Register of Deeds

BY: _____
Justin Hodge, Chair
Washtenaw County
Board of Commissioners

A RESOLUTION THAT THE BOARD OF COMMISSIONERS ADOPT AN
ORDINANCE DESIGNATING THE KRAMER-KUEBLER-ADLER FARM AS A
WASHTENAW COUNTY LOCAL HISTORIC DISTRICT UNDER THE
JURISDICTION OF THE WASHTENAW COUNTY HISTORIC DISTRICT
COMMISSION

WASHTENAW COUNTY BOARD OF COMMISSIONERS
November 15, 2017

WHEREAS, the property at 9505 Bethel Church Road known as Kramer-Kuebler-Adler Farm in Freedom Township has potential to be nominated as a historic district; and

WHEREAS, in 2016, Freedom Township asked the Washtenaw County Board of Commissioners via the Washtenaw County Historic District Commission to have the property listed as a historic district; and

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

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

WHEREAS, on September 7, 2016, the Washtenaw County Board of Commissioners passed resolution 16-124 authorizing the Historic District Study Committee to study the Adler Farmstead; and

WHEREAS, the preliminary report by the study committee was issued on May 15, 2017, and on August 15, 2017 a Public Hearing was held in Freedom Township to discuss the proposal; and

WHEREAS, on September 7, 2017 the Washtenaw County Historic District Commission reviewed and recommended approval of the proposal to create a historic district for the Kremer-Kuebler-Adler Farm; and

WHEREAS, on September 29, 2017 the Kramer-Kuebler-Adler Farm Historic District Study Committee Final Report was completed incorporating comments from the Public Hearing and the Michigan State Historic Preservation Office, with a recommendation that the Board of Commissioners adopt an ordinance designating the Kramer-Kuebler-Adler Farm as a Washtenaw County Historic District under the jurisdiction of the Washtenaw County Historic District Commission; and

NOW THEREFORE BE IT RESOLVED that the Washtenaw County Board of Commissioners hereby accepts the Kramer-Kuebler-Adler Farm Historic District Study Committee Final Report, as on file with the County Clerk.

BE IT FURTHER RESOLVED that the Board of Commissioners hereby adopt the ordinance designating the Kramer-Kuebler-Adler Farm as a Washtenaw County Historic District under the jurisdiction of the Washtenaw County Historic District Commission, as attached hereto and made a part hereof.

COMMISSIONER	Y	N	A	COMMISSIONER	Y	N	A	COMMISSIONER	Y	N	A
Brabec	X			LaBarre	X			Smith	X		
Deatrick	X			Martinez-Kratz			X				
Jamnack			X	Morgan	X						
Jefferson	X			Ping	X						

ROLL CALL VOTE:

702

I, Lawrence Kestenbaum, Clerk/Register of said County of Washtenaw and Clerk of Circuit Court for said County, do hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Washtenaw County Board of Commissioners at a session held at the County Administration Building in the City of Ann Arbor, Michigan, on November 15th, 2017, as it appears of record in my office.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court at Ann Arbor, this 16th day of November, 2017.

BY:

Deputy Clerk



Res. No. 17-194

AN ORDINANCE ESTABLISHING KRAMER-KUEBLER-ADLER FARMSTEAD LOCAL HISTORIC DISTRICT

The County of Washtenaw ordains:

In accordance with the Washtenaw County Historic Preservation Ordinance, passed pursuant to Public Act 169 of 1970, as amended in 1992, MCLA 399.201 et seq., and in accordance with an agreement between Washtenaw County and the Township of Freedom, dated September 18, 2016, the following district is established and shall be preserved and maintained in accordance with that Historic District Preservation Ordinance:

Section 1. Description of District

Kramer-Kuebler-Adler Farmstead Local Historic District shall include part of Section 35 and Section 36 of Freedom Township, described as:

Legal Description of Property and Boundary

The entire proposed District is presently owned by Fran Cowen Adler

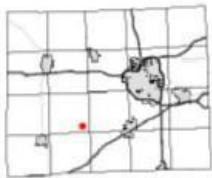
The proposed district size is approximately 85 acres. The Kramer-Kuebler-Adler Farmstead is located in the NE1/4 of the NE1/4 of Section 35, and the NW1/4 of the NW1/4 of Section 36, Freedom Township (T3S R4E), Washtenaw County, Michigan.

The Legal Description as of 04/12/2016: OWNER REQUEST 11/07/03 "REMAINDER" FR 35-2A-1A SE 1/4 OF NW 1/4 OF NE 1/4 & NE 1/4 OF NE 1/4 OF SEC 35, ALSO NW 1/4 OF NW 1/4 SEC. 36, EXC COM AT NW COR SEC. 36, TH S 01-14-39 W 983.94 FT TO POB, TH S 01-14-39 W 365.00 FT, TH S 89-48-38 E 596.82 FT, TH N 01-14-39 E 365.00 FT, TH N 89-48-38 W 596.82 FT TO [POB. PT](#) OF NE 1/4 SEC. 35, & NE 1/4 SEC. 36, T3S-R4E. 85 AC. SPLIT ON 11/07/2003 FROM N -14-35-100-013. Complete legal description is on file at the Washtenaw County Register of Deeds. **See Figure 1.**

The Washtenaw County Board of Commissioners finds that the addition of Kramer-Kuebler-Adler Farmstead Local Historic District promotes the public welfare. Any other resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture (MCL 399.201(a)) to this resource in Freedom Township and deemed eligible to be a historic district in the future by the Washtenaw County Board of Commissioners will be included in this ordinance, and the ordinance will be amended to include its legal description.

Adler Farmstead

9505 Bethel Church Rd
Manchester

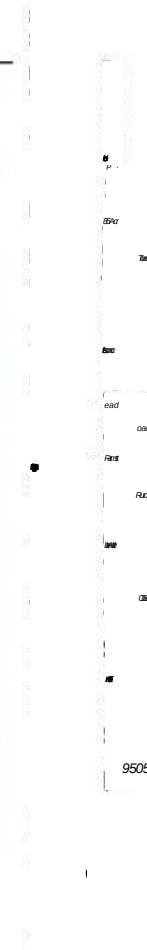


Washtenaw County



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Section 2. Protective Clauses

- A. Before any work requiring a permit that effects the exterior appearance of the Kramer-Kuebler-Adler Farmstead, the sole resource in the historic district, the person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County Historic District Commission (WCHDC) or other duly delegated authority. In the interest of intergovernmental cooperation, if the WCHDC or other authority receives the application, the application shall be immediately referred to Freedom Township, together with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via fax or mail. A permit shall not be issued and proposed work shall not proceed until the WCHDC has acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.
- B. In reviewing plans the WCHDC shall follow the U. S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C. F. R. Part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the WCHDC may be followed if they are equivalent in guidance to the Secretary of Interior's standards and guidelines and are established or approved by the State Historic Preservation Office (SHPO). The WCHDC shall also consider all of the following:
1. The historical, cultural, and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area,
 2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area,
 3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used, and
 4. Any other factor, such as aesthetic value, that the WCHDC finds relevant.
- C. The WCHDC shall disapprove applications only on the basis of the considerations set forth in the previous paragraph.
- D. If an application for work affecting the exterior appearance of this resource which the WCHDC deems so valuable to the county, state, or nation that the loss thereof will adversely affect the public purpose of the county, state, or nation, the WCHDC shall endeavor to prepare with the owner of the resource an economically feasible plan for preservation of the resource.
- E. Work within an historic district shall be permitted through the issuance of a notice to proceed by the WCHDC if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the WCHDC to be necessary to substantially improve or correct any of the following conditions:
1. The resource constitutes a hazard to the safety of the public or to the structure's occupants,

Commented [KS1]: Reason for proposed change: To place greater emphasis of cultural aspects in historical preservation. The original language is from Section 5, subsection 3 of PA 169 of 1970. The inclusion of cultural factors in HDC decisions is based on Section 2, subsection a and e.

2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances,
 3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner, or
 4. Retention of the resource is not in the interest of the majority of the community as determined by the WCHDC.
- F. The WCHDC shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.
- G. The WCHDC may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, or to another delegated authority. The WCHDC shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the WCHDC shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or another authority to determine whether or not the delegated responsibilities should be continued.

Section 3. Commission Determination

- A. The WCHDC shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the Freedom Township Clerk or other duly delegated authorities. A permit shall not be issued until the WCHDC has acted as prescribed by this act. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the WCHDC of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for WCHDC review when suggested changes have been made to the proposal. The denial shall also include notification of the applicant's rights of appeal first to the State Historic Preservation Review Board and to the circuit court. The failure of the WCHDC to act within sixty (60) calendar days after the date a complete application is received by the WCHDC, unless the applicant and the WCHDC agree in writing upon an extension, shall be considered to constitute approval.
- B. Local public officials and employees shall provide information and records to study committees, standing committees, and the WCHDC, and shall meet with those bodies upon request to assist with their activities.
- C. When work has been done upon the resource without a permit, and the WCHDC finds that the work does not qualify for a certificate of appropriateness, the WCHDC may require an owner to restore the resource to the condition the resource was in before the unapproved work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification

requirement within a reasonable time, the WCHDC may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the WCHDC or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, the WCHDC or its agents may enter a property for purposes of this section.

- D. An applicant aggrieved by a decision of the WCHDC concerning a permit application may file an appeal with the State Historic Preservation Review Board of the Michigan Historical Commission within the Department of State pursuant to Section 7 of this ordinance.

Section 4. Acquisition of Property

If all efforts by the WCHDC to preserve the resource fail, or if it is determined by the County Board of Commissioners and the local legislative body that public ownership is most suitable, the Board of Commissioners, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants, or proceeds from the issuance of revenue bonds. Such acquisition shall be based upon the recommendation of the WCHDC or standing committee. The WCHDC or standing committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the County Board of Commissioners. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the WCHDC or standing committee, the local unit may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

Section 5. Ordinary Maintenance

Nothing in this act shall be construed to prevent ordinary maintenance or repair of a resource within a historic district.

Section 6. Neglect of Maintenance

- A. The owner of this resource shall not permit the resource to deteriorate resulting in any of the following conditions, each of which constitutes demolition by neglect:
1. A deterioration of foundations, exterior walls, or other vertical supports,
 2. A deterioration of roofs or horizontal members,
 3. The deterioration of other bridge components exterior chimneys,
 4. The ineffective weatherproofing of the bridge components, or deterioration or crumbling of exterior building materials or mortar.

~~5. The ineffective weatherproofing of exterior walls, roofs, and foundations including broken windows or doors. A deterioration of any feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment of the WCHDC produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.~~

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~~6. A deterioration of any feature so as to create or permit the creation of hazardous or unsafe condition(s) which in the judgement of the WCHDC produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.~~

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Commented [KS2]: Reason for proposed change: The Kramer-Keubler-Adler Farmstead is not a bridge. Language borrowed from the Thomoaks Neighborhood LHD ordinance.

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- B. The WCHDC on its own initiative may file a petition with Freedom Township requesting that said office proceed to require the repair of or correction of defects in any structure covered by this article, so that such structure may be preserved and protected in consonance with the purpose of this ordinance.
- C. Upon a finding by a WCHDC that an historic resource within an historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the WCHDC may do the following:
1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
 2. If the owner does not make repairs within a reasonable time, the WCHDC or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The WCHDC or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.
 3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

Section 7. Appeal

Any citizen or duly organized historic preservation organization in the County, as well as resource property owners, jointly or severally aggrieved by a decision of the WCHDC, may appeal the decision to the circuit court except that a permit applicant aggrieved by a decision rendered under Section 2 may not appeal to the court without first exhausting the right to appeal to the State Historic Preservation Review Board. The appeal shall be filed within 60 calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. A permit applicant aggrieved by the decision of the State Historic Preservation Review Board may appeal the decision to the circuit court having jurisdiction. That court will be the court having jurisdiction over the WCHDC whose decision was appealed to the state historic preservation review board.

Section 8. Separability

Should any sections, subdivisions, sentence, clause, phrase of this ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

Section 9. Effective Date

This ordinance shall take effect immediately upon compliance with the statutes relative thereto.

Section 10. Penalties

- A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more than \$5,000.00.
- B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

In Witness Whereof, this ordinance is hereby executed this

_____ day of _____, ~~2017~~2024

ATTESTED TO:

COUNTY OF WASHTENAW

BY: _____

Lawrence Kestenbaum
Washtenaw County
County Clerk/Register of Deeds

BY: _____

Justin Hodge, Chair
Washtenaw County
Board of Commissioners

AN ORDINANCE ESTABLISHING JARVIS STONE SCHOOL LOCAL HISTORIC DISTRICT

The County of Washtenaw ordains:

In accordance with the Washtenaw County Historic Preservation Ordinance, passed pursuant to Public Act 169 of 1970, as amended in 1992, MCLA 399.201 et seq., and in accordance with an agreement between Washtenaw County and the Township of Salem, dated June 15, 2011, the following district is established and shall be preserved and maintained in accordance with that Historic District Preservation Ordinance:

Section 1. Description of District

Jarvis Stone School Local Historic District shall include part of Section 28 of Salem Township, described as:

Legal Description of Property and Boundary

The entire proposed District is presently owned by the Salem Area Historical Society.

The proposed district size is approximately 1.42 acres, about 185 X 310 feet, nearly rectangular in shape, as shown on the topographical site survey dated Oct 6, 2000. Complete legal description is on file at the Washtenaw County Register of Deeds. **See Figure 1.**

The boundaries of the proposed district are:

SOUTH	181.44 feet frontage on N. Territorial Rd
EAST	298.75 feet frontage on Curtis Rd
NORTH	encompasses the baseball field
WEST	encompasses the playground and barnyard.

Parcel A-01-28-400-001 School Building	1978 deed 0.26 acres
Parcel A-01-28-400-010 School grounds	1995 deed 1.16 acres

The Washtenaw County Board of Commissioners finds that the addition of Jarvis Stone School Local Historic District promotes the public welfare. Any other resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture (MCL 399.201(a)i) to this resource in Salem Township and deemed eligible to be a historic district in the future by the Washtenaw County Board of Commissioners will be included in this ordinance, and the ordinance will be amended to include its legal description.

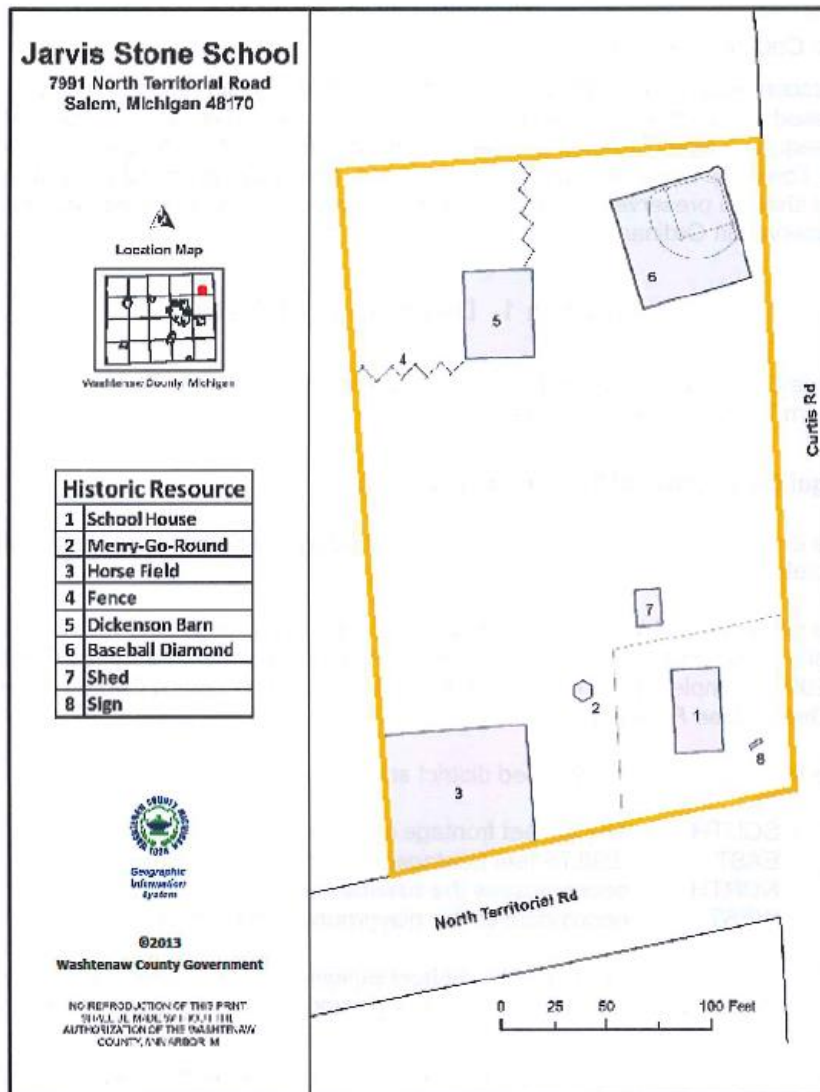


Figure 1: Topographic Map Showing Jarvis Stone School Location

The Jarvis Stone School consists of 1.42 Acres, located at 7991 North Territorial Road, Salem Township.

Section 2. Protective Clauses

- A. Before any work requiring a permit that effects the exterior appearance of the Jarvis Stone School, the sole resource in the historic district, the person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County Historic District Commission (WCHDC) or other duly delegated authority. In the interest of intergovernmental cooperation, if the WCHDC or other authority receives the application, the application shall be immediately referred to Salem Township, together with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via fax or mail. A permit shall not be issued and proposed work shall not proceed until the WCHDC has acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.
- B. In reviewing plans the WCHDC shall follow the U. S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C. F. R. Part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the WCHDC may be followed if they are equivalent in guidance to the Secretary of Interior's standards and guidelines and are established or approved by the State Historic Preservation Office (SHPO). The WCHDC shall also consider all of the following:
1. The historical, **cultural**, and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area,
 2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area,
 3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used, and
 4. Any other factor, such as aesthetic value, that the WCHDC finds relevant.
- C. The WCHDC shall disapprove applications only on the basis of the considerations set forth in the previous paragraph.
- D. If an application for work affecting the exterior appearance of this resource which the WCHDC deems so valuable to the county, state, or nation that the loss thereof will adversely affect the public purpose of the county, state, or nation, the WCHDC shall endeavor to prepare with the owner of the resource an economically feasible plan for preservation of the resource.
- E. Work within an historic district shall be permitted through the issuance of a notice to proceed by the WCHDC if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the WCHDC to be necessary to substantially improve or correct any of the following conditions:

Commented [KS1]: Reason for proposed change: To place greater emphasis of cultural aspects in historical preservation. The original language is from Section 5, subsection 3 of PA 169 of 1970. The inclusion of cultural factors in HDC decisions is based on Section 2, subsection a and e.

1. The resource constitutes a hazard to the safety of the public or to the structure's occupants,
 2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances,
 3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner, or
 4. Retention of the resource is not in the interest of the majority of the community as determined by the WCHDC.
- F. The WCHDC shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.
- G. The WCHDC may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, or to another delegated authority. The WCHDC shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the WCHDC shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or another authority to determine whether or not the delegated responsibilities should be continued.

Section 3. Commission Determination

- A. The WCHDC shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the Salem Township clerk or other duly delegated authorities. A permit shall not be issued until the WCHDC has acted as prescribed by this act. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the WCHDC of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for WCHDC review when suggested changes have been made to the proposal. The denial shall also include notification of the applicant's rights of appeal first to the State Historic Preservation Review Board and to the circuit court. The failure of the WCHDC to act within sixty (60) calendar days after the date a complete application is received by the WCHDC, unless the applicant and the WCHDC agree in writing upon an extension, shall be considered to constitute approval.

- B. Local public officials and employees shall provide information and records to study committees, standing committees, and the WCHDC, and shall meet with those bodies upon request to assist with their activities.
- C. When work has been done upon the resource without a permit, and the WCHDC finds that the work does not qualify for a certificate of appropriateness, the WCHDC may require an owner to restore the resource to the condition the resource was in before the unapproved work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the WCHDC may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the WCHDC or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, the WCHDC or its agents may enter a property for purposes of this section.
- D. An applicant aggrieved by a decision of the WCHDC concerning a permit application may file an appeal with the State Historic Preservation Review Board of the Michigan Historical Commission within the Department of State pursuant to Section 7 of this ordinance.

Section 4. Acquisition of Property

If all efforts by the WCHDC to preserve the resource fail, or if it is determined by the County Board of Commissioners and the local legislative body that public ownership is most suitable, the Board of Commissioners, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants, or proceeds from the issuance of revenue bonds. Such acquisition shall be based upon the recommendation of the WCHDC or standing committee. The WCHDC or standing committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the County Board of Commissioners. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the WCHDC or standing committee, the local unit may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

Section 5. Ordinary Maintenance

Nothing in this act shall be construed to prevent ordinary maintenance or repair of a resource within a historic district.

Section 6. Neglect of Maintenance

A. The owner of this resource shall not permit the resource to deteriorate resulting in any of the following conditions, each of which constitutes demolition by neglect:

1. A deterioration of foundations, exterior walls, or other vertical supports,
2. A deterioration of roofs or horizontal members,
3. The deterioration of exterior chimneys,
4. The deterioration or crumbling of exterior building materials or mortar,
5. The ineffective weatherproofing of exterior walls, roofs, and foundations including broken windows or doors,
6. A deterioration of any feature so as to create or permit the creation of hazardous or unsafe condition or conditions which in the judgement of the WCHDC produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.

- ~~1. A deterioration of foundations or vertical supports,~~
- ~~2. A deterioration of horizontal members,~~
- ~~3. The deterioration of other bridge components,~~
- ~~4. The ineffective weatherproofing of the bridge components, or~~
- ~~5. A deterioration of any feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment of the WCHDC produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.~~

B. The WCHDC on its own initiative may file a petition with Salem Township requesting that said office proceed to require the repair of or correction of defects in any structure covered by this article, so that such structure may be preserved and protected in consonance with the purpose of this ordinance.

C. Upon a finding by a WCHDC that an historic resource within an historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the WCHDC may do the following:

1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
2. If the owner does not make repairs within a reasonable time, the WCHDC or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The WCHDC or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.

Commented [KS2]: Reason for proposed change: The Jarvis Stone School is not a bridge. Language borrowed from the Thornoaks Neighborhood LHD ordinance.

3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

Section 7. Appeal

Any citizen or duly organized historic preservation organization in the County, as well as resource property owners, jointly or severally aggrieved by a decision of the WCHDC, may appeal the decision to the circuit court except that a permit

applicant aggrieved by a decision rendered under Section 2 may not appeal to the court without first exhausting the right to appeal to the State Historic Preservation Review Board. The appeal shall be filed within 60 calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. A permit applicant aggrieved by the decision of the State Historic Preservation Review Board may appeal the decision to the circuit court having jurisdiction. That court will be the court having jurisdiction over the WCHDC whose decision was appealed to the state historic preservation review board.

Section 8. Separability

Should any sections, subdivisions, sentence, clause, phrase of this ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

Section 9. Effective Date

This ordinance shall take effect immediately upon compliance with the statutes relative thereto.

Section 10. Penalties

- A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more than \$5,000.00.
- B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

In Witness Whereof, this ordinance is hereby executed this

_____ day of _____, ~~2013~~2024

ATTESTED TO:

COUNTY OF WASHTENAW

BY: _____

Lawrence Kestenbaum
Washtenaw County
County Clerk/Register of Deeds

BY: _____

Justin Hodge, Chair
Washtenaw County
Board of Commissioners

AN ORDINANCE ESTABLISHING THE GORDON HALL HISTORIC DISTRICT

The County of Washtenaw ordains:

In accordance with the Washtenaw County Historic District Preservation Ordinance, passed pursuant to Public Act 169 of 1970, as amended in 1992, MCL 399.201 et seq., and in accordance with an agreement between Washtenaw County and the Township of Webster, dated November 27, 2000, and the resolution by the Township of Scio, dated June 27, 2001, the following district is established and shall be preserved and maintained in accordance with that Historic District Preservation Ordinance:

Section 1. Description of District

The Gordon Hall Historic District shall include part of Section 31 of Webster Township, and part of Section 6 of Scio Township, described as: Commencing at the southwest corner of the Township of Webster and running thence northerly along the west line of said town about twenty-three (23) chains (by actual survey 1546.1 feet) to the center of what was formerly known as the Plank Road [now known as Island Lake Road] running easterly from the Village of Dexter; thence easterly along the center of said road to the line of the Michigan Central Railroad; thence westerly along the northerly line of said railroad to the point of intersection of said railroad with the east line of the town of Lima (by actual measurement 2506 feet) thence northerly along said East line (being the West line of the Township of Scio) about twenty-one (21) chains more or less (by actual measurement 1220.6 feet) to the place of beginning. Same being the southwesterly part of the southwest quarter of Section 31, Township of Webster and the northwesterly part of the northwest quarter of Section 6, Township of Scio, containing 67.68 acres.

The Washtenaw County Board of Commissioners finds that the establishment of the Gordon Hall Historic District promotes the public welfare. Any other resource or group of resources that are related by history, architecture, archaeology, engineering or culture (MCL 399.201(a)) to Gordon Hall in Webster and/or Scio Townships, and deemed eligible to be a historic district in the future by the Washtenaw County Board of Commissioners will be included in this ordinance, and the ordinance will be amended to include its legal description.

Section 2. Protective Clauses

- A. Before any work requiring a permit that effects the exterior appearance of a resource is made within a historic district, the person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County Historic District Commission or other duly delegated authority with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via online form, fax, or mail. If the inspector of buildings or other authority receives the application shall immediately referred to the Washtenaw County Historic District Commission permit with the inspector of buildings and zoning inspector of Webster and/or Scio Township or other duly delegated authority. If the inspector of buildings or other authority receives the application, the application shall be immediately referred to the Washtenaw County Historic District Commission

Commented [KS1]: Reason for proposed change: The change is to make clear that applications are filed directly with the WCHDC and can be done through an online form. Original language developed by Christopher Yelonek, taken from proposed revisions of Section 4 of the Washtenaw County Historic Preservation Ordinance.

together with all required supporting materials including but not limited to

architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via fax or mail. A permit shall not be issued and proposed work shall not proceed until the Commission has acted on the application

by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.

B. In reviewing plans the Commission shall follow the United States Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the Commission may be followed if they are equivalent in guidance to the Secretary of Interior's standards and guidelines and are established or approved by the State Historic Preservation Office. The Commission shall also consider all of the following:

1. The historical, cultural, and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area.
2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area.
3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.
4. Any other factor, such as aesthetic value, that the Commission finds relevant.

C. The Commission shall review and act only upon exterior features of a resource. The Commission may review and act upon interior arrangements only when specifically authorized to do so by the local legislative body or when interior work will cause visible change to the exterior of the resource. The Commission shall disapprove applications only on the basis of the considerations set forth in the previous paragraph.

D. If an application for work affecting the exterior appearance of a resource which the Commission deems so valuable to the county, state, or nation that the loss thereof will adversely affect the public purpose of the county, state, or nation, the Commission shall endeavor to work out with the owner of the resource an economically feasible plan for preservation of the resource.

E. Work within a historic district shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:

1. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.

Commented [KS2]: Reason for proposed change: To place greater emphasis of cultural aspects in historical preservation. The original language is from Section 5, subsection 3 of PA 169 of 1970. The inclusion of cultural factors in HDC decisions is based on Section 2, subsection a and e.

4. Retention of the resource is not in the interest of the majority of the community as determined by the Commission.
- F. The Commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.
- G. The Commission may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The Commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the Commission shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or another authority to determine whether or not the delegated responsibilities should be continued.

Section 3. Commission Determination

- A. The Commission shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the Webster and/or Scio Township inspector of buildings or other duly delegated authorities. A permit shall not be issued until the Commission has acted as prescribed by this act. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the Commission of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for Commission review when suggested changes have been made to the proposal. The denial shall also include notification of the applicant's rights of appeal first to the State Historic Preservation Review Board and to the circuit court. The failure of the Commission to act within sixty (60) calendar days after the date a complete application is received by the Washtenaw County Historic District Commission, unless the applicant and the Commission agree in writing upon an extension, shall be considered to constitute approval.
- B. Local public officials and employees shall provide information and records to study committees, standing committees, and the Commission, and shall meet with those bodies upon request to assist with their activities.
- C. When work has been done upon a resource without a permit, and the Commission finds that the work does not qualify for a certificate of appropriateness, the Commission may require an owner to restore the resource to the condition the resource was in before the unapproved work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the Commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the Commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of
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the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, a Commission or its agents may enter a property for purposes of this section.

- D. An applicant aggrieved by a decision of the Commission concerning a permit application may file an appeal with the State Historic Preservation Review Board of the Michigan Historical Commission within the Department of State pursuant to Section 7 of this ordinance.

Section 4. Acquisition of Property

If all efforts by the Historic District Commission to preserve a resource fail, or if it is determined by the County Board of Commissioners and the local legislative body that public ownership is most suitable, the Board of Commissioners, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants, or proceeds from the issuance of revenue bonds. Such acquisition shall be based upon the recommendation of the Historic District Commission or standing committee. The Historic District Commission or standing committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the Board of Commissioners. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the Commission or standing committee, the local unit may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

Section 5. Ordinary Maintenance

Nothing in this act shall be construed to prevent ordinary maintenance or repair of a resource within a historic district, or to prevent work under a permit issued by the inspector of buildings or other duly delegated authority before the ordinance was enacted.

Section 6. Neglect of Maintenance

- A. No person shall permit a resource under his or her ownership or control within an historic district to deteriorate resulting in any of the following conditions, each of which constitutes demolition by neglect:
1. A deterioration of foundations, exterior walls or other vertical supports.
 2. A deterioration of roofs or other horizontal members.
 3. A deterioration of exterior chimneys.
 4. The deterioration or crumbling of exterior plaster or mortar.
 5. The ineffective weatherproofing of exterior walls, roofs and foundations including broken windows or doors.
 6. A deterioration of any exterior architectural feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment
-

of the Commission produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.

- B. The Historic District Commission on its own initiative may file a petition with the Webster and/or Scio Township Inspector of Buildings requesting that said office proceed to require the repair of or correction of defects in any structure covered by this article, so that such structure may be preserved and protected in consonance with the purpose of this ordinance.
- C. Upon a finding by a Commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the Commission may do the following:
 - 1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
 - 2. If the owner does not make repairs within a reasonable time, the Commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The Commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.
 - 3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

Section 7. Appeal

Any citizen or duly organized historic preservation organization in Washtenaw County, as well as resource property owners, jointly or severally aggrieved by a decision of the Historic District Commission may appeal the decision to the circuit court except that a permit applicant aggrieved by a decision rendered under Section 2 may not appeal to the court without first exhausting the right to appeal to the State Historic Preservation Review Board. The appeal shall be filed within sixty (60) calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. A permit applicant aggrieved by the decision of the State Historic Preservation Review Board may appeal the decision to the circuit court having jurisdiction. That court will be the court having jurisdiction over the historic district commission whose decision was appealed to the State Historic Preservation Review Board.

Section 8. Separability

Should any sections, subdivisions, sentence, clause, phrase of the ordinance be declared by the courts to be invalid the same shall not effect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

Section 9. Effective Date

This ordinance shall take effect immediately upon compliance with the statutes relative thereto.

Section 10. Penalties

- A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more than \$5000.00.
- B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

In Witness Whereof, this ordinance is hereby executed this
_____ day of _____, 2024

ATTESTED TO:

COUNTY OF WASHTENAW

BY: _____
Lawrence Kestenbaum
Washtenaw County
County Clerk/Register of Deeds

BY: _____
Justin Hodge, Chair
Washtenaw County
Board of Commissioners

A RESOLUTION ADOPTING AN ORDINANCE DESIGNATING GORDON HALL AS A WASHTENAW COUNTY HISTORIC DISTRICT UNDER THE JURISDICTION OF THE WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION, AND ESTABLISH A BOUNDARY OF EITHER 20 OR 67.68 ACRES

WASHTENAW COUNTY BOARD OF COMMISSIONERS

October 17, 2001

WHEREAS, the property located at 8341 Island Lake Road (Gordon Hall) in Webster and Scio Townships had potential to be nominated as a historic district; and

WHEREAS, in 2000 Webster Township and in 2001 Scio Township asked the Washtenaw County Board of Commissioners via the Washtenaw County Historic District Commission to have the property listed as a historic district; and

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

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

WHEREAS, on January 17, 2001, the Washtenaw County Board of Commissioners Passed resolution 01-0014 authorizing the Historic District Study Committee to study the Gordon Hall property; and ,

WHEREAS, the preliminary report by the study committee was issued on February 8, 2001 and on March 1, 2001 the Washtenaw County Historic District Commission reviewed and recommended conditional approval of the proposal to create a historic district for Gordon Hall; and

WHEREAS, on April 24, 2001 a Public Hearing was held in Webster Township to discuss the proposal; and

WHEREAS, on September 10, 2001 the Gordon Hall Final Report was issued, with a recommendation that the Board of Commissioners adopt an ordinance designating Gordon Hall as a Washtenaw County Historic District under the jurisdiction of the Washtenaw County Historic District Commission; and

WHEREAS, the study committee could not agree on a boundary with three members voting for 20 acres and three members voting for 67.68 acres, deferring the issue to the Board of Commissioners to determine; and

WHEREAS, this matter has been reviewed by Corporation Counsel, Finance, Human Resources, the County Administrator's Office and the Ways and Means Committee;

NOW THEREFORE BE IT RESOLVED that the Washtenaw County Board of Commissioners hereby accepts the Gordon Hall Final Report, as on file with the County Clerk.

BE IT FURTHER RESOLVED that the Board of Commissioners hereby adopts the ordinance designating Gordon Hall as a Washtenaw County Historic District under the jurisdiction of the Washtenaw County Historic District Commission, as attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that the Board of Commissioners hereby adopts Option B (67.68 acres) as the boundary for the Gordon Hall Historic District.

BE IT FURTHER RESOLVED that the Board of Commissioners authorizes the County Administrator to sign all delegate contracts associated with the Gordon Hall Historic District upon review by Corporation Counsel, to be filed with the County Clerk.

COMMISSIONER	Y	N	A	COMMISSIONER	Y	N	A	COMMISSIONER	Y	N	A
Armentrout	X			Irwin	X			Prater	X		
Bergman	X			Kern	X			Shaw	X		
Craiger	X			Kestenbaum	X			Sizemore	X		
DeLong	X			Montague	X			Solowczuk		X	
Gunn	X			Peterson	X			Yekulis	X		

CLERK/REGISTER'S CERTIFICATE - CERTIFIED COPY

ROLL CALL VOTE: TOTALS

14 1 0

STATE OF MICHIGAN)
COUNTY OF WASHTENAW)ss'

I, Peggy M. Haines, Clerk/Register of said County of Washtenaw and Clerk of Circuit Court for said County, do hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Washtenaw County Board of Commissioners at a session held at the County Administration Building in the City of Ann Arbor, Michigan, on October 17, 2001, as appears of record in my office.

Testimony Where I have here to set my hand and affixed the seal of said Court at Ann Arbor, this _____ day of _____

PEGGY M. HAINES, Clerk/Register

BY: Barbara L. King
Deputy Clerk

msS;\$

Res . No. 01-0237

AN ORDINANCE ESTABLISHING THE GEER SCHOOL HISTORIC DISTRICT

The County of Washtenaw ordains:

In accordance with the Historic District Preservation Ordinance of the County of Washtenaw, passed pursuant to Act 169, P.A. 1970⁹⁹, as amended and Act 213, P.A. 1957, as amended, and in accordance with an agreement between the County of Washtenaw and the Township of Superior, dated September 1, 1987, the following district is established and shall be preserved and maintained in accordance with that Historic District Preservation Ordinance:

Commented [KS1]: Reason for proposed change: There is no P.A. 169 of 1979 in Michigan and the language excludes any amendments for P.A. 169 of 1970.

Section 1. Description of District

The Geer School Historic District shall include a part of Section 2 of Superior Township, described as:

Commencing at the east 1/4 post of the section, then south 162.30 feet in the east line of the section for a place of beginning, then west 197.9 feet, then south 260.60 feet, then northeast lying along the highway to a point 207.5 feet in the east line of the section, then north 177.30 feet in the east line of the section to the place of beginning, being a part of the east 1/2 of the southeast 1/4 of Section 2, T2S R7E, and containing 1 acre more or less.

Section 2. Protective Clauses

2.1 Application Required. Before construction, alteration, repair, moving, or demolition affecting the exterior appearance or interior features of a structure can take place within the Geer School Historic District, the person, individual, firm, or corporation proposing to do that construction, alteration, repair, moving or demolition shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County Historic District Commission or other duly delegated authority with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via online form, fax, or mail. If the inspector of buildings or other authority receives the application shall immediately referred to the Washtenaw County Historic District Commission. A permit may not be issued and proposed work shall not proceed until the Commission has acted on the application by issuing a certificate of appropriateness or notice to proceed as prescribed in this ordinance. permission with the Superior Township Building Inspector or other duly delegated authority. The application shall within fifteen (15) days of receipt by the Superior Township Building Inspector, be referred together with plans pertaining thereto to the Washtenaw County Historic District Commission ("Commission"), and the Commission shall review the plans and application. A permit shall not be granted until the Commission has acted on and approved the application as prescribed in this Ordinance.

Commented [KS2]: Reason for proposed change: The change is to make clear that applications are filed directly with the WCHDC and can be done through an online form. Original language developed by Christopher Yelonek, taken from proposed revisions of Section 4 of the Washtenaw County Historic Preservation Ordinance.

2.2 Review Standards and Guidelines. In reviewing plans, including, but not limited to new construction, the Commission shall consider the following:

- a. The historical or architectural value and significance of the structure and its relationship to the historical value of the surrounding area.
- b. The relationship of the exterior architectural features of the structure to the rest of the structure and to the surrounding area.
- c. The general compatibility of the exterior design, arrangement, texture, and materials proposed to be used, and the compatibility of interior features as well.
- d. Other factors, including aesthetic value, which the Commission considers pertinent.
- e. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings or any other replacement standards and guidelines.

2.3 Commission Determination. ~~The WCHDC shall file the Certificate of Appropriateness or rejection of plans with the Superior Township Building Inspector or other duly delegated authority. The Commission shall file with the Superior Township Building Inspector or other duly delegated authority its certificate of approval or rejection of plans submitted to it for review.~~ No work shall begin until the certificate is filed, but in the case of rejection the certificate is binding on the Superior Township Building Inspector or other duly delegated authority, and no permit shall be issued in such case. The failure of the Commission to act within sixty (60) days after Commission receipt of the application referred to it shall be deemed to constitute approval, unless an extension is mutually agreed upon by the applicant and the Commission.

a. The WCHDC may delegate the issuance of COA applications for specified minor classes of work to its staff, or to another delegated authority. The WCHDC shall provide to the delegated authority specific written standards for issuing COA under this subsection.

Commented [KS3]: Reason for proposed change: The minor work subsection will allow the WCHDC to delegate minor work COA applications to the staff. See Section 5, subsection 10 of PA 169 of 1970 for minor work. Language borrowed from Thomoaks Neighborhood LHD ordinance and placed in section 2.3 Commission Determination as subsection a, as the most relevant section for the minor work without restructuring the entire ordinance.

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2.4 Preservation of Structure. In case of an application for repair or alteration affecting the exterior appearance or interior features of any structure protected herein or for the moving or demolition of any such structure, the Commission shall endeavor to work out with the owner an economically feasible plan for the preservation of the structure. Such an application shall be approved by the Commission if it alone determines that any of the following conditions prevail and that the proposed changes would materially improve or correct these conditions.

- a. The structure constitutes a hazard to the safety of the public or the occupants.
- b. The structure is a deterrent to a major improvement program which will be of substantial benefit to the community and such benefit overrides the interest in historic preservation.
- c. Retention of the structure will cause undue financial hardship to the owner and such structure cannot otherwise be purchased, acquired, moved, or maintained with just compensation to the owner.
- d. Retention of the structure is not in the interest of the majority of the community as determined by the Commission and such structure may be given appropriate preservation in terms of photographic, pictorial, item removal, written or other means of limited or special preservation.

2.5 Acquisition of Property. If all efforts by the Commission to preserve an historic structure within the Geer School Historic District fail or if it is determined by the Commission that public ownership is more suitable, the Board of Commissioners, if deemed to be in the public interest, may acquire such property using public funds, gift, for historical purposes, grants from the state or federal government for acquisition of historical properties, or proceeds from revenue bonds based on the recommendation of the Commission. Cooperative programs of purchase, ownership and management in the public interest may also be worked out with other local commissions and societies.

2.6 Neglect of Maintenance. Any person or organization owning or exercising control over a structure in the Geer School Historic District shall not allow the structure to become demolished by neglect, nor shall they permit the structure to deteriorate so as to create or permit the creation of a hazardous or unsafe condition which in the sole judgment of the Commission produces a

detrimental effect upon the character of the district as a whole and the life and character of the landmark in question.

2.7 Ordinary Maintenance. Nothing in this act shall be construed to prevent ordinary maintenance or repair of any structure within the Geer School Historic District, nor to prevent construction, alteration, repair, moving, or demolition of any structure under a permit issued by the Superior Township Building Inspector or other duly delegated authority prior to the passage of this Ordinance.

2.8 Commission Initiative. The Commission on its own initiative may file a petition with the Superior Township Building Inspector or other duly delegated authority requesting that said office proceed to require correction of defects or repairs of any such structure covered by this Ordinance, or to enjoin or abate any violation of this Ordinance, so that such structure may be preserved and protected in consonance with the purpose of this Ordinance.

2.9 Appeal. Any persons jointly or severally aggrieved by a decision of the Commission shall have the same rights of appeal concerning the decision as is granted to an applicant aggrieved by a decision of a Zoning Board of Appeals.

Section 3. Utility Easements

The County considers it desirable that any plans for utility development within the confines of the Geer School Historic District take into consideration maintaining to the utmost degree possible the historic integrity of the Geer School Historic District, and therefore, any and all persons, individuals, firms, or corporations proposing to do construction, alteration, repair, moving, or demolition within an existing utility easement or any future utility easements within the confines of the Geer School Historic District shall be required to file an application for permission as set forth in Paragraph 2.1 of this Ordinance and comply with the terms and conditions set forth in this Ordinance.

Section 4. Enforcement Clauses

4.1 Separability. Should any section, subdivision, sentence, clause or phrase of the Ordinance be declared by the Courts to be invalid the same shall not effect the validity of the Ordinance as a whole or in any part thereof other than the part so invalidated.

4.2 Effective Date. This Ordinance shall take effect immediately upon compliance with the statutes relative thereto.

4.3 Penalties.

a. Any person who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed the sum of Five Hundred (\$500.00) Dollars or imprisoned in the County Jail for a period not to exceed ninety (90) days, or by both such fine and imprisonment, for each offense. Each day's continued violation shall constitute a separate offense.

b. Notwithstanding the provisions of Paragraph 4.3.a., any person who demolishes, alters, or constructs a building or structure in violation of any provision of this Ordinance shall be required to restore the building or structure and its site to its appearance prior to the violation. This civil remedy shall be in addition to and not in lieu of any criminal prosecution and penalty.

In Witness Whereof, this ordinance is hereby executed this
_____ day of _____, 2024

ATTESTED TO: COUNTY OF WASHTENAW

BY: _____
Lawrence Kestenbaum
Washtenaw County
County Clerk/Register of Deeds

BY: _____
Justin Hodge, Chair
Washtenaw County
Board of Commissioners

AN ORDINANCE ESTABLISHING THE ESEK PRAY HISTORIC DISTRICT

The County of Washtenaw ordains:

In accordance with the Washtenaw County Historic District Preservation Ordinance, passed pursuant to Public Act 169 of 1970, as amended in 1992, MCLA 399.201 et seq., and in accordance with an agreement between Washtenaw County and the Township of Superior, dated November 18, 1999, the following district is established and shall be preserved and maintained in accordance with that Historic District Preservation Ordinance:

Section 1. Description of District

The Esek Pray Historic District shall include part of Section 3 of Superior Township, described as:

Commencing at a point in the centerline of Ann Arbor Highway 12 rods East of the line between the East and West Halves of the East Half of Section 3, running thence North on a line parallel with the said Section line, 14 rods and 5 feet; thence Easterly on a line parallel with the center line of said Highway, 17 rods and 7 feet; thence South on a line parallel with said Section line, 14 rods and 5 feet to the centerline of said Highway; thence Westerly along the centerline of said highway to the Place of Beginning, being a part of the East Half of the East half of Section 3, Town 2 South, Range 7 East.

The Washtenaw County Board of Commissioners finds that the establishment of the Esek Pray Historic District promotes the public welfare. Any other property in Superior Township deemed eligible to be a historic district in the future by the Washtenaw County Board of Commissioners will be included in this ordinance, and the ordinance will be amended to include its legal description.

Section 2. Protective Clauses

- A. Before any work requiring a permit that effects the exterior appearance of a resource is made within a historic district, the person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County Historic District Commission or other duly delegated authority with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via online form, fax, or mail. If the inspector of buildings or other authority receives the application shall immediately referred to the Washtenaw County Historic District Commission. permit with the inspector of buildings and zoning inspector of Superior Township or other duly delegated authority. If the inspector of buildings or other authority receives the application, the application shall be immediately referred to the Washtenaw County Historic District Commission together with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via fax or mail. A permit shall not be issued and proposed work shall not proceed until the Commission has acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.
- B. ~~In~~ reviewing plans the Commission shall follow the U. S. ~~secretary~~ Secretary of the ~~i~~nterior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C. F. R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the Commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the SHPO State Historic Preservation Office. The Commission shall also consider all of the following:
1. The historical, cultural, and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area.
 2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area.

Commented [KS1]: Reason for proposed change: The change is to make clear that applications are filed directly with the WCHDC and can be done through an online form. Original language developed by Christopher Yelonek, taken from proposed revisions of Section 4 of the Washtenaw County Historic Preservation Ordinance.

Commented [KS2]: Reason for proposed change: Capitalize the Secretary of the Interior title, and to spell out the SHPO acronym. To place greater emphasis of cultural aspects in historical preservation. The original language is from Section 5, subsection 3 of PA 169 of 1970. The inclusion of cultural factors in HDC decisions is based on Section 2, subsection a and e.

3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used.
4. Any other factor, such as aesthetic value, that the Commission finds relevant.

- C. The Commission shall review and act only upon exterior features of a resource. The Commission may review and act upon interior arrangements only when specifically authorized to do so by the local legislative body or when interior work will cause visible change to the exterior of the resource. The Commission shall disapprove applications only on the basis of the considerations set forth in the previous paragraph.
- D. If an application for work affecting the exterior appearance of a resource which the Commission deems so valuable to the county, state, or nation that the loss thereof will adversely affect the public purpose of the county, state, or nation the Commission shall endeavor to work out with the owner of the resource an economically feasible plan for preservation of the resource.
- E. Work within a historic district shall be permitted through the issuance of a notice to proceed by the Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Commission to be necessary to substantially improve or correct any of the following conditions:
1. The resource constitutes a hazard to the safety of the public or to the structure's occupants.
 2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
 3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
 4. Retention of the resource is not in the interest of the majority of the community as determined by the Commission.
- F. The Commission shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.
- G. The Commission may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, to the inspector of buildings, or to another delegated authority. The Commission shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the Commission shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or another authority to determine whether or not the delegated responsibilities should be continued.

Section 3. Commission Determination

- A. The Commission shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the Superior Township inspector of buildings or other duly delegated authorities. A permit shall not be issued until the Commission has acted as prescribed by this act. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the Commission of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for Commission review when suggested changes have been made to the proposal. The denial shall also include notification of the applicant's rights of appeal first to the state historic preservation review board and to the circuit court. The failure of the Commission to act within sixty (60) calendar days after the date a complete application is received by the Washtenaw County Historic District Commission, unless the applicant and the Commission agree in writing upon an extension, shall be considered to constitute approval.
- B. Local public officials and employees shall provide information and records to study committees, standing committees, and the Commission, and shall meet with those bodies upon request to assist with their activities.
- C. When work has been done upon a resource without a permit, and the Commission finds that the work does not qualify for a certificate of appropriateness, the Commission may require an owner to restore the resource to the condition the resource was in before the unapproved work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the Commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the Commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, a Commission or its agents may enter a property for purposes of this section.
- D. An applicant aggrieved by a decision of the Commission concerning a permit application may file an appeal with the state historic preservation review board of the Michigan historical commission within the department of state pursuant to Section 7 of this ordinance.

Section 4. Acquisition of Property

If all efforts by the Historic District Commission to preserve a resource fail, or if it is determined by the County Board of Commissioners and the local legislative body that public ownership is most suitable, the Board of Commissioners, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants, or proceeds from the issuance of revenue bonds. Such acquisition shall be based upon the recommendation of the Historic District Commission or standing committee. The Historic District Commission or standing committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the Board of Commissioners. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the Commission or standing committee, the local unit may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

Section 5. Ordinary Maintenance

Nothing in this act shall be construed to prevent ordinary maintenance or repair of a resource within a historic district, or to prevent work under a permit issued by the inspector of buildings or other duly delegated authority before the ordinance was enacted.

Section 6. Neglect of Maintenance

A. No person shall permit a resource under his or her ownership or control within an historic district to deteriorate resulting in any of the following conditions, each of which constitutes demolition by neglect:

1. A deterioration of foundations, exterior walls or other vertical supports.
2. A deterioration of roofs or other horizontal members.
3. A deterioration of exterior chimneys.
4. The deterioration or crumbling of exterior plaster or mortar.
5. The ineffective weatherproofing of exterior walls, roofs and foundations including broken windows or doors.
6. A deterioration of any exterior architectural feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment of the Commission produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.

B. The Historic District Commission on its own initiative may file a petition with the Superior Township Inspector of Buildings requesting that said office proceed to require the repair of or correction of defects in any structure covered by this article, so that such structure may be preserved and protected in consonance with the purpose of this ordinance.

C. Upon a finding by a Commission that a historic resource within a historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the Commission may do the following:

1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.
2. If the owner does not make repairs within a reasonable time, the Commission or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The Commission or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.
3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

Section 7. Appeal

Any citizen or duly organized historic preservation organization in the County, as well as resource property owners, jointly or severally aggrieved by a decision of the Historic District Commission may appeal the decision to the circuit court except that a permit applicant aggrieved by a decision rendered under section 2 may not appeal to the court without first exhausting the right to appeal to the state historic preservation review board. The appeal shall be filed within 60 calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. A permit applicant aggrieved by the decision of the state historic preservation review board may appeal the decision to the circuit court having jurisdiction. That court will be the court having jurisdiction over the historic district commission whose decision was appealed to the state historic preservation review board.

Section 8. Separability

Should any sections, subdivisions, sentence, clause, phrase of the ordinance be declared by the courts to be invalid the same shall not effect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

Section 9. Effective Date

This ordinance shall take effect immediately upon compliance with the statutes relative

thereto. Section 10. Penalties

- A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more than \$5000.00.
- B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

In Witness Whereof, this ordinance is hereby executed this _____ day of _____
2024.

ATTESTED TO:

COUNTY OF WASHTENAW

BY:
Lawrence Kestenbaum
Washtenaw County
County Clerk/Register of Deeds

BY:
Justin Hodge, Chair
Washtenaw County
Board of Commissioner

AN ORDINANCE ESTABLISHING CONANT FARM LOCAL HISTORIC DISTRICT

The County of Washtenaw ordains:

In accordance with the Washtenaw County Historic Preservation Ordinance, passed pursuant to Public Act 169 of 1970, as amended in 1992, MCLA 399.201 et seq., and in accordance with an agreement between Washtenaw County and the Township of Salem, dated February 9, 2005, the following district is established and shall be preserved and maintained in accordance with that Historic District Preservation Ordinance:

Section 1. Description of District

Conant Farm Local Historic District shall include part of Section 36 of Salem Township, described as:

Legal Description of Property and Boundary

Parcel Number: A -01-36-100-001

N $\frac{1}{2}$ of the NE $\frac{1}{4}$ EXCEPT the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ Section 36, T1S-R7E, 70 acres.

Parcel Number: A -01-36-200-001

E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, also COMMENCING at the NW Corner Of Section, thence East 1,321.82 feet on the North Line of Section to POB, thence East 658.18 feet on said North Line, thence South 489.66 feet on the West Line of E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$, thence West 658.18 feet, thence North 439.66 feet to POB EXCEPT that part lying north of a line 150 feet South of following Line: Commencing at the NW Corner of Section thence southerly 530 feet on the West Line of Section to POB, thence North 68 degrees 59 minutes 14 seconds East 5,584.98 feet to POE, part of the NW $\frac{1}{4}$ Section 36, T1S-R7E, 24.56 Acres.

See Figure 1.

The Washtenaw County Board of Commissioners finds that the addition of Conant Farm Local Historic District promotes the public welfare. Any other resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture (MCL 399.201(a)i) to this resource in Salem Township and deemed eligible to be a historic district in the future by the Washtenaw County Board of Commissioners will be included in this ordinance, and the ordinance will be amended to include its legal description

Section 2. Protective Clauses

- A. Before any work requiring a permit that effects the exterior appearance of the Conant Farm, the sole resource in the historic district, the person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a Certificate of Appropriateness (COA) with the Washtenaw County Historic District Commission (WCHDC) or other duly delegated authority. In the interest of intergovernmental cooperation, if the WCHDC or other authority receives the application, the application shall be immediately referred to Salem Township, together with all required supporting materials including but not limited to architectural drawings, site plans, specifications, samples of proposed materials to be used, informational brochures, proposed work schedule, and name of architect and contractors to be used via fax or mail. A permit shall not be issued and proposed work shall not proceed until the WCHDC has acted on the application by issuing a certificate of appropriateness or a notice to proceed as prescribed in this ordinance.
- B. In reviewing plans the WCHDC shall follow the U. S. Secretary of the Interior's standards for rehabilitation and guidelines for rehabilitating historic buildings, as set forth in 36 C. F. R. Part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the WCHDC may be followed if they are equivalent in guidance to the Secretary of Interior's standards and guidelines and are established or approved by the State Historic Preservation Office (SHPO). The WCHDC shall also consider all of the following:
1. The historical, **cultural**, and/or architectural value and significance of the resource and its relationship to the historical value of the surrounding area,
 2. The relationship of any architectural features of such resource to the rest of the resource and to the surrounding area,
 3. The general compatibility of exterior design, arrangement, texture, and materials proposed to be used, and
 4. Any other factor, such as aesthetic value, that the WCHDC finds relevant.
- C. The WCHDC shall disapprove applications only on the basis of the considerations set forth in the previous paragraph.
- D. If an application for work affecting the exterior appearance of this resource which the WCHDC deems so valuable to the county, state, or nation that the loss thereof will adversely affect the public purpose of the county, state, or nation, the WCHDC shall endeavor to prepare with the owner of the resource an economically feasible plan for preservation of the resource.
- E. Work within an historic district shall be permitted through the issuance of a notice to proceed by the WCHDC if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the WCHDC to be necessary to substantially improve or correct any of the following conditions:

Commented [KS1]: Reason for proposed change: To place greater emphasis of cultural aspects in historical preservation. The original language is from Section 5, subsection 3 of PA 169 of 1970. The inclusion of cultural factors in HDC decisions is based on Section 2, subsection a and e.

1. The resource constitutes a hazard to the safety of the public or to the structure's occupants,
 2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances,
 3. Retention of the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner, or
 4. Retention of the resource is not in the interest of the majority of the community as determined by the WCHDC.
- F. The WCHDC shall adopt its own rules of procedure and shall adopt design review standards and guidelines for resource treatment to carry out its duties under this act.
- G. The WCHDC may delegate the issuance of certificates of appropriateness for specified minor classes of work to its staff, or to another delegated authority. The WCHDC shall provide to the delegated authority specific written standards for issuing certificates of appropriateness under this subsection. On at least a quarterly basis, the WCHDC shall review the certificates of appropriateness, if any, issued for work by its staff, the inspector, or another authority to determine whether or not the delegated responsibilities should be continued.

Section 3. Commission Determination

- A. The WCHDC shall file certificates of appropriateness, notices to proceed, and denials of applications for permits with the Salem Township clerk or other duly delegated authorities. A permit shall not be issued until the WCHDC has acted as prescribed by this act. If a permit application is denied, the decision shall be binding on the inspector or other authority. A denial shall be accompanied with a written explanation by the WCHDC of the reasons for denial and, if appropriate, a notice that an application may be resubmitted for WCHDC review when suggested changes have been made to the proposal. The denial shall also include notification of the applicant's rights of appeal first to the State Historic Preservation Review Board and to the circuit court. The failure of the WCHDC to act within sixty (60) calendar days after the date a complete application is received by the WCHDC, unless the applicant and the WCHDC agree in writing upon an extension, shall be considered to constitute approval.

- B. Local public officials and employees shall provide information and records to study committees, standing committees, and the WCHDC, and shall meet with those bodies upon request to assist with their activities.
- C. When work has been done upon the resource without a permit, and the WCHDC finds that the work does not qualify for a certificate of appropriateness, the WCHDC may require an owner to restore the resource to the condition the resource was in before the unapproved work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the WCHDC may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the WCHDC or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, the WCHDC or its agents may enter a property for purposes of this section.
- D. An applicant aggrieved by a decision of the WCHDC concerning a permit application may file an appeal with the State Historic Preservation Review Board of the Michigan Historical Commission within the Department of State pursuant to Section 7 of this ordinance.

Section 4. Acquisition of Property

If all efforts by the WCHDC to preserve the resource fail, or if it is determined by the County Board of Commissioners and the local legislative body that public ownership is most suitable, the Board of Commissioners, if considered to be in the public interest, may acquire the resource using public funds, public or private gifts, grants, or proceeds from the issuance of revenue bonds. Such acquisition shall be based upon the recommendation of the WCHDC or standing committee. The WCHDC or standing committee is responsible for maintaining publicly owned resources using its own funds, if not specifically earmarked for other purposes, or public funds committed for that use by the County Board of Commissioners. Cooperative programs of purchase ownership and management in the public interest may also be worked out with other local commissions and societies. Upon recommendation of the WCHDC or standing committee, the local unit may sell resources acquired under this section with protective easements included in the property transfer documents, if appropriate.

Section 5. Ordinary Maintenance

Nothing in this act shall be construed to prevent ordinary maintenance or repair of a resource within a historic district.

Section 6. Neglect of Maintenance

A. The owner of this resource shall not permit the resource to deteriorate resulting in any of the following conditions, each of which constitutes demolition by neglect:

1. The owner of the resource shall not permit the resource to deteriorate resulting in any of the following conditions, each of which constitutes demolition by neglect:

2. A deterioration of foundations, exterior walls, or other vertical supports,

3. A deterioration of roofs or horizontal members,

4. The deterioration of exterior chimneys,

5. The deterioration or crumbling of exterior building materials or mortar,

6. The ineffective weatherproofing of exterior walls, roofs, and foundations including broken windows or doors.

7. A deterioration of any feature so as to create or permit the creation of hazardous or unsafe condition or conditions which in the judgement of the WCHDC produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.

~~1. A deterioration of foundations or vertical supports,~~

~~2. A deterioration of horizontal members,~~

~~3. The deterioration of other bridge components,~~

~~4. The ineffective weatherproofing of the bridge components, or~~

~~5. A deterioration of any feature so as to create or permit the creation of a hazardous or unsafe condition or conditions which in the judgment of the WCHDC produces a detrimental effect upon the character of the district as a whole and the life and character of the resource in question.~~

B. The WCHDC on its own initiative may file a petition with Salem Township requesting that said office proceed to require the repair of or correction of defects in any structure covered by this article, so that such structure may be preserved and protected in consonance with the purpose of this ordinance.

C. Upon a finding by a WCHDC that an historic resource within an historic district or a proposed historic district subject to its review and approval is threatened with demolition by neglect, the WCHDC may do the following:

1. Require the owner of the resource to repair all conditions contributing to demolition by neglect.

2. If the owner does not make repairs within a reasonable time, the WCHDC or its agents may enter the property and make such repairs as are necessary to prevent demolition by neglect. The costs of the work

Commented [KS2]: Reason for proposed change: Conant Farm LHD is not a bridge. Language taken from the Thoroaks Neighborhood LHD ordinance.

shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. The WCHDC or its agents may enter the property for purposes of this section upon obtaining an order from the circuit court.

3. Seek a court order from the circuit court compelling the property owner to remove those causes threatening the historic resource with demolition by neglect.

Section 7. Appeal

Any citizen or duly organized historic preservation organization in the County, as well as resource property owners, jointly or severally aggrieved by a decision of the WCHDC, may appeal the decision to the circuit court except that a permit

applicant aggrieved by a decision rendered under Section 2 may not appeal to the court without first exhausting the right to appeal to the State Historic Preservation Review Board. The appeal shall be filed within 60 calendar days after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. A permit applicant aggrieved by the decision of the State Historic Preservation Review Board may appeal the decision to the circuit court having jurisdiction. That court will be the court having jurisdiction over the WCHDC whose decision was appealed to the state historic preservation review board.

Section 8. Separability

Should any sections, subdivisions, sentence, clause, phrase of this ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or in any part thereof other than the part so invalidated.

Section 9. Effective Date

This ordinance shall take effect immediately upon compliance with the statutes relative thereto.

Section 10. Penalties

- A. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates any provision of this ordinance is responsible for a civil violation and may be fined not more than \$5,000.00.
- B. A person, individual, partnership, firm, corporation, organization, institution, or agency of government that violates this act may be ordered by the court to pay the costs to restore or replicate a resource unlawfully constructed, added to, altered, repaired, moved, excavated, or demolished.

In Witness Whereof, this ordinance is hereby executed this _____ day of 2024.

ATTESTED TO:

COUNTY OF WASHTENAW

BY: _____

Lawrence Kestenbaum
Washtenaw County
County Clerk/Register of Deeds

BY: _____

Justin Hodge, Chair
Washtenaw County
Board of Commissioner

Washtenaw County Historic District Commission Staff Report

June 6, 2024

Local Historic Districts

- **Affidavits:** Staff is currently working to submit affidavits to attach to the deed of the following properties: Wild-Frey Farm, Merriman Farm, Conant Farm, Popkins School, and Thornoaks.
- **Thornoaks legal:** No further update at this time. Siding installed at 4071 Thornoaks Drive 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.
- **Merriman Farm:** The farm is currently for sale with an offer pending.

Groves Farm Study Committee

- The Board of Commissioners held a meeting on June 5th to nominate the proposed Study Committee members for the Groves Farm Study Report. Staff will present the proceedings from the meeting.

Northfield Township MPDF CLG Grant

- Cheri Szcodronski has completed revisions to the MPDF.
- She has also completed site visits to the Zeeb Farm, German Park, and St. John's for those NRs. She has scheduled her visit to the Leland House in early June.
- Next up will be the description and context narratives for St. John's Church.
- Overall, the project is running smoothly, on time and on budget.

2025 CLG Grant update

- Awards for the 2025 CLG grant will be publicly announced in June.

HDC Awards

- The Awards have been posted on our website. Notifications have been sent to all historical societies in Washtenaw County as well as to individuals prevalent in the historic preservation community (HDC staff for Ann Arbor, Ypsilanti, Saline, and Manchester). Washtenaw County's media team have been given an awards notification for publication on our website and in local news. Staff have also sent information to local realtors and professionals.

Washtenaw County Updates

- Upcoming opportunities for outreach:
 - Washtenaw County Historical Consortium meeting dates: 8/20, 11/19
 - Washtenaw County Board of Commissioners meetings: 1st and 3rd Wednesdays
- Washtenaw County has a 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