

DATE: Thursday, July 6, 2023
TIME: 5:30 pm – 7:00pm
PLACE: Gordon Hall, 8341 Island Lake Road, Dexter, MI 48130

Call to Order– Chair

Roll Call – Secretary

Approval of the Agenda of the Current Meeting – Chair

Approval of the Minutes of Previous Meeting: May 4, 2023– Chair

Citizen Participation and Commissioner follow-up – Chair

Application Reviews

Business and Staff Reports

• **Staff Report:**

- Local Historic District Updates
 - Wild-Frey Farm: Presentation and Recommendation to the Board of Commissioners
 - Gordon Hall updates
- Certified Local Government Program
- Washtenaw County Updates

Treasurer Report

Items for Discussion

- Commissioner Updates

Adjournment

Next Meeting: August 3, 2023, Washtenaw County Eastern Government Center, Second Floor Main Stage Conference Room, 415 W. Michigan Avenue, Ypsilanti

Attachments:

Staff Report

Minutes of the May 4, 2023 meeting

Wild Frey Farm draft resolution

**Washtenaw County Historic District Commission
Meeting Minutes**

| | |
|--------------|---|
| DATE: | Thursday, May 4, 2023 |
| TIME: | 5:30 pm-7:00pm |
| PLACE | Washtenaw County Eastern Government Center 415 W. Michigan Avenue, Ypsilanti, MI 48197 |

Call to Order

- Chair Ralph called the Washtenaw County Historic District Commission meeting to order at 5:30 PM
- Secretary Clarke conducted roll call:
 - **Commissioners present:** Kim Clarke, Olivia Davidson, Alice Ralph, James Mann, Anne Stevenson, Angela Oehrli
 - **Commissioners absent:** Alec Jerome, Peter Kelley, Katie Remensnyder
 - **Staff present:** Melinda Schmidt, Nathan Voght

Approval of the Agenda of the Current Meeting:

Chair Ralph moved to approve the agenda for the May 4, 2023 Historic District Commission meeting. Commissioner Mann seconded the motion, and with no further discussion, the agenda was unanimously approved.

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

Chair Ralph moved to approve the March 2, 2023 minutes. Commissioner Stevenson seconded the motion. With no discussion, the minutes were approved unanimously.

Citizen Participation: Nathan Voght introduced himself to the Commission. He is the Brownfield Redevelopment Specialist for Washtenaw County and assists the HDC and HDC staff.

Application Reviews:

Jarvis Stone School: Staff introduced the application. Salem Area Historical Society would like to install a patio behind the schoolhouse near the green shed. The patio will feature a State of Michigan Historical Marker, flagpole, bell tower, stone benches, and brick pavers. Staff showed pictures of the proposed plans and materials. Commissioners discussed whether the proposed bell tower is compatible with the school. Commissioner Mann told the commission the original bell was located near the front of the school, and that the historical society wanted to install a replica, but the roof structure is not strong enough. Commissioner Davidson stated the patio installation would provide more community space. Commissioner Clarke stated the patio location would help draw more attention to the historic buildings on site.

Commissioner Mann made the following motion: *“to approve the Certificate of Appropriateness application for a new patio behind Jarvis Stone School, as submitted with plans, specifications, and pictures, which includes the Installation of Holland Brick pavers; Blarney Wall benches with a stone cap; a traditional green and gold Michigan Historical Marker; a wood bell tower with cedar shake shingles; and a 30 ft. x 4 in. x .125 in. Aluminum External Halyard Flagpole. HDC approval for this work is based on the Secretary of the Interior’s Standards for Rehabilitation 9 and 10.”*

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Commissioner Davidson seconded the motion. With no further discussion, Chair Ralph moved to a vote. The motion was unanimously approved.

Business and Staff Reports:

Wild-Frey Farm: The Wild-Frey Farm Survey Report has been posted for public comment and submitted to consulting parties. The Wild-Frey Farm Study Committee Report Public Meeting will take place Tuesday, May 30th at Scio Township Hall from 6-7:30pm. There will be time for questions and comments. All are welcome to attend. This is a good opportunity for the general public to meet members of the HDC.

Thornoaks: Staff and the Commission discussed potential replacement siding materials, including a variety of vertical siding patterns and textures.

Certified Local Government Program: Staff has submitted clarifications and additional information requested to SHPO regarding the CLG grant application submitted with Northfield Township Historical Society. Grant awards will be announced in May.

Washtenaw County Updates: The July 6th HDC meeting will tentatively be held at Gordon Hall. After the meeting, Dexter Area Historical Society will give a short tour of the house and all the work that has been done over the past few years.

Adjournment: Since there was no further discussion, Chair Ralph adjourned the meeting at 6:10.

The next HDC meeting is scheduled for Thursday, June 1, 2023- Washtenaw County Eastern Government Center, 415 W. Michigan Avenue, Ypsilanti MI 48198

Washtenaw County Historic District Commission Staff Report

July 6, 2023

Local Historic Districts

- **Wild-Frey Farm:** The Wild-Frey Farm Study Committee Report Public Meeting took place Tuesday, May 30th at Scio Township Hall. Thank you to the commissioners that attended. Several community members attended the meeting and we had a good discussion about the future of the farm.
 - Staff will give a brief update on the study committee report and findings of the committee.
 - **Resolution recommending next step to the BOC:** The next step in the designation process is a resolution recommending designation from the HDC to the Board of Commissioners. If the HDC chooses to submit this recommendation, the BOC will consider the designation along with an ordinance and resolution. A draft resolution is attached.
- **Gordon Hall:** Dexter Area Historical Society will give commissioners a tour of the property and all the work that has been done over the past few years after the meeting.

Certified Local Government Program

SHPO and Washtenaw County are working on draft grant agreements regarding the potential Northfield Township National Register grant project.

Washtenaw County Updates

- The County is in the process of interviewing candidates for the Office of Community and Economic Development (OCED) Director position. Let staff know if you have any questions.
- OCED is in the process of reviewing applicants for the Historic Preservation Specialist position. Let staff know if you have any questions.
- MHPN has an archive of training and informational presentations from the past few years. If you would like to find a video about a certain topic, reach out to staff. You can find a list of the recordings here: <https://www.mhpn.org/workshop-recordings/>

Commissioner Project Ideas and Updates:

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

Respectfully submitted,

Melinda Schmidt
Historic Preservation Specialist
Washtenaw County Office of Community & Economic Development
schmidt@washtenaw.org

**Resolution to Recommend Approval of the Wild-Frey Farm Local Historic District Ordinance
by the Washtenaw County Board of Commissioners to Designate the Wild-Frey Farm a Local
Historic District in Scio Township**

WHEREAS, the farm is located in Scio Township, Michigan has been nominated as a local historic district; and

WHEREAS, Scio Township has entered into a contract giving the county jurisdiction over the proposed historic district if the district is approved by the Washtenaw County Board of Commissioners; and

WHEREAS, under Michigan's Historic Districts Act (P.A. 169 of 1970, as amended in 1992) and Washtenaw County Historic Preservation Ordinance #115, a historic district study committee was established to evaluate the properties and determined that they did meet the criteria to be included in a historic district; and

WHEREAS, the Wild-Frey Study Committee has completed its report and has presented it to the Washtenaw County Historic District Commission; and

WHEREAS, the Washtenaw County Historic District Commission has determined that 1.) these properties meet the requirements of a historic district; 2.) the preservation of these properties is compatible with the long-range goals of the Commission regarding the preservation of historic resources; and 3.) these properties fit well into the portfolio of a local historic districts currently overseen by the commission, and

NOW THEREFORE BE IT RESOLVED BY THE WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION AS FOLLOWS:

The Washtenaw County Historic District Commission thanks the study committee members for their efforts and requests that the Washtenaw County Board of Commissioners designate the Wild-Frey Farm as a Local Historic District

Signed

Alice Ralph, Chair
Washtenaw County Historic District Commission

Date