

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

WHEREAS, this matter has been reviewed by Corporation Counsel, Finance, Human Resources, the County Administrator's Office and the Ways and Means Committee on November 1, 2017;

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				
Jamnick			X	Morgan	X						
Jefferson	X			Ping	X						

CLERK/REGISTER'S CERTIFICATE - CERTIFIED COPY

ROLL CALL VOTE:

7 0 2

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 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.

COUNTY OF WASHTENAW)^{SS}.

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.

LAWRENCE KESTENBAUM, Clerk/Register

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 NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 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.

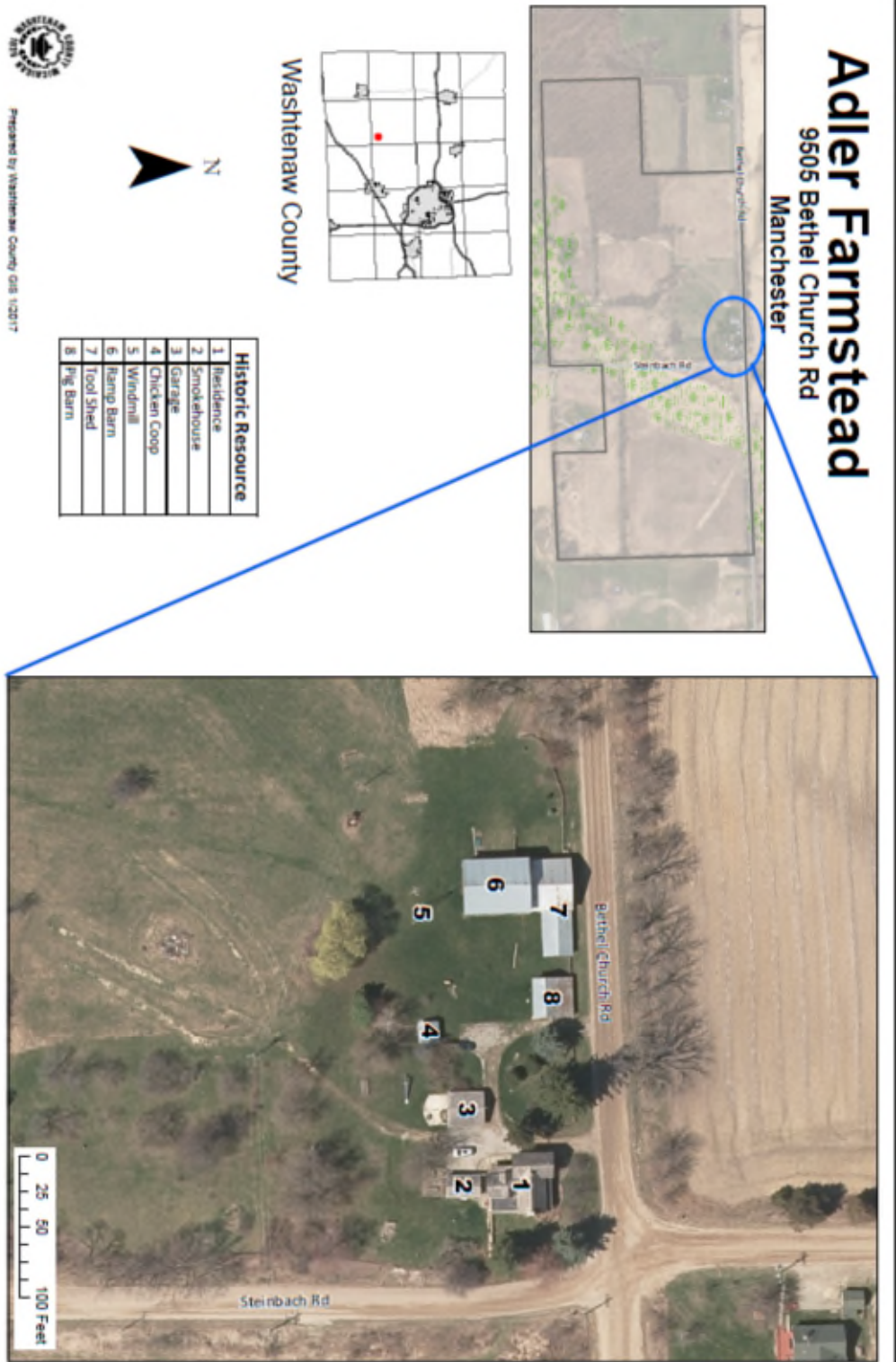


Figure 1: Topographic Map Showing Kramer-Kuebler-Adler Farmstead Building Locations and Property Boundaries

The Kramer-Kuebler-Adler Farmstead consists of 85 Acres, located at 9505 Bethel Church Road, Freedom Township.

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 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,

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 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 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

ATTESTED TO:

COUNTY OF WASHTENAW

BY: _____

Lawrence Kestenbaum
County Clerk
Washtenaw County

BY: _____

Andy LaBarre, Chair
Washtenaw County
Board of Commissioners