



WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION

MEETING AGENDA

DATE: February 3, 2011
TIME: 5:30 p.m.
PLACE: Washtenaw County Learning Resource Center
4135 Washtenaw Avenue, Ann Arbor, MI

1. Call to Order/Roll Call
2. Public Comment
3. Consent Agenda Approval:
 - Minutes of November 4, 2010 Meeting
 - Agenda
 - Staff Report – Milton-Pung
4. Business:
 - Commissioner Reappointments - Update
 - Harwood Farm Local Historic Designation Application
 - Northfield Township Historic Resource Survey
 - USS Washtenaw County Exhibition Repair Update
 - Historic Marker Program- L. C. Allen House
 - 2010 CLG Grants Programs and 2011 Application
Gordon Hall & Michigan Modern (2)
5. Adjournment

Attachments:

Minutes of the November 4, 2010 Meeting
Staff Report

Melissa Milton-Pung, Principal Preservation Planner
Washtenaw County Office of Economic Development & Energy

Washtenaw County Historic District Commission Monthly Meeting Minutes

DATE:	Thursday, November 4, 2010
TIME:	5:30 p.m.
PLACE	Washtenaw County Learning Resource Center (LRC) 4135 Washtenaw; Ann Arbor, MI 48107

Call to Order

- Meeting began at 5:30pm with Nancy Snyder calling the meeting to order.

Roll Call

- **Present:** Charles Gray, Peter Kelley, Jean King, Elmer White, Jasper Pennington, Nancy Snyder and Ronald Woods.
- **Absent:** Alice Ralph and Paul Darling
- **Staff:** Melissa Milton-Pung and Cynthia B. Christensen

Agenda Approval/Minutes

- *Items added to agenda: Update on Nanry House and 2011 CLG Grants –*
- *Minutes*

Chuck Gray moved to approve and Jasper Pennington 2nd the motion. Vote unanimous

Public Comment: *No public comment*

Business:

- Updated commissioner roster, Standing Rules and Bylaws were given to attending commissioners.
- **Commissioner Reappointments – Update**
MMP – expiration of Commissioners Kelly and Pennington at end of 2010 and expect reappointment. White commented that notices should be sent out to all Historical Societies.
- **Harwood Farm Local Historic Designation Application**
Snyder submitted list of people who were contacted and accepted for the Study Committee: Tom Dodd, Susie Harwood-Brown, Bill Harwood, Carol Mull, Cynthia B. Christensen, Thom Sterling, Susan Wineberg, Al Paas, and Nancy Snyder (HDC Representative). Snyder will work with staff to submit this list to the Board of Commissioners for the creation of an Historic District Study Committee.
- **Northfield Township Historic Resource Survey**
Kelley reported the Northfield Survey is progressing. In October, Kelley met with staff and representatives from Northfield Township, including local history enthusiast Jennifer Delisle and Township Supervisor Deb Mozurkewich.

- **USS Washtenaw County Exhibition Repair Update**
White reported the construction of the case as originally agreed upon will begin soon. Wording for the bronze plaque needs to be determined. MMP volunteered to write the proper wording.
- **Historic Marker Program- L. C. Allen House**
King needs another copy of the wording for the marker to evaluate and edit. MMP will resend.
- **2010 CLG Grants – Gordon Hall & Michigan Modern**
 - **Gordon Hall** RFP (request for proposals) are being sent out to Architects for recommendations of Rehabilitation and adaptive use for the Gordon Hall Grant. MMP trying to publicize in the local press. J. King suggested sending info to Scio Township because part of the GH acreage is located in Scio Twp.
 - **Michigan Modern-** Residual money from the SHPO granted to WCHDC for a specific project for Michigan Modern. Existing research of homes in the Ann Arbor Hills area of Ann Arbor designed by architects Brigham, Metcalf and others associated with the University of Michigan will be used to develop a small walking/driving tour. Images, maps, geo coding and text (not a brochure) will be incorporated into the larger Michigan Modern project being conducted by the SHPO. A group known as A2 Modern will be working with R. Metcalf to gather the information.
 - Ronald Woods questioned the CLG grant process which MMP summarized to the satisfaction of all present.

- **2011 CLG Grants –**

MMP asked for suggestions for any projects for the 2011 round of CLG grants.
N. Snyder: Milan Historical Society had been asked and declined involvement.
N. Snyder suggested the underground RR as a National Heritage Tour and Gerganoff in Ypsilanti.
J. King also suggested making a CD of driving tours.
Discussion ensued about the Underground RR with reference to Carol Mull's book.
J. King requested that the HDC purchase the book. MMP will check on available funds.
Discussion ensued about Gordon Hall being listed on the underground RR. MMP explained the SHPO turned down the last attempt because of lack of documentation. P. Kelley volunteered to serve on a sub-committee to help document Gordon Hall on the Underground RR.
MMP explained the SHPO CLG grant focus may be more centered on Michigan Modern and asked for approval of HDC to pursue further contact with SHPO to determine possible CLG grants for WCHDC. *Motion by Snyder, 2nd by Gray. Vote was unanimous.*

- **Nanry House:**
Nanry house is for sale for \$5 million by the heirs. HDC is concerned about the potential loss of this historic resource, due to development pressures in that region of the County. Mrs. Davids (longtime owner) has passed away with no provision for protection on the property. N.Snyder and MMP will try to get more information.
- **2011 Meeting Calendar:** Proposed dates: Feb 3, May 5, (Aug 4 or Sep 1), and Nov 3. The summer dates need to be discussed with all board members present.

Adjournment

Motion Nancy Snyder motioned to adjourn.

Time: 6:38pm

The next HDC meeting is scheduled for Thursday Feb 3, 2011 at 5:30 p.m. in the Learning Resource Center (LRC), 4135 Washtenaw Avenue, Ann Arbor, MI.

Washtenaw County Historic District Commission
STAFF REPORT
JANUARY 2010

1) Commissioner Appointments

The board terms of two Commissioners, Peter Kelley and Jasper Pennington, will expire on December 31, 2010. Both Commissioners have communicated with the County Clerk and expressed their desire of continued service to the HDC. No other citizens have applied for these seats. These re-appointments took place at the January 19, 2011 Board of Commissioners Meeting. Commissioners Kelley and Pennington will be sworn-in again at the February 3 meeting.

2) USS Washtenaw County Artifacts

Commissioner Elmer White continues to lead this effort to create a new exhibition case for the USS Washtenaw County artifacts, and place it on display at 200 N. Main in Ann Arbor (Clerk/Treasurer Building). Due to competing project obligations, Jim Leacock of Multiform Studios has needed to push back the exhibition case production timeline. At this time we are tentatively planning on a May 7, 2011 dedication date, to commemorate the anniversary of the end of the Vietnam War on May 7, 1975.

3) Local Historic District Applications

Per February's WCHDC meeting, Staff presently has one Local Historic District Designation Application waiting for presentation before the Washtenaw County BOC: *Harwood Farm, Pittsfield Township*. This application is complete. We have the application from the property owner, and the resolution of support has been passed by Pittsfield Township. It has been determined that Washtenaw County will remain in friendly terms with the Pittsfield Township Historical Commission, and proceed with the Study Committee/District Designation process regardless of Pittsfield Township's activities. It is understood that a district created under the auspices of the WCHDC may eventually be subsumed by Pittsfield Township, in the event that they establish a formal Historic District Commission under PA 169 (The Local Historic Districts Act).

We now have the study committee roster and are working to move this project forward.

4) Certified Local Government Grants

- **2010-2011 Grant Cycle: Gordon Hall (GRANT AWARDED)**

This project focuses on a Washtenaw County Local Historic District. It will include \$14,752 in federal pass-through dollars, with a cash match from the Dexter Area Historical Society & Museum in the amount of \$9,835. The total project value is \$24,587.

The major product of this grant is a Rehabilitation Master Plan (RMP), which will provide a guiding document for the Dexter Area Historical Society and Museum (DAHSM), a 501 (c)(3) non-profit and the owner of Gordon Hall, and follow the site care recommendations made by Washtenaw County Staff several years ago. This document would assist the organization in appreciating its built assets, which have already been listed on the National Register and recorded by HABS/HAER, and create the historic resource documentation, evaluation, and

implementation plan necessary to assist DAHSM in seeking funding for future rehabilitation and interpretation projects at Gordon Hall.

The RFP was let late last year, and we received ten proposals for this project on December 13th. All proposals were from qualified, 36 CFR 61 historical architects. All bidding firms (or at least one member of the project team) are listed on the qualified historical architects list maintained by the SHPO, and all bidding firms were represented at the mandatory walk-through pre-bidders conference on December 8th. Staff and DAHSM representatives evaluated all 10 proposals, and selected a preferred vendor for recommendation to the SHPO. The SHPO is now reviewing all bid documents, and is expected to make a determination about the selected bidder by early February.

- **2010-2011 Grant Cycle, Residual Funds: (GRANT AWARDED)**
Michigan Modern – Residential Architecture in Ann Arbor Hills

This project focuses on mid-century modern residential structures in the Ann Arbor Hills neighborhood of Ann Arbor, and complements a larger Michigan Modern project currently being administered by the State Historic Preservation Office (SHPO). It will include \$6,000 in federal pass-through dollars, no matching funds required, which will help underwrite staff time dedicated to this project. Work on this project is expected to commence in December 2010.

Staff will work closely with the *a2modern* group, a volunteer group of local property owners, architects, and historians lead by Tracy Aris and Nancy Deromedi, to accomplish the goals of this project. We began work on this project in December, and have scoped out a workplan for the next several months.

- **2011-2012 Grant Cycle: (APPLICATION)**
Michigan Modern – Gerganoff Modern

This application was submitted in mid-December, and proposed to fund the existing conditions survey, development of a self-guided tour, and multimedia product development of the built works of Ralph S. Gerganoff. Mr. Gerganoff was a Bulgarian immigrant who put himself through the University of Michigan and attained success as an architect in the early to mid-20th century. He was particularly prolific in Washtenaw County, with built works on the campus of Eastern Michigan University as well as throughout the Ann Arbor/Ypsilanti area.

The primary product of the proposed project is a driving tour on mid-century architecture designed by Mr. Gerganoff in the Ann Arbor/Ypsilanti area. This project would allow time and resources for Washtenaw County staff to work with existing materials held at the Bentley Historical Collection at the University of Michigan, assess current resources, perform field survey, and develop content for the proposed brochure. Additionally, this grant would allow staff time to create a multimedia product or video that would focus on this same topic.

These efforts would fold into the County's existing relationship with the *a2modern* group and the larger statewide Michigan Modern project. We understand that the overall Michigan Modern topic area is a programmatic priority for the SHPO's Office, and through this project,

we seek to help enrich the documentation of mid-century modern buildings concentrated in the Ann Arbor/Ypsilanti area.

The County asked for \$20,000 to fund this project. Regrettably, the County cannot offer matching funds or in-kind for the project, and is therefore anxious to learn the possibility of funding this endeavor.

5) Historic Marker Request

As discussed at the September 2 meeting, the previously received local historic district application from the *L.C. Allen House in York Township* has been converted to a historic marker request. Proposed wording for this marker has drafted by former HDC Commissioner Martha Churchill and property owner Sally Clark. Staff has provided this language to Commissioner Jean King, and requested her comments/edits for this language.

6) HistWeb Database Transfer to EMU

Due to shrinking County resources and shifting priorities, Staff has been informed that the award-winning HistWeb Database will no longer be supported by Washtenaw County Information Technology. In October 2010, Staff met with Dr. Ted Ligibel, Director of the EMU Graduate Program in Historic Preservation, and Dr. Rachel Chang, Director of the EMU Archives. Thanks to the generosity of these two individuals as well as Eastern Michigan University, the HistWeb Database (both digital and hardcopy data) will soon be transferred to EMU. The transfer of this database to EMU is particularly fitting, as a large portion of the database's content was generated by EMU graduate students in historic preservation, and additionally, EMU is in the process of developing a new National Archive of Historic Preservation.

On January 12, Washtenaw County staff (historic preservation and information technology) met with EMU staff (libraries and information technology) to work a transfer plan. While the details of where the database will be housed and which department will maintain it are still being worked out, are aiming to have this transfer completed by some point in 2011.

Respectfully Submitted,



Melissa Milton-Pung, Principal Preservation Planner
Washtenaw County Office of Economic Development & Energy