

## WASHTENAW COUNTY HISTORIC DISTRICT COMMISSION

### Minutes of Monthly Meeting

<p><b>DATE: August 11, 2004</b> <b>TIME: 4:30 p.m.</b> <b>PLACE: 705 N. Zeeb Road, Ann Arbor, Michigan</b> <b>Zeeb Road Room 2010</b></p>
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1. Call to Order: Nancy Snyder called the meeting to order at 4:45 p.m.
2. Roll Call: Jasper Pennington called the roll. Commissioners Nancy Snyder, Jasper Pennington, Alice Ralph, Pat Kelly, and Mark Higbee were present constituting a quorum. Staff member Anne Kreykes was also present. Jean King, Pat Majher, Don Riddering, and Tom Dodd were absent.
3. Approval of July 2004 meeting Minutes: **On a motion by Higbee, seconded by Pennington, the minutes were approved. Motion carried.**
4. Approval of Agenda as amended: Moved Popkins School discussion from "Report from Commissioners" to "Business". Removed discussion of Awards Criteria from August Agenda and added it to the September Agenda. **On a motion by Kelly, seconded by Higbee, the agenda was approved as amended. Motion carried.**
5. Introduction of Guests: Eulalia Stewart, representing the Friends of Popkins School, was introduced.
6. Application Reviews: None
7. Business:
  - **Popkins School** was discussed and Eulalia Stewart was present. Nancy Snyder contacted Gary Dresselhouse, Ann Arbor Township Building Supervisor, to obtain blue prints to determine whether or not the road, curb cut, and lack of proposed landscaping was going to harm or negatively impact Popkins School Historic District. Alice Ralph examined the blue prints during the meeting. Pat Kelly inquired as to whether or not the issue was that Ann Arbor Township went ahead with the plans without consulting the Washtenaw County Historic District Commission. The WCHDC agreed that this was the issue, and also that the historic district boundaries should have been surveyed. The WCHDC should have

been given the opportunity to review the plan, and that was not done. Pat Kelly noted that the township is the one that the WCHDC should be in contact with about the lack of communication regarding the plans.

Mark Higbee noted that the boundaries are not clearly defined in the Popkins School Historic District ordinance and Alice Ralph stated that the plans should have been reviewed by the WCHDC, and that the developer may be heading toward demolition by neglect again. Mark Higbee opined that the WCHDC was purposely not contacted to avoid conflict with the plans as proposed. Eulalia Stewart speculated that the township may assume that because the building has been stabilized, the Washtenaw County Road Commission decisions may override the authority of the WCHDC.

Mark Higbee suggested the WCHDC draft a letter stating that the Historic District was violated, and that the WCHDC be consulted in the future and that all documents be presented to the WCHDC in this matter. Pat Kelly stated that Historic District legal boundaries should have been noted on the blue prints. Alice Ralph offered to write the letter and forward it to the other commissioners and Eulalia Stewart for comments by Friday August 13, 2004, and send it to Ann Arbor Township, the Washtenaw County Road Commission, and any other parties involved in the process. Pat Kelly suggested that the letter ask the township to correct the blue prints/site plan to include the boundaries for Popkins School.

Pat Kelly will call Mike Moran to inquire as to what occurred in the process of planning this road to better understand the situation. Pat Kelly will also ask to be put on the Ann Arbor Township August 16, 2004 meeting agenda to read the letter from the WCHDC. Pat Kelly noted that the letter will not affect change of the violations that have already occurred, but may put them on notice for future changes. The commissioners agreed that the blue prints should be changed to reflect the boundaries of the Historic District and provide an accurate site plan. Jasper Pennington stated that this action will help when issues surface in the future.

- Mark Higbee reported that the **Judd Road Bridge and Gooding House** Historic District request was approved by York Township and that they would like to have the WCHDC establish a study Committee. Marnie Paulus has been asked to forward the study committee list to the board of Commissioners by Wednesday August 18, 2004. **On a motion by Alice Ralph and seconded by**

**Jasper Pennington, the Judd Road Bridge and Gooding House (York Township) Historic District Study Committee request was acknowledged by the WCHDC, and appointment of a study committee, with Mark Higbee as ex-officio member representing the WCHDC was passed unanimously. Motion carried. (WCHPO #115 Section 3A)**

- **The Conant House**, a historic house in Salem Township was discussed by Nancy Snyder. The WCHDC received a letter from the township asking the WCHDC to move forward with a memo and resolution to appoint a study committee. Snyder is working on recruiting committee members to conduct the study.

8. Reports:

**Communications:** None

**Staff Report:**

- Anne Kreykes stated that the Histweb II **Bridgewater Survey** is progressing well. There are approximately ten more properties to survey. The descriptions are being written and then they will be loaded into the database.
- Anne Kreykes reported on the **Delhi Bridge** meeting that occurred last month with the WCRC, Planning and Environment, Washtenaw Area Transportation Study, and other interested parties. The Delhi Bridge in Scio Township is on the WCRC list for critical bridge funding that expires in October, 2004. The bridge needs to be improved to meet safety standards as the support beams underneath are rusting.

The WCRC plans on applying for an extension, but it was brought up that if the funds have already been spent, then no money will be available. Ina Hanel, a Preservation Specialist who attended the meeting, stated at the bridge meeting that if the bridge needs to be replaced, context sensitive design should be followed to preserve the rural character. WCRC stated that the bridge is not on the State of Michigan's list of historically significant bridges, therefore it is not significant. According the State Historic Preservation Office, the bridge is on Michigan's list of historically significant bridges, as are the Bell Road and Foster Bridges. Martha MacFarlane-Faes, Environmental Review Coordinator at the State Historic Preservation Office emailed a response to Terri Blackmore at the Washtenaw Area Transportation Study to support this statement. It was brought up that the public will raise questions as to the design process followed in the replacement of the bridge,

and that these issues should be addressed early in the process. The WCRC stated that rehabilitation, similar to the Foster Road Bridge, was not considered. A list of interested parties is being compiled by Ken Reiter at the WCRC, and Anne Kreykes suggested that the WCHDC come up with a list of preservation groups and individual supporters to consider when planning the design/rehabilitation of the Delhi Bridge to be submitted to the WCRC before the next meeting.

**Treasurer's Report:** \$500.00 remains in the WCHDC budget.

**Report from Commissioners:**

- Alice Ralph stated that the National Alliance Preservation Commission conference was very informative and she will have a power point presentation for the WCHDC to view at the September or October meeting. She also advocated subscriptions to free preservation periodicals, such as *Common Ground*.

**Agenda Items for September 2, 2004 Meeting:**

- Judd Road Bridge and Gooding House (York)
- Vote to approve Conant House request (Salem)
- WCHDC Awards Criteria
- NAPC conference presentation – Alice Ralph
- Discussion of October field trip

9. Adjournment: The meeting adjourned at 6:10p.m. **On a motion by Nancy Snyder, and seconded by Mark Higbee, the meeting was adjourned.**

Respectfully submitted,

Anne Kreykes, Historic Preservation Intern  
Washtenaw County Historic District Commission