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OFFICE OF THE COUNCIL

**ELECTRONIC AGENDA PACKET FOR THE
ECONOMIC DEVELOPMENT, STRATEGIC
PLANNING AND TECHNOLOGY COMMITTEE
WEDNESDAY, JANUARY 4, 2023
7:00 P.M.**

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**LIVONIA CITY COUNCIL
ECONOMIC DEVELOPMENT, STRATEGIC PLANNING AND TECHNOLOGY COMMITTEE
WEDNESDAY, JANUARY 4, 2023
7:00 P.M.**

Location:

Livonia City Hall, Council Chambers
33000 Civic Center Drive
Livonia, MI 48154

Members:

Rob Gjonaj Donovic, Chair
Laura Toy, Vice Chair
Scott Bahr, Member

AGENDA:

1. CR 249-20 The subject matter of a Master Plan for Greenmead Historical Park.

THE FOLLOWING HAVE BEEN NOTIFIED AND ARE REQUESTED TO ATTEND:

Maureen Miller Brosnan, Mayor
Paul Bernier, City Attorney
Ted Davis, Superintendent of Parks and Recreation

THE FOLLOWING HAVE ALSO BEEN INVITED TO ATTEND:

Historic Preservation Commission

Elizabeth Calhoun, Chair
Kristin Braun Waterbury, Vice Chair
Kathleen K. Glynn
Kathleen Johnson-Bartshe, Secretary
Jessica Katers
Brandon Kritzman

Historical Commission

Deanna Brown, Chair
Diann Dupuis, Vice Chair
Mary Cambridge, Treasurer
Laurel Cummings
Lindsey Hakala
Laura Turne

Parks and Rec Commission

Mark Johnson, Chair
Paul Condon
Katherine Jolly
Cathy Kevra
Kevin Summers

THIS IS AN OPEN MEETING AND ALL INTERESTED PARTIES ARE INVITED TO ATTEND.

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LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
December 7, 2022

MEETING DATE

EDSPT010423

PREPARED BY

Sara Kasprovicz, Council Office Manager,

AGENDA ITEM

The subject matter of a Master Plan for Greenmead Historical Park (CR 249-20)

BACKGROUND

The subject matter of a Master Plan for Greenmead Historical Park (CR 249-20)

RECOMMENDATION

To discuss the subject matter of a Master Plan for Greenmead Historical Park.

FISCAL CONSIDERATION

ATTACHMENTS

1. GreenmeadMPFinalDraftSmallCityReview7Dec22
2. updated letter for Greenmead Master Plan
3. LTC EDSPT101922 Greenmead Master Plan
4. R110222 subject matter of Greenmead Master Plan withdrew motion (remain in EDSPT)
5. AchitecturalSiteInventory
6. Appendices
7. CollectionsAppendicesSmall
8. ConceptualSitePlan
9. Greenmead Capital Plan_Final Draft_10-7-22
10. EDSPT010423 Greenmead Master Plan
11. R090920 Subject matter of a Master Plan for Greenmead Historical Park 249-20
12. additional greenmead survey results
13. CollectionsAppendicesSmall
14. 2022_1018 Greenmead Building AssessmentFinalSmall
15. Appendices

APPROVED BY

CITY OF LIVONIA



GREENMEAD HISTORICAL PARK MASTER PLAN

2022

Final Draft

City Review

December 7, 2022

Adopted December XX, 2022

GREENMEAD HISTORICAL PARK MASTER PLAN



City of Livonia
Wayne County, Michigan

Adopted December XX, 2022

With assistance from:



WADETRIM

500 Griswold Street, Suite 2500
Detroit, MI 48226

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GREENMEAD HISTORICAL PARK MASTER PLAN

The City of Livonia released a Request for Proposals on November 20, 2020, for the development of a Master Plan for Greenmead Historical Park. A consultant team comprised of Wade Trim (project manager/team leader with historic preservation and urban planning experience, additional planners, landscape architects, and surveyors), Tom Roberts Architects (historic architects), Sharon Carlson (collections), and Integrity Building Group (constructability review) was selected with a contract being signed in March 2021.

The City had requested proposals from teams that would include community analysis, technical assistance, and recommendations regarding a 20-year master plan for the future development and operations of Greenmead Historical Park. This effort was to engage with a variety of stakeholders in the development of this Plan.

Greenmead Historical Park is located on the site of the Simmons-Hill Farm on land that was first purchased in 1824. The Simmons family actually moved from New York state in 1826 to first settle the land. The farm complex retains most of the historic structures from the period of the farm operations including one of the earliest barns erected in Livonia Township, the North Barn in 1829. The site also includes the Livonia Historical Village that includes the buildings relocated from the Newburg Road/Ann Arbor Trail intersection and other historic buildings from Livonia that would have been lost to suburbanization. The overall site, which measures approximately 95 acres, also includes soccer fields, event parking, and a woodlands with nature trails.

The City is desirous of a new implementable master plan to help guide the rehabilitation and future improvements and development of Greenmead. This plan was developed to be aspirational yet recognize the City's financial, staffing, and operational constraints. The plan scope and objectives of the master plan are to:

- 1) Conduct an Existing Conditions Analysis of the historical buildings and features of the site including the historical significance of each
- 2) Develop a Mission and Vision that achieves a unifying direction for development of the site
- 3) Formulate specific Goals and Actions that grew out of public engagement efforts that will be implemented during the Plan
- 4) Create a comprehensive Site Plan that stitches together the features of the site and illustrates where improvements will be made
- 5) Develop a Facility Plan that lays out the timing for physical improvements and identifies facility and staffing issues/locations/constraints
- 6) Draft a new Interpretation Strategy that brings together the site's various historical narratives into a unified whole that tells the story of the settlement and development of America's Midwest
- 7) Adopt a Collections Plan that ensures that the site's important artifacts are properly stored and catalogued, items that are collected further the Park's Mission and Vision, and the deaccession of any materials that do not meet these goals

- 8) Build a phased Capital Improvements Plan that utilizes the results from the public engagement efforts and the Site and Facility Plan recommendations into a comprehensive plan with cost estimates and priorities
- 9) Complete a Constructability Analysis of the first phase of the Capital Improvement Plan that will kick-off this project and illustrate the broad goals of the Master Plan.

This plan received public input through surveys, focus groups, and engagement with the Greenmead Historical Park Steering Committee. The plan includes analysis of the site along with background materials, and all of the relevant information is included in the various sections of the Plan or in the Plan's Appendices.

The overarching goal of the Steering Committee in guiding the development of this Plan was the development of an implementable vision paired with concrete actions that would create a facility that will bring visitors to Greenmead Historical Park 365 days a year for unique experiences that cannot be achieved anywhere else in Metro Detroit.



Public Engagement

PUBLIC ENGAGEMENT

Multiple public engagement efforts were utilized to gain input from the general public and interested parties in the development of the Greenmead Master Plan. These activities included the formation of the Project's Steering Committee, the development of a promotional video, creation of a project website, deployment of multiple messages via the City's social media outlets, hosting an informational booth at a major City event, and the convening two focus groups.

The Steering Committee, representing a cross-section of City officials and staff, was convened to guide the project team throughout the Plan's development. City Council Member Jim Jolly served as the chair of the Steering Committee. The Steering Committee members were:

Jim Jolly	Livonia City Council
Scott Bahr	Livonia City Council
Paul Condon	Parks and Recreation Commission
Ted Davis	Superintendent – Parks and Recreation
Lindsey Hakala	Historical Commission
Kathy Johnson-Bartshe	Historic Preservation Commission
Cathy Kevra	Parks and Recreation Commission - alternate
Brandon McCullough	City Council
Mark Taormina	Planning & Development Dept. Director
Emily Tchorz-Fielder	Greenmead Program Supervisor

Throughout the planning process, the Steering Committee met to provide input to the consultant team and react to a variety of materials presented to them. This group met at key stages of the Plan's development including conducting an off-site visit to Northville's Mill Race Village.

With the project occurring during the COVID-19 pandemic, public engagement included a specialized online engagement platform from Bang-the-Table. Their internet-based engagement tool is specifically designed to promote and support robust civic engagement and information sharing in a moderated supportive environment. A project logo was developed with guidance from the Steering Committee. A project website was created, <https://greenmead365.com> (since decommissioned) that provided a significant amount of information about the scope of the master planning effort and included specific pages about the project in general, public outreach efforts, site analysis, mission & vision and goals and objectives development, site planning and programming, collections planning, and the capital improvements plan. The website included polling functions, surveys, and mapping opportunities.

One of the most utilized portions of the website was a survey that asked respondents how they currently use and how they would use Greenmead Historical Park. It asked respondents how often they visited the Park and for what type of event, what types of events would encourage them to return more often, what success would look like at the Park in 20 years, would they attend special events at a new community space, and would they be willing to pay for special programming. These survey results are included in the Public Engagement appendix.

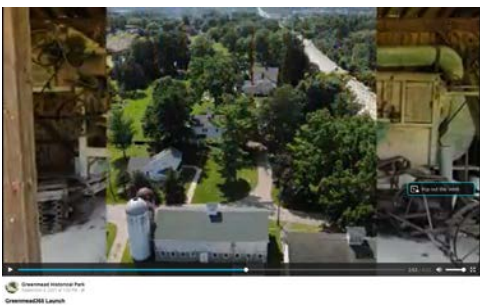


Touch-a-Truck Info Booth - Aug. 30, 2021

A three-minute promotional aerial video was created to help drive interest in the Park and the Greenmead 365 planning efforts. Set to music, the video highlighted the existing historical features in a cinematographic way. The City promoted the video on its social media platforms and on cable TV as well.

To engage with Park users, a Greenmead 365 informational booth was strategically located between two main parts of the Touch-a-Truck event that was held on August 30, 2021. One-half of the booth provided displays and information about the Greenmead 365 project while the other half included a display on historical ice cream making. To engage with families, kids could churn modern hand-crank ice cream makers. Once parents realized this was free and their child would receive a tasty treat, they would briefly engage with the Greenmead 365 staff. This provided the opportunity to interact with the parents about Greenmead, what they'd like to see, and what they're looking for on weekends to do with their families. A wrap-up report is included in the Public Engagement appendix.

To gain additional insight into people's desires for the Park, two focus groups were held on January 24 and 27, 2022. Attendees were selected from a number of volunteers with each group balanced by age, location of residence, interests and profession, and other characteristics.



Greenmead 365 Video

The groups were led through facilitated discussion to generate interesting ideas about the future of the Park. Brainstorming discussions occurred about opportunities and options for Greenmead and five big questions that need to be addressed during the development of the Plan. At the end of each evening, the attendees were asked to rank prospective projects. The results of the Focus Group interactions is found in the Public Engagement appendix.

The results of these engagement efforts were shared with the consultant team and the Steering Committee, and this input was important in the Plan's overall development. The overwhelming comments were that the public would like the Park to be developed in a way that preserves the Park's historic components, but that ensures that the Park has events, facilities, and programming that made it a year-round destination.



Social Media Promotion

One of the overwhelmingly public responses throughout all of the engagement was that many respondents would like to see the Park operate like Greenfield Village. The ability for the City of Livonia to develop and operate a living history museum with a historical village of only 12 buildings and a single farm is unlikely, and this type of facility would be extremely expensive to operate and would require significant capital and annual operating subsidies from the City. Instead, this Plan delineates numerous ways to leverage Greenmead's unique historic assets more effectively while adding complimentary facilities and activities that will enliven the Park year-round while creating opportunities for public-private partnerships that could be developed by non-City of Livonia entities.





Existing Conditions

EXISTING CONDITIONS

Architectural Site Inventory

Thomas Roberts Architects conducted a building assessment of the current conditions within Greenmead Historical Village and the two barns of the Farm complex.

These assessments are to provide a holistic view of the complex and its conditions at the time of the preparation of the Master Plan. They also provide a sense of the existing patterns of defects affecting the structures.

The physical conditions of building systems and components were assessed and placed into three categories as outlined by state and federal preservation guidelines:

Good: Indicates that minimum maintenance and simple repair is needed

Fair: Indicates that minor maintenance or repair is needed

Poor: Indicates that major repair or replacement is warranted.

The assessment also identified areas or components that required immediate attention and locations that should be monitored.

Detailed building assessments were completed for the Alexander Blue Office, Nankin Mills School, and the South Barn. General building assessments were completed for the remaining resources.

Preliminary estimates of probable costs were developed for site work, exterior, interior, building systems, and structural stabilization. These costs are based on 2022 construction estimates.

The full Building Assessment Final Report may be found in the Existing Conditions Appendix.

Architectural Properties Identification Forms

New State of Michigan State Historic Preservation Office Architectural Properties Identification Forms for individual resources with Greenmead Historical Village have been completed. Most of the existing property identification forms were completed around 1980, and the minimum standards and level of detail that is expected on the forms has changed significantly since that period. To meet today's standards, all of the property identification forms have been updated to meet these more intensive requirements.

These survey forms provide information regarding location, property type, architectural and eligibility information, narrative architectural description, history of the specific resource, and a written statement of significance including eligibility determination for listing in the National Register of Historic Places.



Interior Looking West

2027 4th Street Wyandotte, MI 48182 734.250.4032

10

Thomas Roberts Architects

Greenmead Historic Village BUILDING ASSESSMENT FORM

Buildingsite: Norton Mills School
Original Construction Date: 1937
Relocation Date: 2016
Open Date: NA
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

Detailed Building Assessment Report

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location
Street Address: 28501 Newburgh Road
City/Township, State, Zip Code: Livonia, MI 48150-1075
County: Wayne
Assessor's Parcel #: 46021990001001
Latitude/Longitude (to the 6th decimal point): Lat 42.436383 Long -83.417731
Ownership: ☐ Private ☒ Public-Local ☐ Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

Building ☐ select sub-type below
Commercial ☐
Residential ☒
Industrial ☐
Other ☐

Architectural Information

Construction Date: 1843
Architectural Style: Greek Revival
Building Form: Rectangular
Roof Form: Cross gabled with rear additions
Roof Materials: Wood shakes
Exterior Wall Materials: Wood clapboard
Foundation Materials: Cinderblock
Window Materials: Wood
Window Type: 6 X 6 double hung
Outbuildings: Yes ☐ No ☒
Number type: _____

Eligibility

Individually Eligible: ☒ Criterion A ☒ Criterion B ☐ Criterion C ☐ Criterion D ☐
Criteria Considerations: | a | l | l | e | c | t | i | o | n | s |

Building Descriptions and Historical Significance Statements

Due to the relocation of the resources to the Livonia Historical Village, the buildings have been determined not be eligible for listing in the National Register. This determination does not impact the National Register listing of the Greenmead Farm.

For listing in the National Register, the property/resource must be evaluated to determine if it meets one of the four criteria for evaluation in the National Register:

- Criteria A** - Illustrates an event, series of events or activities or patterns of an area's development
- Criteria B** - Connects to the life of an important person
- Criteria C** - Exemplifies a building form, architectural style, engineering technique, or artistic value, or a person associated with those features
- Criteria D** - Associated with sites with potential to yield information, often archaeological features.

The Area of Significance for the resource is to be identified, and then the seven features of Integrity are to be assessed in respect to the resource. The National Register guidance identifies seven integrity aspects including: location, design, setting, materials, workmanship, feeling, and association. For a resource to be listed, it must retain several if not all of these integrity features. These features are predominately associated with the structural and locational integrity of the resource. A resource that has been moved severs this locational connection that underpins several of these integrity qualities, impacting the overall integrity potential, thus eliminating the ability for its listing.

In certain unique cases, special exceptions may be warranted. We recommend that the Michigan State Historic Preservation Office evaluate if the buildings recreating the Ann Arbor Trail/Newburg Road intersection merit listing in the National Register of Historic Places. Their matching orientation and relocation en masse does impact the overall integrity evaluation for this grouping of buildings, and a strong argument can be made that they would meet the eligibility criteria for listing.

Copies of the completed survey forms may be found within the Existing Conditions Appendix.



GREENMEAD 365 REVITALIZATION PLAN

This section of the Greenmead Historical Park Master Plan outlines the specific components of the Master Plan including the Mission and Vision; Site Plan; Goals and Actions; Facility Plan; Interpretation Plan; Collections Plan; Capital Improvements Plan, and Specific Cost Estimates for the identified priority project.

This plan has been formulated with the goal of increasing the number of year-round visitors to Greenmead Historical Park and to create a cohesive interpretive message that leverages the unique qualities of the Park to a larger audience. The overarching goal of the Master Plan is to create facilities at the Park that will encourage more frequent visitors to the park while leveraging the City's constrained financial and staffing assets.

Mission and Vision

Through an extensive public engagement process and discussions with the Master Plan Steering Committee, the following Mission and Vision were developed:

- | | |
|-----------|---|
| MISSION - | To create a historical park that inspires visitors to learn about the developmental history of our region through Greenmead's uniquely assembled collection |
| VISION - | Greenmead will become a vibrant park that promotes repeated use where the Greenmead Farm and Village tell the story of Midwestern settlements with facilities and programs that inspire people to learn from these traditions to help shape a better future |

This Mission and Vision have been developed to create a unified guide to propel the park forward, focusing on realigning the Park's interpretive message to weave the various existing stories associated at Greenmead Historical Park into a singular message. This expanded and interconnected story will enable more visitors to be able to connect with the message and learn how Greenmead uniquely illustrates the rapid growth of the Midwest in the 19th Century and the suburbanization of America in the 20th Century.



Bungalow Move - circa 1979
 Courtesy of Greenmead Historical Park



View of Greenmead Barns from future site of Livonia
 Historical Village
 Courtesy of Greenmead Historical Park

Greenmead 365 Conceptual Site Plan

One key component of this Master Plan is the development of a Site Plan that illustrates the physical improvements envisioned by the Plan over the next twenty years. This plan has been developed with careful guidance from the City of Livonia and the Master Plan Steering Committee. The Site Plan graphically illustrates the physical steps that will support accomplishing the Plan's Mission and Vision while achieving the City's broad goals for the development of Greenmead Historical Park over the Master Plan's term.

This Plan recognizes that all of the Greenmead Farms National Register Historic District is an important historical asset, and every effort should be made to retain the site under single ownership. This plan has been developed to limit the permanent physical interventions closest to Greenmead Farm and the Historical Village while allowing for some newer public facility interventions further south within the Park. The proposed interventions at the north end of the Park are focused on adding facilities that will allow for expanding programming and activities year-round. Per the Secretary of the Interior's Standard's, these modern interventions could be removed in the future without lasting or irreversible impact on Greenmead Farm or the Historical Village. This Plan recognizes the heightened significance of the site in the core Farm building complex, within the Village, and visually adjacent areas to these spaces while allowing for the southern end of the site, which was always agricultural in use, to accept more intensive interventions. Rows of historical farm field tree lines exist between the proposed municipal infrastructure facilities and the historical core found in the northern part of the Park.

An important benefit of the proposed site plan is that it diverts the existing east-west vehicular traffic from the core of the historical site through the Village and along the current roadway south of the Alexander Blue House to a location further south. This change will improve the overall visitor experience by creating a pedestrian-focused realm for the visitor. Currently, this vehicular traffic is often traveling at high rates of speed and often just cutting through the site.

A core organizing principal of the Site Plan is the development of a central gathering feature that will serve as an organizing tool for the entire Park. Currently, the Park has disparate assets that are spread throughout site. This Site Plan creates a new plaza that is located between the two main historical features – Greenmead Farm and the Historical Village -- creating a major new visitor feature while establishing a centralizing organization to the Park.

The rehabilitated Nankin Mills School will front onto this plaza, and the facility will serve as an orientation point to the historical features at the Park. It



*Kingsley House Move - circa 1977
Courtesy of Greenmead Historical Park*



*DUR Waiting Room and A.J. Geer Store shortly after
arrival at Greenmead - circa 1976
Courtesy of Greenmead Historical Park*

will house interpretive exhibits that illustrate the settlement of the Midwest and how Greenmead Historical Park uniquely tells this nationally significant story. To further the plaza's centralizing role at the Park, a new multi-season pavilion will occupy the southern side of this feature. This pavilion will include a covered ice skating rink in the winter that can function as a covered event space in the summer along with a stage facing south onto a large open events lawn. The pavilion will be designed so that its appearance fits into this historic agrarian landscape.

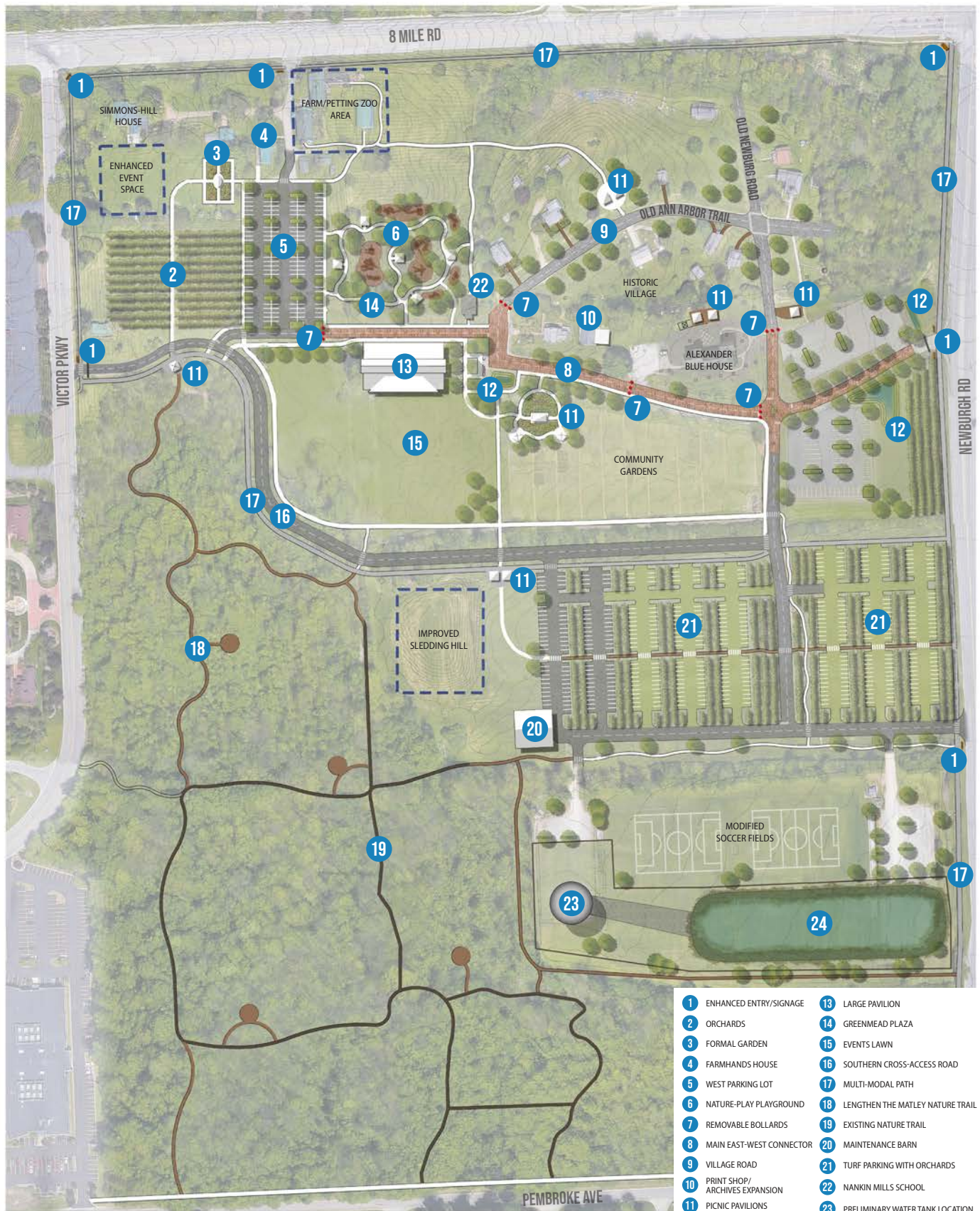
A natural playground has been strategically located to act as a linkage between the petting zoo/farm, the Greenmead Farm complex, and the Village. This playground is to be constructed with a design intent that is based on telling the farming and rural development story. All of the play features will be built using natural materials and designed to create an experience for the children about clearing a woodland and developing and operating a frontier farm. There are few natural playgrounds in Metro Detroit so this feature will be a draw to families across the region, and a tool to market the historical activities at the Park.

Recognizing the City's constraints, the Greenmead 365 Conceptual Site Plan is designed to be implemented in phases. These phases will be further discussed and expanded upon in the Facility Plan and the Park's Capital Improvements Plan.

A copy of the proposed Greenmead 365 conceptual site plan is included on the following page and turn to the Appendices for a larger version of this twenty-year vision for the development of the park.



Rendering of Central Plaza with Pavilion





Historic Entry Gateway - Alexander Blue House
Courtesy of Greenmead Historical Park



Nature Playground - Lake Owasso County Park
Shoreview, MN

Greenmead 365 Conceptual Site Plan Features:

- Enhanced Entry/Signage – Improve the recognition of Greenmead Historical Park with new signage at key focal points on the Park's border. The two main entries will be enhanced with gateways that mimic original historical features
- Orchards – Re-introduce a historic land use with the installation of an orchard south of Greenmead Farm and along Newburg Road
- Formal Garden – Create a formal garden just west of the proposed west parking lot. This garden can work in conjunction to the event space to the west and the greenhouse to the north
- Farmhands House – Repurpose to include rest rooms for the Farm/ Petting Zoo and Natural Playground
- West Parking Lot – Reconstruct and expand the existing parking lot to serve the Farm/Petting Zoo, Central Plaza, and Natural Playground
- Nature-Play Playground – Major family attraction designed to integrate the Park's history as a frontier farming site into the playground's overall theme that encourages children to learn about the history of Greenmead through play
- Removable Bollards – Install these traffic control devices to limit vehicular traffic to certain areas either full time (in the case of the Village) or along the main east-west road during special events and at other times
- Upgraded Roads –
 - o Main East-West Connector - Central Plaza to be constructed using pavers, which will signify the pedestrian-centric nature of the area while remainder of road will be completed with stamped concrete with a red brick pattern
 - o Village Road - Village loop road to be constructed of exposed aggregate concrete to reduce maintenance
- Print Shop/Archives Expansion – Former print shop to be enlarged to create a single climate-controlled facility for storage of all the Greenmead paper and household collections, reducing the likelihood of materials being damaged and inappropriately stored in other locations
- Picnic Pavilions – Numerous new pavilions scattered throughout the park to encourage families to come and enjoy meals and reunions in the park
- Bioretention/Rain Gardens -Install green infrastructure (rain gardens and bioswales) throughout the Park, enhancing the site's stormwater controls while improving the quality of stormwater
- Greenmead Pavilion – Year-round events facility with winter ice-skating and covered three-season space with stage and large concert lawn. Public rest rooms and a concession booth will also be included within the pavilion as well as a utility closet for the ice rink and other maintenance
- Greenmead Plaza – Centralizing pedestrian feature that can be used to host events, food trucks, or general park activities
- Events Lawn – Large centralized feature to host major City-wide events and concerts
- Southern Cross-Access Road – New cross-access road connecting the expanded western parking lot with the overflow parking near the soccer fields, allowing for the Blue House drive to be closed during major events



Example of parking lot bioswale - MSU Extension



South Haven, MI Ice Rink

- **Multi-Modal Path Network**– Create an interior network that seamlessly connects all of the park’s features together that improve circulation and creates a recreational hub at the Park. This includes a network of cement sidewalks that provide handicapped-accessible routes to all main visitor areas
- **Lengthen the Matley Nature Trail** – Expand the existing trail by cutting new trails through the woods, installing outdoor “classrooms”, creating new linkages to the site from the east and south while inter-connecting the nature trail to the Park’s path network
- **Maintenance Barn** – New facility for the storage of Parks and Recreation Department equipment used at Greenmead, allowing all of the City equipment and equipment storage to be removed from the North and South Barns
- **Turf Parking with Orchards** – Reduce the aesthetic impact of the underutilized overflow parking lots by installing grass-paving mesh with rows of apple trees that will be an extension of the main orchard while allowing for occasional large-event parking. The western-most portion of the lot is to be paved near the sledding hill
- **Nankin Mills School Interpretive Center** – School rehabilitated with new interpretive displays telling the unified Greenmead story
- **Petting Zoo/Display Farm** – Concessionaire-run facility that interprets the history of farming at Greenmead and role of farming in the settlement of Livonia, with the existing barns to be rehabilitated to house the animals and welcome visitors
- **Nonmotorized Pathways** – Install new nonmotorized connections along Newburg and Eight Miles Roads and along Victor Parkway that creates safe and enjoyable access to the Park while supporting the development of the City’s nonmotorized network
- **Blue House Intersection** – Improve vehicular circulation and roadway aesthetics at the main entrance intersection with Old Newburg Road by adding a mini traffic circle, good signage, and distinctive hardscape
- **Enlarged Sledding Hill** – Enlarge the height of the existing hill to create a better sledding experience
- **Enhanced Event Space** - Add amenities to the south side of the Simmons-Hill House that will help facilitate small events such as weddings, parties, or small intimate concerts. These amenities may include improved electrical connections, built in AV and sound, small pavilion, seat walls, and plantings
- **Formal Garden** – Create a formal garden just west of the proposed West Parking Lot. This garden can work in conjunction to the event space to the west and the greenhouse to the north
- **Improved Signage** – Enhance the Park’s navigability by adding cohesive wayfinding signage for pedestrians and cars as well as educational signage at prominent site features
- **Improve Four-Season Parking Lots** – Utilize green parking lot design including tree islands and stormwater swales to make improvements to the east parking lot, and build a four-season parking lot in the southern apple orchard overflow parking area



Example of ADA enhancement opportunity

- Edge Treatments – Utilize traditional farm edge treatments to enhance the appearance of the Park’s north, east, and western frontages
- Increased Landscaping within the Village – Enhance visitor experience by installing an allée of street trees along the Village roads while installing historically appropriate low-maintenance landscaping within the Village
- Rename Internal Roads & Install Street Sign in Village – Further the connection with the original location of the Newburg intersection by renaming the roads Old Newburg Road and Old Ann Arbor Trail within the Village and install traditional looking street sign at the intersection



Example of overflow car parking in an orchard

The Greenmead 365 Conceptual Site Plan illustrates that a portion of the existing community gardens will be lost to allow for the development of the events lawn adjacent to the pavilion. For the hosting of large concerts and special events, the pavilion will include a covered stage that faces this large lawn area. As the gardeners have been an integral part of the historical park for decades, the City is committed to ensuring that all of the current resident farmers would be accommodated within the reconfigured community gardens. Improvements to the gardens would include the grading of the entire garden area, installation of improved site drainage, soil amendments to ensure the quality of the garden plots, and easy access from an adjoining parking area.

Accessibility for all is another important goal of this Master Plan. Whenever possible, all improvements within the Park should be designed to Universal Design standards, which exceed the United States’ American’s with Disability Act standards. The goal is to ensure that all new facilities are built to be inclusive of accessibility, and when existing facilities are renovated that every effort be made to bring these facilities up to these Standards.

Due to the existing nature of many of the historic structures at the Park, it is reasonable to assume that not all of the public spaces would be able to be made accessible, but the City’s goal should be to make the ground floors of all of the existing historic structures that are open to the public to be accessible through the addition of ramps on the side or rear elevations, wherever possible. All programming activities should be provided in accessible public spaces. Where special or unique features are only able to be viewed or experienced by able-bodied public and cannot be feasibly made fully accessible that alternatives be provided in those instances, including the use of virtual experiences.

The City’s ADA Access Audit and Transition Plan, dated May 26, 2021, provides specific information and recommendations for accessibility improvements at Greenmead HP. This Transition Plan Summary recognizes over \$711,000 in proposed ADA improvements across the City’s five phased Livonia Parks and Recreation Transition Plan Summary for Greenmead.



Greenmead Farm



South Barn

Goals and Actions

In order to assist in the implementation of the Master Plan, all of the concepts and features of this Plan have been divided into specific Goals and the Actions necessary to accomplish those Goals. The Goals are broken out into nine distinct categories and the Actions are listed in the order in which they're best to be implemented.

This breakdown is to separate the necessary projects and efforts into the areas best suited for certain individuals, groups, or entities. Certain steps will require action by the City Administration while others may be accomplished by volunteers.

Goal 1	Develop a foundation for the implementation of the Master Plan
Action 1	Confirm municipal buy-in of the Plan including adoption of Greenmead Historical Park Master Plan by the City Council, Parks and Recreation Commission, Hi Historical Commission, and Historic Preservation Commission
Action 2	Include Greenmead Historical Park (HP) projects into City's Capital Improvement Plan
Action 3	Develop sustainable funding plan
Goal 2	Preserve the historic integrity and significance of Greenmead
Action 1	Develop building maintenance schedule for all historic buildings on site
Action 2	Utilize the Secretary of the Interior's Standards for Preservation for Greenmead Farm
Action 3	Utilize the Secretary of the Interior's Standard for Rehabilitation for the properties within the Village



Nankin Mills School



Overflow Entrance Sign - Newburgh Road

“Effective environmental graphics combine form and function to transform spaces into something unique and memorable. They are a cost-effective marketing tool that enhances brand perception and provides valuable information to employees and customers.” Thinking Big: The Importance of Environmental Graphics to Your Business By Sally McKenzie | September 25, 2020

Goal 3

Develop and deploy new comprehensive Interpretive Plan

- Action 1 Hire Interpretation Consultant to draft interpretive plan that pulls the separate stories of Greenmead together into a single narrative illustrating the settlement of the American Midwest
- Action 2 Rehabilitate Nankin Mills School into new interpretive center
- Action 3 Revamp on site messaging to reflect expanded interpretive plan
- Action 4 Install new cutting-edge interpretive messaging inside and outside all facilities
- Action 5 Revise interpretive materials and docent training manuals to coincide with the new comprehensive Interpretive Plan

Goal 4

Expand Greenmead HP Marketing Efforts

- Action 1 Implement a broadened web presence for Greenmead HP
 - Deploy website designed specifically for marketing Greenmead to Metro Detroit and beyond
 - Develop marketing strategy to highlight Greenmead as a regional historical attraction
- Action 2 Broaden Messaging
 - Greenmead HP is a unique facility that offers a unique opportunity to learn about settlement history of Livonia/SE Michigan/Michigan/America’s Midwest at one location
- Action 3 Install new environmental graphics
- Action 4 Increase site identity and awareness

Goal 5

Improve Site Access and Visibility

- Action 1 Build new nonmotorized pathways to Greenmead HP along Newburgh and Eight Mile Roads
- Action 2 Expand access of field trips for all Livonia elementary school students to have a one-day visit to the Newburgh School through funding travel grant program
- Action 3 Install traditional entry features at each of the main entrances to Greenmead and improve signage
- Action 4 Install low-maintenance fencing or natural boundary around perimeter of the site to enhance farm image



Sledding Hill



Village Drive during special event set-up

Goal 6

Improve Facilities

Action 1

Follow recommendations of the Greenmead HP Master Plan Facility Plan for orderly investments in facility

- Install New Roadway
- Convert Nankin Mills School into interpretive center
- Expand print shop/collections building
- Install Natural Playground
- Build new pavilion/skating rink
- Build new park operations building
- Restore Greenmead Farm's historic barns and outbuildings
- Convert underutilized parking lots into orchards with parking located between rows of trees
- Develop an RFP to hire a company to operate a petting farm in South Barns
- Expand nature walk
- Improve sledding hill
- Construct picnic pavilions
- Install rest room near new playground

Action 2

Improve site maintenance with regular maintenance schedule for Simmons/Hill historic farm complex while utilizing newer more durable historically appropriate materials for buildings within the Village

Goal 7

Strengthen Collections

Action 1

Adopt revised collections policy

Action 2

Streamline/focus collections

Action 3

Deaccession materials that do not meet collections policy

Action 4

Centralize Collections into expanded climate-controlled collections building in former print shop

Action 5

Ensure all materials are properly stored, provenance recorded, digital copies/images created and posted online, where appropriate



West parking lot



Ice skating rink near Greenmead Farm

Goal 8

Improve Site Aesthetics

- Action 1 Develop partnership with Michigan State University to develop research opportunities related to heritage agriculture and orchards (pg 9 – 1998)
- Action 2 Improve Village summer experience by increasing number of trees within the Village
- Action 3 Create authentic time period landscaping for the structures in the Village
- Action 4 Installation gateway improvements near Blue House intersection
- Action 5 Expand paint scheme of Village to include Queen Anne and Arts and Crafts and school, where appropriate (pg 10 – 1998)

Goal 9

Improve Visitor Experience

- Action 1 Evaluate the operations of the store to ensure that the materials being sold are desired by the visitor as souvenirs and period correct
- Action 2 Develop and install wayfinding program to assist visitors to easily navigate the site
- Action 3 Construct pedestrian friendly trail network that ensures universal accessibility wherever possible
- Action 4 Identify potential public and private sector entities that could enter into partnership opportunities focused on visitor experience and educational opportunities



Farmhand's House



North Barn

Facility Plan

To understand how the Park will function in the future and how the various new and improved features will interact with each other, a Facility Plan has been developed. The Facility Plan is broken out into three components that evaluate project phasing, events, and staffing. This Plan is designed to provide a strategic order that is based upon the events and activities envisioned by the Master Plan.

The first component breaks down the implementation steps into an ordered phasing approach that places more foundational projects at the beginning that supports later projects. The Phasing Schedule identifies five phases with individual projects that should be implemented together with several other projects that may occur when staffing or funding becomes available. One of the aims of the Facility Plan is to provide projects that will increase visitorship to the Park year round early into the Master Plan so that awareness of the Park is increased.

Facility Plan Phasing Schedule

Phase 1A – Central Plaza Development

- 1) Site infrastructure improvements
- 2) Ice skating/events/concert pavilion
- 3) Nankin Mills School Interpretive Center rehabilitation
- 4) Southern cross-access road
- 5) Construction of central events plaza
- 6) Western parking lot construction
- 7) Enhanced entries and signage
- 8) Construction of new maintenance building
- 9) Nature-Play Playground construction
- 10) Sledding hill improvements
- 11) Interpretive signage, displays, and collections

Phase 1B – Public-Private Partnership Improvements

- 1) Site infrastructure and landscaping improvements
- 2) North and South Barn rehabilitation
- 3) Construction of public rest rooms in Farmhands House
- 4) Improvements to host Petting Zoo/Display Farm
- 5) Interpretive signage, displays, and collections

Phase 2 – Village Improvements

- 1) Site infrastructure improvements
- 2) Landscaping enhancements
- 3) Collections Building renovation and expansion
- 4) Village picnic pavilions
- 5) Blue Office Building restoration
- 6) Interpretive signage, displays, and collections



Newburg Church



Soccer Fields

Phase 3 – Site Enhancements

- 1) Parking lot improvements – East
- 2) Edge landscaping/hardscaping treatments
- 3) Orchard overflow parking lot
- 4) Eastern orchard
- 5) Enhanced entries and signage

Phase 4 – Greenmead Farm Complex

- 1) Pathway and landscaping improvements
- 2) Construction of enhanced event space
- 3) Improvements to Simmons-Hill House
- 4) Improvements to signage and displays

Other projects –

- 1) Expansion of the nature trail
- 2) Construction of picnic pavilions – additional pavilions
- 3) Off site Bikepath connections
- 4) Soccer field improvements and soccer parking lot upgrades

**Facility Plan
Events Assessment**

The second component of the Facility Plan is an assessment of Greenmead Historical Park’s ability to host existing and future events from a site capacity assessment. The first component delineates all of the activities and events that are currently or proposed to be occurring at Greenmead Historical Park in the 2023 year and beyond. The listing is broken out by the time of year, its location within the Park, and the responsible staffing organization.

New events/activities that will occur at the Park due to the implementation of the Master Plan are in **blue**. Many of the new events won’t start occurring until brand-new facilities are constructed. Details about the timing of these improvements are included within the Capital Improvements Plan and Facility Plan’s Phasing Schedule.

The second part of the Events Assessment is to analyze the existing facilities operations and to determine what constraints and opportunities may exist.

Time of Year	Location	Responsible staffing organization
<i>January</i>		
Drive the Cold Away Parlor Games	ABH	GHP
History Lecture Series	ABH	GHP
Game Night	ABH	GHP
Stories, Snacks, and Crafts	ABH	GHP/Volunteers
<i>February</i>		
The Snow Ball	ABH	GHP/Volunteers
History Lecture Series	ABH	GHP
Game Night	ABH	GHP
Stories, Snacks, and Crafts	ABH	GHP/Volunteers



Greenmead Children's Event at Alexander Blue House
Courtesy of Greenmead Historical Park



Guns n' Gowns
Courtesy of Greenmead Historical Park

<i>March</i>		
Quilting Class	ABH	GHP
St. Patrick's Party	ABH	GHP/Volunteers
Game Night	ABH	GHP
History Lecture Series	ABH	GHP
<i>April</i>		
Stories, Snacks, and Crafts	ABH	GHP/Volunteers
Titanic Luncheon	ABH	GHP/Volunteer
Game Night	ABH	GHP
Earth Day	ABH/MH/ Grounds	GHP/Volunteers/ Contractor
History Lecture Series	ABH	GHP
Jewelry Sale*	ABH	Historical Commis sion/ Volunteers/GHP
<i>May</i>		
Children's Spring Tea	ABH	GHP/Volunteer
History Lecture Series	ABH	GHP
Game Night	ABH	GHP
Stories, Snacks, and Crafts	ABH	GHP/Volunteers
Plant Sharing*	Grounds	Livonia Garden Club
<i>June</i>		
Summer Flea Market*	Grounds	GHP/Volunteers/His torical Commission
Motor City Irish Festival*	Grounds	Contractor
S'mores and Stories	Village	GHP/Volunteers
Livonia Garden Walk*	City/Hill	Friends of Green mead
Sunday Tours*	Village	GHP/Volunteers
<i>July</i>		
Murder Mystery Dinner	ABH	GHP/Volunteers
S'mores and Stories	Grounds	GHP/Volunteers
BIG Picnic	Grounds	GHP/Volunteers/Rec Staff
Sunday Tours*	Village	GHP/Volunteer
<i>August</i>		
St. Andrew's Highland Games*	Grounds	Contractor
S'mores and Stories	Grounds	GHP/Volunteers
AMC Car Show*	Grounds	Contractor
Touch-A-Truck*	Grounds	Rotary Interact Club/ GHP
Sunday Tours*	Village	GHP/Volunteers
<i>September</i>		
Fall Flea Market*	Grounds	GHP/Volunteers/ Historical Commis sion
Game Night	ABH	GHP/Volunteers
Guns n' Gowns*	Grounds	Contractor



Touch-a-Truck
Courtesy of Greenmead Historical Park



Guns n' Gowns
Courtesy of Greenmead Historical Park

<i>October</i>		
Sunday Tours*	Village	GHP/Volunteers
Metro Parks Program	School	Contractor/GHP
Harvest Festival	Grounds	GHP
Game Night	ABH	GH
Halloween Walk*	Grounds	GHP/Volunteers
<i>November</i>		
Stories, Snacks, and Crafts	ABH	GHP/Volunteers
Highland Tea*	ABH	GHP/Volunteers
<i>December</i>		
Santa Stroll*	Village	GHP/Volunteers
Night of Lights*	Grounds	GHP/Parks & Rec
<i>Seasonal</i>		
Ice Skating – covered	Pavilion	Parks & Rec
Community Gardening	Park	GHP
Virginia B. Matley Nature Trail	Park	DPW
Sledding	Park	DPW
Soccer	Park	Parks & Rec & DPW
Concerts	Pavilion	Parks & Rec
Pavilion Stage	Pavilion	Parks & Rec
Simmons-Hill House Stage	Hill	Parks & Rec
Natural Playground	Park	DPW
Picnicking	Park & Village	Parks & Rec
Petting Zoo	Farm	Contractor
Interpretive Center	Village	GHP
Bike Trail Network	Park	DPW
<i>On Request</i>		
Group Newburg Intersection Tours	Village	GHP/Volunteers
Newburg School field trips	Village	GHP/Volunteers
Research Appointments	Collections	GHP
Weddings and Receptions	Church	GHP
Blue House Special Event Rental	ABH	GHP

Existing
New

* Long-running Greenmead Programs

ABH	Alexander Blue House
MH	Quaker Meeting House
Hill	Hill House
GHP	Greenmead Historical Park staff
Collections	Rehabbed and expanded former Printshop

Currently, many of the Park's indoor events are held at the Alexander Blue House. It has a large room that can hold up to 99 guests. This room is well-suited for many of the lectures, teas, and other period-related indoor events that are currently held on-site. There is a prep kitchen conveniently located directly adjacent to the events space. The Newburg Church hosts



Greenmead Flea Market
Courtesy of Greenmead Historical Park



Lawn Games at Greenmead
Courtesy of Greenmead Historical Park

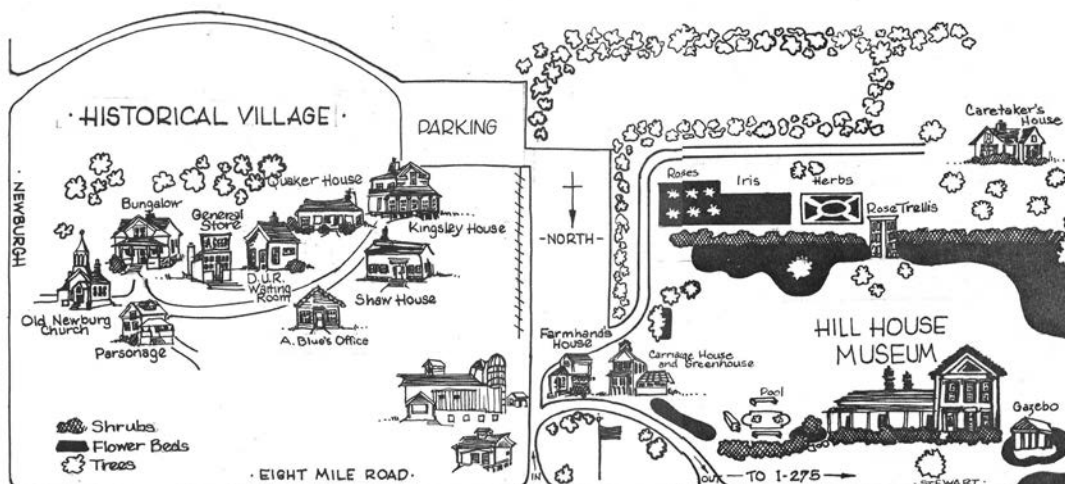
weddings for up to 120 guests throughout the year, and the Friends Meeting House is also available for showers, birthday parties, business meetings, and other events, with a capacity for up to 40 guests. All three buildings have both heating and air conditioning.

Creating a larger indoor event space was explored by the design team, but there were concerns related to the City's ability to operate the facility competitively and concerns that the facility would become a long-term financial liability. If the facility was operated by the City, it would also be in direct competition with private restaurants and catering facilities within the City. Such a space would allow larger weddings and receptions to then be able to be held at the complex, but the Newburg Church can only hold 20 more persons than the current Alexander Blue House facility.

Many of the regular events including the holiday teas and history-themed events are currently near or at capacity. With a larger indoor event space at Greenmead, the event sizes could expand; however, there are significant constraints for these events related to limits on staffing and number of available volunteers. In addition, the quality of the events could be diminished if the number of participants grew too large. Intimacy and being able to hear presentations are important to the overall visitor experience at these events.

A significant facility improvement will be the construction of the pavilion. Being able to have a covered space to host summer events during inclement weather would be an asset for both the Park and the City. The proposed pavilion will be able to allow for a number of outdoor events to continue with less weather-related impacts, and ice skating at the pavilion will bring winter-time visitors to the Park.

To be able to open up the North and South Barns for public-private partnership opportunities, the City is in need of a maintenance barn that can store the necessary equipment. To address this issue, a maintenance building is proposed towards the south end of the park in a location that would limit its impacts upon the Park's historical character. This new facility will allow for the renovation of the North and South Barns and the opportunities for a petting zoo/display farm and other interpreters to be located at the barn complex.



Early rendering of the Greenmead Historical Park development
Courtesy of Greenmead Historical Park



Community Gardens
Courtesy of Greenmead Historical Park



Greenmead Flea Market
Courtesy of Greenmead Historical Park

One issue that many visitors identified is the lack of rest rooms at the Park. As a part of the improvements to the barn complex, the Farmhand's House will be rehabilitated to function as public rest rooms for the visitor uses at the barn complex, the nature-play playground, and the small events space to the south of the Simmons-Hill House. This facility will be an asset for the larger events that are held during the summer months.

One of the major visitor complaints is there are limited historical experiences that can occur when the Village's buildings are not open and staffed with docents. The creation of an Interpretive Center at the Nankin Mill School will address this significant complaint. It will help to link the Village with the Farm complex while also enlivening the new plaza.

One underutilized facility is the Newburg School. At the time of the report's writing, the school was receiving an average of only seven field trips per year. This resource is a key learning opportunity for younger school-age children, allowing them to spend an entire day-long field trip immersed in history at the Newburg School. It has been reported that one limiting factor for class participation are the costs associated with the field trip including travel expenses and fees. One effort of a new partnerships staff member would be to identify local philanthropic organizations that would support the underwriting of all travel and rental expenses associated with school-house rental. The program's goal would be for every student within the City of Livonia to have the experience of attending the one-room schoolhouse during their elementary school career.

A second program component would be to raise additional funds to support a traveling grant program for students from neighboring school districts to apply to. This would allow additional students to take advantage of Park's living history learning experience. These living history experiences leave indelible marks on students, helping to bring history to life while exposing them viscerally to the power of local history. Those students who attend a one-room classroom experience will likely encourage their parents to take them to other events occurring at Greenmead.

Facility Plan Staffing Assessment

The third component of the Facility Plan assesses the staffing levels at Greenmead HP, identify where challenges exist, and make suggestions regarding reassignment of some activities to other groups within the parks system.

One of the major constraints at Greenmead Historical Park is staffing of the facility. Currently, there is one full-time Greenmead Park manager, two programming staff, one administrative staff member, and seven part-time staff members. The existing Greenmead Historical Park staff is stretched extremely thin to accomplish the present and future event schedules. This assessment excludes the DPW staff that maintains the grounds and the buildings.



Alexander Blue House



Special Event Set-up

A primary goal of this Master Plan is to ensure that the plan is developed in such a way that through significant effort and financial investment on the part of the City that the plan is achievable based upon the known and expected financial and staffing constraints of the City of Livonia. It is recognized that focused capital investments at the facility that develop long-term well-used visitor facilities will be more easily accomplished than significantly increasing year-round staffing at Greenmead. That is the rationale for the Nature-Play Playground, the pavilion/ice skating rink, the interpretive center, and the petting zoo/farm.

Though there was overwhelming public support for the development of a local Greenfield Village-like facility at Greenmead Historical Park with a living history museum with live interpreters, this goal isn't reasonably achievable. The City does not have enough specialty staffing necessary to operate the Village eight to nine months per year, fund-raise, and provide the specialty programming necessary to create a nearly year-round living history museum. Most all of America's living history museums are operated by non-profit entities, and they have a larger complex of historic buildings that allow for longer visits with more options for visitors to explore (see Listing of Historical Village document in Appendices).

One recommendation is to devote some staff effort on building additional partnerships with outside organizations to host events at the Park. This would include the Livonia Historical Commission, service clubs, schools, non-profits, garden clubs, educational organizations, for-profit businesses, and other organizations. This would help to expand the number of events occurring at the Park without added effort to the Greenmead Historical Park staff.

Many of the added events and activities associated with this plan would be implemented by regular Parks and Rec staff. These new events and activities would bring new visitors to Greenmead and increase the exposure of the existing events and activities to new audiences.

Another staffing recommendation is to have a single member of the City's public relations/marketing department to be assigned to work on promotional and marketing efforts on behalf of Greenmead. Many of the events being held at Greenmead are historical in nature and require specialized messaging that is different than the standardized municipal Parks and Rec events promotions. These events should be marketed to a wider audience than just the City of Livonia so it would be appropriate to have a staff member that learns about the Greenmead audience that is separate from the standard Livonia audience and develops language/messaging and media contacts that are more expansive than the City's normal operations that are mostly focused at the City's residents.

Another recommendation of the staffing plan is to review the annually recurring events at Greenmead to identify those activities that further the main goal of increasing visitor attendance to Greenmead HP while furthering the appreciation and understanding of the site's rich historical thematic story. All events supported by Greenmead Historical Park staff should be evaluated to determine if they're creating unique historically themed



Special Events at the Park



Story Time at Greenmead
Courtesy of Greenmead Historical Park

experiences for the attendees and to determine the number of attendees in relation to staff effort. Those events that do not meet the thematic or visitor goals should be eliminated or significantly overhauled, allowing for new events to be added to the schedule.

The public's interests change and expectations for types of events change over time, and if Greenmead's events are not being periodically refreshed or replaced, it is likely that both the visitor and staff are becoming "tired" with the event. Any of annual or seasonal events that do not meet the historical engagement goals of Greenmead HP should be reassigned to other staff within the City's Parks and Recreation Department to organize and host annually, allowing Greenmead Historical Park staff to focus on developing events and programming that further the Park's interpretive mission and to get the public to engage with and understand the Park's unique history.

To be successful at increasing visitorship to Greenmead HP year-round, careful and important investments in staff are necessary:

- 1) Expand Interpretive Experience
- 2) Broaden Educational Programming
- 3) Increase Events and Partnership Opportunities

Reinvigorating the docent program is another opportunity to expand the reach of City staff while expanding hours that the Village buildings are open. Attrition has depleted the available docents, and the lack of open hours was a major complaint that surfaced during the public engagement efforts. With the broadening of the interpretive themes at the Park, new volunteers may be interested in telling this unique story to first-time visitors, and a concerted effort to expand this program would be warranted.

Staff and volunteer enrichment is important and it is often overlooked. This beneficial activity allows frontline workers to be exposed to new trends in their respective or allied fields while professional journals and newsletters and conferences spark interest and build connections with other practitioners in their respective fields. Annually, funds for membership in appropriate professional organizations should be budgeted along with funds being set aside for periodic conference attendance as well. Organizations that would be appropriate for employee memberships and conference attendance include: Association for Living History, Farm, and Agricultural Museums; Association for State and Local History; National Association for Interpretation; Organization of American Historians; American Alliance of Museums – Historic Houses and Sites Network; Michigan Museums Association; and the National Council on Public History. Membership should be based upon staff interests, professional background, and current Park programming.

One opportunity to expand the capacity of Greenmead Historical Park staff is through the development of a variety of partnerships both with private businesses and public entities. The partnership programs may operate year-round or seasonally, and they offer the opportunity to expand the programming at the Park without the need for additional City staff.



Parsonage Move - Circa 1977
Courtesy of Greenmead Historical Park



DUR Waiting Room

The Plan envisions that an outside vendor be contracted to operate a petting zoo and living history farm in the rehabilitated South Barn and the open area to the east of the barns. This facility is located near the central plaza, and it would return active farming to the site. This activity would be a great opportunity to provide teaching opportunities about current and traditional animal husbandry practices and traditional farming techniques that would have likely been used at Greenmead. Volunteer days could expose children and their families to the tasks that are required on a working farm including mucking out stalls, milking animals, collecting eggs, and other activities.

Rehabilitation of the North Barn would provide for a number of spaces that would be available for other public-private partnership opportunities as well. With the earthen ramp, programming could occur on the first and lower levels of the barn. Like the South Barn, the location is also well situated, close to the proposed petting zoo and the central plaza. The North Barn is the appropriate size and layout that would allow for a number of living history interpreters to be located there including blacksmith, weavers, coopers, and other small businesses that could provide living history demonstrations either seasonally or year-round.

Additional partnerships opportunities may also be formed with a number of educational institutions. These opportunities include partnerships with universities like Western Michigan University that offer library sciences and collections management degrees; Eastern Michigan University's Historic Preservation Program; and schools that provide heritage interpretation programs including Central Michigan, Michigan State, and Northern Michigan Universities, and the National Park Services. College and graduate work projects could be identified where students and/or classes are able to work on real-life projects for Greenmead HP while also offering semester or summer internship opportunities.

As the Livonia Parks and Recreation Department has taken over the day-to-day operation of Greenmead Historical Park, the site is being better incorporated into the City's standard parks and recreation offerings. As identified within the Facility Plan – Events section, certain new activities and events will be carried out by the City's regular Parks and Recreation staff as they're more closely associated with traditional parks and recreation operations while certain specialized activities related to the operations of the historical park will remain within the specialized Greenmead Historical Park group.

As illustrated in the Facility Plan's Events section, the Greenmead Historical Park staff is at capacity with the Park's existing events schedule without any excess bandwidth available to implement the additional projects and programs envisioned within the Plan. Strategic staffing hires are necessary to assist with the implementation of the Plan including an individual focused on developing specialized educational programming for history-themed events that is knowledgeable with cutting edge educational and interpretive technologies. As illustrated above, there are great opportunities for a new staff person focused on events and expanding partnerships to significantly expand programming at Greenmead HP without increasing the burden on existing staff.



Cranson-Hinbern House interpretive signage



Nankin Mills School

“Interpretation is a multi-discipline approach to telling a story in an engaging way that connects with audiences of all interest levels. Successful interpretation tells stories in engrossing and interactive approaches while encouraging further interest and study. Poor interpretation limits the ability of the message to be conveyed to all visitors across the entire interest spectrum from the most casual to the deeply engaged.”

Interpretive Plan

To expand the reach of Greenmead, raise its profile, and to unify the disparate parts of the Park’s historical narratives into a cohesive whole, a unified interpretive message is proposed. This new narrative places Greenmead into the broader context of the settlement and development of the American Midwest, and it would be deployed across all aspects of the Park’s storytelling efforts. Currently, the interpretive messaging is siloed, focusing on specific buildings and individuals without telling a unifying story about all of the Park’s historic features within a wider interpretive context.

What is interpretation? The National Association for Interpretation describes it as “a purposeful approach to communication that facilitates meaning, relevant, and inclusive experiences that deepen understanding, broaden perspectives, and inspire engagement with the world around us.”

Outdoor wayside signage, docents, written materials, videos, dioramas, interactive displays, static displays, maps, models, smartphone apps, and other means all use differing interpretive modes to convey information to the visitor. Successful interpretation tells stories in engaging and thought-provoking ways that encourages further interest and study while poor interpretation limits the ability of the message to be conveyed across the spectrum from the most casual to the utmost interested visitor. Quality interpretation is both an art and a science that must be developed by experienced and trained professionals. All interpretive programs at the Park should be prepared by individuals with National Association for Interpretation certifications.

As more Americans become less active and interested in local history and busy with other pursuits, facilities like Greenmead that focus on locally significant sites and individuals have been having difficulty building connections with new audiences in the 21st Century. Many local historical sites face stagnant numbers of often aging visitors.

This Plan recommends that Greenmead completely revamp its narrative story to focus more on how the sites’ various pieces are able to tell the story about the settlement of Michigan and the Midwest and use the site’s buildings and people to illustrate this larger story. Though the developmental history of Livonia is similar to most communities in the Midwest, Greenmead is unique in its connection to the early settlement of the Midwest, and what is truly exceptional to Greenmead is the Park having multiple components to this larger story located within a single historic site that dates back to the beginning of the period of incredible Midwestern growth.

The unique components of Greenmead Historical Park include the nearly intact Greenmead Farm, which dates from after the opening of the Erie Canal. Without the Erie Canal, the Midwest would not have grown so explosively in the 1830s and 1840s. Many historians point to the Erie Canal as a primary economic engine driving American growth during the first American Industrial Revolution (ca. 1790-1840) until the advent of cross-country railroads and



"Newburg Road & Ann Arbor Trail Intersection"

the Second American industrial Revolution, both arriving after the Civil War. Treaties with Indian tribes in the early 19th Century were necessary for the opening up of land for potential development. The canal brought settlers to the Midwest while opening Midwestern agricultural products to markets in the East. The Great Lakes developed water-based trade-routes during this period. As the main transshipment point for the Erie Canal, Buffalo, New York became the country's tenth largest city in 1860 and staying in or near the top ten until 1910. This settlement of the former hinterlands of America's Northwestern Territories is further illustrated by the historic farms and the Quaker Meeting House that make up another component of the settlement story.



Shaw House

The second important piece of the Greenmead story is the role that small four-corners developments played in serving the rural farming communities. The Newburg intersection illustrates this part of the rural development story. Livonia's other four-corners communities and neighboring four-corners communities would be part of this story as well. These developments provided the area farmers with needed goods and services including rail connections to larger nearby cities. These commercial hubs often included post offices, general stores, feed stores, and specialty shops.

The story of suburban development may also be told at Greenmead Historical Park including the rapid suburbanization of Livonia in the 1950s and 1960s that led to the need for several historic properties under threat of suburban development to be moved to Quaker Acres or Greenmead in the 1970s. With these resources, Greenmead is able to illustrate the impacts of suburbanization on what had been Livonia's rural landscape.

This interwoven Greenmead story is nearly identical to most every other community in the lower Midwest, but no other location is so well suited to tell this story in a single location with so many of the pieces intact at such an attractive setting. This new interpretive approach to telling these national stories at Greenmead will create a larger and more prevalent attraction that will increase the interest in the Park.

This broader interpretive focus on the events taking place in America during the 19th and 20th Centuries will pull the currently isolated stories together into a unified theme that will increase the reach of Greenmead.

Currently, the majority of the messaging is focused on the several members of the Simmons and Hill families, the Newburg intersection, and the other individuals connected to the other buildings moved into the Park, but it does not tell the broader story that connects Greenmead to the same development process that was taking place across the Midwest. Generally, interest in very localized history is waning today while stories that connect communities together and tell broader histories will build larger audiences. For Greenmead to succeed in building a base of interested and engaged visitors, the site's story must be expanded through this broader interpretive approach.

Many potential Greenmead visitors live in communities that developed in the same pattern as Livonia, and Greenmead Historical Park is uniquely qualified to tell this omnipresent story to a broader audience. Visitors will be able to see the patterns of development that occurred in Livonia present in their own communities, which builds a strong and localized message for most potential visitors.



Students at Newburg School
 Courtesy of Greenmead Historical Park



Shaw House - circa 1920
 Courtesy of Greenmead Historical Park

This approach will not impact the people and the stories that are present at Greenmead today. These existing stories and people associated with the buildings and history of Greenmead will be able to provide more depth, detail, and texture to this larger interpretive arc.

Interpretation Action Steps –

- 1) Development of the Broader Interpretive Context: To be able to tell this larger narrative, Greenmead will have to revamp its interpretation at the Park. An important key to telling a story is to ensure that it is compelling. Good interpretation requires both an artistic and scientific bent to ensure that compelling stories that connect with the visitor are told in captivating ways. To accomplish this, a consultant with National Association for Interpretation credentials specializing in interpretive development should be retained to further develop this broader story.
- 2) Development of New Interpretive Materials and Exhibits: To be able to convey the broader story, new displays that tell this wider story will need to be developed. Due to the constraints of the City's operating budget, new interactive wayside kiosks will have to be created that can tell the stories of the Newburg Intersection and other Livonia four-corners communities when buildings can't be staffed and opened. Walking tour apps available via smartphone that illustrate the history of the site and how it fits into the larger developmental story of the Midwest. These materials will have to be drafted and new materials and exhibits created that tell this connected storyline.
- 3) Rehabilitation of the Nankin Mills School: A key component will be the rehabilitation of the Nankin Mills School into the new Nankin Mills Interpretive Center. This facility should be designed in such a way that it can be open daily without having to have on-site staffing and filled with interactive displays that convey the new interpretive story. Having this structure located on the Park's main plaza will further centralize the visitor experience while physically connecting the Village with the Farm. Being open daily addresses a major visitor complaint that most of the historic buildings are not regularly open. The new interpretive plan would also include the development of new interpretive kiosks and wayside signs that would tell the site's story when the buildings aren't open. These kiosks would be located throughout the historical part of the Park.
- 4) New Docent and Print Materials: With the drafting of the expanded interpretive context, all of the Park's existing docent resources and training materials will have to be revamped. Once these materials are available, efforts to reinvigorate the docent program may begin. Partnerships with Michigan colleges and universities should be developed that enable students and classes to work on interpretive and historic preservation projects for the City.
- 5) New Events and Programming: New activities will have to be created that tie into this new storyline. Existing events may have to be revamped and new events and activities tried. Events should be regularly evaluated to determine if they are successful in bringing in visitors and may need to be altered or new events created.



Village Print Shop - Constructed 2003
Building is proposed to be repurposed and enlarged for the Collections building



Historical Irons currently in the Greenmead Collections

Collections

Reviewing the existing Greenmead collections and artifacts was a major component of the project. The project team's archivist and collections specialist completed several projects as a part of her analysis of the facility. A thorough review of all of the differing ephemera including written materials, clothing, farm implements, household wares, and other materials in the collection was conducted.

Analysis of Greenmead's collections plan, accession/deaccession plan and a curatorial review were also completed. A significant number of supplemental materials are included within the Collections appendix. The first step of the analysis of Greenmead's collections was to determine its extent and locations within the Park.

Collections Assessment

With limited resources, the City of Livonia and its staff have done a remarkable job of providing programming and access to the historical buildings and materials at Greenmead. Many of the buildings serve dual purposes, providing programming and programming space, as well as storage for collections. Collections are stored on various types of shelving throughout the Park. The variety of materials in the collections also presents additional challenges with the storage solutions differing for materials of various chemical compositions, i.e., leather shoes, cellulose film, photographs and photographic negatives, and cotton or silk garments. In the best-case scenario, an archive or museum will have multiple zones for the storage of different materials with each zone adjusted to the specialized storage needs. Few institutions can make this investment and must work with limited financial and staff resources.

The total linear footage of the measured collections includes 1,220 linear feet of shelving, 69 plastic storage bins, and 20 file cabinets. The primary locations for storing collections not permanently displayed – furniture, spinning wheels, and farm implements – are spread across the Cranson/Hinberg House, the Print Shop, the Newburg Church, the Newburg School, the Bungalow, and Kingsley House. See Collections Inventory and Assessment in the Collections Appendix.

Collections Plan

The existing Collections Policy of the Historical Commission of Livonia was a solidly crafted plan that clearly had input from archival and/or museum professionals. It needed some corrections and updates. The major revision to the policy reduced the collecting scope to focus on Livonia and even more specifically on the Newburg settlement. The previous plan referenced collecting materials documenting the Northwest Territory, a large area encompassing



Current Storage Conditions



Current Storage Conditions

Michigan, Indiana, Illinois, Ohio, and Wisconsin. Fortunately, this ambitious goal was not implemented, nor is it suitable or sustainable for Greenmead. While some general source materials and archival materials telling the story of settlement in the Northwest Territory will facilitate telling the Greenmead story and provide background for expanded interpretation, there should be limited collecting of representative items that help tell the story of Native and later non-Native settlement in the Midwest. At this time, it is not envisioned that the Greenmead Historical Park and the City of Livonia will have the resources or capacity to accomplish this mission. The emphasis should focus on Livonia, the Newburg settlement, and some of the other rural, four-corner-settlements that existed in the nineteenth and early twentieth centuries within the vicinity.

The policy was also expanded to specifically indicate materials that are not being actively collected, identifying broad categories of artifacts that are not appropriate for selection or storage at Greenmead. These were spelled out specifically in a new section that identifies what is not collected or accepted:

- a. Items that have no connection to the people, industries, or history of Livonia
- b. Collectibles, including collections of decorative glassware, commemorative plates/souvenirs, dolls/figurines, or published commemorative editions
- c. Duplicates of items already held in the Museum and/or widely available at other cultural institutions in the region
- d. Materials that have limited educational or programmatic uses, and
- e. Oversized furnishings that have no relationship to Livonia, including pianos, organs, bed frames, and dressers.

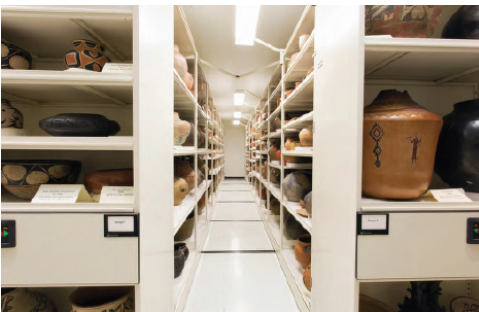
The section on loans made by Greenmead was also revised to reflect the Livonia Historical Commission Agreement for Outgoing Loan document that was adopted in 2022. The section also references the limited scope of loans, i.e., loans are made to other cultural institutions, and those institutions must agree to store, exhibit, and use the artifacts according to best practices.

Like many museums, libraries, and archives, there is evidence of “collection creep”. Over time, many objects were collected because they were interesting or visually appealing, and many items were taken into the collection that did not meet the plan, despite having deaccession guidelines in the original plan. These deaccession guidelines continue to serve the organization’s mission and should be actively implemented.

Priority for deaccessioning should include items that are outside the scope of acquisition policy, damaged items, and items that have no foreseeable use. Lost items should also be verified and removed from active records. Some of the items/genres/materials that should be given first priority in deaccessioning include books with no connection to Livonia, Livonia yearbooks, and newspa-



Example of Improper Storage of Newspapers



Example of Spacesaver® Archival Storage System

pers for areas outside of Livonia. The printing press equipment and associated materials should also be deaccessioned, freeing up space for additional storage collection. Several private collections (decorative glass, candlesticks, salt and pepper shakers) should also be deaccessioned or given to other institutions where they would fit their collections policies.

Analysis indicates that up to 25% of the collection could be deaccessioned if active measures are taken. This would allow for approximately twenty years of future growth. The anticipated number of artifacts or collections of papers and photos that Greenmead can expect to collect in the coming years isn't voluminous. There are only a limited number of photos, papers, and artifacts associated directly with Greenmead. See Revised Collections Policy of the Livonia Historical Commission in the Collections Appendix.

Collections Storage and Curatorial Plan

Greenmead does not have a designated storage area for its collections. The collections are housed across several buildings, and storage decisions have been made for convenience not for optimal storage conditions. In some instances, items are stored because they are at the point of need for use in programming. In other instances, storage has been carved out of the best available space. The existing Print Shop was constructed in 2001 and has many characteristics that make it suitable for a permanent collections storage area. Currently, the structure is not large enough, and the Plan is recommended that this structure be expanded to centralize all of the collections into a single location. Having the collections spread across many locations results in many of the materials not being stored in proper climate conditions including limiting exposure to light, providing for non-fluctuating temperature, and maintaining a consistent level of humidity. Centralizing the collections would also increase the likelihood that the materials are stored in archival quality containers, which are necessary to preserve these items. Some of the existing shelving already in use at Greenmead could be reused but purpose-built library shelving would be more efficient and ensure proper storage.



Example of Spacesaver® Archival Storage System



Example of Spacesaver® Archival Storage System

The former print shop should be expanded to create a single climate-controlled facility to store the majority of the Greenmead collections. This will involve deaccessioning the printing equipment. There are hobby and special interest groups that may be interested in buying or acquiring this equipment. The print equipment takes up most of the Print Shop and has not been used in programming for years. None of the present staff at Greenmead know how to use the equipment and this type of programming is already available at Greenfield Village.

This Plan recommends that an investment be made in some library/museum/archival type shelving. Compact shelving on rails provides the most efficient use of space, but it would require a larger up front investment. The collections assessment identified that approximately 1,300 lineal feet of shelving would be required. The cost of traditional library shelving ranges from just under \$30,000 to almost \$89,000 for compact storage units.

A centralized collections facility would also assist in both the Greenmead staff in servicing research requests and improve the conditions for researchers while ensuring the safety of the collection. Cases of theft at archives have been on the rise, and this arrangement would help to limit the likelihood of this occurring. The Plan recommends that a research room be created within the collections building, which would allow for materials to be brought to a researcher while limiting access to the entire collection.

In addition to general guidelines for caring for the collections, there are additional steps that would assist staff in having greater physical and intellectual control of the collections. Finding aids should be prepared for some of the larger collections of family papers. An annotated example of a finding aid is included in this section's appendix. Consideration should be given to digitizing outdated audiovisual formats. See Collections Storage and Curatorial Recommendations and Spacesaver documents in the Collections appendix.



Meeting House - Under Rehabilitation
 Courtesy of Greenmead Historical Park



Shaw and Geer structures at Quaker Acres
 Courtesy of Greenmead Historical Park

Capital Improvement Plan

Capital Improvement Plan Overview

Community needs must be balanced between those basic municipal services that are required for safe and efficient community operations and those added services that enhance and enrich the quality of life for the residents of the community, including recreational and cultural offerings. Greenmead Historical Park embodies one of those community assets that enrich the City of Livonia and helps form the community's identity.

To ensure the future operations of Greenmead Historical Park, wise and prudent investments are required at the Park to ensure its long-term care and that it is able to play a larger role in enriching the City and the region's cultural life. The vision and the elements of the Greenmead Historical Park Master Plan (GHPMP) lay the framework to guide future growth and development of the Park.

In today's environment with tight municipal finances, it is even more important to ensure that every operational and capital dollar is spent in the most efficient manner possible. This GHPMP provides a bold vision for the Park. Without it, the Park will continue to be underutilized and the historic buildings will struggle to receive the necessary maintenance. This Greenmead Historical Park Capital Improvement Plan (GHPCIP) provides a visionary plan that will support the need for strategic investments at the Park, which will, in turn, increase public usage and expand the public appreciation of what an important historic asset the Park is.

While the GHPMP provides the general guideline for the development of land and improvements at the Park, the GHPCIP provides a step-by-step process for making short-term and middle-term investments at the Park.

Capital improvements programming is defined as the multi-year scheduling of public physical improvements. Capital improvements typically include all long-term building improvements, new construction, infrastructure investment, and purchases of depreciable equipment costing more than \$50,000. Standard building maintenance does not normally apply but due to the ongoing needs of the historic buildings at the Park, these regular and ongoing maintenance costs are also identified as capital expenditures.

Typically capital improvements programming involves examining long-term forecasts of economic conditions, demographics, governmental revenues, and governmental expenditures. The GHPCIP is a ten-year planning instrument to be used by the City to identify needed capital projects within the Park in an effort to coordinate the financing and timing of improvements in a way that maximizes the investments for the public. Capital improvements are projects involving the expenditure of public funds over and above annual operating expenses. The GHPCIP should be evaluated annually by the City to identify capital projects, prioritizes the timing, and specify the funding sources.



Mately Nature Trail at dusk



Nankin Mills School

Zones of Focus

The GHPCIP is based on a prioritization process. Projects are prioritized based on the critical objectives and strategies of the GHPMP and anticipated funding availability. The following generally describes the four areas of focus:

Site – Infrastructure including new roads, sidewalks, utilities, landscaping, and parking

Existing Buildings – Rehabilitation and stabilization of existing buildings

New Buildings – New buildings and new building addition to existing buildings to support new and/or expanded programming and construction of nature-play playground

Exhibits – Displays, electronic materials, and interpretive materials that convey the history of a location and its objects to visitors in an engaging and meaningful way.

Major Planning Needs and Priorities

The list of major projects for inclusion in the GHPCIP comes from a variety of sources, including results of the mastering planning analysis, steering committee guidance, department requests, community engagement, construction and renovations needs, long-term capital infrastructure replacement, citizen requests, and projects for which funds are available. Each year, all projects included within the annual GHPCIP should be reviewed by the City and adjusted accordingly.

For GHPCIP phasing and budgetary purposes, a major capital project is defined as large in scale, large in cost (in excess of \$500,000), and lengthy in duration (1-3 years). In an effort to have the greatest impact on increasing visitors coming to the Park, the GHPCIP front-loads a significant amount of investment into earlier phases. The following describes the priority of each phase of the GHPCIP:

Phase 1A - Central Plaza Development includes major site infrastructure improvements; new ice skating, events, and concert pavilion; Nankin Mills School Interpretive Center rehabilitation; new nature-play playground; new road bypass and maintenance barn; new central events plaza; the western parking lot reconstruction; and new interpretive displays, signage, and collections.

Phase 1B - Visitor Enhancements include the major rehabilitation and stabilization of the North and South Barns as well as the necessary improvements to host a Petting Zoo and Display Farm in the South Barn; public-private interpretive uses in the North Barn, conversion of the Farmhand's House for public rest rooms; and new interpretive displays, signage, and collections.

Phase 2 – Historic Village Enhancements include site infrastructure improvements; the Alexander Blue Office rehabilitation; the expansion of the print shop building for expanded collection storage.



Alexander Blue Office



Simons-Hill House

Phase 3 – Site Improvements including site infrastructure, paths and walkways, turf parking, boundary enhancements, and orchards.

Phase 4 – Greenmead Farm Complex including the historic Greenmead Farm complex Hill House Museum and Gardens as an exterior event space.

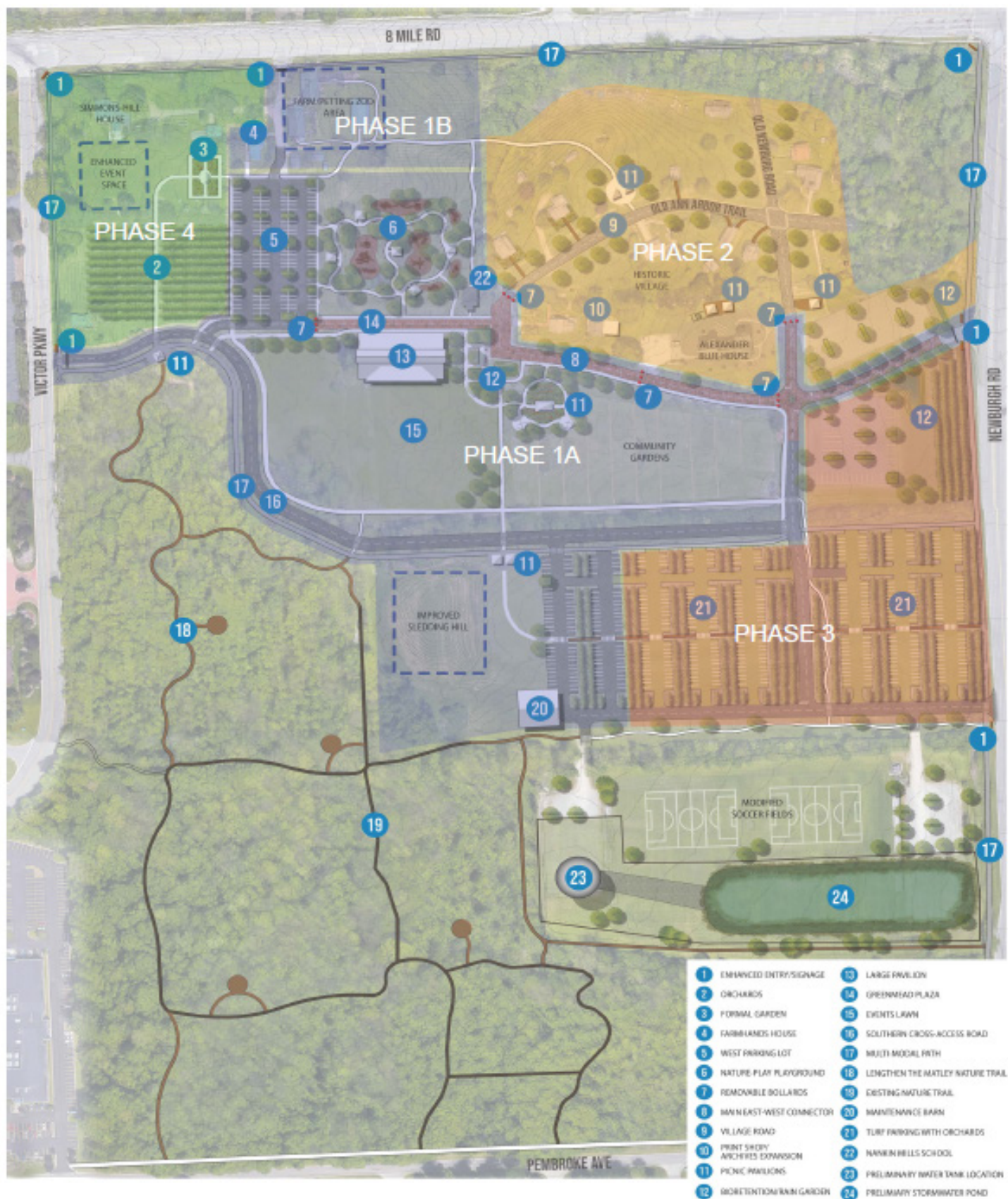
Other Projects – Additional Improvements that do not need to be completed in the order prescribed on the CIP and may be completed whenever funding or volunteer efforts can be arranged. These improvements include nature trail expansion and improvements, additional picnic pavilions, off-site bike path connections, and soccer field improvements.

The GHPCIP does not include the expenses necessary to connect the Park to the City's proposed nonmotorized network from Seven Mile Road to the park or ten-foot pathways along Newburgh and Eight Mile Roads. These connections will be important in enhancing the ease for visitors to reach the Park and to use the Park as a hub for exploring the City's nonmotorized network but beyond the Park boundaries.

Capital Improvement Plan Site Context Map Phasing Plan

CIP Site Context Map Phasing Plan, depicted on the following page reflects a generalized flow of major projects over the initial ten-year portion of the CIP. The phasing plan will be used by the City of Livonia as a road map through the planning, design, and construction process.

Greenmead Historic Village CAPITAL PLAN SITE CONTEXT MAP





Interior of Newburg Church



Detail of Newburg Church Stained Glass Window

Distribution of Funds Overview

The GHPCIP projects should always be reviewed for consistency with the City of Livonia's Master Plan and the GHPMP. The GHPCIP should be viewed as a financial blueprint that helps prioritize needs to achieve implementation of the improvements identified in the Master Plan. The level of funding in the GHPCIP suggests the financial capacity required to reach the desired goals set forth in the Master Plan.

The CIP is broken out into two separate programs. One program is focused on new facilities and significant upgrades at the Park and these investments have been ordered so that the earliest investments will have the largest impact on new facilities and increasing visitation to the Park. These investments are recommended to be front-loaded in the Phases IA and IB. A second source of capital funds has been identified that will be targeted to more ongoing needs at the Park. The City is anticipating that \$500,000 a year will be made available annually through its internal budgeting process and partnership opportunities to fund additional capital projects.

Major Capital Improvement Program Project

The following summary depicts the estimated total distribution of funds required for each of the five phases over the Plan's initial decade. Allocation of funds should be reviewed every two years to confirm or adjust accordingly to align with priorities and available funding. Total estimated funds utilized a rough order of magnitude estimating approach and are based on 2022 dollars and do not consider annual inflation and escalation.

MAJOR CAPITAL IMPROVEMENT PROJECT PHASING			
PHASE	ZONE	DESCRIPTION	COST
1A	Site	Utility infrastructure, roads, parking, pathways, and landscaping	\$1,950,000
	Site	Enhanced entries and signage	\$150,000
	Site	Nature play playground	\$350,000
	Site	Improved sledding hill	\$80,000
	Exist. Bldg.	Nankin Mills School rehabilitation	\$405,000
	New Bldg.	Nankin Mills School expansion	\$350,000
	New Bldg.	Greenmead Plaza, Large Pavilion, and Picnic Pavilions	\$2,750,000
	New Bldg.	Maintenance Building	\$920,000
	Exhibits	Interpretive signage, displays, and collections	\$500,000
		Sub-Total Cost	\$7,455,000
		Design and Construction Engineering (Estimated 15%)	\$1,120,000
		Contingencies (18%)	\$1,320,000
		Total Cost	\$9,895,000



Greenmead Farm Barn Complex



Greenmead Village Road in Winter

1B	Site	Utility infrastructure, roads, pathways, landscaping, and petting farm.	\$550,000
	Exist. Bldg.	North Barn stabilization and rehabilitation	\$490,000
	Exist. Bldg.	South Barn stabilization and rehabilitation	\$700,000
	Exist. Bldg.	Convert Farmhands House to public restrooms	\$250,000
	Exist. Bldg.	Misc. site structure renovations	\$150,000
	Exhibit	Interpretive signage, displays, and collections	\$350,000
		Sub-Total Cost	\$2,490,000
		Design and Construction Engineering (Estimated 15%)	\$375,000
		Contingencies (18%)	\$450,000
		Total Cost	\$3,315,000
2	Site	Utility infrastructure, roads, pathways, and landscaping	\$685,000
	Exist. Bldg.	Alexander Blue Office restoration	\$105,000
	Exist. Bldg.	Print Shop renovation	\$45,000
	New Bldg.	Print Shop Expansion for collection archives	\$350,000
	New Bldg.	Picnic pavilions	\$75,000
	Exhibit	Interpretive signage, displays, and collections	\$250,000
		Sub-Total Cost	\$1,510,000
		Design and Construction Engineering (Estimated 15%)	\$220,000
		Contingencies (18%)	\$255,000
		Total Cost	\$1,985,000
3	Site	Utility infrastructure, roads, pathways, and green overflow parking lot.	\$905,000
	Site	Edge landscaping/hardscaping improvements	\$95,000
	Site	Enhanced entries and signage	\$50,000
		Total Hard Cost	\$1,050,000
		Design and Construction Engineering (Estimated 15%)	\$155,000
		Contingencies (18%)	\$185,000
		Total Cost	\$1,390,000
4	Site	Utility infrastructure, roads, pathways, and landscaping	\$175,000
	Site	Formal Garden and Orchard	\$255,000
	Exist. Bldg.	Update Simmons Hill House to support enhanced event space	\$215,000
	Exhibit	Interpretive signage, displays, and collections	\$50,000
		Sub-Total Cost	\$695,000
		Design and Construction Engineering (Estimated 15%)	\$105,000
		Contingencies (18%)	\$125,000
		Total Cost	\$925,000

Project Funds Distribution over 10-year term Summary

The following summary depicts the prioritization of phases, the anticipated year in which the phase will be completed, and the estimated total distribution of funds required over a 10-year term. Total estimated funds are based on 2022 dollars and do not consider annual inflation and escalation.

PROJECT NEEDS DISTRIBUTION OVER 10-YEAR TERM			
PHASE	YEAR	DESCRIPTION	COST
1A	1-3	Major site infrastructure, central plaza, and large pavilion	\$9,895,000
1B	1-3	Convert the North Barn to event space and the South Barn and site to petting zoo and farm	\$3,315,000
2	3-5	Site infrastructure and building improvements in the historic village	\$1,985,000
3	5-7	Turf parking with orchards and edge treatments	\$1,390,000
4	8-10	Greenmead Farm Complex improvements and enhanced exterior event space	\$925,000
		Total Distribution	\$17,510,000



Location of Nature-Play Playground



Eight Mile Road Interurban Waiting Room

Annual Capital Program – Needs and Priorities

Capital projects that are operational, routine maintenance, and recurring have been included as annual capital improvement projects and expenditures. Each year, all projects included within the annual GHPCIP should be reviewed by the City and adjusted accordingly. During the project, the consultant team undertook a park-wide inventory of the Park and all buildings and to ensure orderly investment and ensure mutually supportive impacts, prioritized annual capital projects over a ten-year term. Due to the nature of historic buildings at the Park and needs for regular investment in visitor and interpretive improvements, a ten-year annual program was developed.

For GHPCIP phasing and budgetary purposes, an annual capital project is defined as small to medium in scale, low to modest in cost (under \$500,000), and short in duration (1-12 months). The following generally describes the priority of each phase annually of the GHPCIP:

Years 1 - 5 During years 1-5 the highest priority is site infrastructure and building projects with lower priority projects focused on programming and exhibits within the Village. High priority projects during this phase are addressing deferred maintenance and include ADA Accessibility, roofing, painting, and landscaping improvements.

Years 6 - 10 During years 6-10 the highest priority is programming and exhibits with lower priority projects focused on site infrastructure and building maintenance projects within the Village. High priority projects during this phase are operations in nature and include increased programming for the site and buildings and major enhancements to exhibits and collections.

Annual Capital Program Funds Distribution over 10-year term

The following summary depicts the estimated total distribution of Annual Capital Program dollars over the first 10-year term. Allocation of funds should be reviewed annually to confirm or adjust accordingly to align with priorities and available funding. Total estimated funds are based on 2022 dollars and do not consider annual inflation and escalation.

ANNUAL NEEDS DISTRIBUTION OVER 10-YEAR TERM					
YEAR	DESCRIPTION				COST
	Site & Landscaping	Building Maintenance	Programming	Exhibits	
1	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
2	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
3	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
4	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
5	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
6	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
7	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
8	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
9	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
10	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
	(17.5%) \$875,000	(32.5%) \$1,625,000	(27.5%) \$1,375,000	(22.5%) \$1,125,000	\$5,000,000
	Total Distribution				\$5,000,000



Deferred Maintenance at Cranson-Hinbern House



Rear Elevation of the Nankin Mills School

At the conclusion of the first ten-years, the Annual Capital Program should be analyzed by the City to determine if and how the distribution ratio between site landscaping, building maintenance, programming, and exhibits areas should be modified for the second ten-years of this Plan.

Capital Improvement Funding Sources

GHPMP recommends that the City of Livonia develop a viable overall multi-year financing plan covering the multi-year period of the capital plan to ensure that the proposed capital plan is achievable within expected available resources. Financing strategies should align with expected project requirements while sustaining the financial health of the City of Livonia. The capital improvement financing plan should consider the following:

- **Municipal Bonds** – Bonds may be Parks and Recreation Department specific or included in a general City-wide bond sale
- **Grants** – Corporate, non-profit and State and Federal sources including the State of Michigan Department of Natural Resources recreational program grants and philanthropic organizations including the Community Foundation for Southeast Michigan and the Ralph C. Wilson Foundation are sources. If the City became a Certified Local Government, the historic components of the Park would become eligible for modest grants through the Michigan State Historic Preservation Office
- **Sponsorships and Private Donations** – Individuals and corporations may agree to contributions to fund specific projects in return for the ability to gain recognition onsite, promotional recognition, and marketing rights
- **Public-Private Partnerships** – Organizations and educational institutions may be willing partners and will contribute financially to specific infrastructure projects that they will be utilizing at the Park
- **Rental Revenues** – The Petting Zoo/Display Farm operator rental fees would be able to be allocated toward retirement of bond payments.

Over the next few years, the City should make concerted efforts to identify and line-up funding opportunities from the above options that will allow it to finance Greenmead's large infrastructure needs and desired improvements. Aggressive outreach for public-private partnerships should be pursued for prudent, cost-effective capital projects that lower the City's operational costs. Finally, over the next several years, funding from alternative sources and/or new revenue sources should be directed to Greenmead to fully address needed infrastructure improvements and repairs, including proper maintenance of the Park's important historic assets.



Outbuildings at the Shaw House

Conclusions

The GHPCIP provides the direction necessary for the City to begin discussions regarding identifying funding sources for Greenmead's long-term capital needs and strategies to address these needs. As the project progresses, additional refinement of the specific projects and costs will be required as more details are gathered. The GHPMP is a long-range vision document that crystallizes the best direction for guiding improvements at the Park, and the plan will serve as an important catalyst document to propel the City forward in making the necessary investments at Greenmead. These investments will polish the hidden gem that the Park is while increasing its currency amongst the residents of Livonia, SE Michigan, and beyond.



Alexander Blue House at Sunset

By implementing the GHPMP and the GHPCIP over the next decade, these investments will place the Park on firm long-term operation footing. The City and the Park will become the envy of other cities with or wishing they had a historical park within their borders. The path presented within the GHPCIP would place the Park in an enviable position with other cities historic parks by addressing its long-term capital infrastructure needs while creating targeted investments that increase Park currency amongst the visitors by providing a Park designed for them.



Nankin Mills Students with Henry Ford in 1937
From Henry Ford Museum and Greenfield Village



Nankin Mills School - Current facade

Constructability Audit

Building History

The Nankin Mills School was built in 1937 for the children of the workers at Henry Ford's Nankin Mills factory. Ford sold the schoolhouse in 1946 to the Nankin Mills school district. The building was added on to several times and was renamed Perrinville in 1959. The one room schoolhouse was acquired by Livonia Public Schools in 1963 and was used as an elementary school until 1983. After that, it housed several Livonia school district departments until 1998, when it was upgraded and rededicated as an early childhood center. The building sat vacant from 2008 until January 2015, when the donation of the school to the City of Livonia was accepted and preparations to move the building to Greenmead Historical Park began. In October 2016, Integrity Building Group assisted with the relocation of the school from the corner of Farmington Road and Ann Arbor Trail to the Park. Foundation and basement work was completed in December 2016 and the historic schoolhouse was moved to its final location west of the Kingsley House in July 2017.

Description of Existing Conditions

The Nankin Mills School was relocated in 2016-2017 to the western edge of the Livonia Historical Village across the village road from the Cranson-Hinbern House, in the heart of the Park. It sits on open land with no access pathways or sidewalks. The schoolhouse is surrounded by lawn on all four sides with no decorative plantings or landscaping. It sits at the northeastern corner of the large existing gravel public parking lot, site of the proposed central plaza.

The 28' x 38' rectangular shaped, single story with basement, approximately 2,320 gross square feet (gsf), Greek Revival Style building features gabled end walls, a small entry vestibule, a large decorative frieze and cornice, and a cupola/bell tower. The exterior walls are made of soft red/brown load bearing clay brick laid in a common bond pattern. The basement walls are exposed concrete masonry units (CMU) with the first floor and roof framing of wood. The brick chimney on the north elevation has been removed above the roofline as well as the original front entry porch and steps. The schoolhouse roof is a regular shape and pattern, smooth, thin profile, dark gray slate with copper stepped flashings and ridge caps. The gutters and downspouts are not original features of the building and have been added.



Interior Bracing Remaining from Building Move



Stairwell Opening Into School Basement

The existing schoolhouse plan includes the original large, 9 over 9, single pane, double-hung, wood windows on the sidewalls and the south façade flanking the entry vestibule to allow extensive natural light to illuminate the interior classroom. There are two small windows located high on the sidewalls of the entry vestibule and there are masonry openings in the east and west basement foundation walls that have been infilled. Brick masonry openings are capped with brick soldier courses and steel lintels. There are limestone sills at the exterior windows and main entry door. Evidence of previous additions remain on the north and west facades.

The building interior is a large open space on the first floor with plaster walls and ceiling and a pine floor. The basement is an open unfinished space with a line of columns dividing the area. There is no floor in the basement and the original small stair connecting the two levels has been removed and there is no bathroom. There is large chalkboard opposite the main entrance. The original painted wood trim, casings, wall base, and crown molding remain. The original painted wood guardrail with vertical wood spindles remains in the front entry vestibule, and it that there was a door in a cased opening between the entry vestibule and classroom that has been removed. An attic access opening exists in the center of the space and the existing anachronistic light fixtures are surface mounted fluorescent strip lights. All existing painted surfaces have significant peeling and chipping as a result of seasonal freeze & thaw cycles.

The buildings utility mains including water, electric, natural gas, and sanitary will need to be confirmed. There is no HVAC system, water, and functioning lighting and power. There is no ADA access to the building and there is no exit signs and emergency egress lighting. There appears to be power to an exterior outlet that supplies an active sump pump that discharges water regularly on the west of the building. It is unknown if there are existing hazardous materials. The wood reinforcement framing remains on the interior and wooden support elements remain on the exterior from the building's relocation in 2016-2017.

Description of Building Operations and Exhibits

One of the central features of the Greenmead 365 Conceptual Site Plan is the creation of the Nankin Mills Interpretive Center (NMIC) facility, open daily, at the rehabilitated and expanded Nankin Mills School. This location on the Plaza is both an important welcoming feature to the Park as well as a key orientating Plan component. The NMIC will assist in placing Greenmead and its interpretive elements into the broader interpretive context while presenting the site's people and their stories in ways that support telling of the important and fascinating story of the settlement of the Midwest.



Blackboard in Main Classroom Area



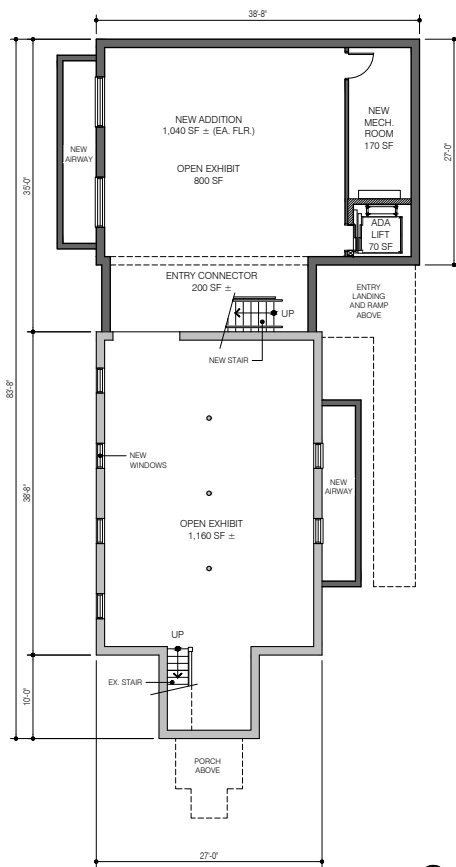
Interior bracing Looking East

This facility will address the main complaint of visitors to the Park – that visitors are unable to visit any of the site’s historic properties most days of the year – by creating an interpretive facility with visiting hours from 10 am to 5 pm daily.

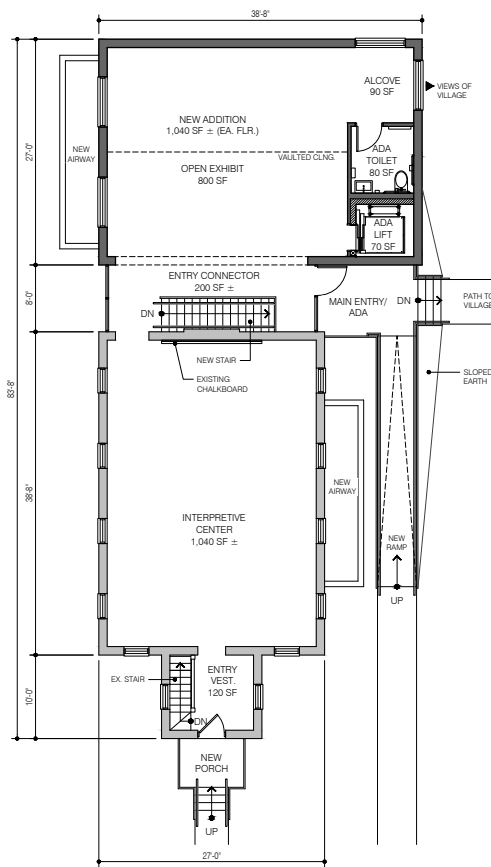
The NMIC Exhibits will formulate the basis for the telling of the multi-layered story of the opening of the Midwest that propelled the American economy from the opening of the Erie Barge Canal in 1825 to the advent of the second American Industrial Revolution after the Civil War. There are many components to this amazing story that will be depicted through a variety of interpretive media including imagery, audio, and static displays. The NMIC displays will describe: the treaties with the Indian peoples that were necessary to open up Midwestern lands for settlement; the opening of the Erie Barge Canal; the huge migration of people from the East and beyond to the Midwest; the new trade from the Midwest to the East; the burgeoning Great Lakes trade network; construction of land trade routes including development of the interurban rail networks and road networks at the turn of the 20th Century; the development of four-corners settlements that served these communities; and the ongoing impacts of the American’s First Industrial Revolution (ca. 1790-1840).

With the relocation of the historic farmsteads and the Ann Arbor Trail/Newburg Road intersection, Greenmead is able to bring this story up to the present day by including the impacts of post World War II suburbanization on the American landscape. The second interpretive feature of the NMIC will be to weave the various historical park features and its people and stories into this larger narrative.

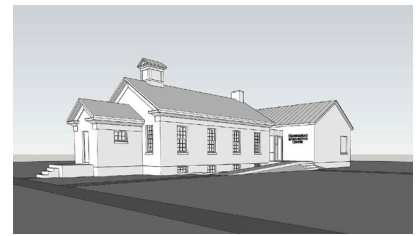
Recognizing that the facility cannot be feasibly staffed, the exhibit designers will utilize display design techniques that will be able to withstand some abuse without being affected. Interactive displays will be an important tool in telling the story, but these displays must be able to operate for long periods of time without breaking or requiring specialized maintenance. Robustness of these displays should be a paramount design feature because nonfunctioning displays will lead to significantly negative visitor experiences.



Proposed Basement Plan



Proposed First Floor Plan



ISOMETRIC VIEW 1



ISOMETRIC VIEW 2

Square Footages			
Floor	Existing Building	New Addition	Total Proposed
Basement	1,160 SF	1,240 SF	2,400 SF
First Floor	1,160 SF	1,240 SF	2,400 SF
Total	2,320 SF	2,480 SF	4,800 SF

1

Greenmead Historic Village
Nankin Mills School

12.01.2022

THOMAS ROBERTS ARCHITECT
Architecture
Planning
Historic Preservation

These types of sturdy exhibits may be found in numerous nature centers and park welcome centers across the country. To provide an added layer of protection, security will be augmented inside the NMIC with the use of recording video cameras and remote monitoring by Greenmead Historical Park staff during the week and by Recreation Center staff on the weekends.

NMIC will lay the foundation for what the visitors will experience while they walk around the Park's historical features. The NMIC exhibits will inform them of what to look for and where additional interpretive displays and interactive kiosks may be found at strategic locations throughout the Park. To preserve the historic character, these kiosks could be incorporated into existing visitor features including benches and potentially use of a fake dead tree to hold a kiosk at an important interpretive location.

With a very confined space and a large story to tell, the NMIC and its exhibits will have to have extremely well designed with compact displays that can tell intensive and complex themes in restricted space. To accomplish this very difficult task, all of the interpretive exhibits should be designed by a firm specializing in developing dynamic and well-conceived interpretive displays utilizing a variety of tools including a downloadable app that can be accessed by visitors at various locations around the Greenmead Farm and the Village districts. The design firm should be familiar with and utilize methods recommended by the National Association of Interpretation.



Interior Bracing Looking Northwest with Attic Entry



Flacking Paint on Eastern Interior Wall

Description of the Rehabilitation Project

The Nankin Mills School is a central element of the GHPMP and a focal point of the proposed Greenmead Plaza. The Greenmead 365 Conceptual Site Plan envisions the complete rehabilitation of the interior and exterior of the existing schoolhouse as well as expansion for its use as an interpretive center to tell the story of the development of the Midwest and how Greenmead is well positioned to uniquely tell this story.

Due to the existing buildings size constraints, the conceptual alternatives for space allotment within the schoolhouse was limited. The program overview identified that more space is required to allow the schoolhouse to successfully function as the interpretive center for the Park. In addition to the existing 2,320 gsf, approximately 2,480 gsf of additional space is needed for a total of 4,800 gsf, to provide: ADA access and entry, patron gathering space, exhibits, restrooms, mechanical and electrical space, and elevator access to the basement. The Constructability Audit has identified that the costs would be in a range between \$617,336.23 and \$833,403.91 for rehabilitation and new construction costs to rehabilitate the Nankin Mills School and build the addition. This range depends if the City selected a self-performing restoration contractor (the lower estimate) or a competitive bid general contractor (who would utilize mostly subcontractors and have a defined overhead and profit ratio). An additional \$75,000 would be required to bring utilities into the structure. These costs do not include the budget necessary to design and fabricate the exhibits. Depending upon complexity of the design and number of interactives, an additional \$1,140,000 to \$1,380,000 would be required for 4,000 sq ft of exhibits.

The project will be guided by the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation as this treatment is defined as the act or process of making possible a compatible reuse for a property through repair, alterations, and additions while preserving those character-defining portions or features that convey its historical, cultural, or architectural values.

Site work includes new pathways, sidewalks, signage, and landscaping. A new ADA ramp and stair is proposed to provide access to the new addition and the first floor of the schoolhouse. The new stair and pathway will be oriented towards the historic village. New airways will be created on the schoolhouse and new addition, allowing natural light into the basement spaces. As it is unknown at this time, the building's utility mains including water, electric, natural gas, and sanitary still need to be confirmed.

The rehabilitation project exterior scope includes: the restoration of the original wood windows; reconstruction of the original entry porch and stair; restoration of the wood cupola, decorative frieze, and cornice; masonry tuck-pointing; and roofing including slate repair, new gutters, and new downspouts. The basement's current foundation walls are exposed CMU, and they require a facsimile material finish, imitating the original brick foundation appearance, be added to the existing wall surfaces.



Exterior Bracing at Northeast Corner



Opening for Basement Stairs

The rehabilitation project interior scope includes the patch and repair of the plaster walls and ceiling; restoration of the wood floor; scrape, prime and paint wood trim, casings, wall base, and crown molding; and reconstruction of the original stair to the basement. The existing basement is an unfinished space and requires extensive renovations that include a new poured concrete floor, walls, ceiling, and finishes.

The new addition's design will not destroy historic materials, features, and spatial relationships that characterize the property. To comply with the Secretary of the Interior's Standards for Rehabilitation regarding new construction, the new addition will be located on a secondary elevation. So as to protect the integrity of the original structure, the addition will be differentiated but compatible through the selection of appropriate materials, features, size, scale, proportion, and massing. The new "Entry Connector" will fill the gap between the new addition and the historic schoolhouse and include the NMIC main public entrance. The addition will have CMU foundation walls with steel frame, metal deck, and poured concrete floor. The exterior wall assembly will be brick veneer with stud wall framing and pre-engineered roof trusses and the interior finishes will be painted drywall. New windows in the addition will be located to provide views of the historic village.

The project requires new building systems including HVAC; electric service; power and distribution; lighting and controls; and plumbing. The project will also require new exit signs, emergency egress lighting, and fire extinguishers. It is not anticipated that a fire suppression system will be required. New low voltage wiring will be required for exhibits, security, and cameras.

Estimate of Probable Construction Costs

The following preliminary budget analysis was prepared by Integrity Building Group. Integrity has experienced with moving and rehabilitation historic buildings of various sizes and complexities. In addition, they have specific experience in assisting with the move of the Nankin Mills School to the Park and on-site restoration experience at other Greenmead HP properties.

These costs are based on 2022 dollars. Estimates must be increased yearly by actual construction escalation factors (3-5% each year). Estimates do not include hazardous materials analysis and/or corrective action which must be implemented by the Owner. The figures are listed in a simplified manner noting the "Key Accounts" used in construction budgeting. The figures are listed to establish the appropriate amount of funds required. Costs associated with the design and construction of the interpretive exhibits is a general best estimate based upon experience with projects of similar size. As design refinement occurs, the contingency account would be reduced, and funds reallocated as necessary. The following indicates the estimated cost per individual "key account" for the rehabilitation and addition to the schoolhouse building:

Nankin Mills School

Estimated Repairs / Renovation / Addition Costs

Division	Description	Existing	Addition	Total
Division 1 - Project Costs				
	Project/Construction Staffing			\$31,500.00
	General Conditions			\$24,750.00
	Insurance			\$9,000.00
Division 2 - Demolition				
	Windows at Existing Basement Walls	\$3,000.00		\$3,000.00
Division 3 - Concrete				
	Basement Walls		\$40,125.00	\$40,125.00
	Basement Slab		\$14,750.00	\$14,750.00
	Concrete Ramp		\$6,300.00	\$6,300.00
	Areaway Walls		\$16,900.00	\$16,900.00
	Front Porch Foundation / Steps / Stoop		\$2,175.00	\$2,175.00
	Side Landing at Top of Ramp with Foundation		\$1,150.00	\$1,150.00
Division 5 - Masonry				
	Front step walls		\$2,800.00	\$2,800.00
	Window Openings at Existing Basement		\$4,200.00	\$4,200.00
	Elevator Shaft		\$10,050.00	\$10,050.00
Division 5 - Metals				
	Exterior Ramp Handrails		\$3,200.00	\$3,200.00
	Window Lintels in Basement		\$650.00	\$650.00
Division 6 - Carpentry				
	Rough Framing		\$62,074.40	\$62,074.40
	Walls			
	Roof			
	1st Floor			
	Finish Carpentry - Base, Door/Window Casing	\$13,827.20	\$14,780.80	\$28,608.00
Division 7 - Thermal and Moisture				
	Asphalt Shingles	\$10,927.20	\$11,680.80	\$22,608.00
	Insulation		\$5,679.20	\$5,679.20
Division 8 - Doors & Windows				
	Basement Windows		\$3,800.00	\$3,800.00
	1st Floor Windows		\$5,200.00	\$5,200.00

Nankin Mills School

Estimated Repairs / Renovation / Addition Costs

Division	Description	Existing	Addition	Total
	Entry Storefront		\$3,200.00	\$3,200.00
Division 8 - Finishes				
	Gypsum Board	\$7,128.00	\$9,373.50	\$16,501.50
	Painting	\$3,364.00	\$3,596.00	\$6,960.00
Division 14 Elevator				
			\$40,000.00	\$40,000.00
Division 22 - Mechanical HVAC				
		\$15,480.00	\$18,720.00	\$34,200.00
Division 23 - Plumbing				
			\$25,488.00	\$25,488.00
Division 26 Electrical				
	Electrical Rough & Final	\$31,900.00	\$29,760.00	\$61,660.00
	Light Fixtures	\$5,000.00	\$5,000.00	\$10,000.00
Division 32 - Sitework				
	Excavation		\$7,387.20	\$7,387.20
	Backfill		\$7,250.00	\$7,250.00
	Landscaping		\$12,000.00	\$12,000.00
Sub-Total		\$90,626.40	\$367,289.90	\$523,166.30
Design Contingency (10%)		\$9,062.64	\$36,728.99	\$52,316.63
Construction Contingency (8%)		\$7,250.11	\$29,383.19	\$41,853.30
Total		\$106,939.15	\$433,402.08	\$617,336.23*
Cost per SF		\$46.09	\$174.76	\$128.61

* Note - this estimate is based upon the assumption that a self-performing restoration contractor completes the construction activities, utilizing internal trades. For a competitive bid general contractor utilizing outside subcontractors, the overall cost would be up to 35% higher. This would increase the estimated cost by up to \$216,070.

No utilities are at the school presently. It is expected to cost \$75,000 to bring all of the necessary utilities to the building.

Depending upon number of interactive displays, an addition \$1,140,000 to \$1,380,000 would be required for exhibit design, fabrication, and installation.



Attic Bracing for the 2016 Building Move



Interior Window Detail

Conclusion

During the constructability evaluation, the proposed new uses, required alterations to the existing building fabric, impacts on the building's historic integrity, and feasibility/ease of this work were all evaluated. All historic buildings may be made to bend to the design will of the historic architect, designers, contractors, and proposed uses, but good design and appropriate uses will lessen the needs for significant and expensive interventions and alterations to historic structures. With the NMIC, the constructability assessment indicated that the existing school would readily accept the desired alterations.

The audit found that:

- 1) the existing building is generally open in design with a large central volume that would easily lend itself to the proposed interpretive use
- 2) the proposed design would not impact any character-defining features during the rehabilitation and expansion
- 3) the building had undergone several renovations and expansions over the decades so little original equipment or mechanicals remain or would be impacted
- 4) orientation of the structure in its current configuration supports the sympathetic addition on a non-primary elevation
- 5) the addition's proposed location is where previous expansions have occurred, causing little damage to the building's original fabric
- 6) any earlier potentially significant earlier additions have already been removed, separate of this effort.

All of these factors support the findings of this constructability report, that the proposed program for rehabilitation/expansion of the Nankin Mills School into the site's interpretive center is a reasonable and feasible project.

The Nankin Mills School Constructability Report for the 2022 Greenmead Historic Park Master Plan provides the City of Livonia with a comprehensive summary to assist with decisions regarding the rehabilitation and expansion of the historic schoolhouse to meet park demands for the foreseeable future. The NMIC is a critical element of the Phase 1A Greenmead Historic Park Capital Improvement Plan. As with any planning study, assumptions made are subject to change due to unpredictable internal and external events. For this reason, this study should be reviewed periodically to verify program and project scope to meet the park needs.



Public Engagement Appendix



Existing Conditions Appendices



Architectural Site Inventory Appendix



Architectural Properties Identification Forms Appendix



Collections Appendix



Capital Improvement Plan Appendix

Design Materials - Precedence Boards





Michigan Historical Villages & National Living History Museums

DEPARTMENT OF PARKS & RECREATION

**PARKS AND RECREATION
COMMISSION**

**MARK JOHNSON
CHAIRPERSON**

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**MAUREEN MILLER BROSNAN
MAYOR**

**EDWARD DAVIS
SUPERINTENDENT**



December 8, 2022

Honorable City Council
City of Livonia

Re: Greenmead Historical Park Master Plan

Honorable Members of Council:

The Department of Parks and Recreation requests that the City Council approve the proposed Greenmead Master Park Plan. The plan has received approvals from the Historical Commission, Historic Preservation Commission, and Parks and Recreation Commission.

The Department has been developing the proposed Park Plan by Wade Trim for the last two years. I thank our Steering Committee for their hard work during this process. Our Steering Committee includes the following: Jim Jolly, Scott Bahr, Brandon McCullough, Paul Condon, Cathy Kevra, Lindsey Hakala, Kathy Johnson-Bartshe, Emily Tchorz-Fielder, and Mark Taormina. We have solicited public input through several methods, including the Greenmead 365 website, focus group sessions, and surveys. We continue this process by collecting additional feedback on our site plan to accommodate the Greenmead gardeners.

The proposed plan provides a high-level framework to move Greenmead forward with updated building assessments, capital planning, site plan, interpretation, and collections. The plan also highlights several areas for public-private partnerships for site amenities and programming.

Since the Council Committee meeting on October 19, 2022, we have gathered additional feedback from the community via a survey and engaged the garden group on their concerns. I have included the survey results for your review, and while it does give some additional insight, the results are heavily skewed with the gardeners responses. Additions to the Master Plan to accommodate the gardeners concerns include improving

soil conditions, drainage, parking access, leveling, and ensuring that we have more than adequate space for resident usage to the proposed garden site.

Attached for your approval is the Greenmead Master Plan, which addresses our Livonia residents' current and future needs and provides a guide for future planning and development.

Your consideration of this request is appreciated.

Respectfully,

A handwritten signature in purple ink, appearing to read 'Edward Davis', with a stylized, flowing script.

Edward Davis
Superintendent



LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
September 21, 2022

MEETING DATE

EDSPT101922

PREPARED BY

Sara Kasprowicz, Council Office Manager,

AGENDA ITEM

The subject matter of a Master Plan for Greenmead Historical Park (CR 249-20)

BACKGROUND

The subject matter of a Master Plan for Greenmead Historical Park (CR 249-20)

RECOMMENDATION

To discuss the subject matter of a Master Plan for Greenmead Historical Park.

FISCAL CONSIDERATION

ATTACHMENTS

1. LTC EDSPT101922 Greenmead Master Plan
2. R090920 Subject matter of a Master Plan for Greenmead Historical Park 249-20
3. AchitecturalSiteInventory
4. Appendices
5. CollectionsAppendicesSmall
6. ConceptualSitePlan
7. Greenmead Capital Plan_Final Draft_10-7-22

APPROVED BY

Regular Meeting Minutes of November 2, 2022

On a motion by Councilmember McCullough, seconded by Councilmember Donovic, it was:

RESOLVED that having considered the subject matter of a Master Plan at Greenmead Historical Park, the Council does hereby approve and recommends the adoption of a Master Plan for Greenmead.

Following discussion by Council, Councilmember McCullough and Councilmember Donovic then withdrew their motion.

<i>UNFINISHED BUSINESS AGENDA ITEM 6 (Regular Meeting of November 2, 2022)</i>
--

Motion: **McCullough**
Second: **Donovic**

Greenmead Historic Village

BUILDING ASSESSMENT

Final Report

October 4, 2022

Condition Assessment

The conditions assessment has two primary purposes. First, is to provide a holistic view and to create a baseline of the site building's condition at the time of the master plan. As restoration and rehabilitation ensue on the buildings, referral of the baseline condition can track progress either towards the desired goals or as deviant from original intentions. The second purpose is to illustrate the existing patterns of defects currently affecting the structure. For example, areas of plaster loss indicate severe water penetration through the envelope either in the past before repairs were made, or more recent damage that now requires repair.

Methodology

The TRA team assembled on-site to collect data on the current conditions of the Greenmead Historic Village. The configuration of the site is such that all areas of the buildings were readily accessible, making close-up and detailed examination relatively easy.

During the initial organizational phase, TRA reviewed copies of drawings and compiled photographs of the Greenmead Historic Village as well as a detailed review of previous studies. The findings established in these reports are referenced throughout this section and included in the Appendices at the end of this condition assessment. Afterward, TRA completed field work and verified details throughout the interior and exterior of the building. Detailed building assessment were provided for the Alexander Blue Office, Nankin Mills School, and the South Barn and a general building assessment was provided for the remaining resources. The findings were recorded on copies of the drawings provided by Greenmead that served as record for the project. All photographs were taken by TRA unless otherwise noted.

No destructive inspection or test methods were employed in the completion of this condition assessment, and most building systems and components were observed. The physical condition was assessed based on three major categories outlined by state and federal preservation guidelines and are as follows:

Good: Indicates that minimum maintenance and simple repair is needed.

Fair: Indicates that minor maintenance or repair is needed.

Poor: Indicates that major repair or replacement is warranted.

TRA also identified areas or components of the building requiring immediate attention as elements to be selectively removed to prevent further damage and locations to be monitored regularly. The team met to share findings of the assessment and discuss pertinent issues and subsequently met with the stakeholders to review findings and gain feedback. Digital photograph documentation was made of all building features during the assessment. The images were logged and serve to illustrate defects and conditions of materials and systems as recorded in field notes. Data collected in the field was organized and incorporated into this document.

Preliminary Estimate of Probable Costs

The estimate of probable costs was assessed to each building based on five major categories outlined including site work, exterior, interior, building systems, and structural stabilization. Estimates of costs did not include future building expansions and exhibits and are based on 2022 construction costs.

Greenmead Historic Village BUILDING ASSESSMENT

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Greenmead Historic Village SITE CONTEXT MAP



Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Alexander Blue Office
Original Construction Date: 1850's
Relocation Date: 1979
Open Date: NA
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including modest patch and painting the wood siding and trim and minor roof repairs. Pathways to the building do not exist and should be provided. ADA access to the building does not exist and should be provided. Gutters and downspouts do not exist on the building and should be considered. The interior is unfinished. Original remaining material should be stabilized and restored.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Miscellaneous repairs
Gutters & Downspouts	No	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair/Good	Scrape & Paint
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	No	-	-
Power/Lighting	Yes	-	Minimal service
Plumbing	No	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Replace missing spindles on rear porch.
3. Extensive exterior siding and trim repair required prior to scraping and painting.
4. Exterior paint scheme should consider multi-color solution.
5. Masonry chimneys appear to be in good condition but should be inspected.
6. Antenna mounted to north chimney should be inspected.
7. Exterior hose bibs on east and south elevations.
8. Interior of the building was not accessed.

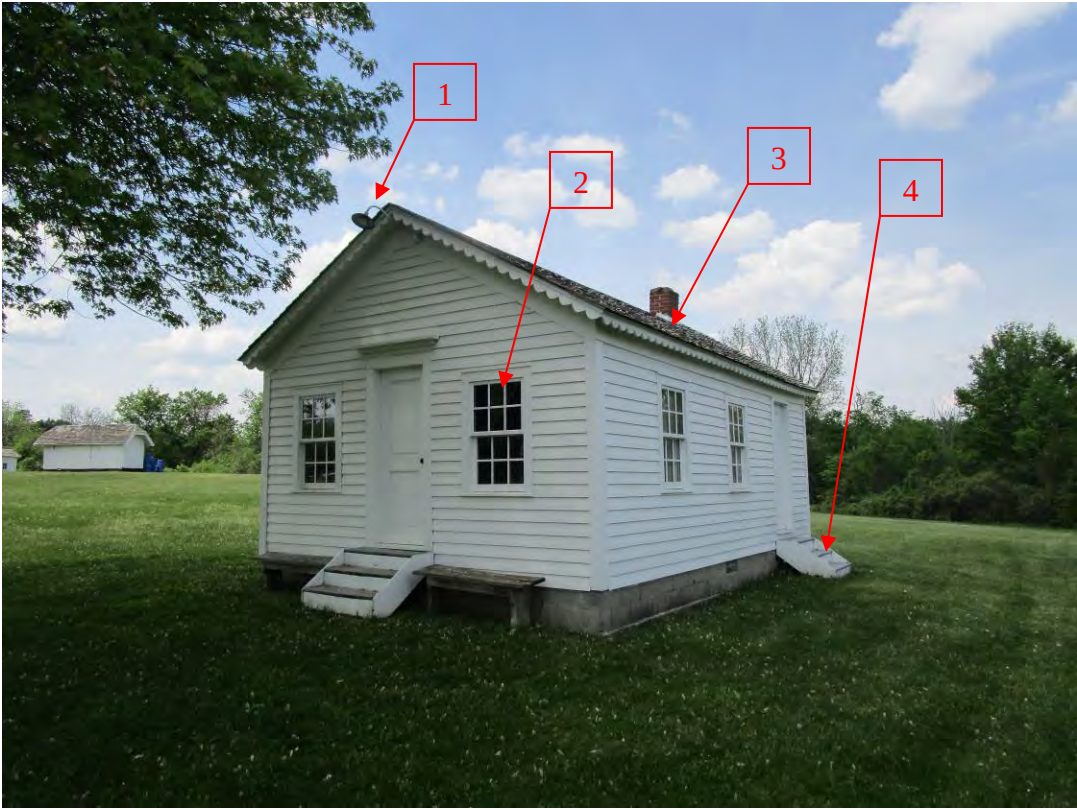
Key Notes:

1. Light above South and North Entrance
2. 6 over 6 Double Hung Windows Not Original
3. Cedar Shake Roof
4. Access Approach Not ADA
5. Mix of Original Wood Sides and New
6. Chimney and Chimney Cap
7. Vent
8. CMU Foundation with Crawl Space
9. Cedar Shake on 1x Deck on 2x Rafters
10. Significant Deflection in Ceiling Joists

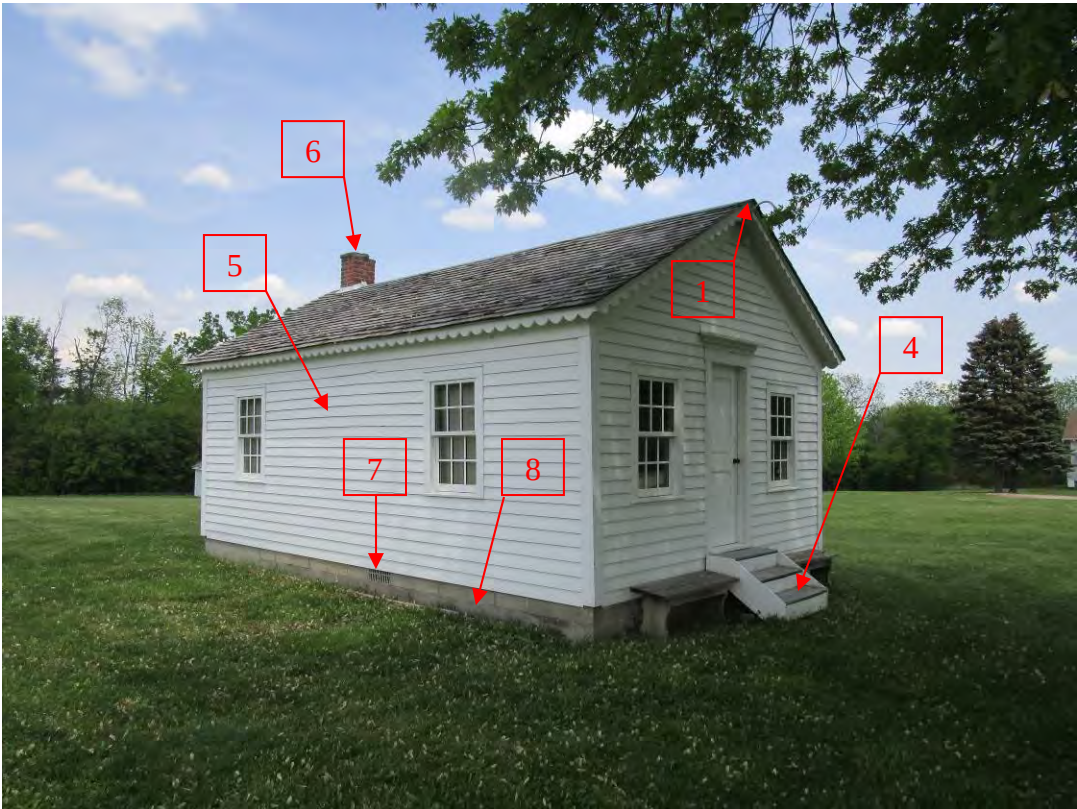
11. Light Socket
12. Plaster on Wood Lathe
13. 1x Pine Tongue and Groove Floor
14. Backside of Exterior Siding: No Sheathing or Insulation
15. Actual 2x4 Balloon Framing
16. 2x6 Framing with no Failure while Supporting Original Plaster and Lathe Ceiling
17. Wood Chair Rail
18. Wood Base

Estimate of Probable Cost:

Site Work	\$25,000
Building Exterior	\$35,000
Building Interior	\$30,000
Building Systems	\$10,000
Structural Stabilization	\$5,000
Total	\$105,000



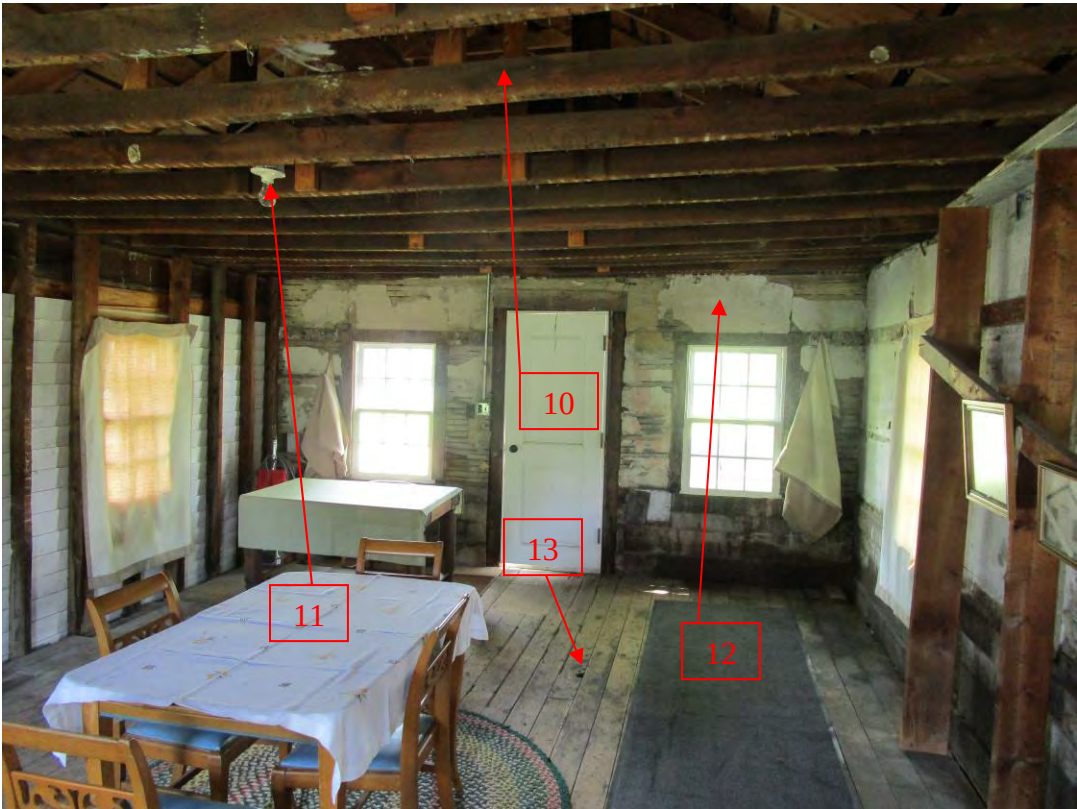
Southeast Corner



Northwest Corner



Interior Looking North



Interior Looking South



Interior Looking East



Interior Looking West

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Nankin Mills School
Original Construction Date: 1937
Relocation Date: 2016
Open Date: NA
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in fair condition. The building exterior requires general maintenance including masonry tuckpointing, patch and painting the wood cupola and modest roof repairs. Pathways to the building do not exist and should be provided. ADA access to the building does not exist and should be provided. Gutters and downspouts exist on the building, but they are in poor condition and need to be replaced and the metal fascia and soffit should be restored.

Building System	Material	Condition	Notes
Roof	Slate	Fair	Miscellaneous repairs
Gutters & Downspouts	Alum. (Half Round)	Poor	Add 5' extensions
Building Structure	Brick	Good	Miscellaneous pointing
Exterior Skin	Brick	Good	Miscellaneous pointing
Windows	Wood	Fair	Restore
Doors	Wood	Fair	Restore
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	No	-	-
Power/Lighting	No	-	-
Plumbing	Yes	-	Sump pump only
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Basement is accessed by small stair in entry vestibule and exterior airway.
3. No building systems or service mains are existing other than a functioning sump pump located in the basement.
4. Structural reinforcement from building relocation remains.
5. Cupola appears to be in fair condition based on visual inspection from grade but should be inspected at roof level.

Key Notes:

1. Missing Downspout
2. No Stair Access
3. Sump Pump
4. CMU Foundation
5. 9 Over 9 Wood Double Hung Windows
6. Metal Fascia and Soffit
7. Gutter and Downspout
8. Missing Chimney / Open Roof
9. Hollow Metal Door
10. Wood Reinforcement from Relocation
11. Stair Access

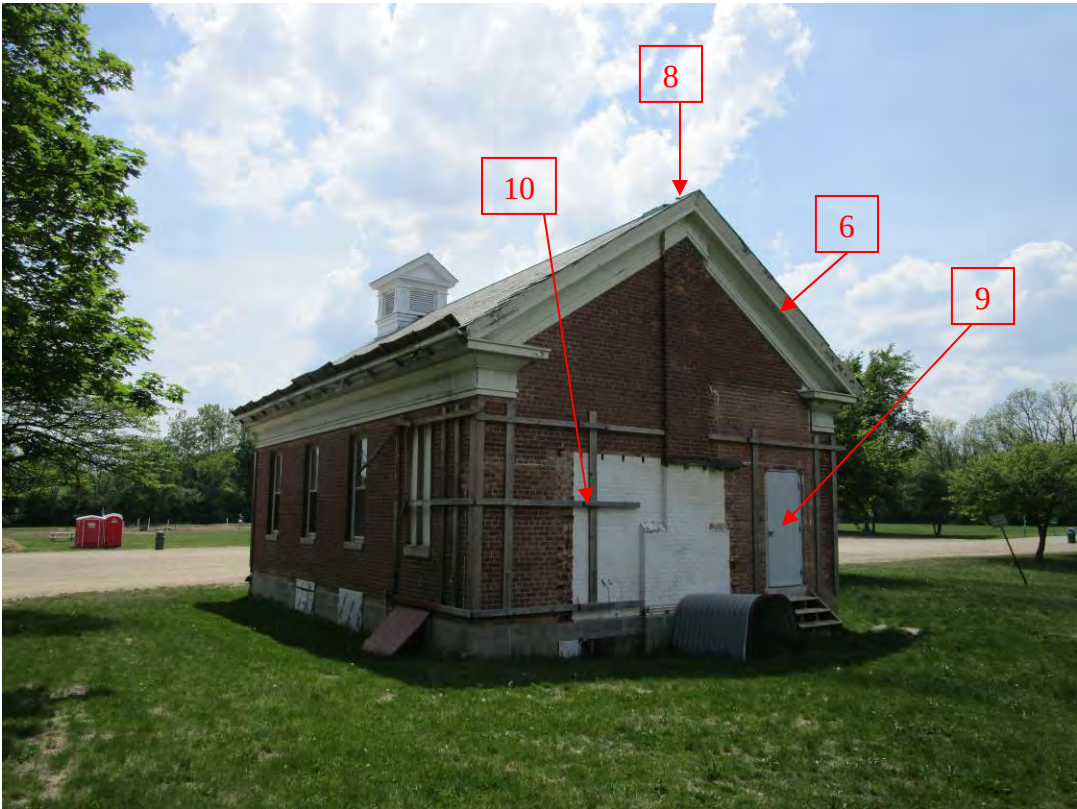
12. Basement Windows
13. Missing Downspout
14. Gutter
15. Tuckpointed joist pockets
16. Painted Brick
17. Wood Cupola / Attic Vent
18. Power with Extension and in Basement Sump Pump
19. PVC Sump Drain
20. 24x24 Attic Access Hatch
21. Significant Paint Chipping
22. 1x Tongue and Groove Deck (Width Varies)
23. Fluorescent Lighting
24. Significant Cracking
25. Cement Plaster / Unknown Composition / Most Likely on Wood Lathe
26. Peeling Paint / Cracked Plaster / Throughout
27. Wood Crown Molding
28. Missing Base Molding
29. Through Wall Penetration for Tie Rods from Building Relocation
30. Vent
31. No Window
32. Moisture
33. Open to Basement No Stair
34. Wood Guardrail Approximately 30" Above Finish Floor
35. Cement Plaster with Peeling Paint
36. Wood Reinforced with Tie Rod
37. Chalk Board with Wood Frame
38. Wood Base
39. Area of Old Plumbing
40. Added with Relocation Framing
41. 1x Roof Deck Appears to be Moisture and Mold Free
42. Insulation

Estimate of Probable Cost:

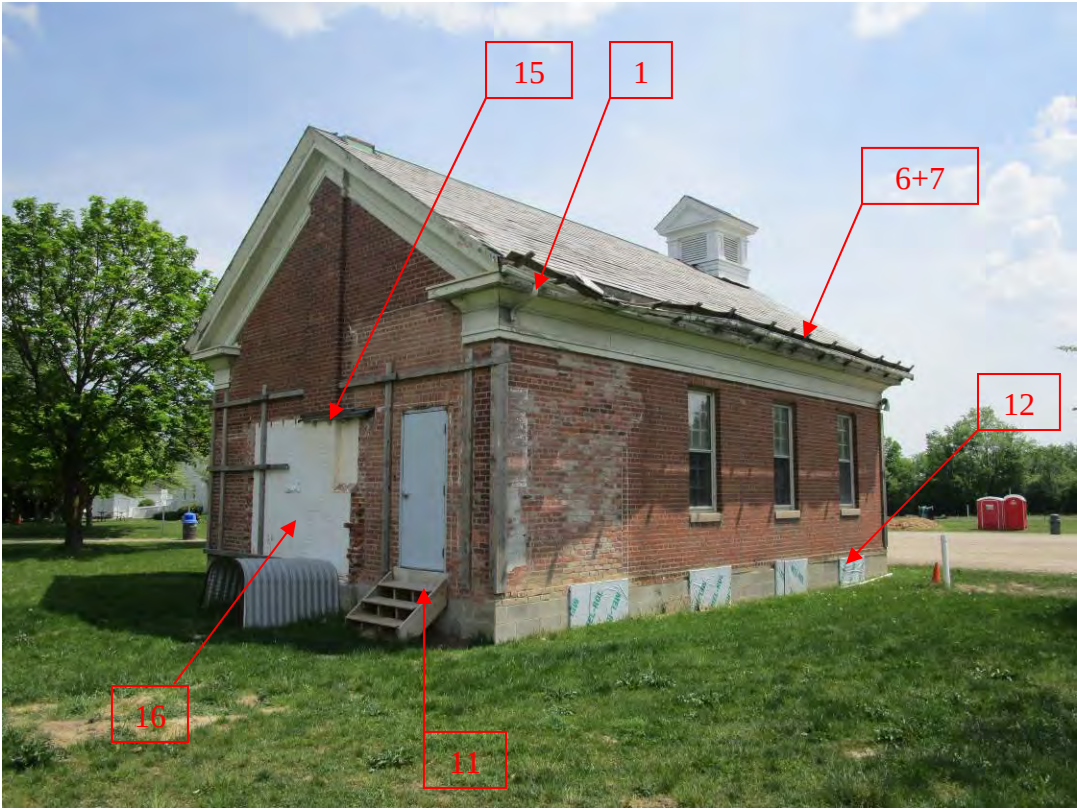
Site Work	\$85,000
Building Exterior	\$125,000
Building Interior	\$145,000
Building Systems	\$85,000
Structural Stabilization	\$15,000
Total	\$455,000



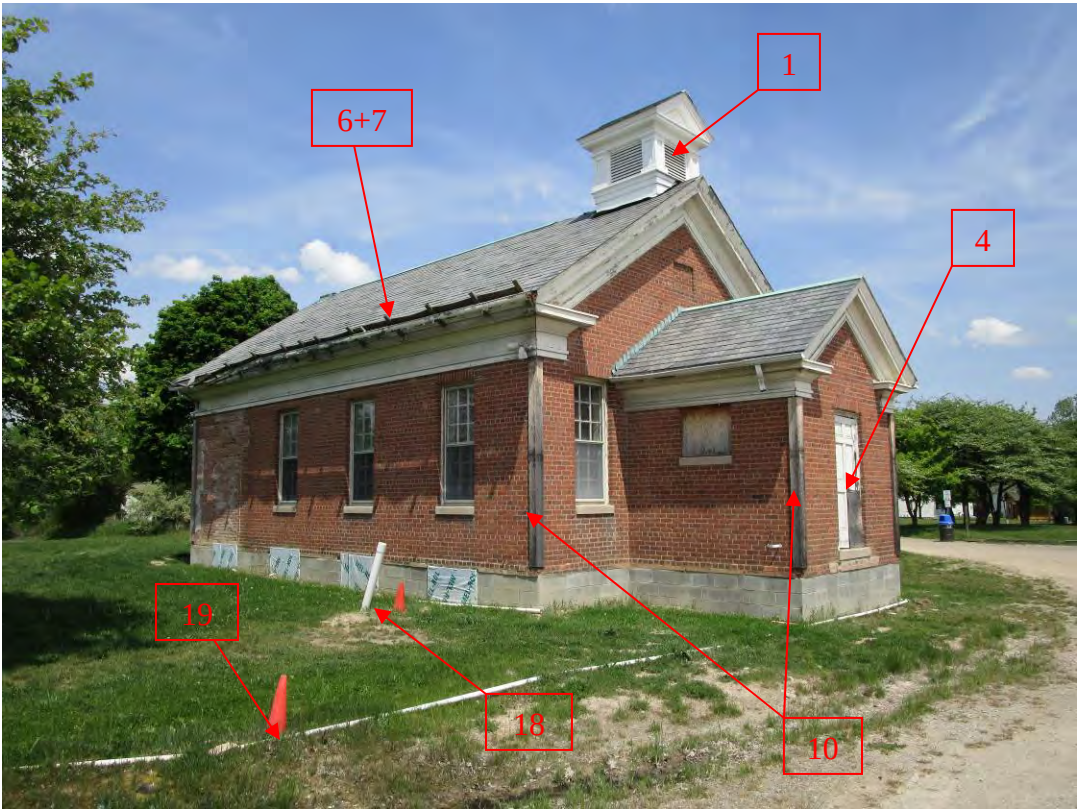
Southeast Corner



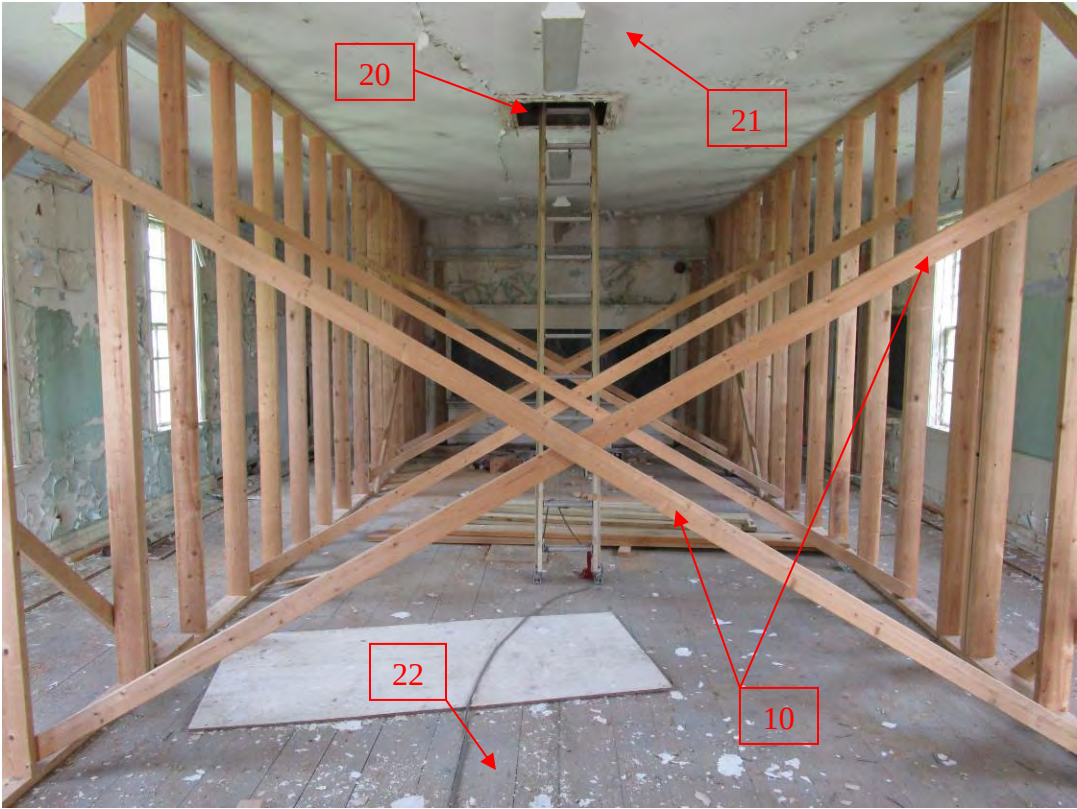
Northeast Corner



Northwest Corner



Southwest Corner



Interior Looking North



Interior Looking South



Interior Looking West



Interior Looking East



Vestibule Looking West at Access to Basement



Vestibule Looking East



Interior Looking West at Chalkboard



Floor Detail



Attic Looking North



Attic Looking Northwest

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site South Barn
Original Construction Date: NA
Relocation Date: NA
Open Date: NA
Inspection Date: June 3, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in poor condition. The building exterior requires significant maintenance including patch and painting the wood siding and trim and major roof repairs. The barns timber structure requires major reinforcement and stabilization. The masonry silo is in fair condition. Pathways to the building do not exist and should be provided. ADA access to the building does not exist and should be provided. Gutters and downspouts exist on the building and extensions should be provided to move water way from the building's foundation.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Miscellaneous repairs
Gutters & Downspouts	Alum. (K Style)	Good	Add 5' extensions
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair	Scrape & Paint
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	CMU/Brick Veneer	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

- See exterior photo summary on following pages.
- Replace missing spindles on rear porch.
- Extensive exterior siding and trim repair required prior to scraping and painting.
- Exterior paint scheme should consider multi-color solution.
- Masonry chimneys appear to be in good condition but should be inspected.
- Antenna mounted to north chimney should be inspected.
- Exterior hose bibs on east and south elevations.
- Interior of the building was not accessed.

Key Notes:

- | | | |
|--------------------------|---|--------------------------|
| 9. Milk Room |  | ORIGINAL STRUCTURE |
| 10. Wood Rot | | |
| 11. Barn Door |  | ADDED STRUCTURAL SUPPORT |
| 12. Cupola Vent | | |
| 13. Gutter and Downspout | | |
| 14. Asphalt Shingles | | |
| 15. Door / Window | | |
| 16. Ridge Deflector | | |
| 17. No Leader Extension | | |
| 18. CMU Foundation | | |

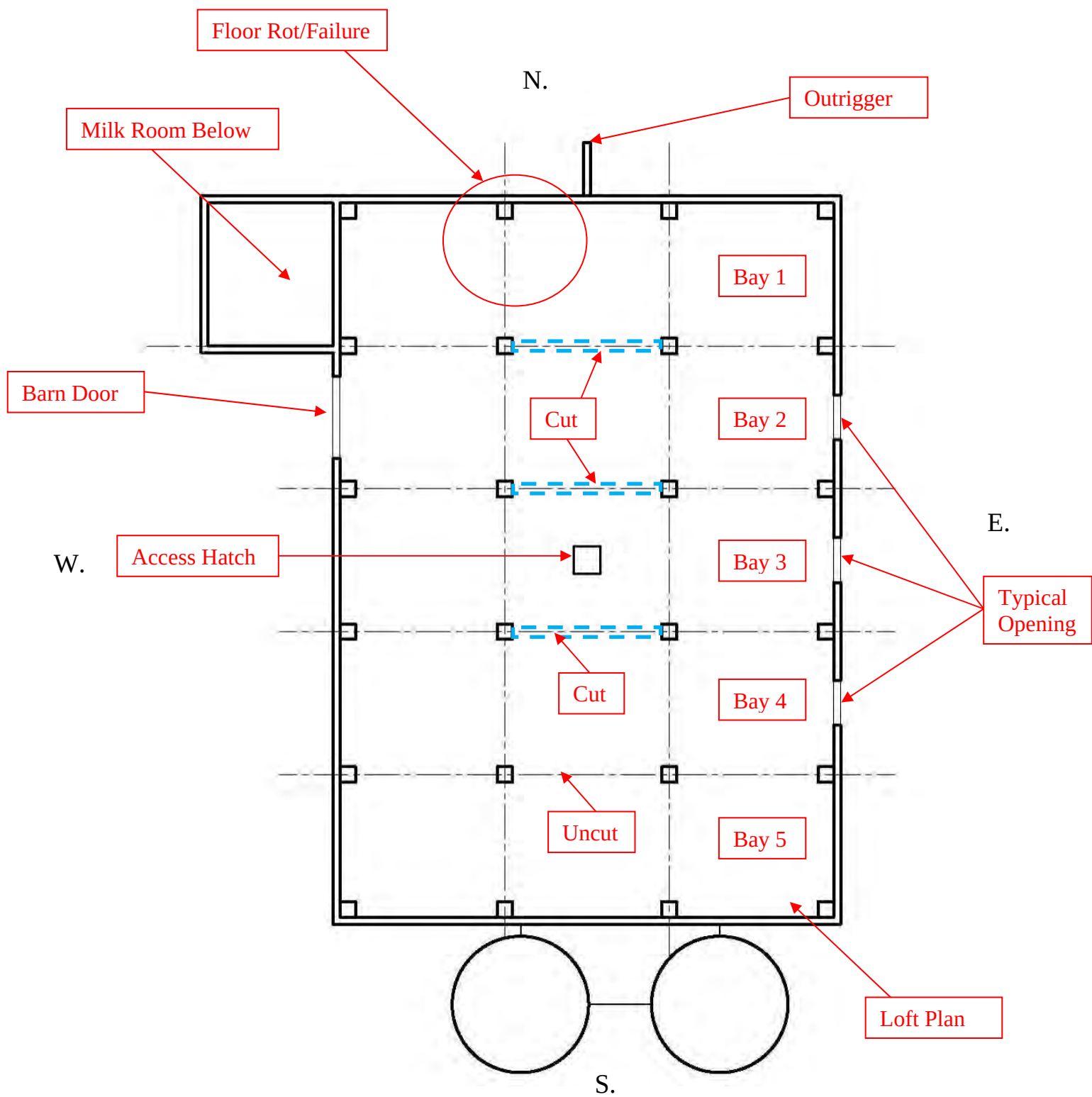
19. Painted Wood Siding
20. Silo Access
21. Poured Concrete Silo Walls
22. Vent
23. Metal Domed Silo Roof
24. Coral
25. Closed Windows
26. Pantry Door
27. Outrigger for Hay
28. Door / Opening
29. Plywood Door
30. Milk Shed
31. Downspout Leader
32. Plywood Cover
33. Latch
34. Hinge
35. Vent with Mesh Screen
36. Foundation Crack
37. Wood Awning Window
38. Exhaust Fan
39. Masonry Pier
40. Concrete Floor
41. Log Joist
42. Timber Column Capital
43. 6x6 Joist
44. Misc. Junk
45. Timber Beam
46. Mix of Log and Timber Joists
47. Steel / Cast Iron Pipe Column
48. 6x6 Reinforced Post
49. Steel Pipe Stalls and Gates
50. Timber Beam at Pier
51. Farm Equipment
52. Steel Column / Cast Iron Column with Wood Capital
53. Concrete Curb
54. 6x6 Support
55. Access Ladder to Hay Loft
56. Trough with Opening to Below
57. Timber
58. Log
59. Timber Sill Plate
60. Wood Deck Rot
61. Log Joist
62. Wood Deck
63. North Door
64. Steel Tie Rod
65. Cut Timber
66. Deflector
67. Added Reinforcement
68. Wood Deck Replacement
69. Uncut Beam
70. Cut Beam
71. Wood Reinforcement
72. Floor Failure
73. Missing Old Timber Member Location
74. Timber Log Structure

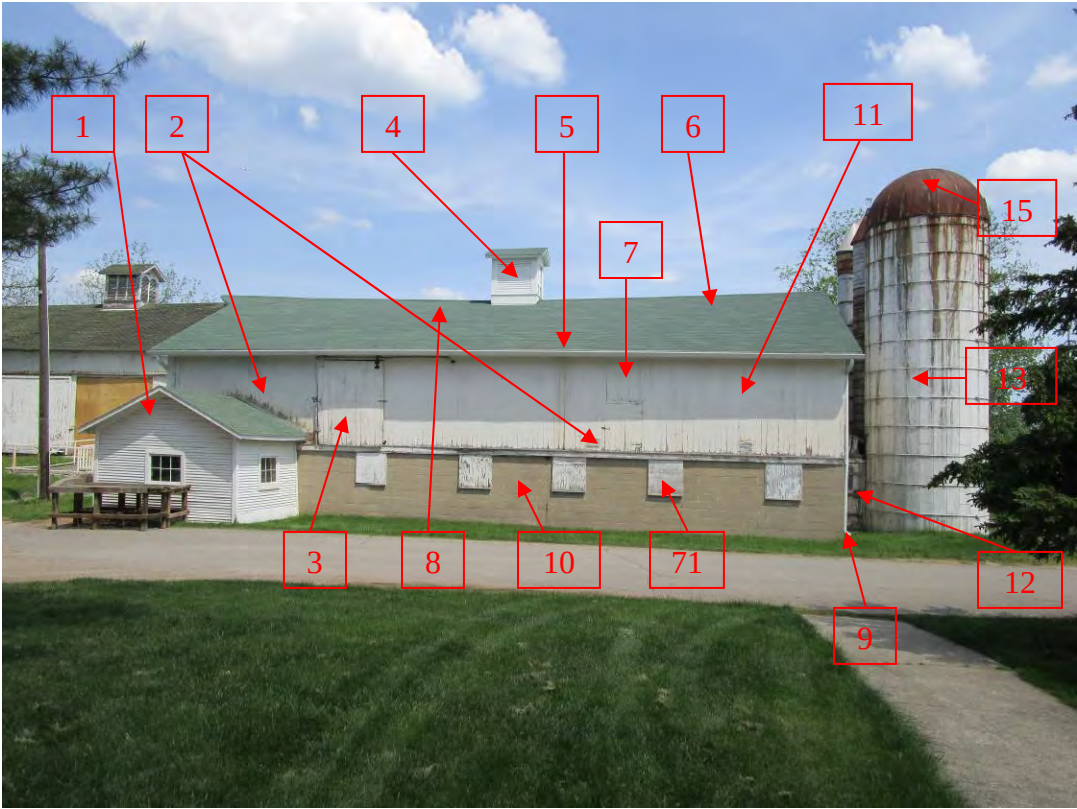
- 75. Wood Splice Plate
- 76. Original Roof Deck
- 77. New Roof Deck
- 78. Timber Post 2 Parts
- 79. Wood Cover
- 80. Vent
- 81. Timber Post Column with Wood Peg
- 82. Opening West Elevation

Estimate of Probable Cost:

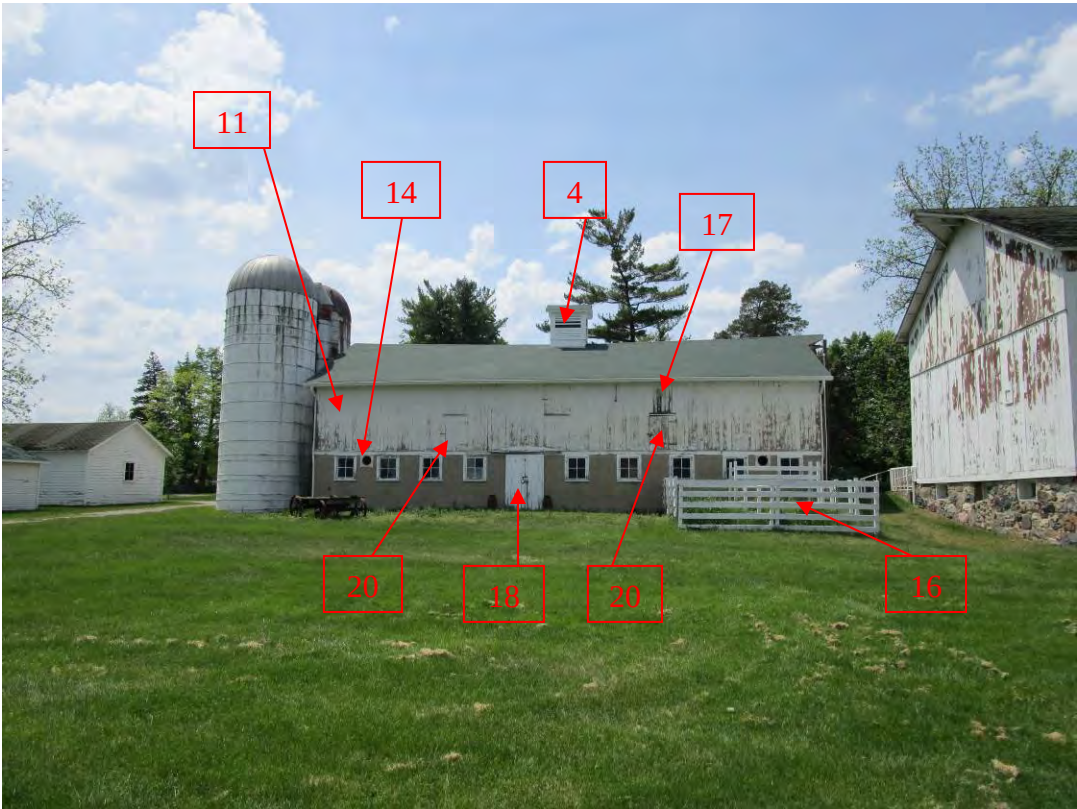
Site Work	\$50,000
Building Exterior	\$450,000
Building Interior	\$50,000
Building Systems	\$50,000
Structural Stabilization	\$100,000
Total	\$700,000

South Barn Structural Diagram

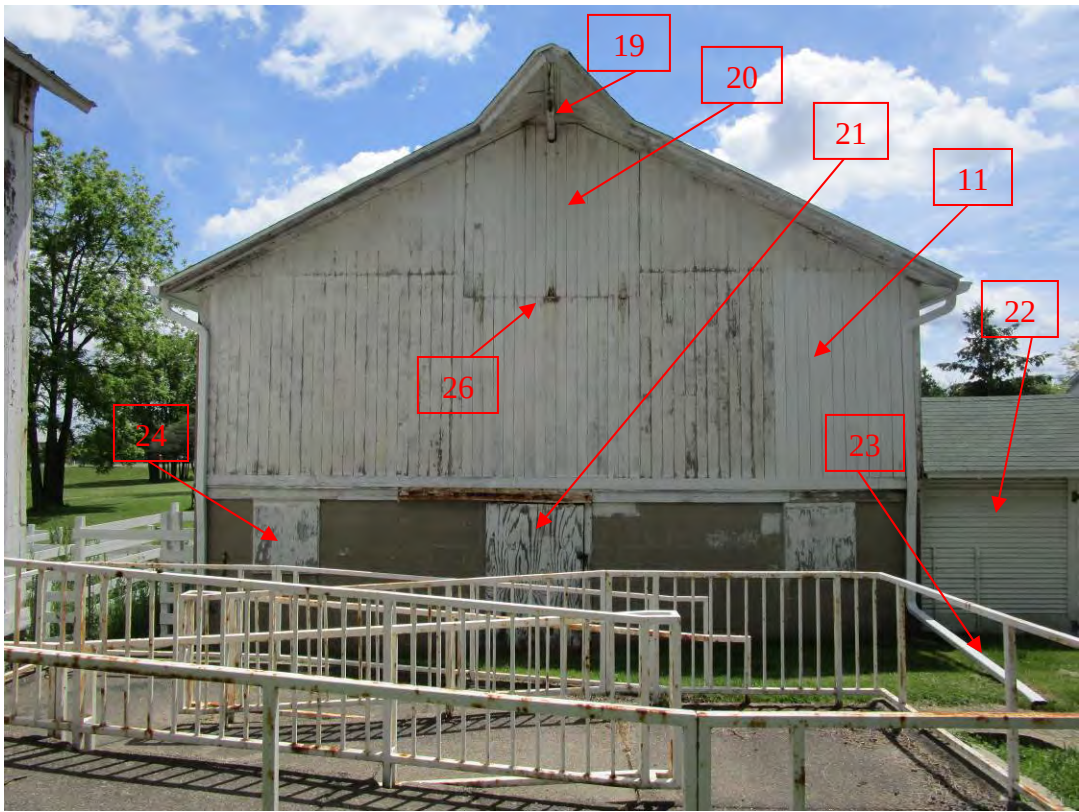




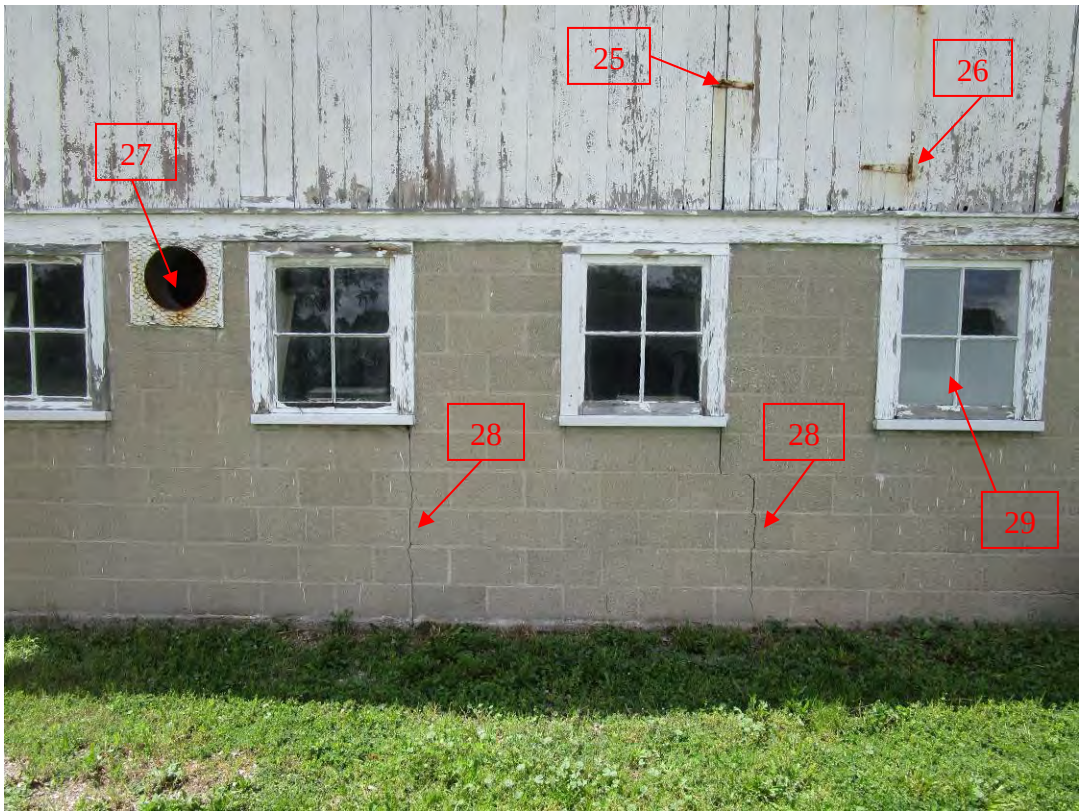
West Elevation



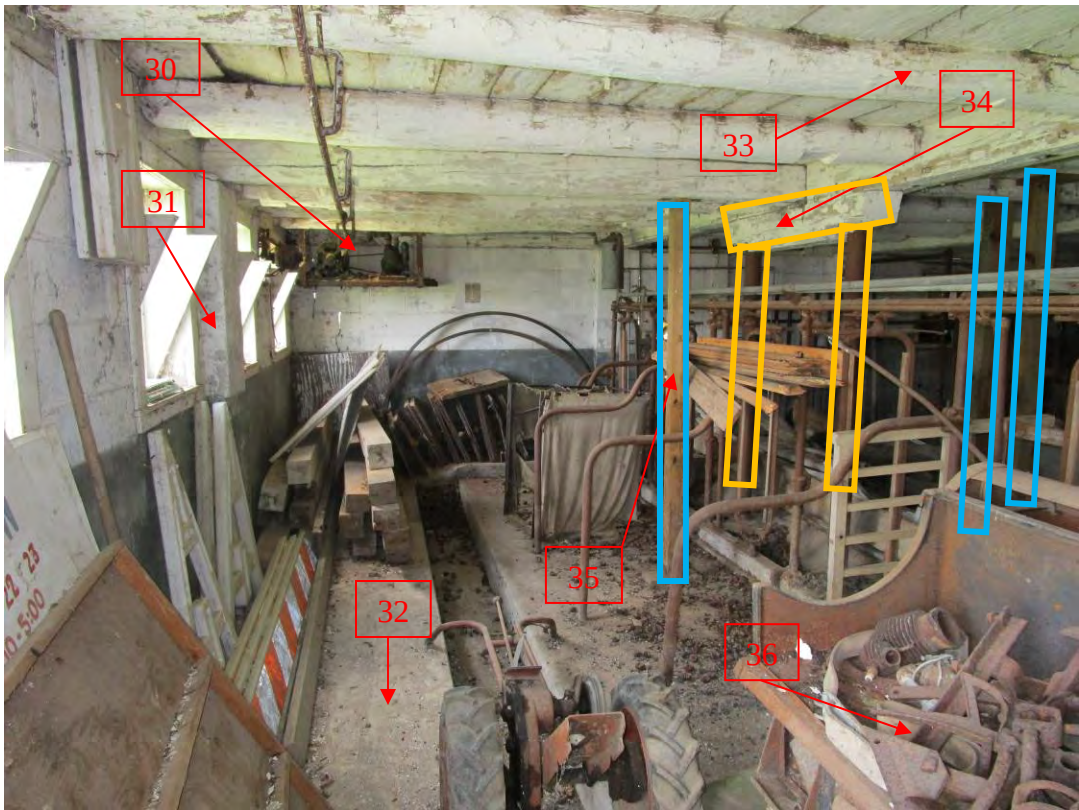
East Elevation



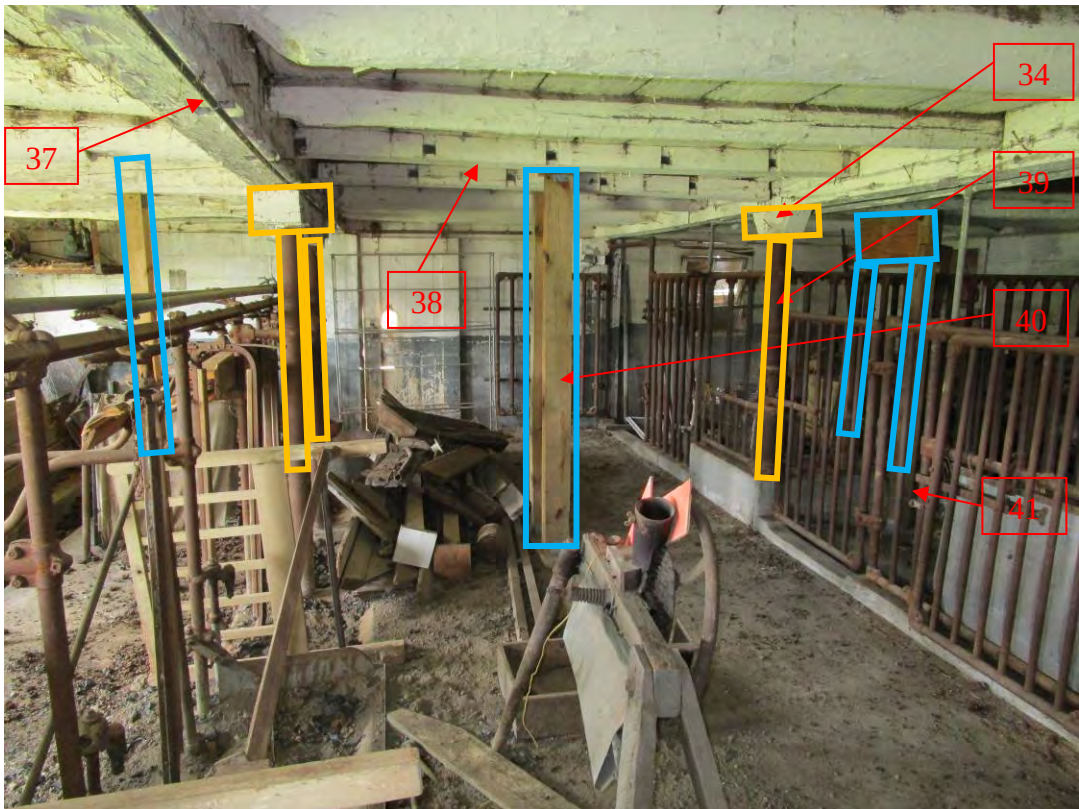
North Elevation



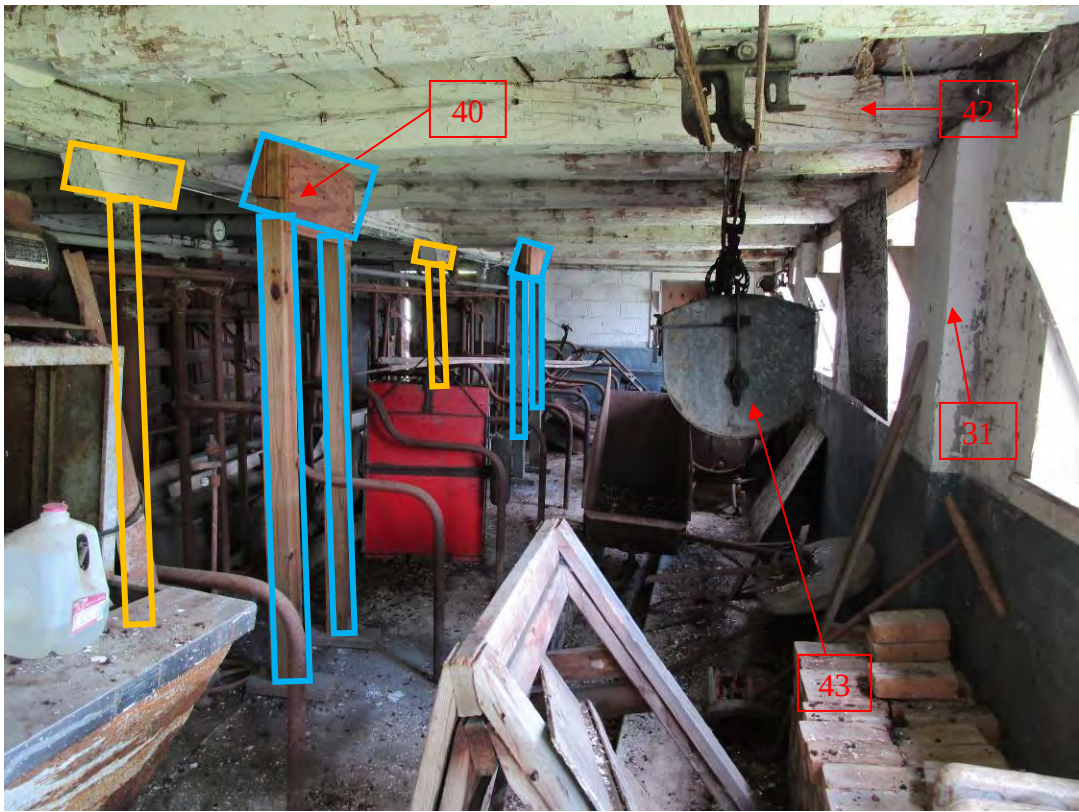
Southeast Corner Detail



North Elevation Looking South



North Elevation Looking South



East Elevation Detail Looking North



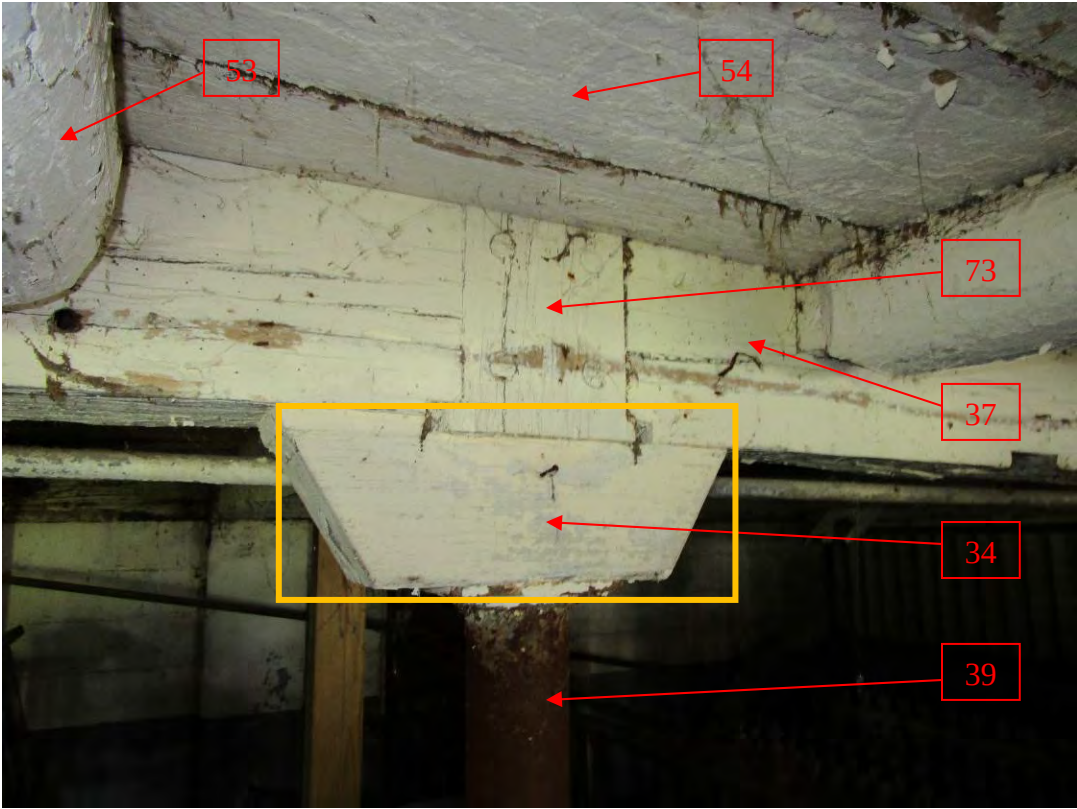
East Elevation Detail Looking Northwest



East Elevation Detail Looking Northeast



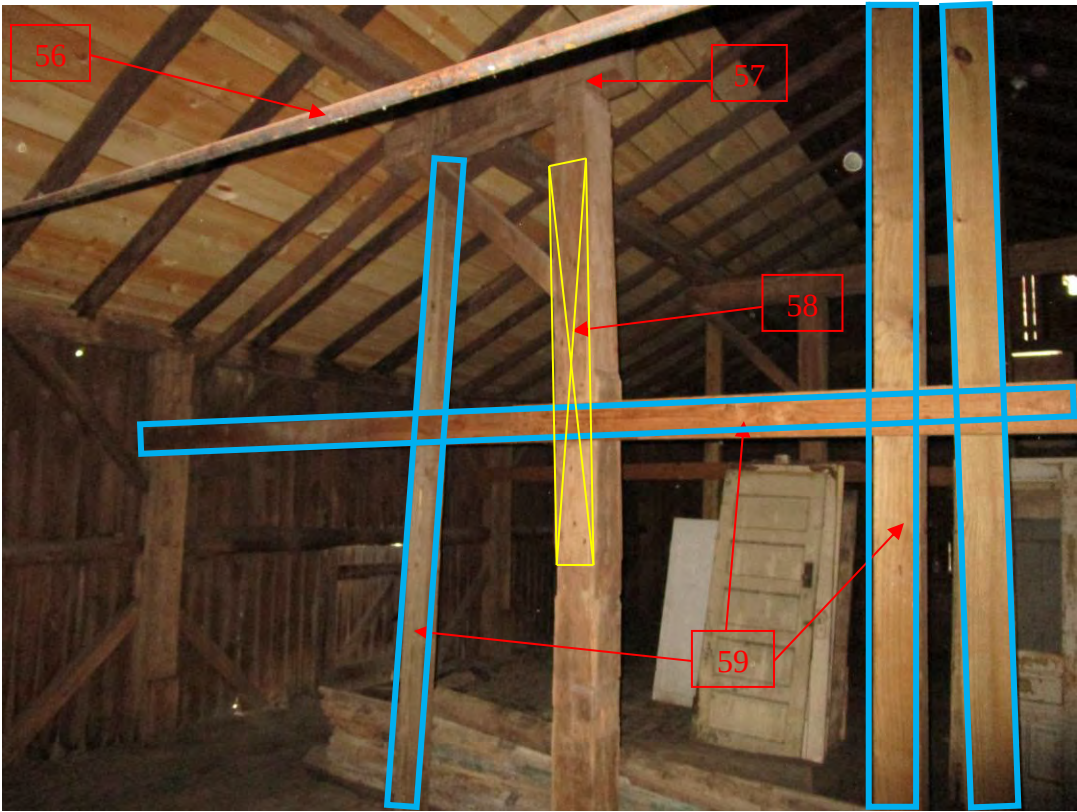
East Elevation Detail Looking West



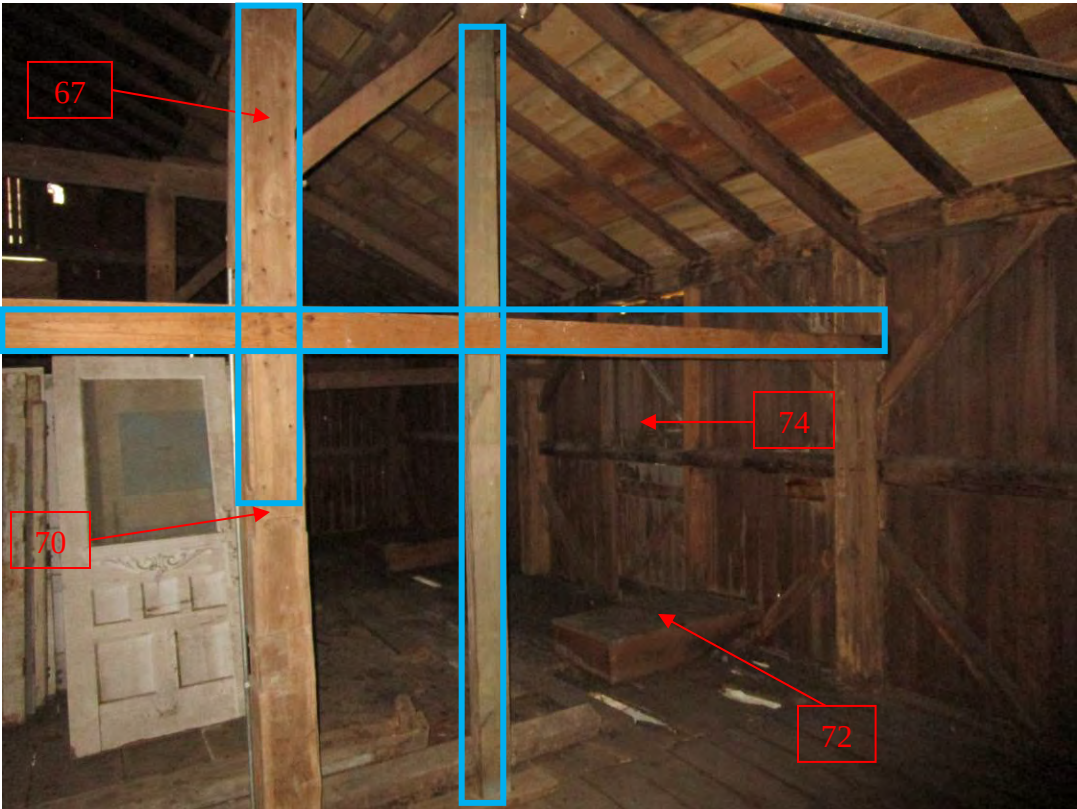
Typical Column and Capital



Floor Failure Northwest Corner



East Elevation Detail Looking Southeast



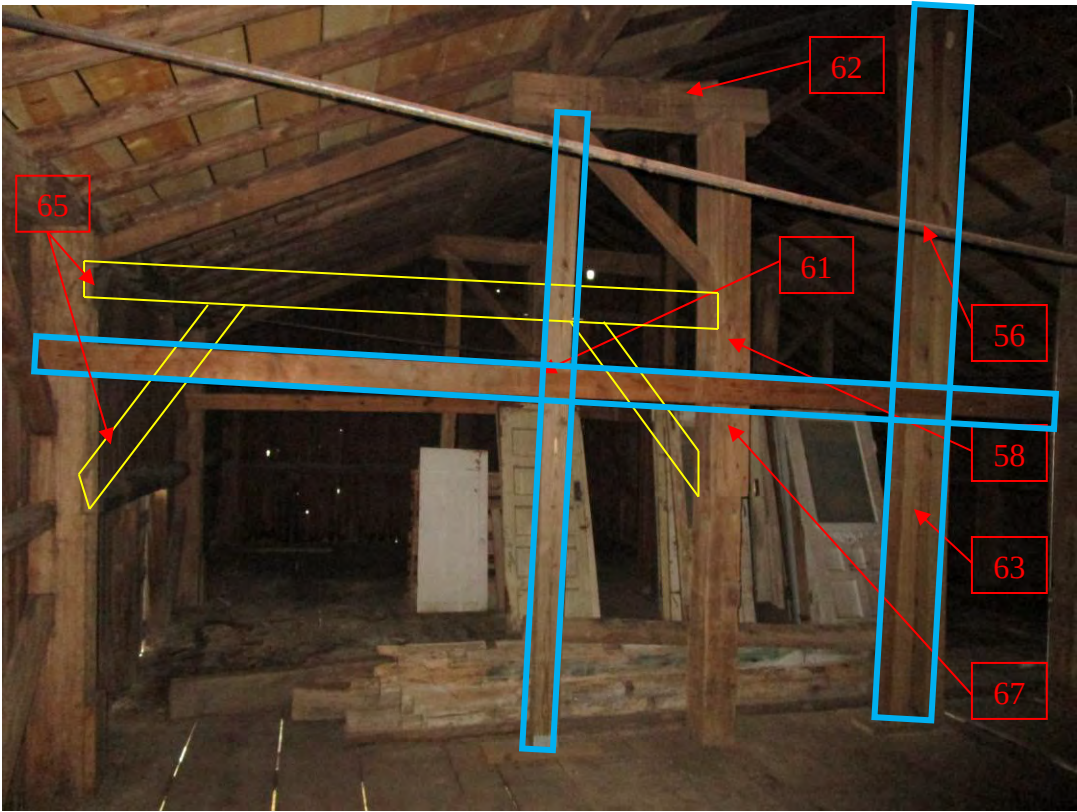
East Elevation Detail Looking Southwest



East Elevation Detail Southeast Corner (Bay 5)



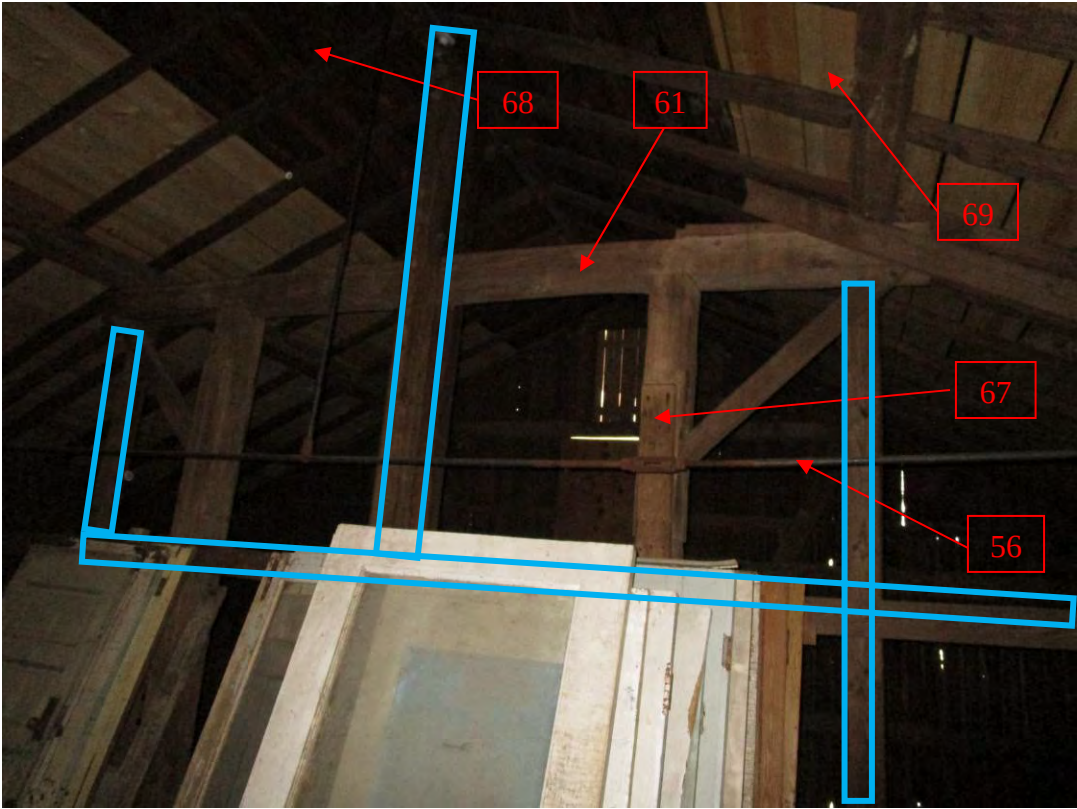
East Elevation Detail Looking East (Center Bay)



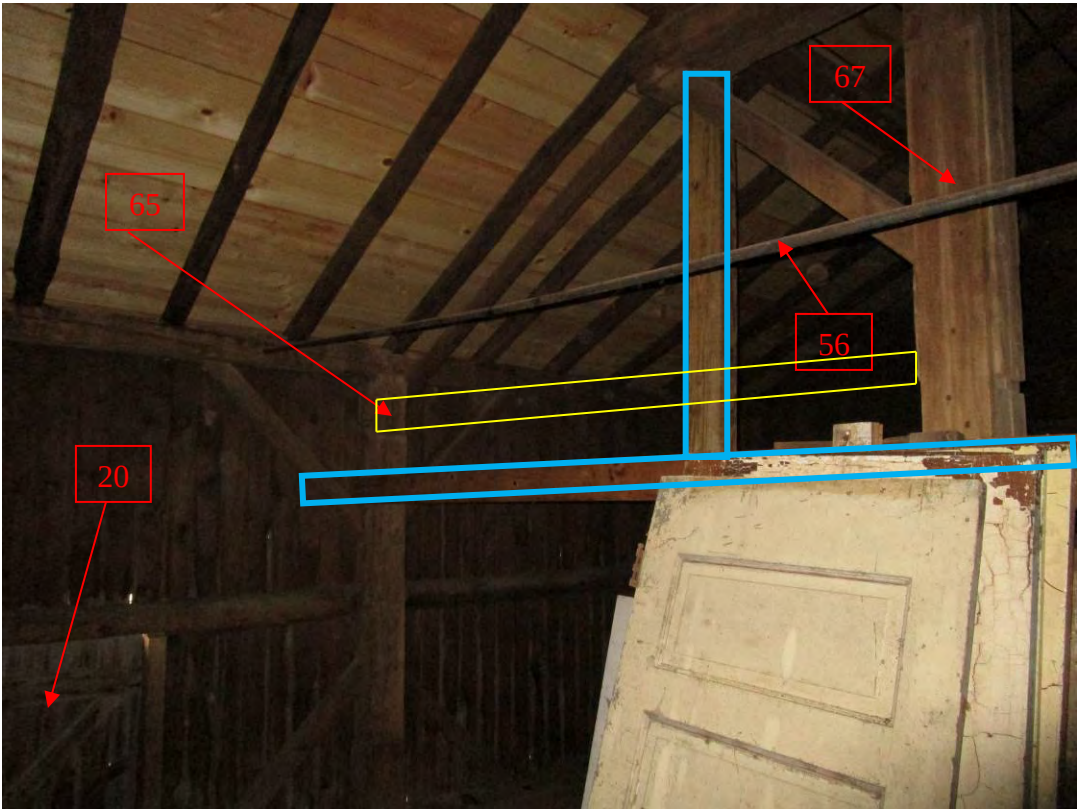
East Elevation Detail Looking South



East Elevation Detail Northwest Corner (Bay 1)



East Elevation Detail Looking South at Uncut Timber Post/Beam



East Elevation Detail Looking Southeast

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site A.J. Geer Store
Original Construction Date: 1908
Relocation Date: 1976
Open Date: 1982
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including painting the wood siding and trim and minor roof repairs. Pathways to the building are poor and should be improved. ADA access to the building should also be provided. There are no gutters and downspouts on the building, and they should be provided to move water way from the building's foundation.

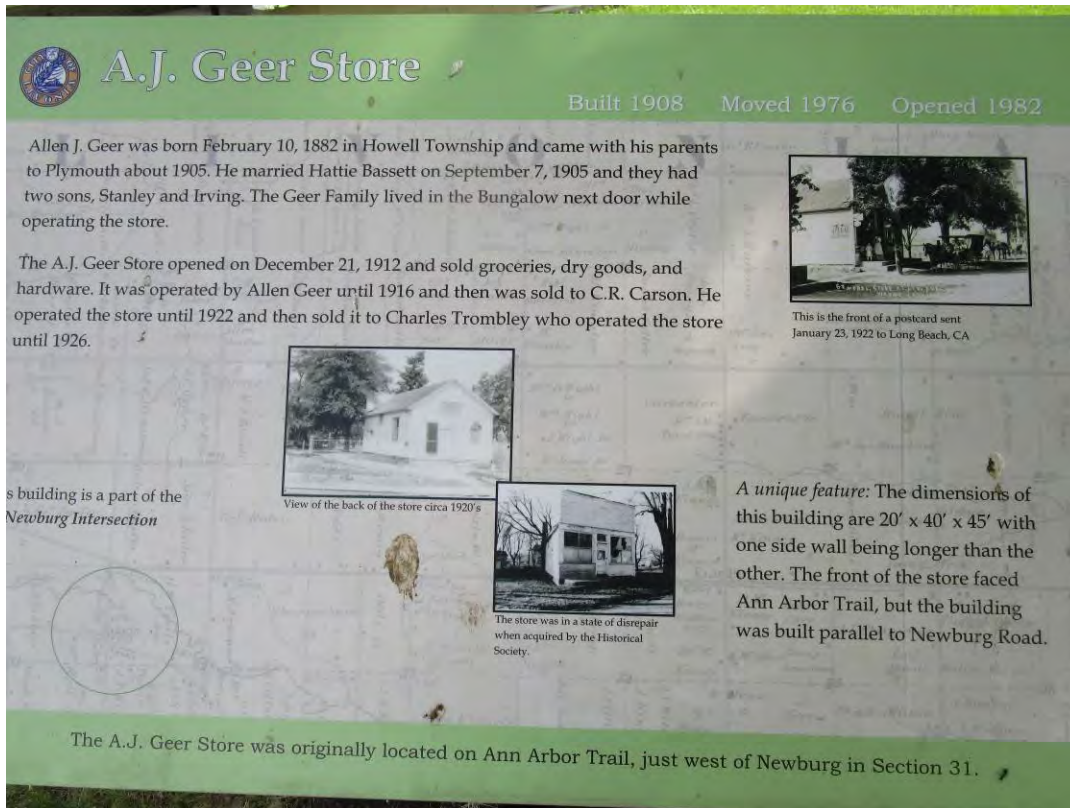
Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Repair ridge cap
Gutters & Downspouts	NA	-	-
Building Structure	Wood	-	-
Exterior Skin	Wood	Fair	Scrape & Paint
Windows	Wood	Fair	Scrape & Paint
Doors	Wood	Fair	Scrape & Paint
Foundation	CMU	Fair/Good	-
HVAC/Ventilation	TBD	-	Vents on west elev.
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Basement/crawl space access hatch on south façade.
3. Front & rear stoop is poured concrete.
4. Front façade lighting is one light that is off center.
5. Steel handrails should be painted white to match building.
6. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$15,000
Building Exterior	\$30,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$65,000



Building Signage



North Elevation



West Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Alexander Blue House
Original Construction Date: 1850's
Relocation Date: NA
Open Date: NA
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including modest patch and painting the wood siding and trim and minor roof repairs. Pathways to the building exist and are in good condition. ADA access to the building exists and is in good condition. Gutters and downspouts do not exist on the building and should be considered. The interior is finished and in good condition. Original remaining material should be stabilized and restored.

Building System	Material	Condition	Notes
Roof	Cedar shake	Good	Miscellaneous repairs
Gutters & Downspouts	No	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair/Good	Scrape & Paint
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	Yes	Good	No apparent issues
Power/Lighting	Yes	Good	No apparent issues
Plumbing	Yes	Good	No apparent issues
ADA Accessibility	Yes	Good	No apparent issues
Life Safety	Yes	Good	No apparent issues
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Extensive scraping and painting required on the north elevation.
3. Masonry chimneys appear to be in good condition but should be inspected.
4. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$45,000
Building Interior	\$20,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$85,000



Building Signage



East Elevation



Partial North Elevation



Partial North Elevation



West Elevation



Partial South Elevation



Partial South Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Bungalow
Original Construction Date: 1913
Relocation Date: 1979
Open Date: 1992
Inspection Date: May 21, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including painting the wood siding and trim and minor roof repairs. Specific attention should be given to the front and rear porch. Pathways to the building do not exist and should be provided. ADA access to the building does not exist and should be provided. There are no gutters and downspouts on the building, and they should be provided to move water away from the building's foundation. Bushes around the front porch should be removed and new planting provided. Existing bushes retain moisture and is not a good condition adjacent to the wood siding.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Repair shed addition
Gutters & Downspouts	NA	-	-
Building Structure	Wood	-	-
Exterior Skin	Wood	Poor/Fair	Scrape & Paint
Windows	Wood	Fair	Scrape & Paint
Doors	Wood	Fair	Scrape & Paint
Foundation	TBD	TBD	Verify CMU condition
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Basement accessed through shed on west façade.
3. Handrails at front porch should be replaced with similar design that are on rear porch.
4. Anachronistic exterior lighting should be replaced with period appropriate fixtures.
5. Exterior paint scheme should consider multi-color solution.
6. Masonry chimney appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
7. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$15,000
Building Exterior	\$30,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$65,000



Building Signage



North Elevation



East Elevation



South Elevation



West Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Cranson-Hinbern House
Original Construction Date: 1840's
Relocation Date: 1985
Open Date: 1987
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including extensive patch and painting the wood siding and trim and minor roof repairs. Brick paver pathways exist to the buildings front entrance and ADA ramp, but do not exist for the south entry porch and should be provided. Gutters and downspouts exist on the front porch, but there are no gutters and downspouts on the rest of the building, and they should be provided to move water way from the building's foundation. Bushes around the front porch and foundation should be removed and new planting provided. Large bushes and plantings retain moisture and is not a good condition adjacent to the wood siding and foundations.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Miscellaneous repairs
Gutters & Downspouts	Alum. (K Style)	Fair	Front porch only
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Poor	Scrape & Paint
Windows	Wood	Fair	Scrape & Paint
Doors	Wood	Fair	Scrape & Paint
Foundation	Poured Concrete	Good	Scrape & Paint
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Fair	No handrails at ramp
Life Safety	TBD	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Replace missing spindles on rear porch.
3. Extensive exterior siding and trim repair required prior to scraping and painting.
4. Exterior paint scheme should consider multi-color solution.
5. Masonry chimneys appear to be in good condition but should be inspected.
6. Antenna mounted to north chimney should be inspected.
7. Exterior hose bibs on east and south elevations.
8. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$5,000
Building Exterior	\$40,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$65,000



Building Signage



West Elevation



South Elevation



Southeast Corner



North Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Detroit United Railway Waiting Room
Original Construction Date: 1899
Relocation Date: 1976
Open Date: 1982
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including minor painting and minor roof repairs. Pathways to the building do not exist and should be provided. ADA access to the building does not exist and should be provided. There are no gutters and downspouts on the building, but there are large overhangs that help keep water away from the building's foundation. Elevation of grade should be lowered around the perimeter of the building to expose foundation to eliminate contact of wood siding with grade.

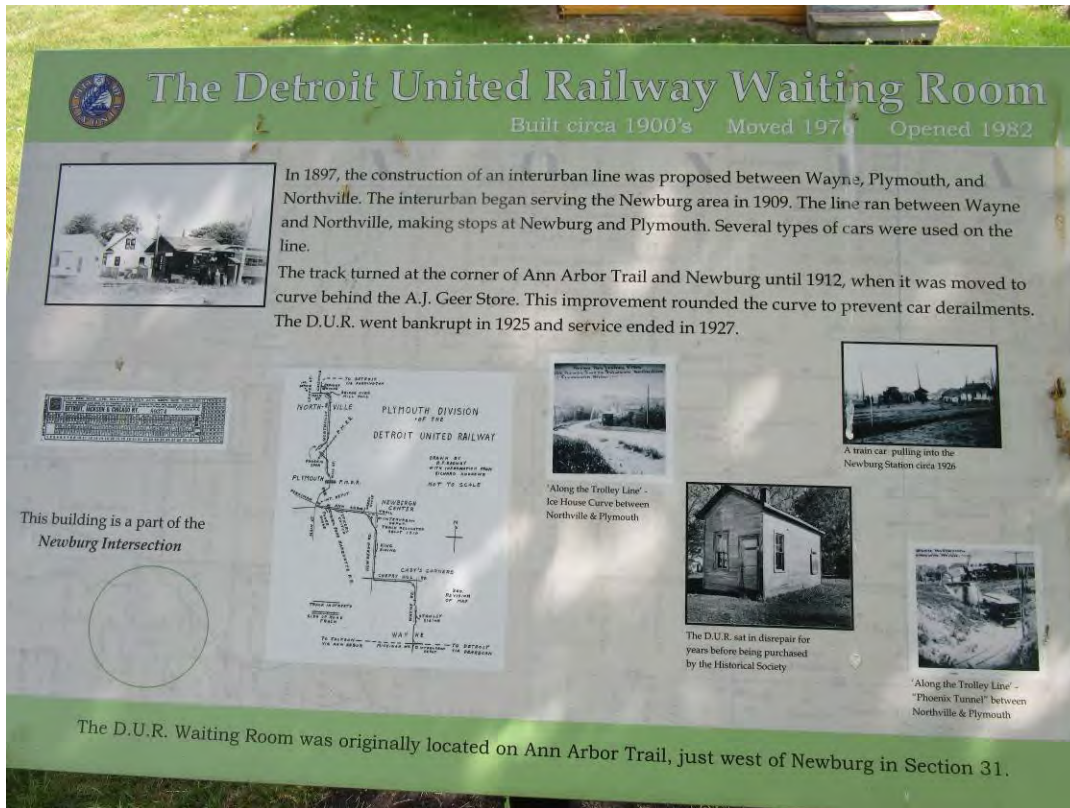
Building System	Material	Condition	Notes
Roof	Cedar shake	Good	-
Gutters & Downspouts	NA	-	Large overhangs
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Good	Misc. paint touch up
Windows	Wood	Good	Misc. paint touch up
Doors	Wood	Good	Misc. paint touch up
Foundation	Poured Concrete	Good	Lower grade
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Masonry chimney appears to be in good condition but should be inspected.
3. The exterior railroad track exhibit appears in good condition.
4. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$5,000
Building Systems	\$5,000
Structural Stabilization	\$0.00
Total	\$30,000



Building Signage



North Elevation



Northeast Corner



Southeast Corner

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Farmhands House
Original Construction Date: 1841
Relocation Date: NA
Open Date: 1977
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including cleaning and minor painting the wood siding and trim and minor roof repairs. Poured concrete pathway exists to the buildings ADA ramp, but do not exist for the front and side entry porches and should be provided. Gutters and downspouts do not exist on the building, and they should be provided to move water away from the building's foundation.

Building System	Material	Condition	Notes
Roof	Asphalt	Good	No apparent issues
Gutters & Downspouts	NA	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Good	Scrape & Paint
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Good	No handrails at ramp
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Minimal exterior siding and trim repair required prior to scraping and painting.
3. Exterior paint scheme should consider multi-color solution.
4. Masonry chimney appears to be in good condition but should be inspected.
5. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$15,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$45,000



Northwest Corner



Southwest Corner



Southeast Corner

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Friends Meeting House
Original Construction Date: 1846
Relocation Date: 1981
Open Date: 1994
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including painting the wood siding and trim and minor roof repairs. Specific attention should be given to the front and rear porch. Pathways to the building are good and provide ADA access to the building.

Building System	Material	Condition	Notes
Roof	Cedar shake	Good	-
Gutters & Downspouts	Yes	Good	Add 5' extensions
Building Structure	Wood	Good	-
Exterior Skin	Wood	Fair/Good	Scrape & Paint
Windows	Wood	Fair/Good	Scrape & Paint
Doors	Wood	Fair/Good	Scrape & Paint
Foundation	Stone	Good	-
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Good	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Basement accessed through hatch on south façade.
3. Existing storm windows are discolored and should be replaced.
4. Exterior paint scheme should consider multi-color solution.
5. Masonry chimney appears to be in good condition but should be inspected.
6. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$40,000



Building Signage



North Elevation



Northeast Corner



South Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Greenhouse / Caretakers House
Original Construction Date: 1841
Relocation Date: NA
Open Date: 1977
Inspection Date: May 25, 2021
Prepared by: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including minor patch and painting the wood siding and trim and minor roof repairs. Brick paver pathways exist to the buildings front entrance and ADA ramp, but do not exist for the south entry porch and should be provided. Gutters and downspouts do not exist on the front porch and side porch, and they should be provided to move water way from the building's foundation.

Building System	Material	Condition	Notes
Roof	Asphalt	Good	Miscellaneous repairs
Gutters & Downspouts	Alum. (K Style)	Good	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Good	Scrape & Paint
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	Poured Concrete	Good	No apparent Issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	Yes	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Building is used for maintenance crew vehicles. Vehicle parking presents poor image from approach path to the Hill House Museum.
3. Exterior paint scheme should consider multi-color solution.
4. Masonry chimney appears to be in good condition but should be inspected.
5. Cupola appears to be in good condition but should be inspected.
6. Greenhouse appears to be in good condition but should be inspected.
7. Exterior hose bibs on east and south elevations.
8. Trees overhanging the roof need to be cut down or cut back beyond the roof line.
9. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$40,000



East Elevation



North Elevation



Northwest Corner



Southeast Corner

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Hill House Museum
Original Construction Date: 1841
Relocation Date: Original Site
Open Date: 1977
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance. Brick paver pathway exist to the buildings front entrance and a poured concrete sidewalk leads to the ADA ramp on the east. No pathway exists for the west entry porch and should be provided. Gutters and downspouts do not exist on the building, and they should be provided to move water way from the building's foundation. Bushes around the front porch and foundation should be removed and new planting provided. Large bushes and plantings retain moisture and is not a good condition adjacent to the wood siding and foundations.

Building System	Material	Condition	Notes
Roof	Asphalt	Good	-
Gutters & Downspouts	NA	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Good	-
Windows	Wood	Good	-
Doors	Wood	Good	-
Foundation	Field Stone	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Good	-
Life Safety	TBD	-	-
Lightning Protection	Yes	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Masonry chimney appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
3. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$40,000



East Elevation



North Elevation



Northwest Corner



South Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site History House
Original Construction Date: 1950's
Relocation Date: NA
Open Date: NA
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in fair condition. The building exterior and site requires general maintenance including power washing siding, cleaning roof, and trim vegetation. Pathways to the building exist and are in fair condition. ADA access to the building does not exist and should be provided. Gutters and downspouts do not exist on the building and should be considered. The interior was not accessed but is assumed to be in fair condition. Existing building systems were not accessed but are assumed to be in fair condition.

Building System	Material	Condition	Notes
Roof	Asphalt	Good	Miscellaneous repairs
Gutters & Downspouts	No	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Alum	Fair/Good	Clean
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Minor clean up is required on the exterior and site.
3. Masonry chimneys appear to be in good condition but should be inspected.
4. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$5,000
Building Systems	\$5,000
Structural Stabilization	\$0.00
Total	\$30,000



South Elevation



East Elevation



North Elevation



West Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Kingsley House
Original Construction Date: 1843
Relocation Date: 1977
Open Date: 1986
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including patch and painting the wood siding and trim and modest roof repairs. ADA access to the building is provided by a ramp, but there are no existing pathways to the building and should be provided. Gutters and downspouts do not exist on the building, and they should be provided to move water way from the building's lower roof and foundation.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Miscellaneous repairs
Gutters & Downspouts	NA	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair	Scrape & Paint
Windows	Wood	Fair	Scrape & Paint
Doors	Wood	Fair	Scrape & Paint
Foundation	Field Stone	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Fair	No handrails at ramp
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Basement accessed through hatch on north elevation.
3. Modest exterior siding and trim repair required prior to scraping and painting.
4. Exterior paint scheme should consider multi-color solution.
5. Masonry chimney appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
6. Trees overhanging the roof need to be cut down or cut back beyond the roof line.
7. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$15,000
Building Exterior	\$45,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$80,000



Building Signage



South Elevation



East Elevation



North Elevation



Northwest Corner



West Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Newburg Church
Original Construction Date: 1848
Relocation Date: 1977
Open Date: 1984
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including extensive patch and painting the wood siding and trim and minor roof repairs. Brick paver pathways exist to the buildings front entrance and ADA ramp, but do not exist for the south entry porch and should be provided. Gutters and downspouts exist on the front porch, but there are no gutters and downspouts on the rest of the building, and they should be provided to move water way from the building's foundation.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Misc. repairs
Gutters & Downspouts	Alum. (Half Round)	Fair	Add 5' extensions
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair/Good	Scrape & Paint
Windows	Wood	Fair/Good	Scrape & Paint
Doors	Wood	Fair/Good	Scrape & Paint
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Good	No apparent issues
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Modest exterior siding and trim repair required prior to scraping and painting.
3. Exterior paint scheme should consider multi-color solution.
4. CMU foundation has an existing brick ledge, and it appears that the brick/stone veneer was never installed.
5. Masonry chimney appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
6. Bell tower appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
7. Basement window wells need to be cleaned of debris.
8. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$35,000
Building Interior	\$20,000
Building Systems	\$15,000
Structural Stabilization	\$0.00
Total	\$80,000



Building Signage



South Elevation



East Elevation



West Elevation



North Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Newburg School
Original Construction Date: 1861
Relocation Date: 1987
Open Date: 1990
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including modest patch and painting the wood siding and trim and minor roof repairs. Pathways to the building do not exist and should be provided. ADA access to the building does not exist and should be provided. Gutters and downspouts exist on the rear addition, but there are no gutters and downspouts on the rest of the building, and they should be provided to move water way from the building's foundation.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Miscellaneous repairs
Gutters & Downspouts	Alum. (K Style)	Good	Add 5' extensions
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair	Scrape & Paint
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	CMU/Brick Veneer	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Porch on the north elevation is in poor condition.
3. Modest exterior siding and trim repair required prior to scraping and painting.
4. Exterior paint scheme should consider multi-color solution.
5. Masonry chimney appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
6. Bell tower appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
7. Outhouse appears to be in good condition.
8. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$20,000
Building Exterior	\$45,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$85,000



Building Signage



Southeast Corner



East Elevation



Northeast Corner



Southwest Corner



Outhouse East Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site North Barn
Original Construction Date: 1841
Relocation Date: Original Site
Open Date: 1977
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in poor condition. The building exterior requires general maintenance including extensive patch and painting the wood siding and trim and roof replacement. Poured concrete pathway is the ADA ramp to the buildings front entrance on the upper level, but pathways do not exist around the other sides of the building. Doors and windows are in poor condition and should be restored to working order. Gutters and downspouts do not exist on the building, and they should be provided to move water way from the building's foundation.

Building System	Material	Condition	Notes
Roof	Asphalt	Poor	Replace roof
Gutters & Downspouts	NA	Fair	-
Building Structure	Wood	Poor/Fair	Requires inspection
Exterior Skin	Wood	Poor	Scrape & Paint
Windows	Wood	Fair	Scrape & Paint
Doors	Wood	Poor	Scrape & Paint
Foundation	Field Stone	Good	Misc. tuckpoint
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Fair	No handrails at ramp
Life Safety	TBD	-	-
Lightning Protection	Yes	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Extensive exterior siding and trim repair required prior to scraping and painting.
3. Exterior paint scheme should consider multi-color solution.
4. ADA ramp and railings require modest repair including patching and painting.
5. Cupola appears to be in poor condition based on visual inspection from grade but should be inspected at roof level.
6. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$30,000
Building Exterior	\$375,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$50,000
Total	\$490,000



West Elevation



Southeast Corner



Equipment Storage Shed



Northwest Corner

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Parsonage
Original Construction Date: 1924
Relocation Date: 1977
Open Date: NA
Inspection Date: May 21, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance. Pathway to the front porch is on good condition. ADA access to the building does not exist and should be provided.

Building System	Material	Condition	Notes
Roof	Asphalt	Good	No apparent issues
Gutters & Downspouts	Alum. (K Style)	Good	Add 5' extensions
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair/Good	No apparent issues
Windows	Wood	Fair/Good	No apparent issues
Doors	Wood	Fair/Good	No apparent issues
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Exterior paint scheme should consider multi-color solution.
3. CMU foundation has an existing brick ledge, and it appears that the brick/stone veneer was never installed.
4. Masonry chimney appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
5. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$40,000



Northwest Corner



Southeast Corner

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Print Shop
Original Construction Date: 2001
Relocation Date: NA
Open Date: NA
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior and site requires general maintenance including power washing siding, cleaning roof and windows. Pathways to the building exist and are in fair condition. ADA access to the building exists. Gutters and downspouts exist on the building and should be cleaned. The interior was not accessed but is assumed to be in fair condition. Existing building systems were not accessed but are assumed to be in fair condition.

Building System	Material	Condition	Notes
Roof	Asphalt	Good	-
Gutters & Downspouts	Yes	Good	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Good	Misc. paint touch up
Windows	Wood	Good	Misc. paint touch up
Doors	Metal	Good	-
Foundation	Slab on Grade	Good	-
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. The building requires minimal work.
3. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$5,000
Building Systems	\$5,000
Structural Stabilization	\$0.00
Total	\$30,000



East Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Shaw House
Original Construction Date: 1843
Relocation Date: 1981
Open Date: 1983
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including extensive patch and painting the wood siding and trim and minor roof repairs. Gravel pathways to the buildings front entrance is in poor condition and no path exists for the north entry porch and should be provided. Gutters and downspouts do not exist on the building, and they should be provided to move water way from the building's foundation.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Miscellaneous repairs
Gutters & Downspouts	NA	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Poor	Scrape & Paint
Windows	Wood	Fair	Scrape & Paint
Doors	Wood	Fair	Scrape & Paint
Foundation	Field Stone	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Modest exterior siding and trim repair required prior to scraping and painting. Wood base water table requires extensive patching and new flashing.
3. Exterior paint scheme should consider multi-color solution.
4. Masonry chimneys appear to be in good condition based on visual inspection from grade but should be inspected at roof level. Chimney support on north elevation requires stabilization.
5. Trees overhanging the roof need to be cut down or cut back beyond the roof line.
6. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$20,000
Building Exterior	\$75,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$115,000



Building Signage



South Elevation



Southeast Corner



North Elevation



Northwest Corner



Main Approach



Public Engagement

Appendix



Touch a Truck Wrap-up Notes

August 30, 2021

As a part of the Touch a Truck event, the consultant team was present at the Park and with the assistance of Greenmead staff, had a couple pop-up tents set up across from the Blue House. One tent was filled with displays about the park and the Greenmead365 project while the other tent had a display on traditional ice cream making and two machines that kids could take their turn churning to make ice cream from scratch. The vanilla recipe that Emily Tchorz-Fielder found was delicious.

Saturday was eye-opening about what families do with small children on the weekend. Both the parents and the children are laser-focused on accomplishing what they've set out to do – see big trucks and equipment. It was difficult for members of the consultant team to engage with parents about the park directly, but the team did have some success talking to the parents while their kids were grinding the ice cream maker.

The interactions with the parents and kids confirmed many concerns/issues facing the park:

- 1) Many people who live in Livonia or nearby have never heard of/visited Greenmead before or that they come to visit once per year for a special event, like Touch a Truck
- 2) The web presence of Greenmead is lacking right now. Due to the regional draw and uniqueness of this asset, there will likely be recommendations that its online profile be elevated and work to increase the exposure of the park not just in Livonia but across the region
- 3) Families love going to Greenfield Village
- 4) Families love a petting zoo
- 5) Families enjoy going on nature walks on the weekends
- 6) Families are looking for events/activities to go with their children on the weekends
- 7) Families love to go to playgrounds
- 8) Families are looking for engaging exhibits that are tactile and interactive
- 9) People are looking for activities to do together, and walking through the Village while it is open is something that they'd consider doing, but having the facility open more frequently would be necessary
- 10) More shade is needed in the Village
- 11) Improved signage – people have driven by for years and don't know that the park is there or what it is
- 12) Water fountains and rest facilities

Can Greenmead be better positioned to be a better host to special events so that more events take place at the park that are prepared and hosted by other groups? Due to staffing constraints, the team recognizes that special events organized and hosted by the City cannot be the only way to try to enliven the park. There isn't enough City staffing and won't likely be and special events can only be a part of the solution. Special events-only effort becomes a cyclical activity that isn't sustainable (drawing an audience interested in that specific activity once per year, often unable to turn them into repeat customers without the event) and special events can easily be washed out by bad weather. Special events may be part of the solution, but it is only a small component. Special events should be used to expose Greenmead to folks who wouldn't have come before but that may come back on their own or for another event/activity.

Greenmead Park in Livonia is 'underutilized.' Officials want it to reach its potential.

[Shelby Tankersley](#)

Published 8:45 AM ET Oct. 15, 2021 [Hometownlife.com](#)



Livonia Councilman Jim Jolly likes that Greenmead Historical Park allows his children to see history with their own eyes.

"I think what is particularly drawing for my kids is they like seeing these old buildings," he said. "They learn about history in school and it kind of seems like a faraway thing... But they can see a general store, a church and different buildings that were actually here in this community."

Jolly is chairing the steering committee to create a master plan for Greenmead, at the corner of Eight Mile and Newburgh roads, that will guide the site for several decades.

The park is currently open to the public for free and hosts a number of events — [Night of Lights](#) in December and the Motor City Irish Fest in the summer are two — held there. Greenmead has a variety of historical buildings previously used elsewhere in Livonia and surrounding cities and has a sledding hill and walking trail, as well.

"We want this to be a site that is utilized and a park that is valued by our residents as somewhere they can go 365 days a year," Jolly said. "It's exciting. We have this great asset in Livonia and it's been completely underutilized, underfunded, under-thought-through."

Hearing from the people on what they'd like to see

The Greenmead 356 Master Plan committee created a website, greenmead365.com, where people can learn more about the park, the planning process and share their own ideas for its future. The committee also plans to send another survey to residents to gather more feedback.

"Public input does have a lot of say into it because ultimately it's a democracy," said Dan West, CEO of the Livonia Chamber of Commerce.



West said one of his personal hopes for the site is for it to give families a community asset to enjoy. He lives near the park and visits it often.

"We believe this could be a prime regional attraction," he said. "Greenfield Village has their thing; we could have our thing here for western Wayne and southern Oakland County."

Jolly and Ted Davis, the city's parks and recreation superintendent, said their biggest hope is to see the park well-used all year long. Another local leader, Councilman Brandon McCullough, has floated the idea of [a live music venue](#) at Greenmead.

"At one point the Hill House had a working farm on the property," Jolly said. "It would be great to have some degree of a petting zoo or farm animals to kind of bring back the feel of what that site was originally back in the day ... It would be

great when we have these fall days instead of going out to a cider mill or apple orchard outside of Livonia, we could have some of those experiences here at Greenmead."

But, at this point, Jolly said the committee is "considering everything" and looking for the public's guidance.

Fixing up the historical buildings

One thing the committee knows needs to happen is a capital needs plan for the historical buildings at the park. While some are open to the public, others are not.

"Imagine if you owned a historic home," Davis said. "It's a great house built 100-plus years ago. You're going to have daily, weekly and monthly maintenance. We have a lot of that."

Davis hopes to give four of the structures new roofs next year and is looking forward to having a plan to improving all the buildings. The master plan should be completed in early 2022 and cost roughly \$80,000 to create.



"Doing a needs assessment for each one of the buildings is a specific part of the plan," Jolly said. "We've had experts in all of these buildings as part of 365 to tell us what needs to be done and give us a roadmap to actually accomplishing that."

The city will look to get local cooperate partners to help fund building rehab projects. Davis said potentially charging a small per-car fee at the park for future upkeep isn't completely out of the question, either.

Between repairs and new additions, the master plan should, in Jolly's words, help Greenmead be "what it should have been from the beginning."

"This is distinct to our community," West said. "Not everybody has a historical village like this."

Contact reporter Shelby Tankersley at stankersle@hometownlife.com or 248-305-0448. Follow her on Twitter [@shelby_tankk](https://twitter.com/shelby_tankk).

How do you and how would you use Greenmead?

SURVEY RESPONSE REPORT

30 August 2021 - 01 November 2021

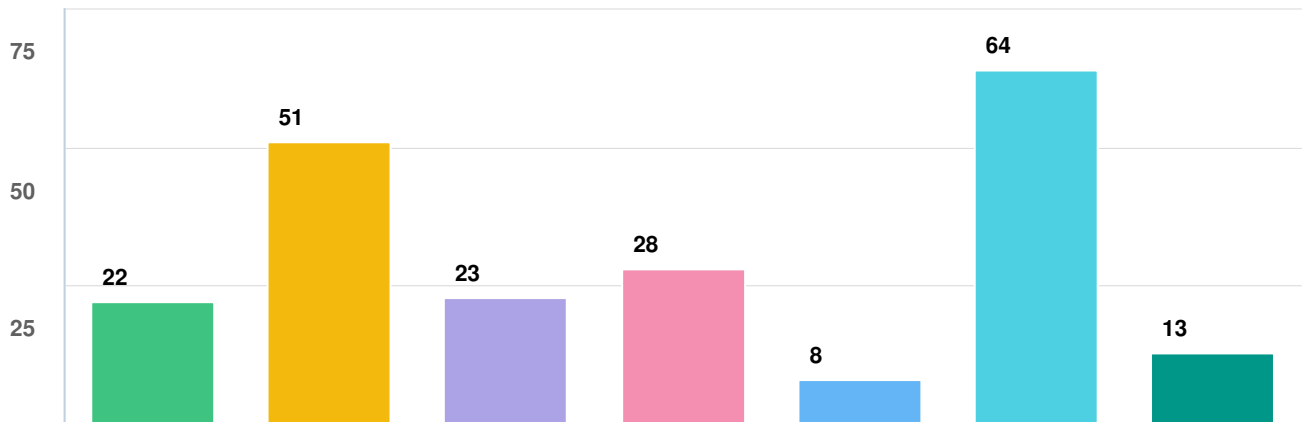
PROJECT NAME:

About Greenmead 365



SURVEY QUESTIONS

Q1 What is your favorite facility/place/activity at Greenmead Historical Park that you like to visit?



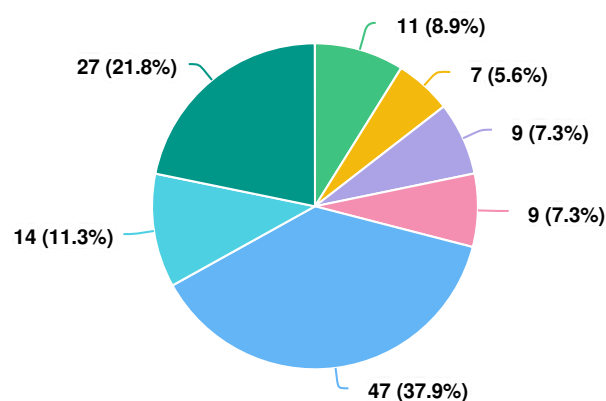
Question options

- Simmons-Hill House and Garden
- Greenmead Historical Village
- Greenmead Community Garden
- Virginia B. Matley Nature Trail
- Soccer fields
- Special events
- Other (please specify)

Optional question (125 response(s), 3 skipped)

Question type: Checkbox Question

Q2 How often do you visit Greenmead Historical Park?



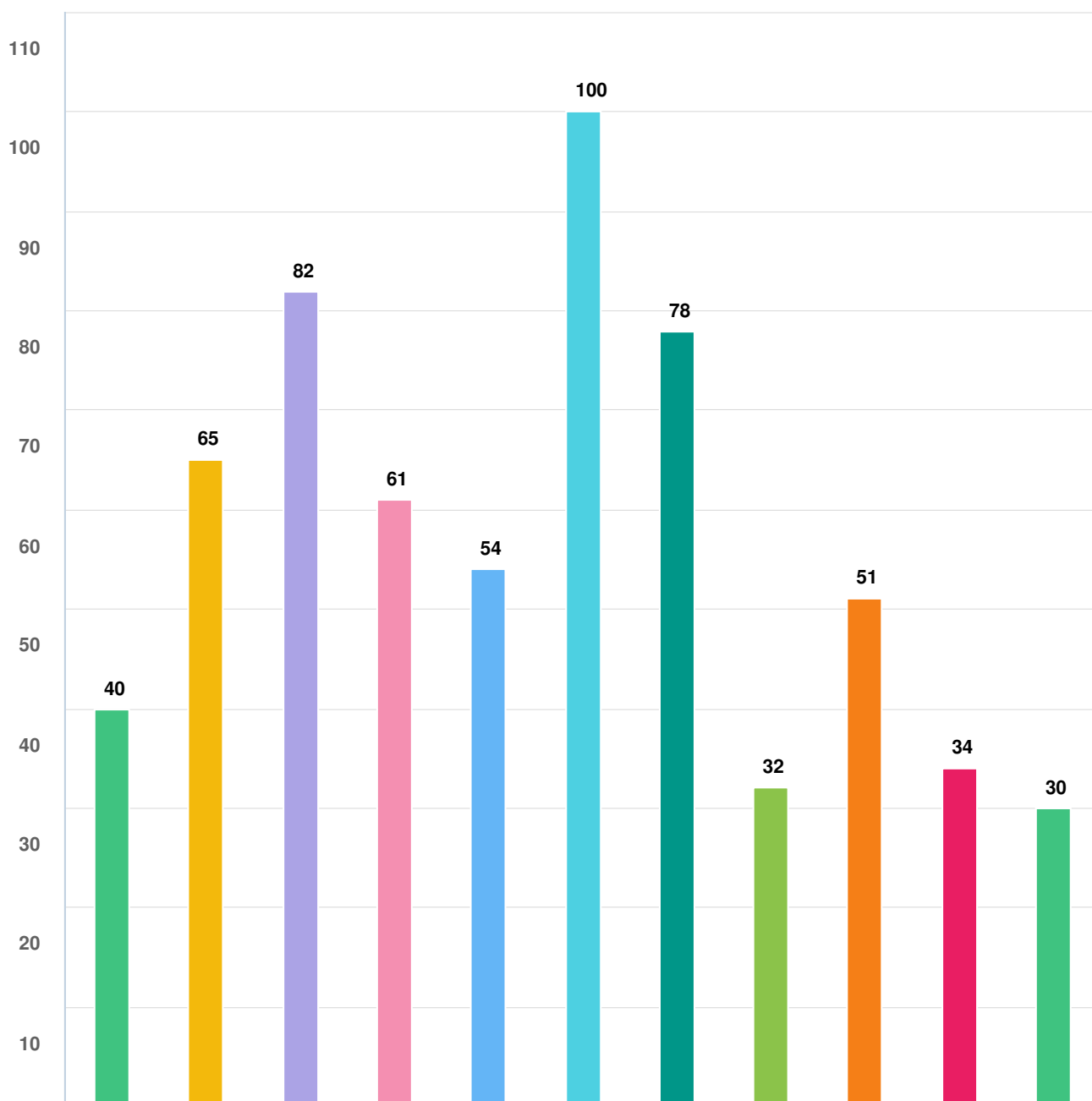
Question options

- Multiple times per week
- Weekly
- Several times per month
- Monthly
- A few times per year
- Yearly
- Yearly - for a special event

Optional question (124 response(s), 4 skipped)

Question type: Radio Button Question

Q3 What type of event would bring you to visit Greenmead Historical Park more often?
Please select all that apply



Question options

- Petting Zoo ● Expanded Greenmead Historical Village building display ● Expanded Nature Walk
- Specialty stores at the Village ● On-site interpreters/docents and live farm-life demonstrations
- History-themed events held on-site (Christmas Market) ● Concerts and special city events hosted at the park
- Agricultural teaching facility ● Historical displays of Victorian life ● Environmental teaching facility
- Other (please specify)

Optional question (127 response(s), 1 skipped)

Question type: Checkbox Question

Q4 | In 20 years, what will successful development at Greenmead look like?

Musiclady

9/21/2021 04:43 AM

An active area that looks inviting to explore as you drive by. A place easily accessible by bicycle from Newburgh Rd corridor.

Octavia

9/21/2021 02:47 PM

A place where historical demos and hands-on learning occurs. Every school child in Livonia (public and private) attending a one room schoolhouse lesson field trip (give our residents ownership of the site)

Scatterd

9/22/2021 04:40 PM

A go to destination for families that is open all year round and offers events for all types of people.

Marie

9/25/2021 07:56 AM

A mix of community and historical programming. Greenmead has the potential to be a gathering place, something along the lines of Kellogg Park in Plymouth.

CKlockner

9/29/2021 02:09 PM

See above

Lefollmer

9/29/2021 06:24 PM

Not sure

Simone

9/29/2021 06:57 PM

A small version of Greenfield Village in Dearborn.

kellyd415

9/30/2021 05:50 AM

It would be nice to have a playground, paved paths for easy access for those with strollers and wheelchairs, and pavilions for hosting events.

dmcdonald

9/30/2021 06:37 AM

Keep the historical nature of the venue, but with lots of special events and concerts. Perhaps the addition of a small amphitheater

Zack R.

9/30/2021 06:48 AM

More interesting, signature landscaping on berms along Newburgh and 7 Mile. Right now the roadside appearance is lackluster and just another field to drive by.

Deborah

9/30/2021 07:55 AM

expansion and accessibility.

Jason

9/30/2021 08:52 AM

An even center for concerts fairs, and family evens

Crscott

9/30/2021 01:50 PM

The stores and building opened and staffed more.

Gail McKillop

9/30/2021 06:22 PM

Handicapped accessable walkways.

Lindsay Kemp

9/30/2021 07:19 PM

Beautiful park and pavilions

Stephanie I

10/01/2021 05:20 AM

Development that embraces climate change and positions Livonia as a forward-thinking community with demonstrative learning facilities to help Livonia residents and neighbors embrace sustainability. Green roofs, water catchment, and other installations would be a great way to engage students, families, and other visitors. Ideally there would be a real effort to making the facilities accessible to all abilities and inclusive of all families.

Joe

10/01/2021 06:19 AM

Natural. Please do not cement everything and cut down trees (plant more). It is one area in Livonia that is not over developed. Livonia already has too much cement and traffic.

lindseyrennie

10/02/2021 12:50 PM

People wanting to come weekly

Jodi

10/02/2021 06:58 PM

Events that are free

Dylan E

10/04/2021 04:47 AM

Promotion of the parks existence. I have been there once and forget about it only because I hear of the park once a year AFTER an even had already taken place.

nojokes

10/04/2021 08:52 AM

expansion of historical buildings/events.

brian 10/04/2021 06:21 PM	More community events like the autumn festival
Z 10/05/2021 07:27 PM	More historical buildings and well kept up. More frequent city events.
christine 10/07/2021 10:42 AM	a multi purpose victorian village with year round events and access
JaneyG 10/11/2021 09:27 AM	Family events, events for Teenagers and college age students would be great. There is not much for them to do but hang out at the skate park and get in fights or hang out behind the Kroger Plaza on 5 Mlle and East of Merriman and smoke weed. Or they meet at the Creek and drink and smoke weed. You will need to hire someone just to make programs and fun events for the 15-21 year olds. I like the Christmas Walk I hope that continues.
John Avgoustis 10/15/2021 07:17 AM	A working cider mill would be a HUGE draw. Also, I would be in favor of permanent weekend flea markets during the warm months. It would drive weekly traffic and be a steady source of revenue. The markets should also incorporate a permanent Farmer's Market. It's a much bigger footprint that Wilson Barn and needs events to be more regular to drive traffic and revenue. An small stage for performing arts would be appropriate as well.
KA 10/15/2021 06:26 AM	I'd love to see family friendly activities come here, and in a reasonable manner. Meaning we avoid some of the events because of traffic and rude people, having it open some weeknights would be really nice to help avoid the rush for people that need it. Accommodating, like rotary park.
MaddyD 10/15/2021 06:49 AM	I think a place for community engagement and get togethers. Farmers Markets, craft shows, holiday themed events, tours and historical staging, summer concerts, etc.
Heather 10/15/2021 07:17 AM	I thinks cute shops, maybe a place for small food and a farm.
Robin Persiconi 10/15/2021 07:45 AM	Farmers markets, many more special events, markets, holiday markets, expanded paved biking and walking trails, permanent restroom facilities like at parks.

Alan

10/15/2021 09:01 AM

The multiple historical related commissions/boards should be transitioned into one oversight entity to facilitate decision-making and progress onsite.

Dave MacFarland

10/15/2021 10:12 AM

Regular and unique events that drive enough revenue to take care of maintenance and continued beautification.

AlgiersGirl

10/15/2021 12:10 PM

Earn enough revenue to maintain buildings, maybe even add some. I am glad they added the schoolhouse.

PamE

10/15/2021 01:05 PM

Expansion of building use, becoming the central gathering space for Livonia with summer weekly music events. Food vendors on site during all events, possibly local food trucks setting up at events.

theresafrost@gmail.com

10/15/2021 02:01 PM

Venue for holiday events and outdoor concerts and festivals

Park lover

10/15/2021 02:13 PM

The large open spaces and gardens will remain no matter what else changes. I need to walk in that large field and go there almost daily.

Anna

10/15/2021 02:24 PM

Buildings open on a more regular basis, better building upkeep, regular historical events

Dan

10/15/2021 02:25 PM

Very much like today

Lindsay Cragel

10/15/2021 02:29 PM

More focus on history

Laura Roaden

10/15/2021 03:52 PM

Events like a farmers market every weekend. Holiday celebrations. School field trips to learn about local history with a working farm. Summer camps for kids.

Stephanie Edwin

10/16/2021 05:49 AM

Splash pad for community use, play equipment for kids, picnic areas similar to Heritage Park, move farmers market, nice

bandshell for Music from the Heart, sidewalks on Newburgh to increase accessibility, shop for ice cream/coffee, ice rink in winter similar to Downtown Farmington. Historical buildings refinished similar to Greenfield Village - many are showing their age now.

Newburgh

10/16/2021 07:26 AM

Well maintained facility that is accessible by bikes or walking. Location will be a gathering place for Livonia events. It will also celebrate Livonia's history and key industries that lead to Livonia's development. Greenmead will be supported in part by corporate sponsorships.

ssherry734

10/16/2021 08:17 AM

I've visited hundreds of historical parks throughout the USA. I think the most successful ones retain the historical integrity of the site, focus on a clear theme, have a mixture of historical buildings to visit plus related retail and event venues, and host a variety of historical themed events throughout the year.

Melissa Raveed

10/16/2021 07:46 AM

A place where the story of what life was like in this part of Michigan can be taught to all generations, as well as a dynamic site where events focusing on the arts, music and food can happen.

rugged artistry

10/16/2021 08:11 AM

I think Greenmead is far underused. I did happen to drive by recently and saw a craft show and BBQ event happening. I think that's great but I'm not aware of any advertising for this event. I missed the AMC car event because I didn't find out about it until after it had happened. Advertising is very important.

Kathy

10/16/2021 10:51 AM

It could be like a regional Greenfield Village.

elizabeth j

10/17/2021 12:15 AM

I'd love to see it be a bigger staple in the community. Like this initiative states... Greenmead is sadly underutilized. I'm 23 and have lived very close to Greenmead my whole life, but I've only ever been there a handful of times. I think people just need to be reminded or told that it exists and having more events and programs is a great way to do that!! I also think it will be successful if people from all sorts of backgrounds are able to go and enjoy themselves at Greenmead; more promotions and events geared towards those who wouldn't traditionally think to explore a/ this historical sight (eg those from lower income households, younger people or residents from neighboring cities).

jimcarravallah

10/17/2021 06:34 AM

Greenmead is not only a historical park, but also one of the last relics of a 19th century working farm. Perhaps installing plaques at various locations in the farm describing farming operations that took place in the various locations -- the work buildings use, how the wooded area served as fuel for wood fired fires in the house, and how the rest was used to grow crops and raise livestock in Greenmead would serve as a historical reference for future generations.

Juliecab1

10/17/2021 10:10 AM

Na

Bills

10/17/2021 10:26 AM

A safe haven for all creatures, large and small. Historical exhibits for us humans.

Kristen Hjelmstad

10/17/2021 10:38 AM

People visiting daily- not just for special events

Emgostomski

10/17/2021 10:50 AM

More options of things to look at and do, some kind of paved or gravel path to walk on

Rainman2005

10/17/2021 11:15 AM

More densely populated buildings or activities within the street of the historical village

Lokabradly

10/17/2021 11:20 AM

Keep the community garden as is. Don't overcrowd the serenity of the park.

Christine Srock

10/17/2021 03:13 PM

A more formalized site, sort of a mini Greenfield Village hosting community events.

Nicole Sutter

10/17/2021 04:44 PM

Greenmead must preserve history and charm while offering community events and engagement opportunities. Overdevelopment/over commercialization would be disastrous.

Gardner12

10/17/2021 05:13 PM

Having events and holiday themed events

Downsmi1

10/17/2021 07:48 PM

Improved parking, better rainwater management, more advertising for events held at greenmead, and a bigger diversity of events than just craft shows and historic/cultural events.

Katekeith

10/18/2021 01:55 AM

Community space that brings people and history together

Bruce Rossler

10/18/2021 05:09 AM

Something more in the lines of Greenfield Village would be awesome!

Mrs. D.

10/18/2021 11:26 AM

Preserving what is there; designing programs and opportunities to attract a larger cross-section of people. Nothing with animals -- petting zoo. That is a huge liability to the city and not something necessary on a daily basis. It would be a drain on the budgets.

Dklisz

10/18/2021 11:15 AM

A place that is actually utilized all year long

Dean

10/18/2021 03:25 PM

Band shell, expanded walking trails, farmers markey

L45ryder

10/19/2021 04:46 AM

Lots of people visiting every weekend

Nomad

10/19/2021 06:08 AM

Returning the corner back to the tax rolls.

MotownSandy

10/21/2021 07:19 AM

I thought at one time they were talking about moving a Cider Mill (Parmenters) there - is this still a possibility/

Greenmeadwalker

10/21/2021 06:52 AM

Making Greenmead Accessible without making it into a gross theme park. Beyond adding historical buildings, which stays true to Greenmead's original mission, and doing only what's necessary to make the park accessible, why is it necessary to "develop" Greenmead? I mean, a petting zoo?? All the animal life that is appropriate to the park is already there.

Orange juice

10/21/2021 08:10 AM

Orange juice

Kris

10/21/2021 05:28 PM

More walking areas that go in and out of village area. I would like to walk the area for exercise. Also would like to interact with the history of the buildings.

Catherine Nazark

10/22/2021 08:37 PM

More history-themed events along with historical displays depicting Victorian life or early 1900's plus life, for e.g, a Victorian wedding with costumes of the era.

Jlm

10/22/2021 11:01 PM

Greenmead is already successfully developed. Maintenance of buildings and grounds should continue to be funded as needed. Overdevelopment would only add to these costs and further burden already overtaxed residents.

Michael

10/23/2021 06:16 AM

Much the same as it is now.

catlap

10/25/2021 01:21 PM

Greenmead will be a predecessor to Greenfield village. There will be lots of events going on and many people from all around Michigan will want to visit.

srus11

10/28/2021 11:09 AM

Preserving historical physical assets and learning for the future generations. But acknowledging how that can apply to the new needs/technology/etc. basically how the past impacts the future.

Emily Buchan

10/28/2021 12:45 PM

Increased native plant species

ColleenBadgero

10/28/2021 03:32 PM

Preservation of a maximum amount of green space! Continued gardening/farming. Increased nature and environmental programming with focus on families and kids. Playground with natural elements. A broader, more diverse representation of history of the land (native culture and life prior to "settlement", the land before human life, the good bad and hard truths about the real history of different time periods.

friend83

10/29/2021 07:10 AM

I do believe things need to be repaired and fixed up. Would like to still see that this is used for weddings, graduations, and such events that bring people to our city.

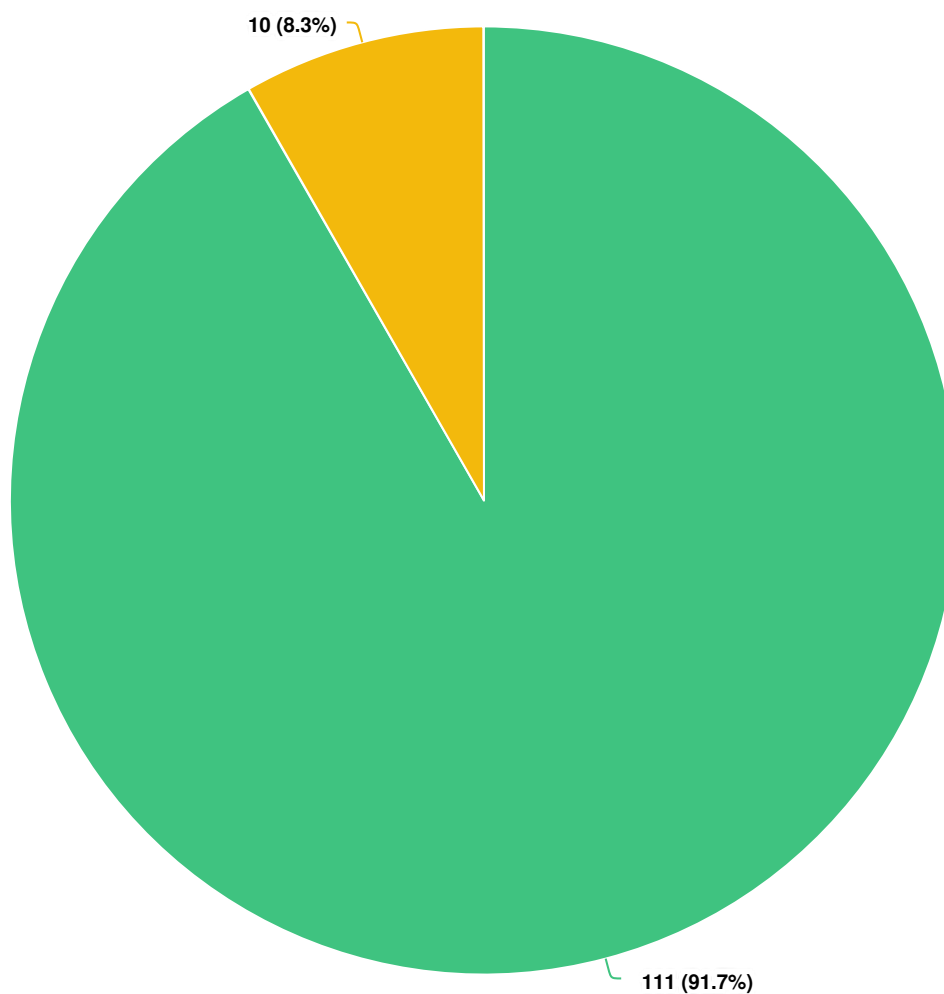
Mardi Cragel 10/29/2021 07:42 AM	Able to have revenue to keep up buildings. Mini Greenfield Village.
Debs1128 10/29/2021 01:24 PM	Ice skating rink , New Years Eve celebration, Halloween maze and camp fire with hot chocolate, Pastry Bake Sale to benefit a charity in Livonia served with coffee & tea, Summertime picnic hot dogs, corn on the cob, baked beans, and watermelon, Overnight camp out bring your own tent with movies, popcorn, etc.
Judy 10/29/2021 02:44 PM	More events and expanded trails
Karen L 10/29/2021 05:50 PM	It should be a space that can be open all weather for all ages. I love the idea of having Christmas Markets and festivals year round!
Wommer 10/30/2021 06:52 AM	You may consider modeling your efforts after what has been shown to be successful at Greenfield Village. I think a Christmas Market during December is a great idea.
Lori_v_johnson@hotmail.com 10/31/2021 04:20 AM	Organized property with additional buildings some historic for touring and others are shops open daily and a couple eateries/ coffee shop. Don't be so afraid to add things not historic, make it viable with a mix so that what is historic will survive. Which means allow credit cards in the shops!! There will be an outdoor amphitheater/gazebo for concerts/ plays with great seating (ala milford's wonderful outdoor theater). Maybe even athletic exercise circuit area with volleyball/badminton area, exercise circuit area with posts showing type of exercise to do and could always make the m look historic. I can see this as a great family friendly go to area.
Lori_v_johnson@hotmail.com 10/31/2021 05:15 AM	There would be no gaps between buildings as it would be filled in with shops, covered picnic areas, cozy eateries, misc historic monuments/ devices/ story boards, craft buildings to watch crafters and maybe create something at the same time. There would also be an outdoor fitness area with historic twist, ice rink and sledding hill in winter, and for summer gaming area like giant checkers or chess board or tables, horseshoe area, badminton courts, putt putt area with historic landmarks. Disc golf area. And of course a concert theater area with weekly entertainment whether music or theater.. on weekends to compete with the neighboring cities which have better attractions. Not Thursday's where many don't go

because of working the next morning.

Optional question (84 response(s), 44 skipped)

Question type: Essay Question

Q5 | Would you attend events at a new community events barn?

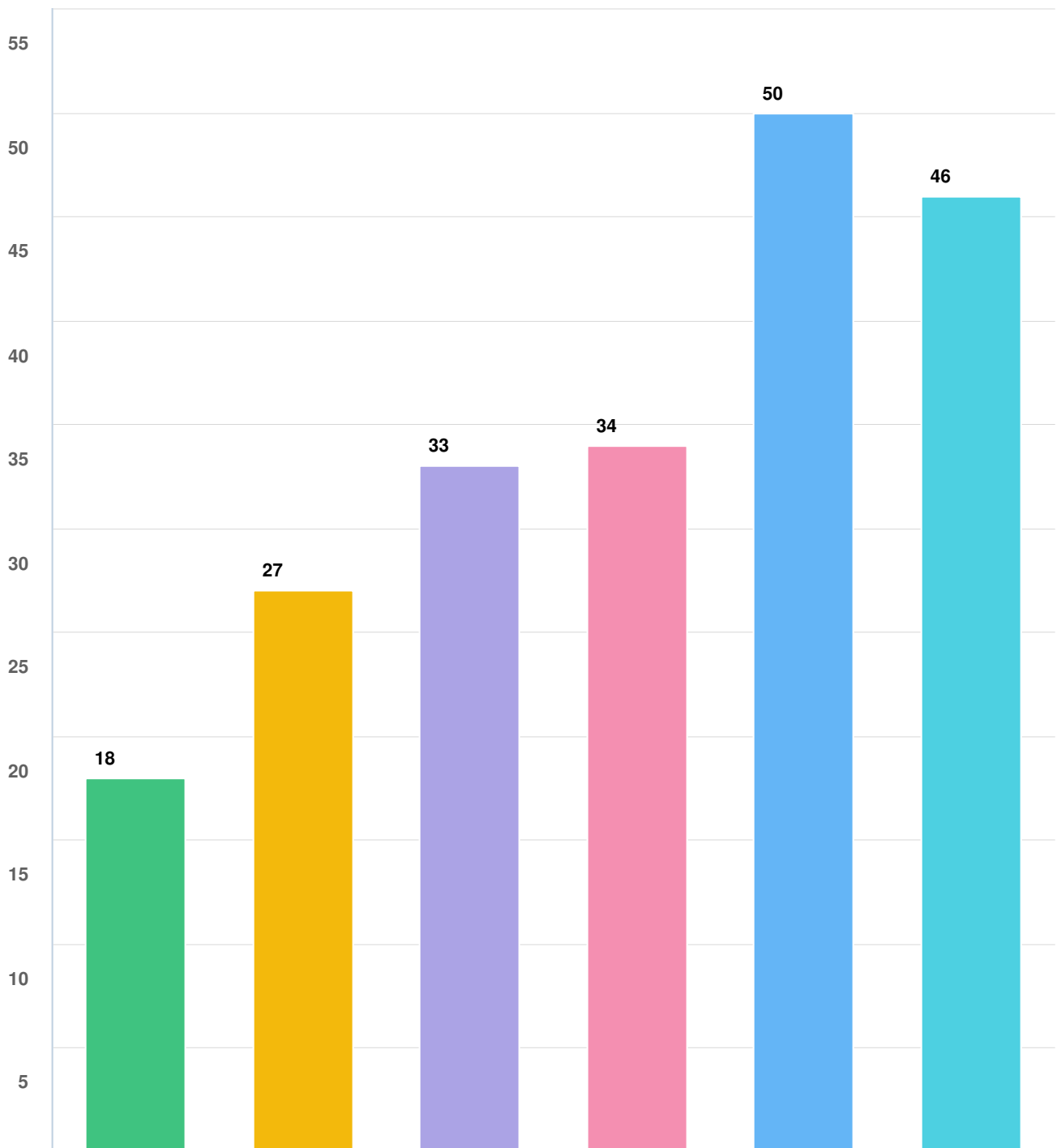


Question options

● Yes ● No

*Optional question (121 response(s), 7 skipped)
Question type: Dropdown Question*

Q6 If there was a _____, I would increase my frequency of visits to Greenmead Historical Park significantly. Select all that apply



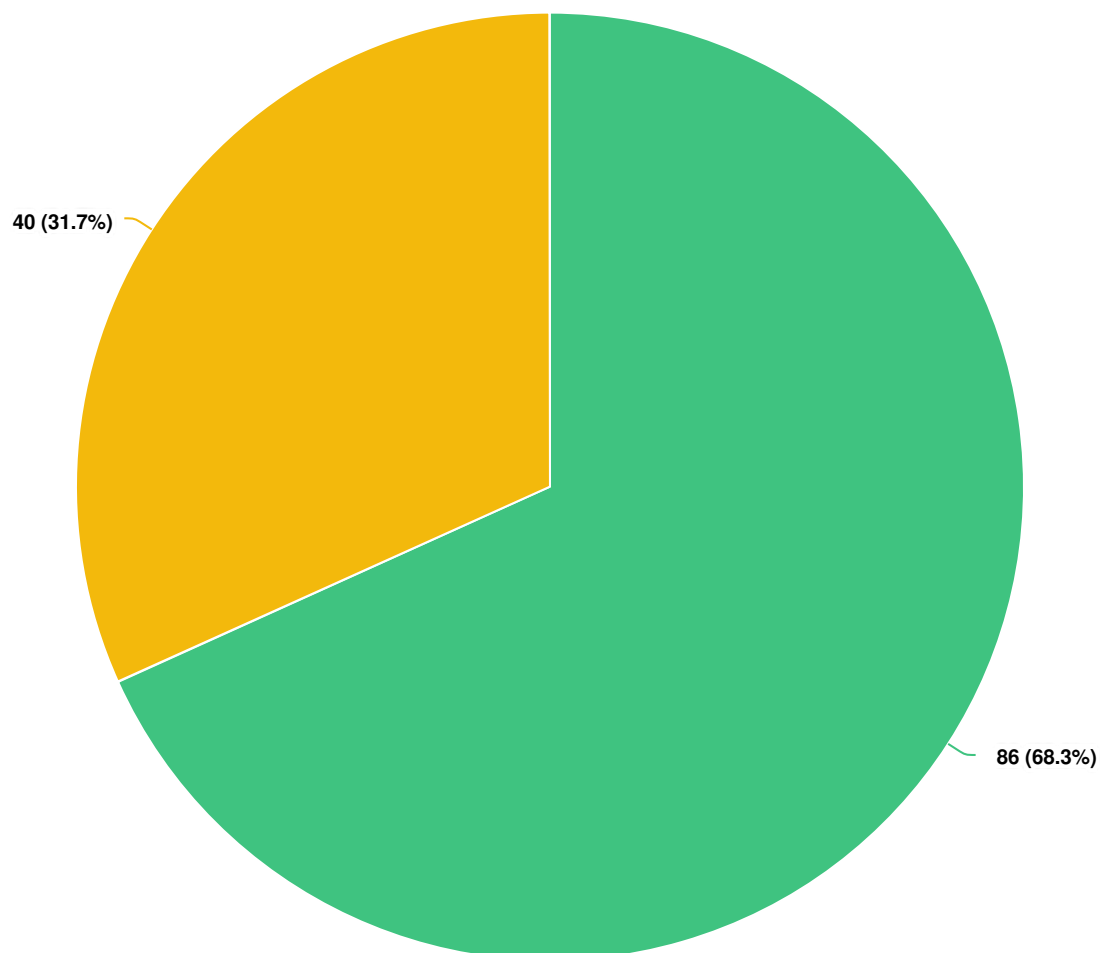
Question options

- Dog park ● Larger sledding hill ● Ice skating/hockey rinks ● History-inspired playground equipment
● Natural outdoor playground ● Other (please specify)

Optional question (107 response(s), 21 skipped)

Question type: Checkbox Question

Q7 | Would you be willing to pay an annual membership fee to support added programming at Greenmead?

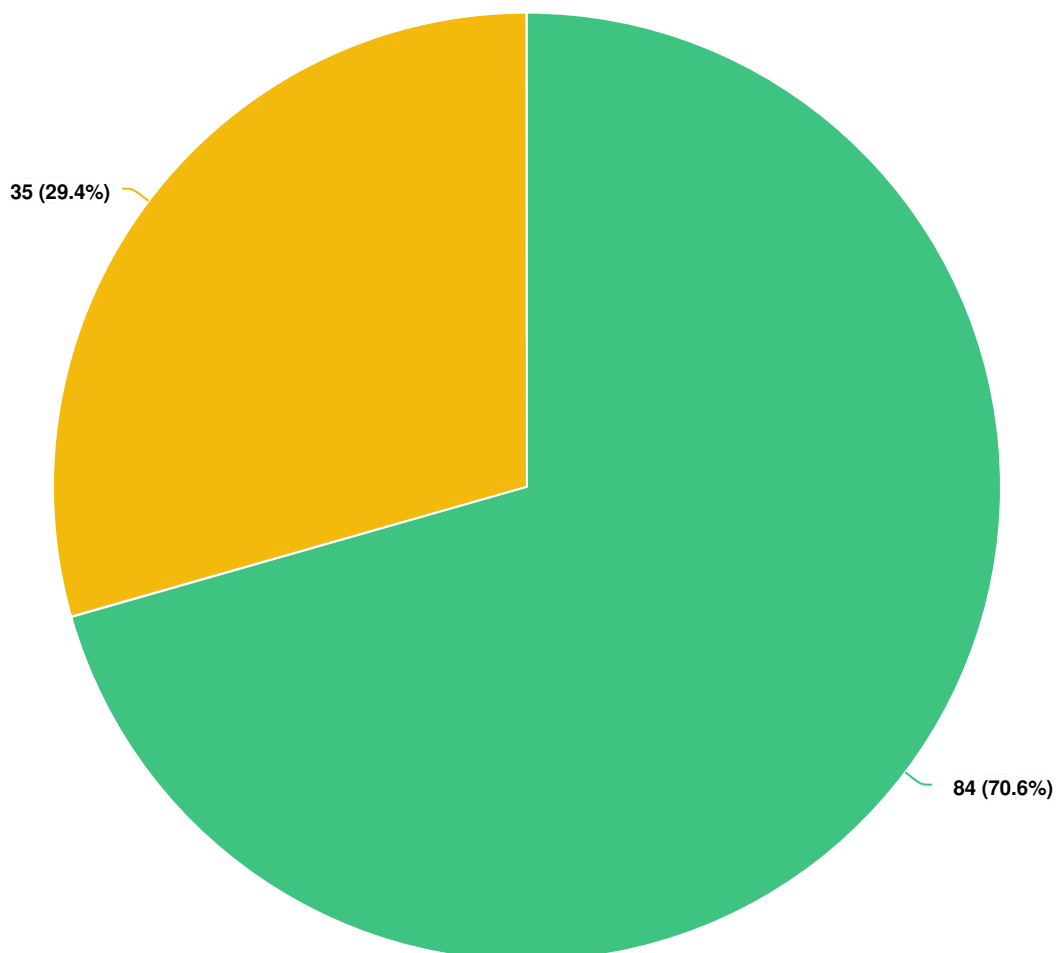


Question options

☒ Yes ☐ No

Optional question (126 response(s), 2 skipped)
Question type: Radio Button Question

Q8 | If there was added historical programming at Greenmead, would you be willing to pay an entrance fee to visit the historical village and Simmons-Hill House?



Question options

● Yes ● No

Optional question (119 response(s), 9 skipped)
Question type: Dropdown Question



January Focus Group Schedule –

- 6:00 – 6:15 Welcome and Introductions
- 6:15 – 6:30 Greenmead 365 Project Description
- 6:30 – 6:50 Discussion of Survey Results
- 6:50 – 7:10 Presentation of Recreation and Cultural Heritage Tourism
- 7:10 – 7:20 Break
- 7:20 – 8:00 Discussion of Five + Big Questions
- 8:00 – 8:30 Review of Prospective Projects



Focus Group Wrap-up Report
Two Groups Held – January 24 & 27, 2022

Prospective Projects –	Focus Group Score Total
Development of Natural Playground	91
New Interpretive Programming	97
Covered Skating/Concert Pavilion	67
Additional Event Spaces	58
Expansion of Nature Trail	83
New Event/Interpretive/Storage Facility	59
New Facility for City Maintenance Equipment	24
Planting of Orchards	59
Increasing Height of Sledding Hill	53
Removal of the Community Garden	23
Petting Zoo/Working Farm	64
Improved Accessibility – on-site and off site	89
On-site Restaurant Facility	37
Creating Regular Living History Exhibits/Programming	97

Score each project 1 to 10 with 10 being the highest score
14 individual scores tallied and added together for each project

Scores – from 14 Focus Group participants, held January 24th and January 27th



Five + Big Questions Discussion:

Answers to these following questions (ended up with more than five questions) will help to inform the consultant team in developing a master plan that is not only implementable but also desirable

- What is Greenmead?
- Should the Master Plan for Greenmead Historical Park make the park more relevant as a history-preserved place or focus it on becoming visited more frequently?
- What makes Greenmead unique as compared to the other parks in Livonia?
- What are the other parks outside of Livonia that you frequent often? What makes them special?
- Should one of the goals be to make Greenmead a regional (Metro Detroit) attraction?
- In the ideal Greenmead, is history the attraction or simply the backdrop?
- What prevents you from visiting Greenmead?
- How important should it be for Greenmead to have a more recognizable entry/better street appeal?
- Should additional historic buildings be added to the Greenmead Historical Village?
- If you could change one thing about Greenmead, what would it be? Is it feasible?
- How important is it to keep Greenmead as historically accurate as possible or should there be greater flexibility to allow for other modern facilities and attractions?
 - Greenmead as a whole should remain historic and all future improvements should be to retain a historic theme
 - The existing buildings and structures at Greenmead should remain historic, but other areas of the park should be developed with modern facilities and amenities
 - Some of the buildings and structures at Greenmead should be modernized and other areas of the park should be developed with modern public amenities and attractions
- What forms of revenue do you believe are needed to maintain and improve Greenmead?
 - Admission fees
 - Tax increase
 - State and/or Federal grants
 - Revenue derived large and small events/rental income
 - Revenue derived from the construction of major infrastructure on-site
 - Sell portions of the park



Focus Group Comments from Discussion on the Five Big One

What are the parks outside of Livonia that you frequent?

Farmington Hill's Heritage Park – several mentioned over both days
Meijer Gardens
Cranbrook
Various historical parks
Rotary Park Playscape
Maybury
Belle Isle – Anna Scripps Whitcomb Conservatory
Elizabeth Park – ponies and concerts
Huckleberry RR
Cass County Underground RR Society driving tour
Westland's Civic Center Park & movies
Plymouth – music in the park with bathrooms, have a meal downtown
Kensington Metropark – playgrounds
Taylor's Heritage Park

Widespread agreement that Greenmead should be targeted to a regional market. Priority given to Livonia residents in ticket-buying for certain events and higher prices for non-residents

Is history the attraction or just the backdrop? The first group asked if it couldn't be both, depending upon the event/audience

Should new buildings be added to the Village – only if it ties into the story that is being told at the park

If you could change one thing – get ride of the gardens; more lighting; more programming; make history come alive for the youth; make the farm a focus; improve security

Other thoughts – can the story be told online; yoga classes outside; more easily accessible outdoor bathrooms; improve handicap accessibility; outdoor natural playground; have historical games available for check out; have store open; improve connectivity - nonmotorized into the park from adjacent neighborhoods; new signage at corner of Eight Mile and Newburg Roads; improve the marketing of the Village and the events – concern that site is underutilized; could increase exposure with kid's garden club; interpret nature history and sustainability together; create a learning center on-site;



on-phone interpretation; what is that window of history that will be told/what story are we telling?

Focus on authentic and unique experiences – make the sites and programs come alive for the visitor, allow for an immersive experience. Ensure that the story is inclusive, that most everyone has a connection to the story. Story ties community's past to the present.

Greenmead Unified Interpretation Story – the Migration and Settlement Story of the Midwest, a unified Greenmead story, would accomplish pulling all of the various historical stories together into a larger more powerful story – the development history of Livonia is similar to most every suburban community in SE Michigan, just the time-frame changes depending upon the community – the various currently siloed individual site-related stories at the park need to be knit together into a comprehensive whole

The Farm – Opening of Michigan and the Midwest through multiple treaties with the Indians, Early history of European settlement, Erie Barge Canal opening up the Midwest to settlement; first settlement of Livonia; history of homesteading;

Early Farming – the early homestead farms (Cranson-Hinbern, Kingsley, and Shaw houses and the Quaker Meeting House interpret farming life in the Mid-19th Century

Early Four-Corners Settlements – the Newburg intersection tells the history of where the farming communities came together for church, shopping, and moving goods to Detroit for sale via the interurban. These centers played an important role in rural American life. Several similar hamlets/four corners were located throughout Livonia and duplicated across communities in SE Michigan and beyond.

The American Midwestern settlement story can be illustrated at Greenmead, at it is a unifying story for a currently disjointed facility.

To accomplish the unified interpretive story, we have to gather agreement from the Historic Preservation community that the unified story makes the Greenmead story a more powerful one that more people will engage with. The individual family stories reflected at the farm and the individual structures have limited ability to capture the broader level of interest. To create a broader story, the Greenmead stories will play the role of providing the detail and local color to a broader more encompassing narrative. This change will likely concern some local interests, but these stories aren't being diminished but placed in a broader unified whole – watch out Einstein and the unified string theory!



Phone Interview Notes

Patrick Lydon – National Park Service Rivers Trails and Conservation Assistance Program - Michigan Field Representative
18 Feb. 2022

Patrick attended the January 27th Focus Group

- He was surprised by the confrontational nature of two of the attendees at the beginning of the meeting
- The Focus Group was comprised mainly of average citizens which limited the hoped for in-depth discussion about Greenmead, tourism, heritage development, and its future
- The youth representative was happy to participate in the discussion but she indicated that even as a volunteer at Greenmead, she and her fellow basketball player/volunteers had not absorbed much of the history of Greenmead. Patrick was concerned about this fact and wondered if it is illustrative of a larger issue with youth and interest in history

Results of his investigations with fellow RTCA field representatives around the country

- None of his fellow RTCA members were familiar with any municipal or private non-profit recreated historical villages that were successfully interpreting their stories to a new/wider audience. It was felt that many of them were in similar situations as to Greenmead with declining numbers of volunteers and lukewarm visitorship numbers
- The most cutting edge interpretation was being completed at Cahokia Mounds Historic Site in Illinois where they've utilized computer modeling and sketch up to recreate the appearance of the Cahokia Mound complex during the different years of habitation through an app that could be downloaded onto a person's phone and used like VR glasses to look at the evolution and history site in a three dimensional format.
- He is still looking to hear from Harper's Ferry, which leads the NPS interpretive efforts and results from other RTCA members regarding local historical villages that are successfully expanding their base of supporters

In addition to wayside interpretive panels, he does see an opportunity to utilize comparison photos at the various locations at the park including the farm complex, the various historic farm buildings, and in the village. These displays help to engage the visitor and their imagination. This may include a historic photograph juxtaposed against a current view.



Patrick felt there was an opportunity to get visitors to engage with the complex if the focus was on engaging in history in unique and creative ways instead of just trying to preserve the structures statically in place. He feels that the City must determine Greenmead's primary goal –

What is the focus of the park? Is it to preserve the buildings or is it to interpret the history of the complex to a wider audience?

NYC's High Line retained much of the original character of the place while still creating a new unique space that allows visitors to engage in the City of a unique perch while many of the historical features of the High Line as an elevated trainline were retained.

What are the park's most important aspects? The Farm is the most important and integral to preserve. Would it make sense to place the Natural Playground in the Village? It would get the users of the playground to actively see and visualize the history of the park instead of having the Natural Playground separated from the Village. This will be a challenge for the most traditional preservationists, but the natural playground could be built on interpretation. The short-term impact of the natural playground can easily be removed in the future without impacting the historical buildings, and it wouldn't be at the farm complex, which is a historical treasure to be preserved.



Existing Conditions
Architectural Site Inventory
Appendix

See separate attachment



Existing Conditions

Building Descriptions and Historical

Significance Statements

Appendix

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, Mi 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.43779	Long: -83.41773			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☒	
Industrial ☐	
Other ☐	



Architectural Information

Construction Date	ca. 1835, addition ca. 1850
Architectural Style	Greek Revival with Queen Anne features on west facade
Building Form	Two joined rectilinear forms
Roof Form	Cross gabled front section, gabled original portion, and elongated ½ hipped porch
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Cinderblock
Window Materials	Wood
Window Type	1 X 1 double hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One, not original

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☒				
Area(s) of Significance	Architecture; Exploration/Settlement			
Period(s) of Significance	1835-1900, 1902-1925; 1987-present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): ca. 1985
Historic Name	Samuel Cranson House			
Current/Common Name	Cranson-Hilbern House			
Historic/Original Owner	Samuel Cranson			
Historic Building Use	Single family residence			
Current Building Use	Historical village welcome center			
Architect/Engineer/Designer	Unknown			

Builder/Contractor	Unknown
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Survey Date	May 28, 2021	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The original structure is now at the back of the house utilizing whole logs for timber framing. This small one-story rectangular structure is now clad with white clapboard siding, which is likely not original to the structure. It has a simple gable roof and the entrances and window opening on this structure are likely not original. A Greek Revival addition was added to the front facing gable side of the original house circa 1850, with the gable of the new addition facing the opposite direction. Two brick chimneys, one each are located near the gabled end of the addition. Near the turn of the Twentieth Century, the façade of the house (the roof side of the gable portion of the Greek Revival addition) received a modest Queen Anne remodeling with the original taller than wide ground floor windows being replaced by much wider windows and the doorway being offset. A half hipped porch roof was also added the façade, extending almost the entire width of the façade. The original broken pediment two over two windows on the side elevations have been replaced with one over one windows and the elevations have limited adornment.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPOs, and nominations, and recommended for other identification efforts.

The Cranson family purchased 78.44 acres of land in Section 6 of Redford Township on December 19, 1831 and farmed the land. They purchased the 1.3 acre original site of the Cranson-Hinbern House, at the SW corner of Seven Mile and Inkster Roads adjacent to the farm site, in 1832. The original log-framed structure was likely built shortly after, which is now the small rectangular structure furthest east from the present-day façade. At some point, estimated to be around 1850, the current front of the house, the Greek Revival addition, was built with the main entrance located on the non-gable side of the house.

In 1902, Reke Hinbern purchased the property from the Cranson family. At about the time of the property being sold to the Reke Hinbern, the façade was modestly remodeled in the Queen Anne style with larger windows, an asymmetrical front door, and a half hipped porch roof were added.

In 1984, the Hinbern family sold the house to the Southland Corporation, which donated it to the City of Livonia for relocation to Greenmead Historical Park. After its move, the house was rehabilitated with funding from a Michigan Equity Grant. Its dedication as Greenmead's historic village interpretive center was held on November 22, 1987.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Due to the relocation from its original location, the Cranson-Hinbern House Interpretive Center is not eligible for listing on the National Register of Historic Places. If the building remained in its original location, the house would be eligible under Criteria C – the building form, architectural style, and method of construction that all tell the story of agrarian development in Wayne County in the Nineteenth and early Twentieth Centuries.

Early homesteaders would build utilitarian structures when they first reached the land for shelter. As they grew in prosperity, often they would build an addition in the current architectural style. The buildings would also evolve

over time and ownership, and new changes would illustrate the architectural style of the time of the renovation. The Cranson-Hinbern Interpretive Center illustrates this evolution over the last nearly two centuries.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Cranson-Hinbern Interpretive Center Opening Pamphlet – November 22, 1987

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road					
City/Township, State, Zip Code	Livonia, MI 48152-1075					
County	Wayne					
Assessor's Parcel #	46021990001001					
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.438163		Long: -83.418119			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☒	
Industrial ☐	
Other ☐	



Architectural Information

Construction Date	1843
Architectural Style	Greek Revival
Building Form	Rectangular with full front porch
Roof Form	Front gable with side shed roofs meeting front porch roof as hipped
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Cobblestone
Window Materials	Wood
Window Type	6 X 6 double hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 – Smokehouse

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☐	Historic District Name	
Not Eligible ☒				
Area(s) of Significance	Architecture; Exploration/Settlement			
Period(s) of Significance	Pre-1850s – 1977, 1986 - present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☐	Workmanship ☒	Setting ☐ Feeling ☐ Association ☒
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s):
Historic Name	Kingsley House			
Current/Common Name	Kingsley House			
Historic/Original Owner	Nathan B. Kingsley			
Historic Building Use	Single family resident			
Current Building Use	Interpretive house museum			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	May 28, 2021	Recorded By	Arthur F. Mullen, AICP	Agency Report #
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The eight-room house basilica Greek Revival farmhouse has a two story front facing gable with two "side-aisles", widening the structure. A covered porch extends across the entire front. It is likely that the porch column capitals are not original. The second floor is a broken pediment with a single six-over-six wooden double-hung window. Two small window openings on the second floor are placed above the basilica side-aisle roofs. The front door is slightly offset to the west with a pair of six-over-six wooden double-hung windows on each side of the entrance. The entire structure is clad with wooden clapboard siding.

The home rests on a cobblestone foundation.

According to the 1977 Building Structure Inventory Form, the outside cellar entrance and interior stairway to the basement were added in 1917. A brick fireplace was added at this time, which is located in the center of house piercing the roof at the peak of the roof, approximately ½ to the rear from the front façade. It is at this time that the windows were added on the second floor above the basilica roof.

After the purchase of the home by the Allen's in 1963, shutters were added, modern gas furnace and a kitchen and bathroom were made from the original large country kitchen.

A handicapped accessible ramp has been added to rear of the house, entering a centered door.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

Nathan B. Kingsley (born -February 7, 1820 – Stuben, NY, died May 1, 1898) began construction of the Kingsley House in 1843. He purchased a farmstead NW of Farmington and Five Mile Roads in that year. He was the son Nathan (August 2, 1796 – December 18, 1873) and Martha Kingsley (December 7, 1802 – January 7, 1855). His parents farm was located less than a mile away in Section 21 – Farmington Road between Lyndon and Schoolcraft Roads, which they purchased in 1831.

On November 16, 1843, Nathan B. married Mary G. Lambert (December 22, 1822 – Mary 24, 1902) at her parent's farm by Justice of the Peace James Gunning. The Lamberts had purchased a 160-acre farm in Section 12 of Livonia in 1833. They have four children (Robert, Horace, Clare, and Emma) with Horace and Emma living to adulthood.

It is reported that the house was constructed from logs that were felled on the farm. A woodshed originally extended off of the rear of the house.

Blanche Martin, Livonia's Treasurer sold the home to Mr. and Mrs. Charles Allen, Sr. in June 1963. Previous residents of Ms. Martin's were Kingsley family descendants. The Allens rented the home to tenants from June 1963 to June 1977. The home was donated to the City of Livonia for relocation to Greenmead Historical Village by Mrs. Edith Allen along with \$1,000 on February 2, 1976. A portion of the original farm was developed into the southern half of the Coventry Gardens subdivision.

The home was moved to the Greenmead Historical Village site in the late fall of 1977. The Livonia Chamber of Commerce made a major contribution to fund the restoration of the house, which opened to the public in September 1986. Funding for purchase of furnishings for the parlor was made from several area Questors groups.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Due to the relocation from its original location, the Kingsley House is not eligible for listing on the National Register of Historic Places. If the building remained in its original location, the house would be eligible under Criteria A – patterns of an area's development and Criteria C – the building form, architectural style, and method of construction that all tell the story of agrarian development in Wayne County in the Nineteenth and early Twentieth Centuries.

Due to family living in the immediate area, the Kingsleys were able to construct this home onsite without the need for a settler's log cabin or other makeshift structure. This house illustrates the typical evolution over time and ownership. The Kingsley House illustrates this evolution of residential architecture and technological advancement over the last nearly two centuries.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Building Structure Inventory Form – February 7 1977, Shirley Bishop and Jessie Sanderson

Real Estate Papers

Observer article, September 23, 1974, Eddie Edgar

Letter to Livonia Mayor McNamara from Mrs. Oren Millard (Her husband's great grandfather, Nathan B. Kingsley, built the house. She also told a story that the farm was a stop on the Underground Railroad, which hasn't been further substantiated.)

"Salmon Kingsley" Sarah Ann Cochrane Chapter – D.A.R.

Research Paper prepared for Livonia Historical Preservation Commission – Flo Noble, for Wayne State University term paper, December 1976

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, Mi 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.438383	Long: -83.417731			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☒	
Industrial ☐	
Other ☐	



Architectural Information

Construction Date	1843
Architectural Style	Greek Revival
Building Form	Rectangular
Roof Form	Cross gabled with rear additions
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Cinderblock
Window Materials	Wood
Window Type	6 X 6 double hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☐	Historic District Name	
Not Eligible ☒				
Area(s) of Significance	Architecture; Exploration/Settlement			
Period(s) of Significance	1843-1904; 1973; 1983-			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1973 & 1981
Historic Name	Shaw House			
Current/Common Name	Shaw House			
Historic/Original Owner	Thomas Shaw			
Historic Building Use	Single family residence			
Current Building Use	Interpretive house museum			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	June 24, 2021	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The façade of the house is a one-story Greek Revival side-facing gable with a hidden attic second story that has only windows visible on the side elevations. A rectangular kitchen addition is located on the northeastern corner of the house, which received a one-bay wide addition at some point, extending the addition beyond the eastern side of the house in the northeast rear corner. A third addition extends across the remainder of the rear of the house.

The front doorway has decorative Ionic capitals surmounted by dentils and molding. The doorway detailing surrounds a two-paneled door with side lites. There are pair of double-hung six-over-six windows symmetrically placed on each side of the entry. Engaged full-height pilasters are located at four corners of the main structure.

Unique design feature is the stairway to the second floor, which are wide but shallow in depth with 12 tall steps, similar to the stairways found in Wysall, England, where the Shaws had lived prior to immigrating to the United States.

The house was originally heated by wood stoves and the two chimneys were never functional. They only begin on the second floor and do not extend to the ground.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

Thomas Shaw, son of Samuel and Catherine Shaw, was born in Wysall, Nottinghamshire, England on March 4, 1786. On February 22, 1819, he married Hannah Daft Hopkinson (June 19, 1782 – September 26, 1856), daughter of John and Ann Hopkinson at Hicking, Nottinghamshire.

While in England, they had three children (Ann, Eliza, and John). They decided to immigrate to America in 1836 with their children settling on an 80 acre farm in Section 18, Livonia Township, which was located Six Mile Road, between Haggerty and Newburg Roads. They originally lived in a log cabin on the farm, and construction of the Shaw house was begun in 1842 and completed in 1843. Thomas Shaw died the following year in 1844. Son John took over operation of the farm after his father's death.

In 1850, John added 40 additional acres to the farm, and he married Mary Ann Maiden of Redford, MI. They had three children, Emma, John Thomas, and William Robert. Mary died August 14, 1875. On September 13, 1876, John Shaw remarried, to Myra Hodge of Plymouth, MI. With three hired hands, he expanded the farm to 260 acres. In 1904 at 80 years of age, he and his wife retired to 226 Union Street in Plymouth, MI, leaving the farming operation in the care of his farm hand, Alfred White. John Shaw died in 1916.

John Shaw's son William was living in Ovid, Michigan at the time, but returned to the Plymouth house and operated the farm into the 1920s. He sold the farm on land contract to Mr. Millard, but the title did not leave the family until after 1940.

The house remained at its original location until being moved in 1973 due to the construction of I-275 to the City of Livonia's Quaker Acres Historical Village. The house remained at Quaker Acres until being moved to the Greenmead Historical Village site in 1981. Building was open to the public in 1983.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Due to the relocation from its original location, the Shaw House is not eligible for listing on the National Register of

Historic Places. If the building remained in its original location, the house would be eligible under both Criteria A - patterns of an area's development and Criteria C – the building form, architectural style, and method of construction that all tell the story of agrarian development in Wayne County in the Nineteenth and early Twentieth Centuries.

Early homesteaders would live in utilitarian structures when they first reached the land for shelter. As they grew in prosperity, often they would build a new home in the then current architectural style. The buildings would also evolve over time and ownership, and new changes would illustrate the architectural style of the time of the renovation. The Shaw House and its additions illustrates this evolution over the last nearly two centuries.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Building Structure Inventory Form – Prepared by Suzanne Daniel, February 1980

Tract book for Wayne County. Tract Index Dept.: City County Building, Detroit, MI

Shaw, Robert Doane, *Thomas and Hannah Shaw and Descendants in America*, private papers, 1958

Ann Shaw diary – oldest daughter of Thomas Shaw

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, MI 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.438158	Long: -83.418129			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☐	
Industrial ☐	
Other ☒ Religious	



Architectural Information

Construction Date	1846
Architectural Style	Utilitarian
Building Form	Rectangular
Roof Form	Side facing gable with shed roof across entire front
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Cobblestone
Window Materials	Wood
Window Type	9 X 6 double hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☒				
Area(s) of Significance	Architecture; Exploration/Settlement			
Period(s) of Significance	1846-1860; 1994 - present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1981
Historic Name	Friends Meeting			
Current/Common Name	Quaker House, Friends Meeting House			
Historic/Original Owner	Religious			
Historic Building Use	Religious meeting house			
Current Building Use	Interpretive history museum			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	June 24, 2021	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

Symmetrical utilitarian single story simple structure with a central inset porch with two simple square wooden columns on a fieldstone basement. The main mass of the structure is a side facing gable structure with partial eave returns.

The porch has a shed roof with two side rooms with walls are flush with the front of the porch. The porch's shed roof meets the front wall of the main structure at the eave line with the eave providing relief between the main portion of the side-facing gable roof and the porch/side room roof. Each side room has a symmetrically spaced 9 X 6 double-hung window on the primary façade, and the porch has paired doors separated by a pair of double-hung windows. The doors were to be used by the different sexes for entry into the meeting space.

There is a central brick chimney that pierces the roof at its peak, and the chimney is capped with four rows of decorative corbelling. There are single 9 X 6 double-hung windows on each sidewall of the building, centered within the central mass of the structure.

An accessibility ramp is now located on the eastern side of the building and enters the structure through a modern doorway next to the window.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

In 1827-28, the Friends broke into two main group – the Hicksite and Orthodox groups. The Quaker Meeting House is the first Hicksite Friends Meeting in Michigan. This group first met in members houses, starting 1833, and they were recognized as member of the Genesee Year Meeting in January 1834. A simple log meeting house was erected in 1838 near Farmington and Seven Mile Roads, and in 1846, the Quaker Meeting House was constructed. Many members of the meeting joined the split from the Genesee Yearly Meeting to join the more radical humanist Michigan Yearly Meeting of Friends of Human Progress, and they continued to meet at the meeting house until 1860. After the Civil War, the Michigan group rejoined the Genesee Yearly Meeting with meetings being recorded in the Livonia area in Plymouth in 1878.

The property was purchased by Daniel and David Lapham in 1827, members of the Nankin/Livonia meeting. A member of the Friends, William Roberts, purchased the Quaker Meeting House in 1860. He and his wife Sarah converted the meeting house into a home, and the family lived there with their three daughters and a son until 1895.

Rudolph Kahrl family bought the property that year and lived in the house until 1903.

In 1903, the Kahrl family sold the Quaker House to the Dietrich family. Fredrick and Frederica lived there with their six daughters: Minnie, Bertha, Elizabeth, Emma, Edith, and Martha. In 1943, Bertha Dietrich Nightingale sold the property to Lloyd and Annie Gullen.

The Gullen's made several modifications to the house including added chimneys to both ends of the building, and they lowered the ceiling with the attic space serving as an artist studio space for Mrs. Gullen. They also converted the pantry into a bathroom and the kitchen into a breakfast room. They lived in the house until 1962.

The City of Livonia purchased the Quaker Meeting House and one acre of land at 34004 W. Seven Mile Road for \$24,000, which was called Quaker Acres.

In 1973, the Shaw House was moved to Quaker Acres, and in 1975, the A.J. Geer Store and DUR were moved to Quaker Acres. The Quaker Meeting House and parts of the Shaw House were opened as a museum in that year. In 1981, the Quaker Meeting House was moved from the Quaker Acres site, and it was rehabilitated and opened as a museum on May 15, 1994 in the Greenmead Village.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The Quaker Meeting House meets Criterion A for an event that demonstrates the patterns of an area's development. The Livonia area was only beginning to be settled in the 1830s, and the Nankin/Livonia meeting was the first Hicksite Friends group that established a meeting in Michigan. This group built the Nankin/Livonia Quaker Meeting House in 1846, and they met there until 1860.

The Quaker Meeting House meet Criterion C for an example of an early Quaker meeting house with two similar meeting houses at West Unity, OH and Coldstream Poplar Hill, Ontario. The building is an example of the simple and unadorned architectural style that Quaker meeting houses used at the time.

Regarding the seven aspects of integrity, the Quaker Meeting House has been significantly altered during its existence including being converted into a residence in 1860 and significant modifications being made to the structure under the Gullen's ownership during the 1940s-1960s. The structure was relocated from its original location in 1981. Due to these alterations, the building no longer retains its integrity aspects regarding location and setting. The structure does still retain its design, materials, workmanship, feeling, and association.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Daniel, Suzanne. *Quaker House* Building Structure Inventory Form. Michigan History Division – Michigan Department of State. February 1980.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, Mi 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.43807	Long: -83.41663			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☒	
Industrial ☐	
Other ☐	



Architectural Information

Construction Date	ca. 1899
Architectural Style	Simple unadorned shed
Building Form	Single rectilinear forms
Roof Form	Gable
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Concrete
Window Materials	Wood
Window Type	2 X 2 double hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☒				
Area(s) of Significance	Architecture; Exploration/Settlement			
Period(s) of Significance	1899-1927; 1982-present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☒ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1975 and 1976
Historic Name	Detroit United Railway Waiting Room			
Current/Common Name	DUR Waiting Room			
Historic/Original Owner	Plymouth, Northville Railway, Detroit United Railway			
Historic Building Use	Interurban waiting room			
Current Building Use	Interpretive history museum			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	September 12, 2021	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The interurban station is an unadorned small wooden structure with minimal decoration. The rectangular structure measures 12' 4½" wide by 21'4" long. The long side of the structure was parallel to the interurban tracks, and the waiting room entrance is on the short side of the building. The building is finished with clapboard siding. Both the passenger and baggage doors are located on the short sides of the building closest to the tracks.

The waiting room doorway is a five-panel doorway with a sign mounted over the passenger doorway. The passenger waiting room occupies approximately 1/3 of the building with the baggage room behind. The waiting room is entered by a two-step exterior wooden staircase, and there are single 2 X 2 double-hung window centered between the doorway and the opposite corner of the building. This is a single 2 X 2 double hung windows on each of the long sides of the building, providing natural light to the waiting room..

The gabled roof is orientated with the gable end facing the short side of the building. The roof has a single pair of simple brackets where the wall meets the roof, and on the long side, the corners include simple wooden braces. A plain brick chimney is located at the ridge of the roof, and it is not located directly in the middle of the building but slightly toward the passenger-door end of the building.

The baggage room floor was located up three steps from the waiting room floor with the baggage door on the side opposite the from the pedestrian entrance that was raised so that deliveries could be received directly from the floor level of a wagon. This room had windows on the long sides of the building to provide light into the baggage room.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

The Plymouth Northville Railway began interurban serving the Newburg four-corner settlement in 1899 when a line was built between Wayne and Northville. This line was purchased by the Detroit United Railway in 1907, and this line operated until 1927 when it was abandoned.

From 1899 to 1912, the interurban tracks made the turn at the corner of Ann Arbor Trail and Newburg Roads, but in 1912, the tracks were moved from the intersection to a location SW of the AJ Geer Store. When the buildings were relocated to Greenmead, the buildings from the Ann Arbor Trail/Newburg Road intersection were placed in their original orientation with the DUR Waiting Room in the post-1912 configuration.

In 1922, Northville Road was paved. The DUR went bankrupt in 1925, once-a-day service was started in 1926, the service was stopped on April 8, 1927, and the tracks were removed in 1928.

The building was purchased by the Livonia Historical Society in 1974 and moved to the Quaker Acres village site in 1975. In 1976, the building was relocated to the Livonia Historical Village at Greenmead, and it was rehabilitated with funds from the Livonia Historical Society.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The DUR Waiting Room qualifies for listing in the National Register under Criterion A as the interurban train

service played an important role in suburban development within Metro Detroit prior to the advent of regular automobile travel. The interurbans provided regular passenger service around the region by connecting smaller communities to adjacent larger communities for jobs and shopping while allowing for agricultural goods to most often be sent to Detroit for processing or sale. The closure of the interurban network represents the ascendancy of the motorcar for commuting and that a significant enough number of roads began to be improved and/or paved so that four-season travel was possible.

The DUR Waiting Room retains its integrity for its design, materials, workmanship, and feeling and even though the Newburg four-corner intersection has been recreated in its historic alignment, the DUR Waiting Room does not retain the location, setting, and association integrity characteristics.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, MI 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.43824	Long: -83.41651			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below	Structure ☐
Commercial ☒	Object ☐
Residential ☐	
Industrial ☐	
Other ☐ Religious	



Architectural Information

Construction Date	1912
Architectural Style	Utilitarian Storefront
Building Form	Rectangular
Roof Form	Front facing gable
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Cinderblock
Window Materials	Wood
Window Type	Two large four-pane storefront windows with single 1 X 1 double-hung windows on sides and rear with single side window
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☒				
Area(s) of Significance	Commerce; Social History			
Period(s) of Significance	1908-1950; 1982 - present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☒ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1975 & 1976
Historic Name	A.J. Geer General Store			
Current/Common Name	A.J. Geer General Store			
Historic/Original Owner	A.J. Geer			
Historic Building Use	Rural general store			
Current Building Use	Interpretive history museum & gift shop			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	Sept. 14, 2022	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This rectangular structure has the short storefront side of the building facing north, towards what would have been Ann Arbor Trail. The front of the store is not fully rectangular with the storefront slightly angled with the eastern wall slightly longer than the western wall, allowing the storefront to line up with the road right-of-way. The building generally measures 20 feet wide by 40' to 45' feet long.

The north façade is a traditional storefront with modest detailing with a central door flanked by large store windows on either side. The wooden storefront advertising panel extends above the windows to the top of the building's roof peak and is finished with clapboard siding. Simple advertising is painted on this wall surface with A.J. Geer in large black block letters centered and two smaller message boxes – Dry Goods Hardware Groceries on the left and General Store on the right

The bulkhead is approximate 30 inches tall with the store windows divided into large four divided lites. The storefront windows are surrounded by unadorned squared trim boards. The entrance door is located up two concrete steps, and the front entrance door has a simple surround that extends up into the storefront's beam. There is a transom window located above the door.

The entire building is finished in Novelty Drop siding that is painted white. Each sidewall has a double-hung 1 X 1 window and the eastern wall also includes a three-paned window under the eaves halfway to the rear of the building. There is a small brick chimney on the eastern wall, located towards the rear of the structure, and it runs up through the eaves/roof. A secondary entrance is located at the left rear of the building, with a 1 X 1 double-hung to the east, located over the external cellar entrance.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPOs, and nominations, and recommended for other identification efforts.

According to City records, the building was constructed in 1908.

From 1912-1916, the building was operated as a general store by Mr. A.J. Geer, selling a variety of groceries, dry goods, and hardware materials.

Between 1917 and 1924, the building was operated by C.R. Carson.

Research indicates that businesses operated at the site from 1924 to approximately 1950, but no details are known.

From 1950-1974, the building sat vacant.

In 1974, the Livonia Historical Society purchased the building, and in 1975, it was moved to the Quaker Acres historical site on Seven Mile Road west of Farmington Road.

In 1976, the building was relocated from Quaker Acres to Livonia's Historical Village at Greemead.

The building was restored and opened to the public on December 19, 1982. It has operated as one of the main attractions of the Greenmead Historical Village, interpreting rural farming life from early in the 20th Century and as the site's gift shop.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The A.J. Geer General Store meets Criterion A for an event that demonstrates the patterns of an area's development. The store illustrates the general stores that often would have been located in four-corners commercial districts, serving the area farmers. These districts were a centralized force for the rural residents as they often included houses of worship, general stores, post offices, and other specialty businesses, meeting the Social History Area of Significance.

The A.J. Geer General Store meets Criterion C for an example of typical general store that would have been located in most every rural community, and this meets the Commerce Area of Significance. Though it is a very simple structure, it is indicative of the style that would have been found in rural America at this time. Few intact examples this type of commercial store remain. This building's interior has received little modification as it closed in 1950

Regarding the seven aspects of integrity, the A.J. Geer General Store is nearly in its original form and the interior wasn't significantly modified after it began operations. However, due to its relocation, the building doesn't meet the qualifications for integrity related to Location, Setting, or Association.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book



Existing Conditions

Collections

Appendix

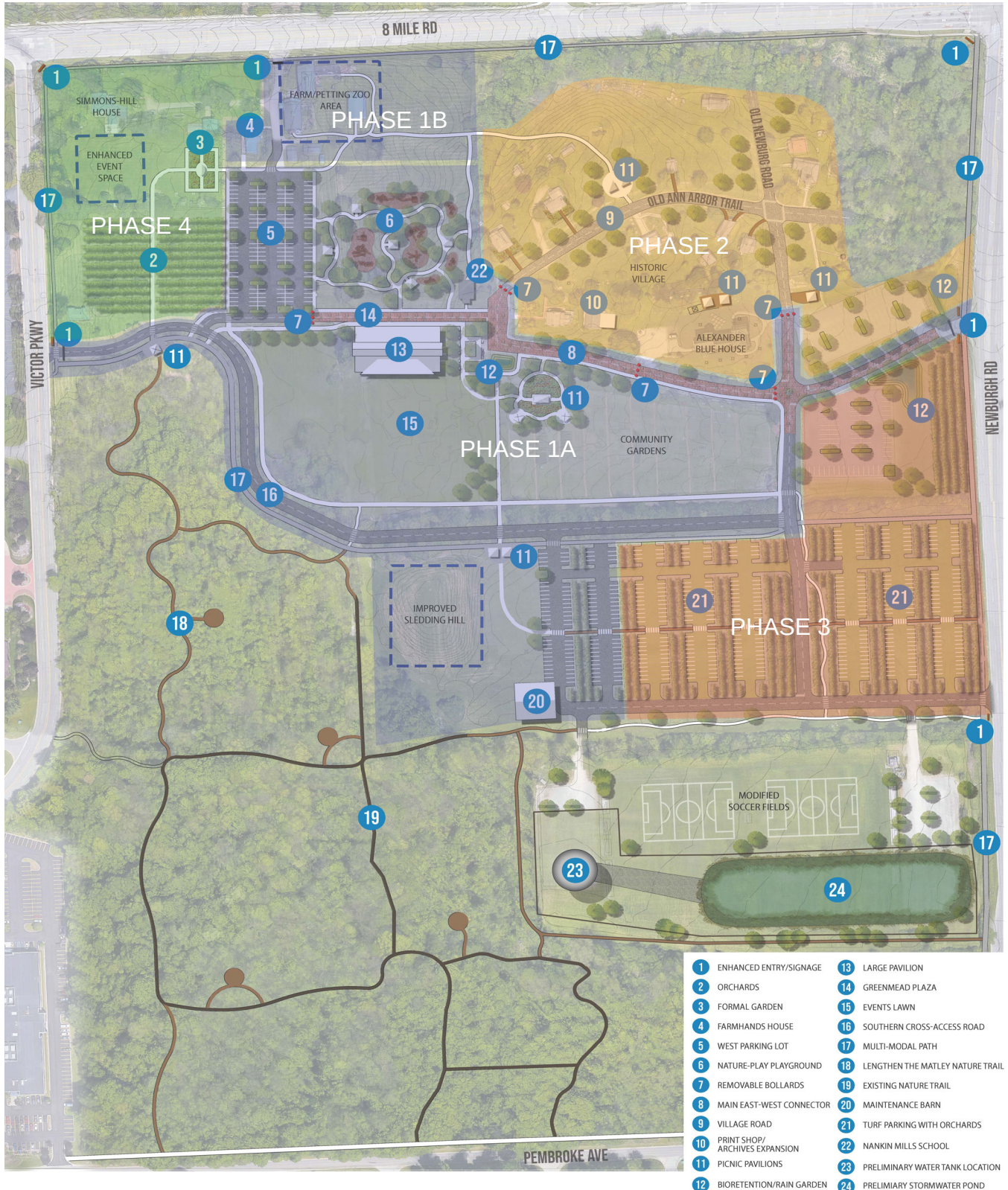
See separate attachment



Capital Improvement Plan

Appendix

Greenmead Historic Village CAPITAL PLAN SITE CONTEXT MAP



Greenmead Historic Village

CAPITAL IMPROVEMENT PLAN FINANCING

MAJOR CAPITAL IMPROVEMENT PROJECT PHASING			
PHASE	ZONE	DESCRIPTION	COST
1A	Site	Utility infrastructure, roads, parking, pathways, and landscaping.	\$1,950,000
	Site	Enhanced entries and signage	\$150,000
	Site	Nature play playground	\$350,000
	Site	Improved sledding hill	\$80,000
	Exist. Bldg.	Nankin Mills School rehabilitation	\$405,000
	New Bldg.	Nankin Mills School expansion	\$350,000
	New Bldg.	Greenmead Plaza, Large Pavilion, and Picnic Pavilions	\$2,750,000
	New Bldg.	Maintenance Building	\$920,000
	Exhibits	Interpretive signage, displays, and collections	\$500,000
		Sub-Total Cost	\$7,455,000
		Design and Construction Engineering (Estimated 15%)	\$1,120,000
		Contingencies (18%)	\$1,320,000
		Total Cost	\$9,895,000
1B	Site	Utility infrastructure, roads, pathways, landscaping, and petting farm.	\$550,000
	Exist. Bldg.	North Barn stabilization and rehabilitation	\$490,000
	Exist. Bldg.	South Barn stabilization and rehabilitation	\$700,000
	Exist. Bldg.	Convert Farmhands House to public restrooms	\$250,000
	Exist. Bldg.	Misc. site structure renovations	\$150,000
	Exhibit	Interpretive signage, displays, and collections	\$350,000
		Sub-Total Cost	\$2,490,000
		Design and Construction Engineering (Estimated 15%)	\$375,000
		Contingencies (18%)	\$450,000
		Total Cost	\$3,315,000
2	Site	Utility infrastructure, roads, pathways, and landscaping.	\$685,000
	Exist. Bldg.	Alexander Blue Office restoration	\$105,000
	Exist. Bldg.	Print Shop renovation	\$45,000
	New Bldg.	Print Shop Expansion for collection archives	\$350,000
	New Bldg.	Picnic pavilions	\$75,000
	Exhibit	Interpretive signage, displays, and collections	\$250,000
		Sub-Total Cost	\$1,510,000
		Design and Construction Engineering (Estimated 15%)	\$220,000
		Contingencies (18%)	\$255,000
		Total Cost	\$1,985,000
3	Site	Utility infrastructure, roads, pathways, and green overflow parking lot.	\$905,000
	Site	Edge landscaping/hardscaping improvements	\$95,000
	Site	Enhanced entries and signage	\$50,000
		Total Hard Cost	\$1,050,000
		Design and Construction Engineering (Estimated 15%)	\$155,000
		Contingencies (18%)	\$185,000
		Total Cost	\$1,390,000

4	Site	Utility infrastructure, roads, pathways, and landscaping.	\$175,000
	Site	Formal Garden and Orchard	\$255,000
	Exist. Bldg.	Update Simmons Hill House to support enhanced event space	\$215,000
	Exhibit	Interpretive signage, displays, and collections	\$50,000
		Sub-Total Cost	\$695,000
		Design and Construction Engineering (Estimated 15%)	\$105,000
		Contingencies (18%)	\$125,000
		Total Cost	\$925,000

PROJECT NEEDS DISTRIBUTION OVER 10-YEAR TERM

PHASE	YEAR	DESCRIPTION	COST
1A	1-3	Major site infrastructure, central plaza, and large pavilion	\$9,895,000
1B	1-3	Convert the North Barn to event space and the South Barn and site to petting zoo and farm	\$3,315,000
2	3-5	Site infrastructure and building improvements in the historic village	\$1,985,000
3	5-7	Turf parking with orchards and edge treatments	\$1,390,000
4	8-10	Greenmead Farm Complex improvements and enhanced exterior event space	\$925,000
		Total Distribution	\$17,510,000

ANNUAL NEEDS DISTRIBUTION OVER 10-YEAR TERM

YEAR	DESCRIPTION				COST
	Site & Landscaping	Building Maintenance	Programming	Exhibits	
1	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
2	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
3	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
4	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
5	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
6	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
7	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
8	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
9	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
10	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
	(17.5%) \$875,000	(32.5%) \$1,625,000	(27.5%) \$1,375,000	(22.5%) \$1,125,000	\$5,000,000
			Total Distribution		\$5,000,000

CONDITIONS

Totals costs require adjustment annually for inflation and escalation.

Individual building improvements and site maintenance will be included in the annual capital improvement budget summary.

Petting farm costs do not include expenses associated with live animal acquisition and feed.



Precedence Boards and Other Design Materials Appendix



MIDDLEBURG FLOWER GARDEN



CELERY FLATS



FOUNTAIN POINT PORCH



PUBLIC RESTROOMS



GRAIN ELEVATOR INTERIOR - CELERY FLATS



PICNIC TABLES - MILL RACE



WHITE PINE SCHOOLHOUSE



MAIN STREET - CHARLTON PARK



HOLIDAY DECORATIONS

SITE CHARACTER



OUTDOOR ICE RINK



CHRISTMAS AT GREENFIELD VILLAGE



FARMERS MARKET



MAPLE SYRUP DAYS - TROY



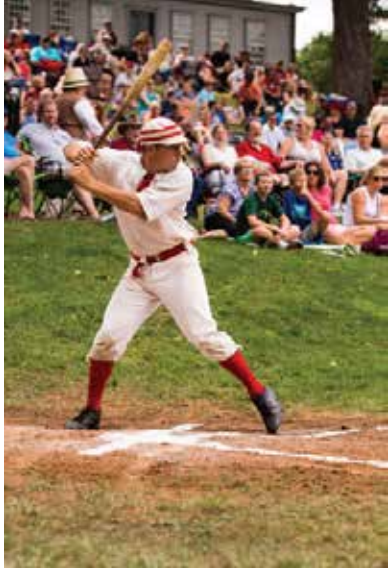
HOLIDAY MARKET



OUTDOOR WEDDING - MILL RACE



SUMMER CAMP



OLD TIME BASE BALL



YOUTH CAMPS



GARDENING - MACKINAW HISTORICAL SOCIETY



HALLOWEEN - WHITE PINE VILLAGE



ADDISON FARMS BANDSTAND



CHARLTON PARK



CAR SHOW - CORUNNA VILLAGE



FOUNTAIN POINT RESORT



GEOCACHING



HISTORICAL TRAIL



HISTORIC GARDEN



NATURAL PLAYGROUND



MAYBURY WORKING FARM



HISTORY ALIVE - CHESTERFIELD



CHILDRENS GARDEN



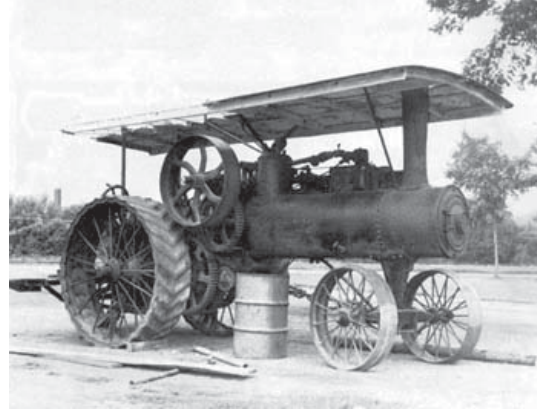
AMPHITHEATRE



PETTING ZOO



KIDS TOUR - TROY



FARM HISTORY

ATTRACTIONS AND AMENITIES



**Listing of Historical Villages In Michigan
& Major American Living History
Museums
Appendix**

Historical Villages & Living History Museums - Michigan

Greenfield Village – Dearborn

Buildings/Attractions: Henry Ford Museum of American Innovation, Greenfield Village, Ford Rouge Factory Tour, Giant Screen Experience – stories of America’s past, present, and future on 4k digital projection, and Firestone Farm

Events and Extra: Annual Memberships: Student, Companion, Family, Individual, Family Flex (\$55-\$260) Historic Baseball in the Village, twilight bike ride, farm work, lunch with the ranger

Website: Good <https://www.thehenryford.org/visit/greenfield-village/>

Mill Race Village – Northville

Buildings/Attractions: Barr Sculpture, Cady Inn, General Store, New School Church, Yerkes House, Hunter House, Weavers Cottage, Hirsch Blacksmith Shop, Wash Oak School, Interurban Station, The Bridge, The Bell Pier

Events and Extra: Weddings, private parties, tours (1 hour guided, school tours, private tours), commercial use (photography, commercial making, music videos, etc.), Northville High School Prom photos, Memberships: Individual, Family, Organizational (\$25-\$75)

Website: good <https://www.metroparks.com/parks/wolcott-mill-metropark/>

Westland Village Historic Park – Westland

Buildings/Attractions: Felton Farmhouse, Carriage Shed, Collins House, Guthrie Octagon House, Eloise Hospital Museum at the Rowe House, McKee Barn, Norris Well, Garden in the Park, Guthrie Outbuilding, Bert Ott’s Farm Windmill, Wnuk Garage

Extra: Master plan created in 2017 for expansion. Abandoned neighboring lot purchased and demolished for future use

Website: good info, poor graphics/layout <http://whvp66.weebly.com/>

Troy Historic Village – Troy

Buildings/Attractions: Caswell house, chapel, gazebo, general store, Niles Barnard House, log cabin, print shop, parsonage, Poppleton school, Troy town hall, wagon shop

Events and Extra: fold art workshops, roaring twenties night, raffle and garden walk, fresh conversations and vegetable gardening, teas for a few (staff lead history walks), preservation conversations, constitution cafes, blacksmithing classes, yoga at the village, walking group, family history concierge, grown-up group gathers, weddings, private events, memorial services, photoshoots and film

Website: <https://www.troyhistoricvillage.org/buildings/>

Chesterfield Township Historical Park

Attractions: schoolhouse, outhouse, log cabin, cobbler shop, blacksmith shop, Kolping Chapel

Events and Extra: Ste. Claire Voyageurs and History Alive, Michigan Log Cabin Day, World War II Reenactment, Vietnam Era Reenactment, Heritage Days, Harvest Dinner, Tree Lighting, weddings

Meridian Historical Village – Meridian Township

Buildings/Attractions: Summer Day Camp, The Farmhouse, The Barnes House, Schoolhouse, The Barn, The General Store, The Tollgate House, The Log Cabin

Events and Extra: building rentals, outdoor education and pioneer living (the log cabin), guided tours, school tours, private tours, weddings, Christmas in the Village,

Corunna Historical Village – Corunna

Buildings/Attractions: Bicycle Museum, farmhouses, New Haven Township Hall, German Lutheran Church, Barn, School, Western Caboose, Blacksmith Shop, Tinsmith Shop, Log House, Pavilion, Garden Arch, Windmill, Schmidt Village Clock

Events and Extra: Christmas in the Village, 4th of July, School Tours, Weddings, Volunteer, Membership (\$20-\$300), private tours, guided tour (elementary and middle school aged children), photography

Livingston Centre Historical Village – Fowlerville

Buildings/Attractions: School House, Barber Shop, Methodist Episcopal Church, Clinton Shoe Repair shop, Kirkland House, Fowlerville Village Farm (used as an Agricultural science classroom), Pere Marquette Depot (model train displays)

Website: <https://www.fowlervillefamilyfair.com/historical-village.html>

Historic White Pine Village – Ludington

Buildings/Attractions: 30 historic exhibit buildings, first-person early settler interpreters with scripts, 2 hour family friendly guided tour, White Pine Chapel,

Events and Extra: open May-October, memberships \$40-\$1000, online education programming, past events: Pioneer Kids Day and Civil War Muster, Sports Hall of Fame Induction Ceremony, Old Time Baseball Game, Lumber Day, Trick-or-Treat, Pioneer Christmas, History in Action Day, Living History Day, Pioneer Day Camp, History Hunt, Geocaching

Sanilac County Historic Village – Port Sanilac

Buildings/Attractions: The Mansion, Museum Tours, Dairy Museum, The Barn Theatre (one of Michigan's most popular performance venues), multiple barns, Hunting and Fishing Cabin, Blacksmith Shop, Train Depot, The Museum Church, Cottage, Cabin

Events and Extra: Memberships (\$25-\$500), marine shipwreck items, military memorabilia, Native American Artifacts, elementary school tours in one room schoolhouse

Glen Haven Village – Empire

Buildings/Attractions: General Store, Cannery Boathouse, Blacksmith Shop (demonstrations)

Events and Extra: on Lake Michigan shoreline

Crossroads Village & Huckleberry Railroad – Flint

Buildings/Attractions: Huckleberry Railroad, Day out with Thomas (Thomas the Tank Engine and Party Train Tour), Farm Museum, Wisner Carriage Barn, Buzzell House, Eldridge-Hamner House, Clayton Town Hall, Davison Depot, Stanley School, General Store, Opera House, Grist Mill, vintage amusement rides, The Genesee Belle (1800's style paddlewheel riverboat)

Events and Extra: School Field Trips, Halloween Ghosts and Goodies (cider, doughnuts, monsters, trick or treating, magic show, etc month of October), Christmas Holiday Magic, Ladies Night Out, Railfans Weekend (history lesson Huckleberry Railroad)

Heritage Village – Sidney

Buildings/Attractions: 28 buildings on Montcalm Community College's Sidney campus (including: Tool Shed, McBride Depot, Blacksmith Shop, Bandstand Gazebo, Doctor's House, Gaffield School, Children's Playhouse, Ehle Barn, Sidney General Store, Print Shop, etc.)

Events and Extra: Heritage Festival (3 days, reenactments, historic displays, crafts, vendors, music, vintage baseball, etc) Log Cabin Day, rentals, tours

Mackinaw Area Historic Society Heritage Village – Mackinac City

Buildings/Attractions: Plowing of the Fields, Anishinaabe Settlement, Art Trail, Nature Center, Community Garden, Detweiler Log House, Freedom School, General Store, Chapel, Historic Festival, May Woods, Pest House, Raising of the Cross, Sawmill, Simpson Homestead

Events and Extra: School Groups, Weddings, Lecture Series, Ghost Supper (Native American dinner), Christmas in Mackinaw, Cabin Fever Dinner, Rentals

Fort Michilimackinac – Mackinac City

Buildings/Attractions: 14 original buildings: Biddle House, Post Guardhouse, North Blockhouse, Sutler's Museum and Store, Tea Room, etc. Exhibits: An Island Famous in These Regions (history of Mackinac Island), Military Medicine at Mackinac, Kids' Quarters

Events and Extra: Live Programs and Tours, firing the Fort Mackinac Cannon, archeology, garden

Historic Adventist Village – Battle Creek

Buildings/Attractions: Adventist Church, Log Cabin, Meeting House, John Kellogg Discovery Center (artifacts from the sanitarium), Home of James and Ellen White,

Events and Extra: Great Controversy written in Home of the White's, Children's Tours, family tours, Christmas Stroll (community wide), meetings held here, special church services, weddings, photography
limited info on website

Fayette Historical Park - Garden

Buildings/Attractions: 20 restored historic buildings located in their original setting, illustrating 19th Century life in an industrial community

Events and Extra: gift shop, camping, hiking area, and picnic area

Historical Charlton Park – Hastings

Buildings/Attractions: Charlton Memorial Museum, Barber Shop, Blacksmith Shop, Bristol Inn, Carlton Center Church, Gas and Steam Club Barn, General Store, Sawmill, Hardware Store, Hall House, Lee School, Print Shop, Sutter Row (shopping)

Events and Extra: Civil War Muster (re-enactment), parlor games, military demonstrations, self-guided tours

Vicksburg Historical Village – Vicksburg

Buildings/Attractions: Depot Museum, Caboose and Boxcar, Cemetery, Farmstead, Gazebo, Newspaper Office, Print Shop, Railway Express, Strong School, Township Hall, Village Garage, General Store/Sweet Shop

Events and Extra: History Day (kids conduct research on a topic to win awards), Speaker Series (presenters from the community discuss topics relating to the area's past), Harvest Festival (fall celebration of Vicksburg agricultural heritage - fundraiser)

Pioneer Log Village – Bad Axe

Buildings/Attractions: largest collection of authentically restored pioneer log buildings in Michigan – pioneer home, general store, one room school, chapel, barn, blacksmith shop

Events and Extra: Last Sunday in June each year is Log Cabin Day, hours: Sunday 2pm-4pm, free admission

Old Victoria – Rockland

Buildings/Attractions: Arvola House, Usimaki House, Victoria Copper Mine

Events and Extra: guided tours daily, Arts and Crafts Fair third Sunday in August – arts and crafts, music, food

Celery Flats – Portage

Buildings/Attractions: Amphitheatre, Grain Elevator, Hayloft Theatre, Schoolhouse, Stuart Manor

Events and Extra: picnic area, playground, trails (North half is “modern” outdoor space and South half is historic village)

Clare County Historical Society – Clare

Buildings/Attractions: Dover one-room schoolhouse, Ott Family Log Cabin, blacksmith shop, museum

Events and Extra: Hours: Saturdays May-September 1pm-4pm , group tours by appointment , access to photos, books, old newspapers and documents by appointment, free admission

Sauder Village Historic Village – Archbold, OH

Buildings/Attractions: Erie’s Farm Shop, Cabinet Shop, St. Mark’s Lutheran Church, Dr. McGuffins Office, District 16 school, W.O. Taylor Printing Office, Water-Powered Grist Mill, Welcome Center, Festival Barn, Harvesting Building, Cider Mill, Museum - Greenburg Gallery,

Events and Extra: traditional quilt shop, Craftsmen at Sauder Village – basket making, blacksmithing, broom making, coopering, glass blowing, native crafts, pottery, quilting, spinning, tin smithing, weaving, woodcarving, woodworking. Sauder Village campground, Barn Restaurant, Village Café, 1920’s Soda Fountain, Speakeasy Experience (introduction to the history of specific topic)

Historical Farms - Michigan

Wolcott Mill Historic Center – Ray

Historic grist and feed mill, greenhouse and gardens, barn museum

250-acre working farm

- All 6 heritage breeds of dairy cow
- Miniature and draft horses
- Sheep and goats
- Farm fowl

Horse-drawn wagon ride through crop fields

Van Hoosen Farm at Stoney Creek Village – Rochester

Dairy Barn (cultural, educational, and recreational facility), Milk House, Calf Barn, Bull Barn, Big Barn, Equipment Barn, Chicken Coops, Van Hoosen Farmhouse

Sarah Van Hoosen-Jones’ Childhood Pets

Axford-Coffin Farm – Oakland Twp (Cranberry Lake Farm)

Original Farmhouse

Four major outbuildings: caretakers house, greenhouse, carriage house, springhouse

Two more small outbuildings, a silo, and remains of a barn

Waterloo Farm Museum – Grass Lake

Realy House, Realy Barn, Log House, Workshop, Milk Cellar, Ice House, Granary, Dewey School
Events

- Blacksmith, Soldiers and Log Cabin Weekend
- Antique Truck, Tractor and Farm Equipment Show
- Pioneer Day
- Christmas on the Farm

Fisk Farm - White Lake

Farmhouse, Memorial Rose Garden, Kelley-Fisk Farmhouse, Thompson One-Room School

Events

- Fisk Farm Festival and Craft Show
- Fisk Farm Halloween
- Christmas Open House with Santa

Eastmanville Farm – Coopersville

Former Ottawa County “poor farm” with educational farm facilities for the public and school groups

- Equestrian trials
- Hiking trails
- Parking lot for horse trailers
- Rustic toilets
- Picnic tables

Maybury Farm – Northville Twp

85 acre farm, operated by Northville Community Foundation that is to connect community to animals and agriculture through hands-on experiences. Farm includes dozens of animals, farm garden, playground and general store.

Website: <https://www.mayburyfarm.org/>

Kensington Metropark Farm Center – Milford

Operated by the Huron-Clinton Metroparks Authority to present a glimpse into rural life

Website: <https://www.metroparks.com/facilities-education/kensington-farm-center/>

Living History Museums – National

Selection of the most prominent living history museums operating across the United States:

Greenfield Village – Dearborn, MI

Founded by Henry Ford, this living history museum has many relocated historic buildings from America's engineering past with some recreations.

Williamsburg Historical Area – Williamsburg, VA

18th Century American colonial life is interpreted in a large historic complex founded in the 1920s by JD Rockefeller and his wife Abby Aldrich Rockefeller.

Plimoth Plantation – Plymouth, MA

Recreated 17th Century colonial life is interpreted illustrating Pilgrim life. Open March through Thanksgiving.

Mystic Seaport – Mystic, CT

Traditional seafaring trades are presented to visitors at this maritime museum and village with several historic ships on display. It includes a re-created 19th Century village with 30 shops.

Old Sturbridge Village – Sturbridge, MA

Recreated New England village with costumed interpreters with working farm and mill and stagecoach and riverboat rides

Roscoe Village – Coshocton, OH

Historic canal town with interpreters along the Ohio and Erie Canal

Old Cowtown Museum – Wichita, KS

Costumed interpreters greet visitor and answer questions about the 54 historic buildings, recreating a frontier town on the Chisholm Trail.

Connor Prairie Interactive History Park

An 1836 Indiana prairie town is interpreted including local Lenape Indian tribe and three other areas to interpret to visitors. Open year round, but some outdoor exhibits close during the winter months.

Shaker Village of Pleasant Hill – Harrodsburg, KY

A thirty-four building village and 3,000 acre community is interpreted for visitors to learn about 1800s Shaker life

Old World Wisconsin – Eagle, WI

One of the largest outdoor museums dedicated to the history of rural life. Sixty historic structures include exhibits including a working farm and livestock display demonstrating rural Wisconsin settler life. May to October with limited programming – Nov.-Dec.

Spring Mill State Park – Mitchell, IN

Restored pioneer village with 20 historic buildings, operating gristmill with interpreters recreating life in 1863

Vermilionville Living History Museum and Folklife Park – Lafayette, LA

Interpreters present several period crafts in several historic homes and structures while giving information about Acadian, Native American, and Creole cultures

Living History Farms – Urbandale, IA

Three farms from 1700 Indian farm, 1850 pioneer farm, and 1900 horse-powered farms are interpreted with an 1875 town. It operates Wednesday through Sundays.

Old Salem Museum – Winston-Salem, NC

18th and 19th Century life of Moravian settlers is interpreted

Shoal Creek Living History Museum – Kansas City, MO

This smaller 80-acre village complex includes 21-structures dating from the 19th Century. Not open daily.

Genesee County Village and Museum – Mumford, NY

This Western NY living history museum contains 68 buildings divided into three time periods: 1790-1820, 1830-1860, and 1860-1900.

Overview

Common Themes:

- Memberships
- Events
 - Christmas in the Village/Farm
 - Halloween Events – Trick or Treating
 - War Reenactments
- School Visits/Tours
- Guided Tours
- Old Time Base Ball Day
- Giftshop in General Store
- Classes – basket weaving, woodshop, blacksmith, native crafts, pottery
- Weddings
- Photography

Unique Attractions:

- Geocaching
- Family History Concierge
- Yoga in the Village
- Ladies Night Out

Greenmead Masterplan Collections Inventory and Assessment

During the development of the Greenmead Historical Park Master Plan, the project's archivist and collections consultant, Sharon Carlson, conducted a collections inventory and assessment of the materials held by Greenmead. This report details the findings of this assessment that was conducted throughout the spring, summer, and fall of 2021.

Cranson/Hinberg House (Gift Shop) - 136 linear feet, 3 File Cabinets

This residential structure built in the 1840s has a gift shop on the lower level and storage on the second floor. This storage site has adequate climate controls, although sometimes the upstairs gets warmer than the rest of the building. Another drawback to this site is the weight-bearing capacity of the second floor. It was built as a residential structure over 150 years ago and cannot accommodate too many shelves loaded with boxes. That said, it offers a secure site for limited materials on the second floor. There are limited climate controls in this building.

The second floor storage includes plat maps, scrapbooks and oversized materials.

This site has most of the audiovisual formats. There are reel-to-reel recordings, video cassettes, 8 mm film, negatives, filmstrips, and slides. Some of the filmstrips have accompanying scripts.

Reel to reel records: Rosedale Life in Livonia, Tour of Livonia, Ryder Trip to Livonia, and some interviews by Howard Middlewood (Historical Society of Livonia).

Photographic negatives donated by Sue Daniels.

Film Strips – Changed World of Farmer Brown.

Slides of buildings, slideshow/tape of Shaw Family, slides/script FrankWilson 1890-1952.

Scrapbooks, photo albums

Ledger from an 1897 business, presumably located in Livonia.

Records of the Livonia Health Guild 1969-1971

1913 – Band No. 3 Ladies' Aid Society materials.

1830s Record of Estrays, records of loose animals, horses

George Hinsch 1913 Daily account of fares, DUR.

DUR 1875-1947 materials.

Recommendation(s):

- 1) As funds become available, migrate analog formats to digital. Priority for digitization should be given to unique films, recordings, and slides.

- 2) Create finding aids for some of the paper and photo based collections.
- 3) Consider digitizing the photos and slides for inclusion on a website.
- 4) Move materials to a central location with more consistent climate conditions.

Print Shop - 276 Linear Feet, 42 bins, 13 file cabinets, 2 half-size file cabinets

The Print Shop was constructed in 2001 for a program that never fully materialized. The building has a printing press, paper cutters, paperweights, movable type, and movable type cabinets. The provenance of this equipment is unknown. The program's high point was an exhibit in the City's gallery in 2016 that also involved the Monks and Friars Letterpress Arts organization. This group is the only entity that has expressed an interest in the press. While it has origins dating to 1962, the website for the group is no longer active. The equipment is a mix of old and contemporary. The paper cutter was manufactured by the E. L. Miller Paragon Company of Philadelphia in the late nineteenth century. The movable type is much more contemporary. Advertising blocks date from the 1980s.

This building has become a collections storage area, seemingly by default. The building has adequate climate controls. It contains most of the books held by Greenmead, and it also has some of the papers of Greenmead's first families. Photos are also in this location. There are several vertical files that should be retained.

Recommendation(s):

- 1) Deaccession printing equipment. There does not seem to be interest or expertise in printing and there is no history of a printing press operating in the Newburg settlement. It is an artificially constructed program that was probably developed because of somebody's interest and/or the donation of the presses. There are similar programs nearby, most notably the Printing Office & Tin Shop at Greenfield Village, an attraction that has existed since 1933.
- 2) Expand the Print Shop building to house the collections. The building has good climate controls and appears to be in good condition and secure. It already houses collections. The floor appears to have greater weight-bearing capacity because it is built on a slab and has no basement. The storage of extremely heavy printing equipment does not seem to have caused problems to the structure. With additional shelving, the building could become the primary collections storage area for Greenmead.
- 3) Create finding aids for the family papers.

Newburg Church - 461 linear feet, 12 feet hanging storage, 18 bins

The Newburg Church, built in 1848, is another dual-purpose building. This building is associated with the Reverend Marcus Swift, an abolitionist. The church is used for weddings, and the lower level is used for storage. The building is dry and the climate is controlled by heating/cooling and dehumidifiers.

The lower level is not actively used except for the changing rooms. A secured storage area has been outfitted with shelves. The stored materials include primarily textiles and radios. There are also a couple of the acquired collections, including a collection of candlesticks and an extensive glassware collection donated by various members of the Santo family. There are also school related materials, including records of the Pierson School PTA. There is an extensive collection of pens/pencils. The textiles are stored in boxes and tissue paper has been used to ease folds, creases, and gathers in the assorted types of clothing.

Recommendation(s):

- 1) Deaccession acquired personal collections. The candlestick and glassware collection donated by the Santo family should be deaccessioned.
- 2) Evaluate textile collection and consider deaccessioning the following categories: items that are not from Livonia or have no provenance, items that are in poor condition, items that have minimal value for display or programming.

Newburg School - 71 Linear Feet

There are limited artifacts in this building. It is primarily used for hands-on learning and groups, school kids. There are State Road markers stored on this site. The lower level has limited storage capacity. It is a large basement but has had problems with moisture in the past. Books that were stored in the basement and moved to the Print Shop have a mildew odor. While the area is spacious and heated, it is not a good place for paper, fabric, leather, or metallic materials. There are metal and wooden shelves in the basement but they are largely unused. There are limited climate controls in this building.

Recommendation(s):

- 1) Move State Road markers to another location.
- 2) Do not use this building for storage of any materials.

Bungalow, Geers Bungalow – 268 Linear Feet

This residential structure was built in 1913. There are household artifacts on display. The main floor has household furnishings and a kitchen with examples of small household implements and appliances. The second floor has bedrooms with household furnishings, piano rolls, and a family photo. The basement had storage space and includes collections of toys, irons, toasters, banks, and fans. The salt and peppershaker collection is also located in this building. This residential structure has a 1920s kitchen. Upstairs, there are two bedrooms furnished with household goods. Family photos and piano rolls are also stored upstairs. There are limited climate controls in this building.

Recommendation(s):

- 1) Deaccession acquired personal collections, i.e., salt and peppershakers, banks.
- 2) Deaccession duplicates of common household objects, i.e., irons, toasters, fans.

Geer Store

The Allen J. Geer Store was opened in 1912 and the structure was moved to the site in the 1970s. The building has a mix of historical objects and some reproduction items to illustrate representative store goods from the early 20th century. Most of the items in the store are accessioned and the long-term plan includes a collections survey. There are limited climate controls in this building. Because of the mix of artifacts and reproductions, materials stored in this building were not measured.

Recommendation(s):

- 1) Distinguish between artifacts and reproduction items. Consider removing some of the display items and opening up the building for more programming. The replica items are perfect for hands-on programming.

Shaw House

This house was built in 1843 for the Shaw family. It contains many pieces of furniture and some clothing, largely period appropriate to the Shaw's tenure in the house. There are limited climate controls in this building. Furniture and implements on exhibit were not measured.

Recommendation(s):

- 1) Be judicious in the selection of artifacts displayed in the house. Less is more. Find ways to tell the Shaw story.
- 2) Move collections to a central storage area for collections security and to provide additional space for interpretation.

Kingsley House – 84 Linear Feet, 9 bins, 3 files cabinets

Nathan and Mary Kingsley built this Greek Revival farmhouse in 1843. The downstairs has furnishings. The upstairs has a mix of items that include various City of Livonia promotional materials, 1979 Livonia tax assessment rolls, and a Herman Miller chair. There are limited climate controls in this building.

Recommendation(s):

- 1) Find appropriate repository for the 1979 tax assessment rolls. Tax rolls are valuable for conducting property research but one year doesn't reveal much. These records fall under the State of Michigan's records retention policy. According to the policy, they are to be retained for 20 years so the retention period of these records has passed. If the others remain in the City offices, they should be reunited. If not, they may be appropriate for deaccessioning. See https://www.michigan.gov/-/media/Project/Websites/dtmb/Services/Records-Management/rms_GS28.pdf?rev=88b8775ed1af4df491fadea9a57bc3e3
- 2) Deaccession items that do not fit the collecting policy. It is not clear why a Herman Miller chair is part of the collection.

- 3) Move collections to a central storage area for collections security and to provide additional space for interpretation.

Hired Hand's House –

This house likely pre-dates the Simmons-Hill House. There are displays on the first floor. It houses a chair collection, tools, hardware, and a vacuum cleaner collection in the basement. There are some Livonia newspapers in this structure. Greenmead is presently scanning these. There are limited climate controls in this building. Furniture and implements on exhibit were not measured.

Recommendation(s):

- 1) Deaccession items that do meet the collecting plan.
- 2) Move collections to a central storage area for collections security and to provide additional space for interpretation.
- 3) Store Livonia newspapers in archival boxes and folders. In general, deaccession newspapers held by other repositories. A good source of information about available newspaper is the Michigan Newspaper Portal, hosted by Central Michigan University. See <https://www.cmich.edu/research/clarke-historical-library/services/digmich-newspaper-preservation/newspaper-digitization-and-microfilming>

Simmons-Hill House –

This house was constructed in 1841 for the Simmons family. It underwent a major remodeling in the 1920s by the Hill family. The Simmons-Hill House, and associated artifacts, has been maintained to keep the house as it was in the middle 1970s when the City of Livonia acquired the property. Though, it is locked in the 1970s, there are numerous pieces of furnishing and artifacts that pre-date the 1970s, which is logical since a family residing in a house will have contemporary and older objects. Furniture and implements on exhibit were not measured.

Recommendation(s):

- 1) Some rooms contain a mix of artifacts associated with both families. Consider moving collections within the house to focus on the story of one family at a time. Include the stories of the children and hired labor who also lived in the house.
- 2) Move collections to a central storage area for collections security and to provide additional space for interpretation.
- 3) Deaccession items that do meet the collecting plan.

North Barn –

This area is under repair but was accessible with considerable effort to move the door and climb over interior dividers. It contains some exhibits and farm implements. Built in 1829, it is one of the oldest barns in Michigan. Implements on exhibit were not measured.

There are no climate controls in this structure.

Recommendation(s):

- 1) Determine whether old exhibits are useful or part of the Greenmead story. Deaccession as appropriate.

Alexander Blue House -

This residential structure was built in the 1850s. It has been expanded to include meeting and office space. It includes tea sets and china storage and the wedding dress collection. The china sets are likely used for programming and should be retained if they're being periodically used. The china and dress collection were not measured. This building has adequate climate controls.

Recommendation(s):

- 1) The wedding dress collection should be analyzed to determine if there is a connection to Greenmead and/or if it is used for programming. If it is not, the collection should be deaccessioned.

COLLECTIONS POLICY OF THE LIVONIA HISTORICAL COMMISSION

PURPOSE:

The Livonia Historical Commission was created for the purpose of preserving the history of early Livonia and the surrounding area.

A. Acquisition & Collection Objective:

Acquisition to the Commission's collections, whether by purchase, gift, loan, bequest, excavations or other means, shall be in accordance with the following rules:

1. Objects will be accepted if they are indicative of the life, customs, dress and resources of the early residents of Livonia, Michigan and have historical importance to this and future generations of Livonia residents.
2. Emphasis will be placed on documents and objects of use from the period 1826 to 1950. as well as materials documenting the earliest settlement of the region and other four-corner intersections/villages of Livonia Township. Artifacts collected from 1950 to the present must have direct significance to the lifestyle, customs, dress and resources of residences, businesses, government of the City of Livonia.
3. The collection shall consist of -----types of artifacts:
 - a. Archival and documentary
 - b. Domestic and agricultural implements
 - c. Textiles and clothing
 - d. Business and industry
 - e. Study collection for hands on use
4. No acquisition shall be appraised by anyone associated with Greenmead, but impartial assistance may be rendered to donors seeking independent, licensed appraisers.
5. Objects will be collected for two purposes:
 - a. Preservation and exhibit
 - b. Program use: The Livonia Historical Commission, in addition to exhibiting artifacts for public view, is dedicated to offering historical knowledge and information to the Museum/Village visitors, schools and other interested groups. This educational program will include special exhibits, demonstration of crafts, handling of selected artifacts by visitors and other programming related to history.
 - c. The Livonia Historical Commission must be in a position to properly care, both physically and financially, for a proposed acquisition.
6. The following types of objects and artifacts are generally not collected or accepted.
 - a. Items that have no connection to the people, industries, or history of Livonia.

- b. Collectibles, including but not limited to, collections of decorative glassware, commemorative plates/souvenirs, dolls/figurines, or published commemorative editions.
- c. Duplicates of items already held in the Museum and/or widely available at other cultural institutions in the region.
- d. Materials that have limited educational or programmatic uses.
- e. Oversized furnishings that have no relationship to Livonia, including pianos, organs, bed frames, and dressers.

B. Rules governing acceptance of gifts:

- 1. All donations are to be presented as outright and unconditional gifts to be used at the Livonia Historical Commission's discretion.
- 2. No gift will be accepted with the condition that it is to be permanently exhibited.
- 3. No collection will be accepted with the condition that it is to be kept intact.
- 4. Any article or artifact deposited with, owned by and accessioned by the Livonia Historical Commission may not be reclaimed by the donor or his/her heirs at any time hereafter.
- 5. The Livonia Historical Commission will request of the donor that permission be granted for the use of any original written or photographic material donated to the Commission providing proper credit is given to the creator of the material.
- 6. The Livonia Historical Commission retains the right to dispose of gifts by sale or exchange with other cultural institutions.
- 7. All structures donated must meet the approval of the Mayor, the City Council and the Livonia Historical Commission.

C. Provenance (History of)

- 1. The Livonia Historical Commission will not acquire or accept as a gift or loan any item that is either known or suspected to be stolen property, or which may be in the United States illegally.
- 2. It is the responsibility of the person accepting a donation of artifacts to ascertain the provenance from the donor of the artifacts. The following information is collected when an object is accessioned:
 - a. Accession number

- b. Name of artifact and any background or identifying information
- c. Date donated
- d. Donor's name

D. Loans

1. Loans to Greenmead:

Generally, long-term loans are not accepted by the Livonia Historical Commission. The Livonia Historical Commission may, however, negotiate limited or short-term loans to fill special needs for special exhibits.

2. Loans from the Museum:

- a. All requests for the loan of artifacts will first be considered by the Greenmead Program Supervisor or Collections Manager, who will make recommendation to the Livonia Historical Commission. The Livonia Historical Commission carries the ultimate responsibility for all loans made from the Greenmead collections.

- b. Generally, objects are loaned to other museums, archives, or libraries. The Livonia Historical Commission may require an inspection and approval of the facility as a condition of the loan at the expense of the Borrower. Objects are loaned for the following reasons:

- 1. Research.

- 2. Special projects or exhibits.

- 3. Any other reasons may be considered individually and must be approved by the Greenmead Program Supervisor and the Livonia Historical Commission.

- c. Greenmead will loan objects according to the following rules:

- 1. Loaned objects shall be in the exclusive care and custody of the Borrower during the term of the loan, and will be given special care at all times, consistent with current museum practices, to prevent loss, damage, or deterioration.
 - 2. Objects must be maintained in a secure building protected from extreme temperatures, humidity, excessive light, or other environmental hazards. Only authorized individuals or trained representatives may handle.
 - 3. The borrower will provide a security deposit equal to 50% of the value of the loaned item.
 - 4. The borrower must sign the *Livonia Historical Commission Agreement for Outgoing Loan* stating the items as mentioned above, giving date of loan, date to be returned, purpose of loan, name, address, and phone number of the borrower and name of

- organization represented. This form will list completely the items to be borrowed including their accession numbers, condition at time of loan, and monetary value according to Museum records. The Greenmead Program Supervisor must then sign and date the Loan Agreement.
5. Objects lent must be returned to the Livonia Historical Commission in satisfactory condition by the stated termination date. Any extension of the loan period must be approved in writing by the Livonia Historical Commission and covered by parallel extension of the insurance coverage.
 6. Objects not returned by the agreed upon return date will be subject to financial and legal penalties.
 7. The Livonia Historical Commission reserves the right to recall objects from the loan on short notice if necessary.

E. Deaccessioning Procedures:

1. The Greenmead Program Supervisor or Collections Manager will make the recommendations for deaccessioning.
2. Museum objects to be considered for deaccessioning must meet at least one of the following criteria:
 - a. The object is outside the scope of the Museum's purpose and its acquisition policy.
 - b. The object has failed to retain its identity or authenticity, or has been lost or stolen and remains lost for longer than two years.
 - c. The object is a duplicate.
 - d. The Museum is unable to preserve it properly.
 - e. The object has deteriorated beyond usefulness.
 - f. The object has doubtful potential utilization in the foreseeable future.
3. The following information will be required for the object to be deaccessioned:
 - a. Accession number
 - b. Name of artifact to be deaccessioned.
 - c. Date donated.
 - d. Donor's name
 - e. Reason for deaccession
4. The deaccession request and information will be presented by the Greenmead Program Supervisor to the Livonia Historical Commission for consideration.
5. If approved, deaccession will be noted on the following, as applicable:
 - a. Accession Book
 - b. Gift receipt
 - c. Accession sheet
 - d. Catalog cards
 - e. PastPerfect software

6. Disposal:

The artifact will be disposed of in a discreet manner that will not compromise the Museum's reputation. Donating the artifact to another museum will be considered.

Greenmead Masterplan

Collections Storage and Curatorial Recommendations

The following are general recommendations regarding improvements to the storage of the historical and archive materials at Greenmead including the implementation of museum/archives quality practices for the storage of materials.

Institute a strict collections policy that adheres to the Livonia Historical Society's adopted policy for acquiring new items. Ensure that all historical materials on display are protected from damage and inappropriate handling by the public or docents and ensure that all materials that may degrade from exposure or handling are rotated from display to storage on a regular basis.

Having an ever-changing display is also important to visitors. To ensure that displays are refreshed periodically, institute a policy that will review the displays within each of the buildings and the interpretive center on a regular three-to-five-year basis. Rotation will also ensure that more of the collection is on display and that the public is exposed to a wider part of Greenmead's collection.

Expand the print shop building and create one central storage facility

Greater security and efficiency would be gained by expanding the former print shop building and creating a single climate-controlled facility to store the majority of Greenmead collections. This will minimize the risk of damage or loss. The print shop/storage facility's footprint should be expanded to include shelving for at least 1,300 linear feet of materials and about twenty file cabinets with a specialized work area that may be used by staff, volunteers, and interns. Since the work area may be used by the occasional researcher, a separate reading or research center is not required. For added collections security, an enclosed study room within the collections building is recommended.

Greenmead staff receive most queries for information by email and phone. At one time, some consideration was given to establishing a research center within the Nankin/Perrinsville School but the foot-traffic does not support establishing a dedicated research facility. It would require additional staffing with a low number of annual users. Other institutions in the area provide researcher space and materials so it would be a duplication of efforts for very little return.

Remove the printing equipment

This will require removing a sizable collection of printing equipment from the building. The provenance of this equipment is unknown. It was used a couple of times for programming but the staff do not know how to operate the equipment and there seems to be little interest in creating a program that is largely duplicated by other attractions in the area. The equipment is a mix of vintages and includes a nineteenth century paper cutter, as well as movable type and printing blocks that are much more recent and date from the 1980s.

Some of the items may be suitable for selling to hobbyists or book arts groups. A contact at the Kalamazoo Book Arts Center suggested that the book press and letterpress may both have monetary value to bookbinders or linocut printers. The type may also be sold, but the value will depend on the font, font sizes, and whether it is metal type. The metal type is harder to sell. She also suggested selling in batches, rather than separating the type from the drawers. The cost of shipping will be prohibitive, except for wood type and cuts, so local pickup or options where the buyer pays for shipping are the most practical. There are also a few Facebook groups where these types of materials are being bought, sold, and traded.

<https://www.facebook.com/groups/745025778976939> – Letterpress Sale – Private or Press to Press

<https://www.facebook.com/groups/1758340951076072> - Letterpress USA, CA – Buy, Sell & Trade

<https://www.facebook.com/groups/1791829717787407> – Orphaned or Unwanted Letterpress Cuts and Type

Invest in standard library storage shelving.

The shelving used across the buildings is a mix of many types of shelving and housing a total collection of just under 1,300 linear feet. Some of the most efficient shelving in use appears to be industrial shelving that may have been used in a commercial kitchen. It is present in several of the buildings. Wooden shelves and other metal shelving are in use throughout the park. Greenmead also acquired some map cases that are located in the Newberg School basement. These should be moved to a dryer location.

Shelving should be a non-reactive, heavy gauge metal shelving that is stabilized. Each linear foot of materials requires approximately .5 square feet of storage space. For example, 500 square feet are required to accommodate shelving holding 1,000 linear feet of materials. There are two basic choices in shelving, static or mobile. Static shelving for 1,300 linear feet would cost approximately \$30,000. Mobile shelving provides more efficiency in storage space but the costs are higher, approximately \$85,000. There are also built-in options for storage of textiles and odd sized artifacts. See appendices with Spacesaver product information and pricing.

Improve the Intellectual Control of Collections

Collections are managed through PastPerfect. Accessions from 2010 forward have been tracked. Accessions from 1974 to 2010 are in an excel spreadsheet. As staffing or time permits, input the information from the earliest spreadsheets into PastPerfect. PastPerfect also has modules that allow for public viewing of items. For individually acquired items, the record in PastPerfect is appropriate. As staffing permits, explore the options available in PastPerfect to present selected items from the collections. Several libraries/archives/museums in Michigan use PastPerfect to present objects from collections. See <http://pastperfect-online.com/collections.html>

Additional intellectual control would be gained by creating finding aids for selected collections. The papers of Greenmead's first families would be a good start. Archival finding aids describe collections of papers at the folder or series level and not the individual piece of paper. This would facilitate processing of the collection and make it easier for staff and other researchers to find information. With the exception of nationally important figures or leaders, archival collections are never described at the individual piece of paper level. *Using Archives: A Guide to Effective Research* by Laura Schmidt includes a sample finding aid and is included in an appendix.

General Collections Storage Guidelines

Develop and institute a detailed internal process that illustrates and describes the appropriate methods for storage of written records, artifacts, clothing, household wares, and other materials within the collection. Ensure that there is a supply of archival quality storage items including envelopes, sleeves, folders, paper, and boxes that may be used during the conversion of the Greenmead collection from its present disbursed locations into the new collections building. Create a plan to move the collections out of their existing locations into the collections building and develop a multi-year timeline to process the transfer of the materials from their current storage environment (tubs and boxes) into new appropriate packaging. At the time of transfer, all materials should be digitally copied and entered into PastPerfect. Work with colleges and universities that offer library sciences and archives programs to utilize interns to assist with this cataloguing and storage conversion.

The following generally accepted collections storage practices should be instituted:

- Keep items in a secure storage area that is clean, food-free, and has minimal fluctuation in temperature and humidity. Aim for constant temperature and relative humidity levels (68°F] $\pm 2^\circ$ and 45% RH $\pm 2\%$).

- Control light and avoid unnecessary light because it causes fading.

- Store materials at least four to six inches off the floor.

- House items in folders, within archival boxes.

- Store items on shelves of inert material (heavy-gauge, powder-coated steel shelves). Avoid wooden shelving or shelves created by wood boards, plywood.

- Use folders and map-cases to house oversize materials, such as blueprints, architectural drawings, and maps.

The nature of museum collection makes pest management a key concern. Textiles, paper, and glue are attractive to a number of pests who either eat the materials or destroy them to create habitats. Clean each item at the time of accession (books may be dusted, textiles may be gently vacuumed to remove soil). Set glue traps in the collections storage area to monitor the insects and rodents that may access the collections area and take action as needed.

Books

Books should be kept because they facilitate research or programming. They may also have associational value, meaning that they are kept because of the people who once used or owned them. Light and excessive temperature and humidity shifts are hard on books. Store small- to medium-sized books upright on bookshelves. Shelf books together so they will support one another. Store large volumes, such as atlases flat or in a book box. Preservation-quality boxes for individual volumes will protect books from excess light exposure and keep pieces of damaged bindings together, such as detached or loose covers. Use a digital camera for making copies from books. Consider managing the book collection in PastPerfect or LibraryThing. To determine if books have monetary value, check them in a meta bookselling site such as <https://www.abebooks.com/>. Amazon and Ebay also provide information on used book prices. To determine how many libraries hold a particular book, <https://www.worldcat.org/> provides information from libraries around the world. The focus is primarily college/university libraries and larger public libraries.

Scrapbooks

The first step in preserving scrapbooks is to determine their condition and any handling limitations. Many scrapbooks used different types of materials and different types of glue to affix the items in the scrapbook. Store scrapbooks flat in boxes to support the binding and to keep detached items from becoming lost. If there are problems with different materials touching and staining other items in the scrapbook, use a high quality bond paper or an acid-neutral paper and interleaf between the pages. It will not stop the deterioration but it will preserve objects affixed to the pages. When copying or scanning, use a digital camera rather than placing a scrapbook on a scanner or copier.

Glass and Ceramics

Store ceramics and glass on study surfaces that are secure from bumps. The main enemy of ceramics is impact damage. When possible cover objects or store them in a size-appropriate box or enclosure to protect objects from dirt and dust. Use acid-neutral tissue-paper or a plain cotton/flannel fabric to pad objects and provide additional protection. Spacesaver offers built-in storage containers that fit into shelving. This may be a consideration for some of the objects that need more protection.

Place small objects in rows with ample space to reach one object without touching another. Store the heaviest objects on the bottom shelves. Don't stack plates, cups, and bowls, but if stacking is necessary, use padding between each object. Pieces of broken glass and ceramic objects should be kept together. Use dust covers for objects on open shelving. Use dust covers for oversized objects stored in the open.

Textiles and Clothing Accessories

Textiles and clothing accessories are among the most fragile of all artifacts. They are easily damaged by heat/humidity fluctuations, insects, mold, and also the damage that occurred during their original use (dirt, body oils). In addition to the general storage recommendations, there are a couple more considerations for textiles. You can never go wrong storing a single textile in a box. Start by selecting a box that fits the textile. Use unbuffered tissue for silk, wool and dyed fabrics or unknown fabrics or washed cotton sheeting to line the box or to reduce folds or creases that may break over time. If storing multiple items in a box, place the heaviest item on the bottom and use acid-free tissue to separate items. Items that are still intact and safe to hang, use padded hangers that are available from museum vendors, or making them by wrapping a conventional hanger with resin-free polyester batting and veering it with an unbleached cotton fabric. The item of clothing should only come in contact with the padded hanger.

Photographs and AV Materials

Photographs and AV materials also face storage challenges because of their physical composition. These items are also among the most valuable and may be of the most interest to researchers. The same guidelines as far as temperature/humidity/light apply to photographs and audiovisual material.

Photographs and slides may be stored individually but often space/supplies/time considerations may make it more practical to store photos in collections. Storing a set of photos also may preserve information about the relationships that exist within collection. For example, a series of photos from a single source depicting a particular event may provide additional information if those photos are stored together. The least expensive way is often storing individual photos in buffered folders for photographs and placing interleaving paper between the photos. Slides are easily stored in pages created for individual slides. These have the advantage that provides a limited view of the slide in a protected enclosure.

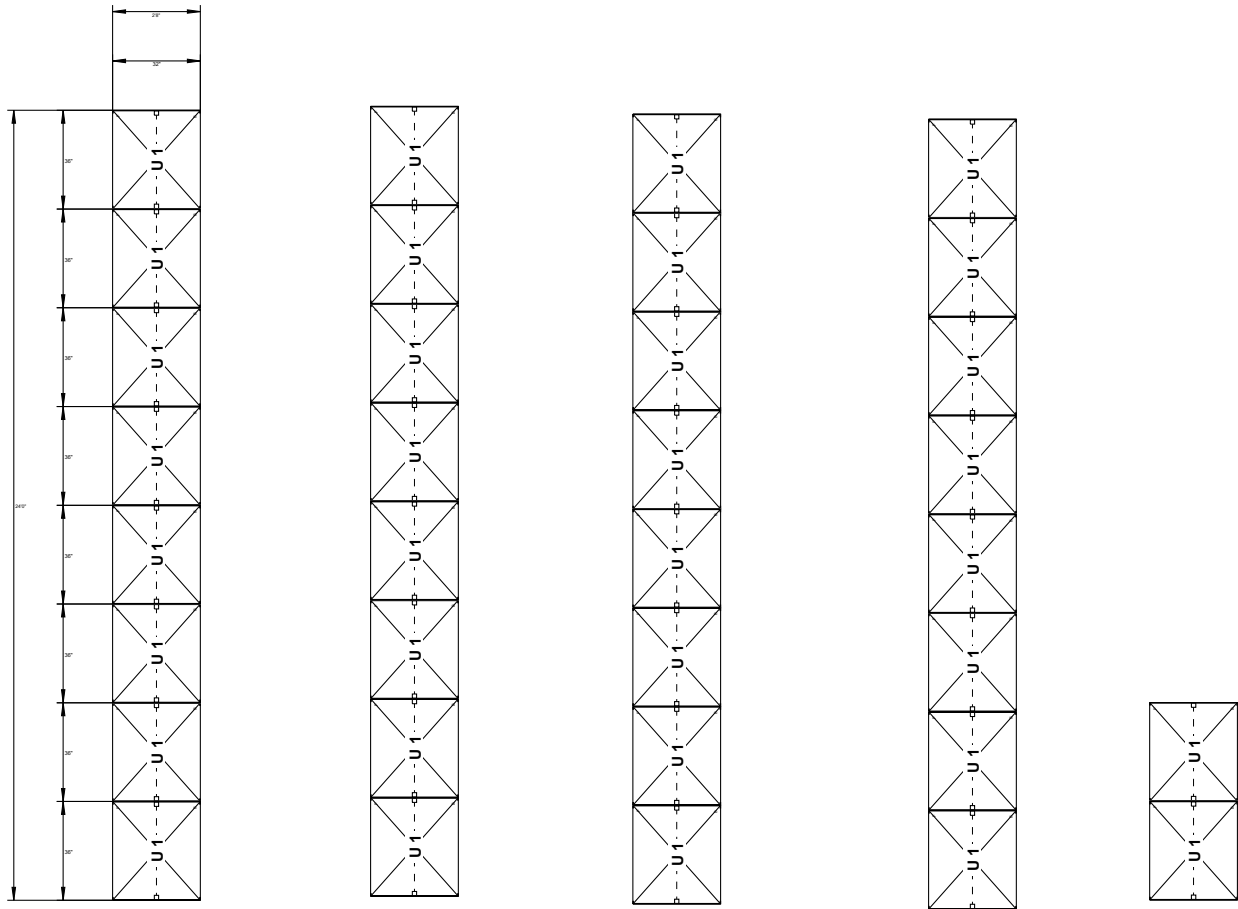
Migrate older formats, reel-to-reel, VHS tapes, slides to digital formats. Priority should be given to productions created for/by Greenmead or the City of Livonia.

Store photographs without a frame. The only reason to store a photo in a frame is if the frame provides historical information or context. Even so, consider removing the photo from the frame and retaining the frame.

If photos and slides are not in individual enclosures, use white cotton gloves while handling or viewing the items.

Static

Filing Capacity	
Static	
Actual LFI	13,872"
Nominal LFI	14,688"
Actual LFF	1156'0"
Nominal LFF	1224'0"
☒ Include Existing	



The Casper Corporation
Corporate (Detroit) Headquarters (248) 442-9000
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Grand Rapids Office (616) 866-1606
Kalamazoo Office (269) 344-7588
Saginaw Office (989) 799-1312

Project Name:

Archives

Project #:
GM 20470

Drawn by:
GMM

Date Printed:
09/08/2022

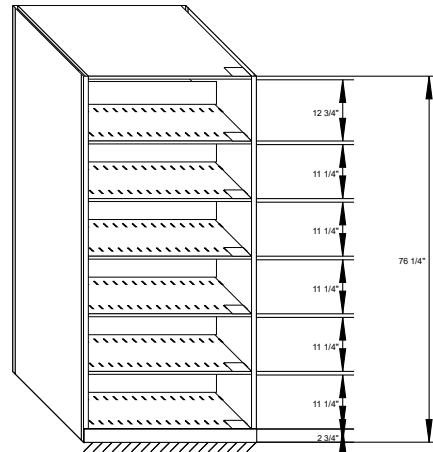
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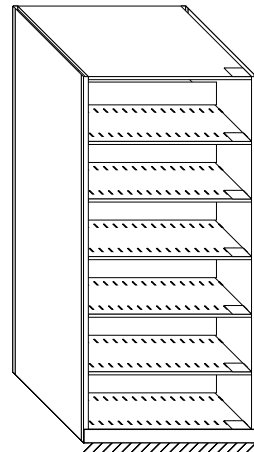
APPROVAL
This drawing Approved By:

Dated _____

H76 1/4"
76 1/4" x 36" x 32"



U 1-F



U 1-B



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Project Name:

Archives

Project #:
GM 20470

Drawn by:
GMM

Date Printed:
09/08/2022

Scale
1:40

Rev level:

APPROVAL
This drawing Approved By:

Dated _____

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Farmington, MI 48335
Phone: (248) 442-9000
Fax: (248) 442-9010
<http://www.caspercorp.com>



CUSTOMER QUOTE

20470-50103

Expires: 11/11/2022

Bill To

Archival Consultant
7435 Westshire Drive
Lansing, MI 48917

Install To

Archival Consultant
7435 Westshire Drive
Lansing, MI 48917

project #	salesperson	quote name	payment terms	print date
20470	Gary Manogue	GM20470-1A - Shelving	Deposit / Balance Upon Receipt	9/12/2022

line	qty	unit	part # / description	price ea	ext price
1	1.00	EA	Static Shelving	\$24,544.03	\$24,544.03
line	qty	unit	part # / description	price ea	ext price
2	1.00	EA	Installation Services	\$4,175.00	\$4,175.00
line	qty	unit	part # / description	price ea	ext price
3	1.00	EA	Freight Charges	\$812.50	\$812.50

GM20470-1A - Shelving (Option Total)

subtotal	\$29,531.53
sales tax	\$1,521.39
total	\$31,052.92

Casper Corporation, The
24081 Research Drive
Farmington, MI 48335
Phone: (248) 442-9000
Fax: (248) 442-9010
<http://www.caspercorp.com>



CUSTOMER QUOTE

20470-50103

Standard Terms and Conditions

Delivery (Dock, Elevator, and Dumpster): The Casper Corporation will notify your designated contact person twenty-four (24) hours prior to delivery. Dock space and /or elevator availability will be arranged by you and made available at no cost to The Casper Corporation. A dumpster for removal of all shipping and packing materials will be provided at no charge to The Casper Corporation. Dumpster must be conveniently located and easily accessible at all times during installation of the equipment.

Storage: If, for any reason, you are not ready to receive the materials and storage is required, storage and handling fees will be added to your invoice. If product is stored on site, it must be in a dry environment and kept in the same packaging materials as delivered. If product is stored by customer, customer takes responsibility for product at time of delivery.

Space Requirements: The space shall be ready for installation and free and clear of all obstructions. If it is not and there is a resulting delay, then the additional man hours will be billed. The space shall be properly lighted. If additional lighting is required to perform the work safely, the additional cost will be invoiced. It is your responsibility to be certain the space is suitable for the installation of this equipment, i.e., adequate fire protection, clearances, and floor load capacity.

Electrical: Electrical power for tools, equipment and lighting will be supplied to The Casper Corporation at no cost.

Freight: Materials will be shipped pre-paid and added to the invoice if necessary. If any freight damage occurs, please notify The Casper Corporation within 24 hours to report back to vendor.

Installation: Installation is in addition to the price of the materials. Labor is planned as straight time unless otherwise noted. Overtime occurring not at Casper's discretion will be added to your invoice.

Taxes: All applicable sales taxes, as required by law, will be billed.

Payment: This product has been specifically designed and will be specifically manufactured for your unique requirements. A non-refundable down payment of 50% of the contract amount is due within ten (10) calendar days of contract award. The balance will be invoiced upon substantial completion and is due net ten (10) days. One and one-half percent (1.5%) interest per month will be charged on any unpaid balance after thirty (30) days. If the installation is not totally complete upon final invoicing, a holdback of reasonable value is allowed without incurring interest charges.

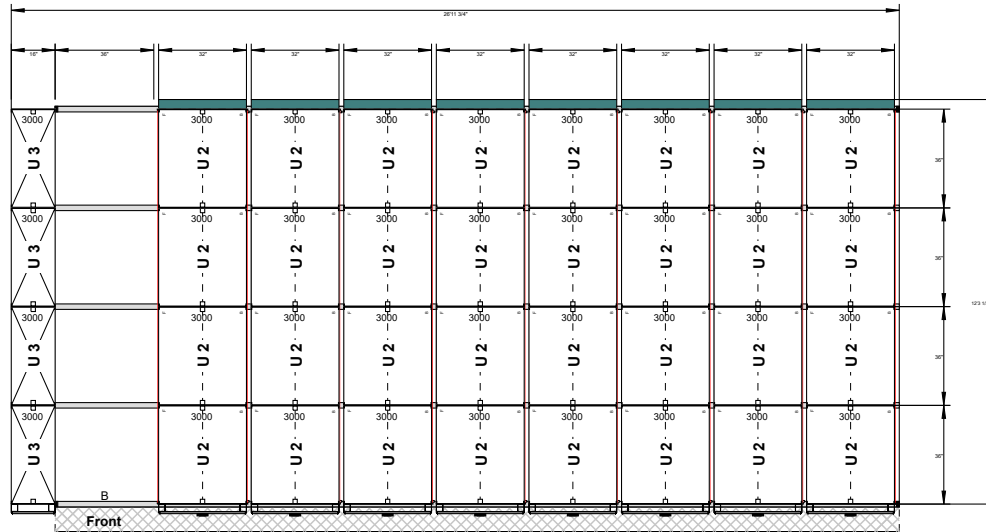
Warranty: See Manufacturers Warranty.

Insurance Certificates, Permits, and Fees: We reserve the right to pass on any additional costs to obtain insurance certificates, building permits, or miscellaneous fees that have not been previously identified and/or specified in our proposal but are required to complete the project.

Change Orders and / Or Cancellation: If, for any reason, you cancel the order, any cancellation, restocking and handling charges will be invoiced. Change orders requested after receipt of your purchase order may also incur additional charges.

_____ **Initial for Acceptance of Terms**

Mobile



Filing Capacity

Mobile

Actual LFI 13,872"
Nominal LFI 14,688"

Actual LFF 1156'0"
Nominal LFF 1224'0"

☒ Include Existing

System Weight Summary Report

Total media weight	20,808.00 lbs
Total equipment weight	9,389.95 lbs
Total picklist weight	0.00 lbs
Total aisle weight (15 lbs/ft²)	1,648.01 lbs
Total system (media, equipment and aisle) weight	31,845.96 lbs
Total Foot-Print area	420.76 ft²
Total weight load per square foot (avg unit load)	75.69 lbs/ft²
Maximum Deflection Allowed is:	L/480
Weight load (line load*) under front rail	4,171.26 lbs 162.65 lbs/ft
Weight load (line load*) under rail no. 2	6,686.53 lbs 260.73 lbs/ft
Weight load (line load*) under rail no. 3	6,686.53 lbs 260.73 lbs/ft
Weight load (line load*) under rail no. 4	6,686.53 lbs 260.73 lbs/ft
Weight load (line load*) under back rail	3,395.26 lbs 132.39 lbs/ft

*Line Load calculations do not include weight of adjacent static shelving, floor, ramp, or aisles.



The Casper Corporation

Corporate (Detroit) Headquarters (248) 442-9000
Okemos (Lansing) Office (517) 321-4697
Grand Rapids Office (616) 866-1606
Kalamazoo Office (269) 344-7588
Saginaw Office (989) 799-1312

Project Name:

Archives

Project #:
GM 20470

Drawn by:
GMM

Date Printed:
09/08/2022

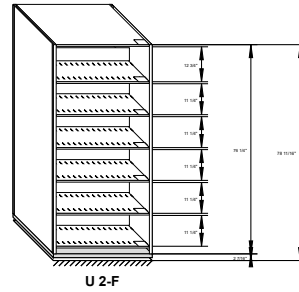
Scale
1:70

Rev level:

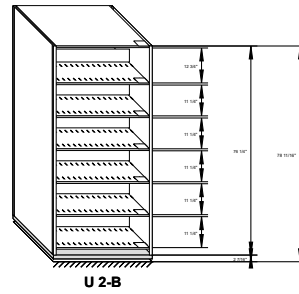
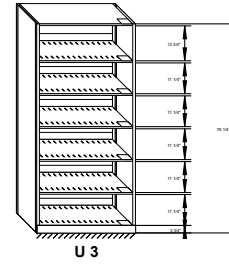
APPROVAL
This drawing Approved By:

Dated _____

H78 11/16"
76 1/4" x 36" x 32"



H76 1/4"
76 1/4" x 36" x 16"



The Casper Corporation
Corporate (Detroit) Headquarters (248) 442-9000
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Saginaw Office (989) 799-4312

Project Name:

Archives

Project #:
GM 20470

Drawn by:
GMM

Date Printed:
09/08/2022

Scale
1:70

Rev level:

APPROVAL
This drawing Approved By:

Dated _____

Casper Corporation, The
24081 Research Drive
Farmington, MI 48335
Phone: (248) 442-9000
Fax: (248) 442-9010
<http://www.caspercorp.com>



CUSTOMER QUOTE

20470-50104

Expires: 11/11/2022

Bill To

Archival Consultant
7435 Westshire Drive
Lansing, MI 48917

Install To

Archival Consultant
7435 Westshire Drive
Lansing, MI 48917

project #	salesperson	quote name	payment terms	print date
20470	Gary Manogue	GM20470-1A - Mobile	Deposit / Balance Upon Receipt	9/12/2022

line	qty	unit	part # / description	price ea	ext price
1	1.00	EA	Mobile Storage System	\$65,073.37	\$65,073.37
line	qty	unit	part # / description	price ea	ext price
2	1.00	EA	Installation Services	\$18,750.00	\$18,750.00
line	qty	unit	part # / description	price ea	ext price
3	1.00	EA	Freight Charges	\$1,125.00	\$1,125.00

GM20470-1A - Mobile (Option Total)

subtotal	\$84,948.37
sales tax	\$3,971.87
total	\$88,920.24

Casper Corporation, The
24081 Research Drive
Farmington, MI 48335
Phone: (248) 442-9000
Fax: (248) 442-9010
<http://www.caspercorp.com>



CUSTOMER QUOTE

20470-50104

Standard Terms and Conditions

Delivery (Dock, Elevator, and Dumpster): The Casper Corporation will notify your designated contact person twenty-four (24) hours prior to delivery. Dock space and /or elevator availability will be arranged by you and made available at no cost to The Casper Corporation. A dumpster for removal of all shipping and packing materials will be provided at no charge to The Casper Corporation. Dumpster must be conveniently located and easily accessible at all times during installation of the equipment.

Storage: If, for any reason, you are not ready to receive the materials and storage is required, storage and handling fees will be added to your invoice. If product is stored on site, it must be in a dry environment and kept in the same packaging materials as delivered. If product is stored by customer, customer takes responsibility for product at time of delivery.

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Electrical: Electrical power for tools, equipment and lighting will be supplied to The Casper Corporation at no cost.

Freight: Materials will be shipped pre-paid and added to the invoice if necessary. If any freight damage occurs, please notify The Casper Corporation within 24 hours to report back to vendor.

Installation: Installation is in addition to the price of the materials. Labor is planned as straight time unless otherwise noted. Overtime occurring not at Casper's discretion will be added to your invoice.

Taxes: All applicable sales taxes, as required by law, will be billed.

Payment: This product has been specifically designed and will be specifically manufactured for your unique requirements. A non-refundable down payment of 50% of the contract amount is due within ten (10) calendar days of contract award. The balance will be invoiced upon substantial completion and is due net ten (10) days. One and one-half percent (1.5%) interest per month will be charged on any unpaid balance after thirty (30) days. If the installation is not totally complete upon final invoicing, a holdback of reasonable value is allowed without incurring interest charges.

Warranty: See Manufacturers Warranty.

Insurance Certificates, Permits, and Fees: We reserve the right to pass on any additional costs to obtain insurance certificates, building permits, or miscellaneous fees that have not been previously identified and/or specified in our proposal but are required to complete the project.

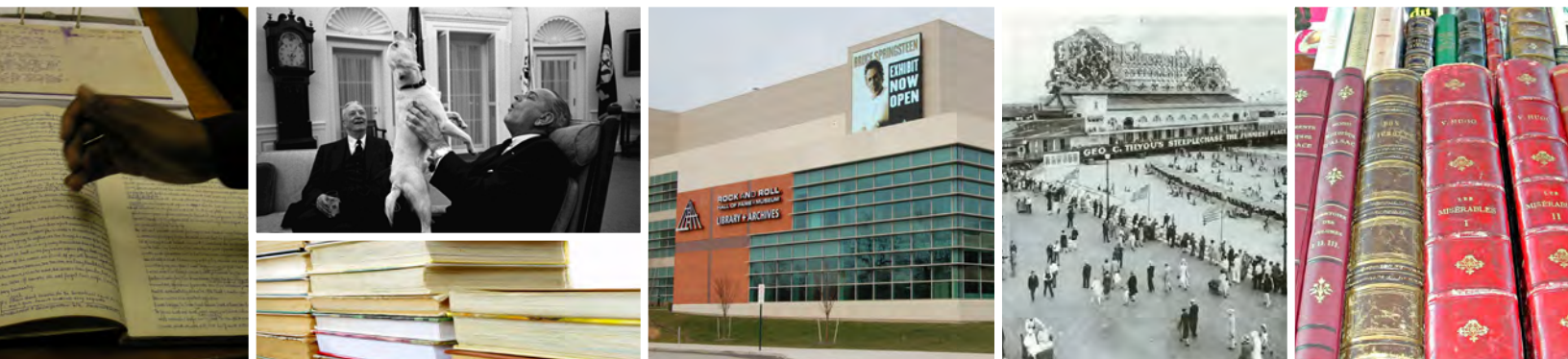
Change Orders and / Or Cancellation: If, for any reason, you cancel the order, any cancellation, restocking and handling charges will be invoiced. Change orders requested after receipt of your purchase order may also incur additional charges.

_____ **Initial for Acceptance of Terms**

Using Archives

A Guide to Effective Research

by Laura Schmidt



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Finding and Evaluating Archives	4
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Introduction

Archives exist both to preserve historic materials and to make them available for use. This guide addresses the second purpose by outlining the functions and procedures of archives, and is designed both for first-time archives users and scholars who have already conducted research in archives. The content covers:

- How archives function
- How to identify appropriate archives for your research
- How to access historical materials and research at an archives

Repositories and their collecting scopes and practices may differ, but the principles in this guide should assist you in accomplishing your research goals at any archival institution.

Photos from left to right:

The Nelson Mandela Papers feature letters he wrote to family and friends while in prison. *Photo courtesy of Elizabeth W. Adkins, CA.*

LBJ howling with his dog Yuki while visiting with the U.S. Ambassador to England. *Photo courtesy of Lyndon Baines Johnson Library and Museum.*

The Rock and Roll Hall of Fame and Museum opened in 2010. *Courtesy of the Rock and Roll Hall of Fame and Museum.*

Steeplechase Pier and the Boardwalk, 1920. *Photo courtesy of Atlantic City Free Public Library.*

Archives preserve historic materials, including manuscripts and books.

What Are Archives and How Do They Differ from Libraries?

Libraries in towns (public libraries) or universities (academic libraries) can generally be defined as “collections of books and/or other print or nonprint materials organized and maintained for use.”¹ Patrons of those libraries can access materials at the library, via the Internet, or by checking them out for home use. Libraries exist to make their collections available to the people they serve.

Archives also exist to make their collections available to people, but differ from libraries in both the types of materials they hold, and the way materials are accessed.

- **Types of Materials:** Archives can hold both published and unpublished materials, and those materials can be in any format. Some examples are manuscripts, letters, photographs, moving image and sound materials, artwork, books, diaries, artifacts, and the digital equivalents of all of these things. Materials in an archives are often unique, specialized, or rare objects, meaning very few of them exist in the world, or they are the only ones of their kind.

¹ Joan M. Reitz, ODLIS – Online Dictionary for Library and Information Science (Libraries Unlimited, 2010), http://lu.com/odlis/odlis_1.cfm#library.

Examples of archival materials include: letters written by Abraham Lincoln (Abraham Lincoln Presidential Library and Museum, Springfield, Illinois), Frank Lloyd Wright’s architectural drawings (Avery Architectural and Fine Arts Library, Columbia University, New York), photographs documenting the construction of the Panama Canal (Transportation History Collection, University of Michigan Special Collections), and video footage from *I Love Lucy* television episodes (the Paley Center for Media, New York and Los Angeles).

- **Access to Materials:** Since materials in archival collections are unique, the people (archivists) in charge of caring for those materials strive to preserve them for use today, and for future generations of researchers. Archives have specific guidelines for how people may use collections (which will be discussed later in this guide) to protect the materials from physical damage and theft, keeping them and their content accessible for posterity.

Example: Checking out a book from a library causes it to eventually wear out, and then the library buys a new copy

of the same book. Checking out the handwritten diary of a historic figure from an archives would cause the same physical deterioration, but the diary is irreplaceable.

Note that there is a great deal of overlap between archives and libraries. An archives may have *library* as part of its name, or an archives may be a department within a library.

Example: The Performing Arts Reading Room in the Library of Congress.

Photos top row - left to right:

New York Cubans players’ contract (dated 1947) for Silvio Garcia. Photo courtesy of the Negro League Baseball Museum.

Detail of a 1916 original pen and ink cartoon drawing, “Remove this blot!” From the Carey Orr Cartoons, Special Collections Research Center, Syracuse University Library.

The Hollinger box is a revolutionary storage container that can be found in every archives.

Photos bottom row - left to right:

Barbara Smith Conrad’s May 14, 1957 letter to the University of Texas President Logan Wilson. Photo courtesy of Dolph Briscoe Center for American History.

A news clip from *The Daily Texan* in 1957, which is part of the Barbara Conrad Papers at the Dolph Briscoe Center for American History. Photo courtesy of Dolph Briscoe Center for American History.

Negro National League of Professional Baseball Clubs

UNIFORM PLAYER’S CONTRACT

Parties The New York Cubans Baseball Club I.N.C. hereinafter called the Club, and Silvio Garcia of Habana Cuba

Recital The Club is a member of the Negro National League, and the Player is a member of the Club, and the Player agrees to play for the Club during the season, the Club agrees to pay the Player the salary and expenses provided in this contract.

Agreement In view of the facts above recited the parties agree that the Club hereby employs the Player to play for the Club during the season, the Club agrees to pay the Player the salary and expenses provided in this contract.

Employment 1. The Club hereby employs the Player to play for the Club during the season, the Club agrees to pay the Player the salary and expenses provided in this contract.

Salary 2. For the service aforesaid the Club will pay the Player the salary of Five Hundred Dollars per month from May First to October First of each year. In semi-monthly installments after the completion of each month covered by the contract for the purpose of playing games, in which event the return “home” of the Club, the terms of the salary above mentioned, as the number of days in said month.

May 14, 1957

President Logan Wilson
University of Texas
Austin, Texas

Dear Sir:

We wish to voice our strong opposition to the recent decision to remove Barbara Smith from the cast of “Dido and Aeneas.” We feel this decision was a reversal of the previously stated policy that the University would be open to all students who met the academic standards. We sympathize with the pressure and responsibility the administration must have felt in this situation, but we feel that this decision may undermine academic freedom by leading the public to believe that the University administration submits to outside pressure.

We know that this decision cannot now be reversed, but we are concerned about future situations which may arise and the precedent which this decision has established which might guide the manner in which these future situations are dealt with. There are many students on this campus who would have supported you strongly had you allowed Miss Smith to remain in the cast of the opera and we will support similar



An advertisement for Ford Motor Company that appeared in the *Saturday Evening Post*, 1925. Photo courtesy of Ford Motor Company.



Finding and Evaluating Archives

How do you locate archives that might have materials appropriate for your research? In addition to using online search engines like Google, here are some resources to consult:

- Consult **bibliographies** and works cited sections in books on your topic. Where did the information come from?
- Contact other **experts** in the field. Which repositories did they visit for their research?
- Look for **websites** dedicated to your topic. Do they list any archives?
- Talk to a reference librarian at your local library about accessing the **WorldCat** database, which includes listings for archival materials stored in libraries all over the world.
- Check **Archive Finder** at <http://archives.chadwyck.com/home.do>. This site contains listings from thousands of American and British archives (requires purchase or subscription).
- Check **Archive Grid** at <http://beta.worldcat.org/archivegrid/>. This database contains nearly a million collection descriptions from thousands of libraries, archives, and museums.
- Check **ARCHIVESCANADA.ca** at <http://www.archivescanada.ca/>. This gateway to archival resources from over 800 repositories across Canada contains linked archival repository databases for each province.
- Check **Archives Wiki** at http://archiveswiki.historians.org/index.php/Main_Page. Sponsored by the American Historical Association, this page links to several archives from around the world and provides commentary about the archives from a researcher perspective.
- Browse the website of the **Library of Congress** at <http://www.loc.gov/index.html>. The Library of Congress is America's national library, and the world's largest.
- Visit the website of the **National Archives and Records Administration (NARA)** at <http://www.archives.gov/>. NARA oversees the preservation of United States federal government materials. There are two additional resources that can be accessed through NARA:
 - **AAD** (Access to Archival Databases) at <http://aad.archives.gov/aad/> is a search engine for some of NARA's holdings of electronic records.
 - **ARC** (The Archival Research Catalog) at <http://www.archives.gov/research/arc/> is an online catalog of NARA's nationwide holdings in the Washington, DC area, regional archives, and presidential libraries.
- Search the **National Union Catalog of Manuscript Collections (NUCMC)** at <http://www.loc.gov/coll/nucmc/>. NUCMC provides descriptions of manuscript and archival collections from a wide variety of American repositories. The information produced by NUCMC is shared with the WorldCat database (mentioned above).
- Explore the **Smithsonian Institution Archives** at <http://siarchives.si.edu/>. The Smithsonian Institution Archives is the record keeper of the Smithsonian—collecting, preserving, and making available the official records of the Smithsonian's 19 museums, nine research centers, and the National Zoo.

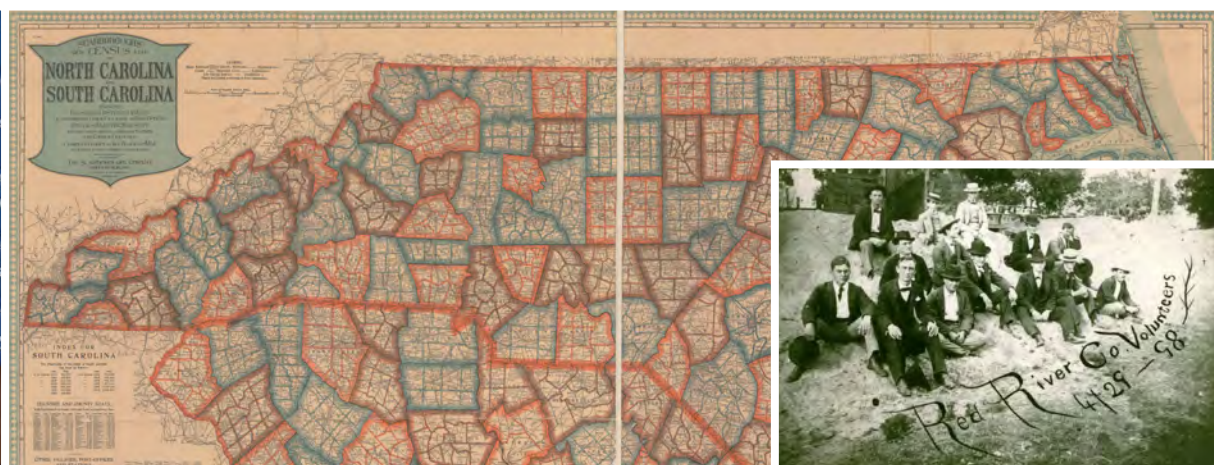
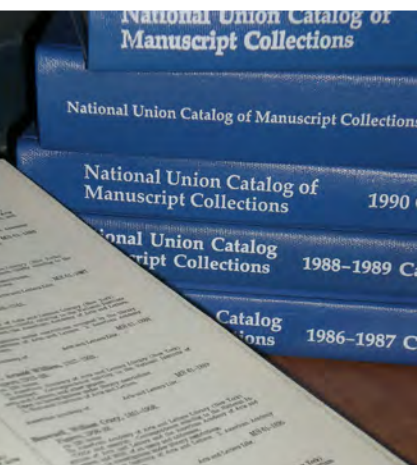
The next step is determining the extent of materials that suit your research needs in an individual archives. Since every

Photos from left to right:

The National Union Catalog of Manuscript Collections is a source for locating information on archival and manuscript collections held by U.S. repositories.

Scarborough's census map of North and South Carolina, 1911. Photo courtesy of the North Carolina State Archives.

Spanish-American War volunteers from Red River County, Texas. From the Red River Country Public Library Digital Collection.



repository is different (by size, funding, technological advancement, hours, collecting areas, regulations, etc.), even experienced researchers must familiarize themselves with how a given repository describes its holdings. Utilizing the tools listed below will help ensure a thorough evaluation of an archives:

- **Websites:** Check the website of the archives you are evaluating, which will often list the repository's main collection strengths and the topics the materials address. Monitor websites for updates such as new collection descriptions and the addition of digital resources.
- **Catalogs and Databases:** Determine whether the archives you are evaluating has a link on its website to catalogs or databases (similar to those in a library) allowing you to search holdings by subject, keyword, title, author, etc. Many catalogs and databases will link you to *finding aids* (see below), which will provide more detail about what a specific collection holds. If searching catalogs is new for you, ask a reference librarian at a local library for assistance.
- **Finding Aids:** A finding aid (sometimes called inventory, collection listing, register, or calendar) is a text document providing a description of the contents of a collection, just like a table of contents outlines the contents of a book. By using a finding aid, a researcher gets an understanding of a collection in its entirety, sees the relationships between its component parts, and locates the portions of a collection pertinent to research. Finding aids sometimes

provide narrative portions describing the background of a collection (how and when it was formed, how the archives acquired it, etc.), and how the archival staff has arranged or ordered the materials in the collection.

If the archives you are evaluating provides direct access to finding aids on its website, browse or search the finding aids for content relating to your research. See the Appendix of this guide for a sample finding aid with annotations.

Examples of a variety of finding aids can be viewed through these finding aid consortia websites:

- Arizona Archives Online <http://azarchivesonline.org/>
- The Online Archive of California <http://www.oac.cdlib.org/>
- Archives West <https://archiveswest.orbiscascade.org/>
- Rocky Mountain Online Archive <http://rmoa.unm.edu>
- Texas Archival Resources Online <http://lib.ntexas.edu/taro>

Note that finding aids come in all kinds of formats. Some archives just have paper copies to use on-site, while others have word processing documents, PDF, or HTML/XML finding aids that can be viewed on their websites. Downloading and print options vary by repository. Some archives may provide digital copies of finding aids upon request.

- **Digital Collections:** Many archives digitize materials (photographs, meeting minutes, reports, letters, audiovisual recordings, etc.) from their collections and make them available on their websites. Digitization enables the researcher to view materials without visiting the archives in person. Some digital content is full-text searchable, allowing you to enter words pertinent to your research (such as names or terms) into a search box and then search the document to see whether instances of those words appear. Examine the repository website, catalogs, databases, and finding aids to see whether links to digital collections exist. *However, be aware that digital collections often reflect just a fraction of the total holdings of a repository.* There may be nondigitized materials at the same institution that are also pertinent to your research. Search holdings listings carefully and ask the archival staff for assistance in accessing nondigitized content.

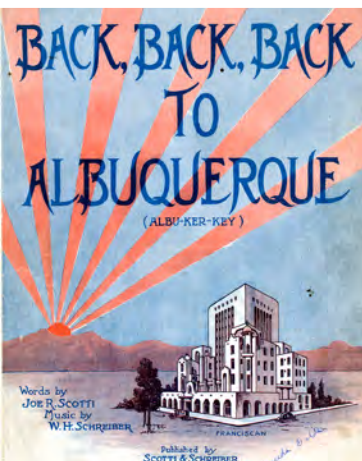
Note that when searching digital collections online it can sometimes be unclear whether the items you are viewing represent a complete collection or are part of a larger collection. Try to determine the

Photos from left to right:

Sheet music cover from the Southwest Travel Literature Collection, Center for Southwest Research, University Libraries, University of New Mexico. Photo courtesy of the University of New Mexico.

In 1961 Stanley Ann Obama lived with her infant son Barack in a second-floor apartment in this Capitol Hill home in Seattle while she attended the University of Washington. Courtesy of Washington Digital Archives.

Three skaters circa 1920. From the Stuart Thomson fonds, Hikeilla & Hind-Connaught Skating Club Arena, in Vancouver, B.C., Canada. Photo courtesy of the City of Vancouver Archives.



highest collection level for the most complete overview of related items.

Examples of digitized collections may be viewed on the Minnesota Digital Library website at <http://www.mndigital.org/reflections/>.

- **Archival Staff:** One of the most important ways to evaluate the holdings of an archives is contacting an archival professional who oversees the collections. Archival staff can point you toward resources you may have overlooked. Job titles for such staff positions include archivist, librarian, reference archivist, reference librarian, curator, and records manager. After you have examined the catalogs, finding aids, and website of an

archives, call or email the repository to confirm your findings and conclusions. If you find specific materials that seem particularly important during your search, write down the titles, call numbers, or other unique methods of identification from those materials and share them with the staff. Inquire whether you should set up an appointment time to visit and view the materials.

Example: "I am doing a research project involving [describe the purpose, background, and context of your project]. I have already viewed the following [finding aids, catalogs, etc.] on your website, and thought that these specific resources would be useful for my research: [List

finding aid or collection titles, book titles, etc. that you have found. Be as specific as possible.] Do you have any recommendations of other relevant materials in your collections? May I visit your repository next Wednesday afternoon to view these items?"

In the case of an archives that does not list collections on its website (or does not have a website), contacting the staff is the only way to ascertain its holdings. Inform the staff of your research project and intent, ask them to clarify what materials are held at the repository, and ask how materials are accessed by researchers. If you are not getting the help you need from one staff member, try another one at the same institution.

Requesting Materials Remotely

Once you have identified materials that will aid your research, the question then becomes how to access them. Policies regarding access vary among archives, but here are some questions to ask yourself, or the archival staff, to determine whether you can obtain access to materials without visiting the archives in person:

- Are the materials you want to see available through **interlibrary loan**, meaning that the archives would send them to a library near you where you could view or borrow them? Some archives do lend out select materials (such as printed materials or microfilm), but rarely loan primary or original documents.
- Are the materials you want **available through libraries** other than the

repository at which you found them? Especially in the case of published and printed materials, other libraries might own the same materials and allow them to be loaned. The WorldCat database (mentioned in the "Finding and Evaluating Archives" section of this guide) is an excellent resource when looking for alternate lending libraries.

- Will the archives provide **scans or photocopies** of the materials you wish to consult? What are the fees for those services? Are there limits on the amount of material that can be requested? Look for policies on photocopying and digital reproduction on the repository's website, or contact a staff member and inquire.
- Will the archives allow a **research assistant** to access materials on your behalf? Some archives may have recommended assistants or research services available to patrons unable to visit the archives in person. If not, hiring someone to help with your research can be a great option for remote access. Consider hiring a local graduate student or ask a friend living near the repository.
- Do you have a **simple question** that can be answered by having the archival staff view the materials on your behalf? Archivists routinely answer reference questions for researchers, so if the information you need can be retrieved in a short amount of time, there is a good chance they can relay it to you without having you come in person.



Planning to Visit an Archives

If you cannot view the materials you want via the repository's website or through the above-mentioned methods, you will need to visit the archives in person. Whether you are traveling a long distance to visit the archives or visiting a local one, it is always a good idea to plan ahead for your visit. Here are some arrangements to consider:

- **Inform the archival staff** of the date(s) of your visit and the materials you would like to see. The staff can notify you of any special circumstances where either the facility or the materials are unavailable. Many archives store materials in off-site facilities, typically due to space constraints. If the materials you are requesting are stored off-site, they may take several hours or days to retrieve. Alerting the staff to your visit and the materials you want to see may enable you to access those materials upon your arrival instead of having to wait for them.
- Confirm the repository's scheduled **visiting hours**. Are there any special closings on the dates you intend to visit? If the hours are too limited to accommodate your schedule, can any alternative arrangements be made? Many repositories lack the staffing and funding required for having extensive hours, but some may offer options to meet researcher needs. If a repository has weekend and evening hours, professional archival staff may not be present at those times. This may limit the services available (such as photocopying, material retrieval, etc.), so ask if any services are limited during those hours. Additionally, ask whether there are any **entrance fees** to conduct research there.
- Examine the available options for **accommodations, food, and transportation**. The archives may have special arrangements that researchers can utilize. Inquire about **parking** near the repository if you are bringing a vehicle with you.
- Check to see whether there are any **limits on the amount of materials** you may request or specific **request times**. Some archives may allow you to have multiple boxes of materials at a time; others only a single box, book, or folder at a time. The amount of materials you may access could impact your work flow and time spent at the archives, so it is best to inquire ahead about material request limits. The times when material requests may be placed can also vary by repository.
- Review **guidelines** for using materials at the archives. Look for these to be posted on the repository website, or ask a staff member. Typical repository guidelines will be explained in more detail in the next section, but guidelines between archives will vary.
- Examine the **reproduction policies** of the archives. Regulations and fees for requesting photocopies, scans, digital photography, microfilming, and reproductions of photos and audio-visual materials vary among archives.
- Ascertain whether the archives offers **Internet access** and accommodates personal **laptop computers**, and clarify the Internet access procedures. If Internet access is not available, determine the nearest location where researchers may access the web.
- Ask whether any materials in the collection **circulate** or are **loaned out**. Are there other libraries nearby that offer guest library accounts? Sometimes a local library will have resources to aid your research that are available for loan or accessible when the archives is closed.
- Inquire whether any opportunities for **research grants** or **funding** are offered by the archives. Extensive research projects may require spending a large amount of time at one or several archives. Some repositories (or related organizations or academic institutions) may offer financial assistance to researchers.
- Schedule some additional **time for the unexpected**. Discoveries and new questions unearthed during research may lead you down different avenues than you had originally anticipated. Certain tasks—like deciphering hard-to-read handwritten documents or researching primary materials—may take more time. Also, consider the option of a return visit to the archives in case you need to verify information, check additional materials, or pursue something you had not thought of earlier.

Photos from left to right:

The main reading room of the Center for Jewish History. Photo courtesy of the Center for Jewish History.

Spacesaver Corporation designed pull-out compact shelving for the National Archives to provide additional storage. Photo by Darryl Herring, courtesy of the National Archives and Records Administration.

The building entrance of the Center for Jewish History. Photo courtesy of the Center for Jewish History.

The reading room at the Schlesinger Library, Radcliffe Institute, Harvard University.



Typical Usage Guidelines in Archival Repositories

Researchers may be surprised initially at how different it is to use materials in an archives versus a public or academic library. Archives have access guidelines designed both to help preserve materials and protect them from theft, thus ensuring they will remain available for future researchers. This section will list some typical usage guidelines found at archives and the reasons behind them. Guidelines will differ between repositories, so always check what guidelines an archives has in place.

- **Registry and personal identification:** Many archives ask researchers to fill out an application, registry card, online form, or acquire a researcher card before they begin using materials. The forms typically include name, address, institutional affiliation, materials to be used, and a description of the research project. Photo IDs may also be requested. Such registration practices familiarize the archival staff with the researchers to better serve their research needs and interests, and may also be used to aid a criminal investigation in the event that theft is discovered. Some archives also require a note of recommendation or special permissions before admitting researchers.
- **Removal of coats and bags:** Another method used to discourage theft is requiring that researchers remove bulky outer clothing and store purses, bags, binders, and laptop cases outside of the research area. Many archives have lockers or other monitored areas that researchers can use to store personal possessions. If the only storage option is a nonsecure environment, such as a public coat rack, be sure to remove valuable items like keys and wallets from bags and pockets.
- **No food, drink, or gum:** This guideline is designed to help preserve the collections. Spills can irreparably damage documents or require costly repairs by a conservator. The presence of food may also attract insects or rodents that infest archival materials.
- **Use of pencil only:** This is a preservation practice in case accidental marks are made on archival materials; pencil can be erased while pen marks cannot.
- **Request forms:** Forms are used in a variety of situations, from “call slips” that specify the boxes or books a researcher would like to see, to forms requesting reproductions (such as photocopies). Some forms have very practical uses, like verifying that the correct materials are retrieved, calculating fees, or keeping track of usage for statistical and preservation purposes. By recording exactly which materials were used and by whom, forms can also serve as a theft deterrent. Finally, forms can be useful in notifying the researcher of any legal requirements to take into consideration for how materials are used. Example: Photocopies of unpublished materials provided for a researcher may require additional permissions before they are published. The researcher’s signature on the request form indicates that the signer has read and understood these stipulations, and that the archival repository has done its duty informing researchers that those conditions exist.
- **Gloves:** In most cases clean hands free of lotions or perfumes are sufficient for handling materials. Gloves may be necessary for handling objects or photographs in order to protect the materials from the oils and other residues left by hands. The archives should provide gloves if they are required.
- **Laptops, cell phones, cameras, recorders, and personal scanners:** Many archives allow the use of cameras, laptops, and other personal digital devices, but restrictions may exist. Materials may require permissions before they are reproduced, and the lights used by cameras and scanners can cause text and images on documents to fade if they are overexposed. Hence, guidelines in these areas are for security and preservation purposes, as well as for ensuring that all researchers can work in a relatively quiet, distraction-free environment. Archival staff may also ask to inspect any devices researchers bring with them before entering or leaving the research area.
- **Careful handling and maintaining order:** To ensure that materials are maintained for future use, all archives ask researchers to handle materials carefully. While older materials are generally thought to be more fragile, even new materials need to be handled with care so they remain available to the next generation of researchers. Archives may provide specialized tools like book pillows to help preserve materials during use.

It is also important that materials remain in the order in which the researcher received them so they can be located later and observed in their proper contexts. Misfiling or changes in order can lead the archival staff to assume that items are missing and inconvenience future researchers. Repositories generally provide place markers to help a researcher keep materials in order and to mark items requested for photocopying. An archives may have additional guidelines like removing one folder from a box at a time, leaving reshelving to archival staff, etc.

Notes on Copyright, Restrictions, and Unprocessed Collections

In certain instances, materials may not be accessed, or may have stipulations on use and access. Reasons for limited access to materials generally fall into three categories:

- **Copyright:** Copyright legislation in the United States protects authors of original works in any form, including literary, dramatic, pictorial, musical, etc. The copyright holder has the right to control the use, reproduction, and distribution of those works, as well as the ability to benefit from works monetarily and otherwise. Archives must abide by these laws, which can be complex. In other words even if the archives physically owns a particular document, the copyright of the document and stipulations on how it can be used may be managed by another individual or institution. While amendments to copyright law have been made to help archives and libraries better serve researchers, limitations still exist on what materials repositories can provide.

Archives may require donors to give both property and copyright to the archives upon donation. However, donors can only give an archives copyright to materials that they created, so many documents in collections remain under copyright. It is the responsibility of researchers to find the copyright holder in order to publish or cite from the materials.

Examples: Photocopying an entire copyright-protected book that a researcher can purchase or obtain through other avenues would be a violation of copyright law. Publishing an unpublished poem without consent from the author of the poem, or that author's estate, would also violate copyright law. Placing a copyrighted photograph on a website without the consent of its copyright holder would be another violation example.

- **Restrictions:** Restrictions come in many varieties, but they generally exist because an archives must serve the interests of some other group or entity and hence cannot allow researchers to access certain materials. Reasons for restrictions include:

- The **donor** who originally gave materials to the archives set a time limit or certain stipulations on how those materials could be used, generally due to privacy concerns or sensitive materials.
- **Laws or other legislation** exist which dictate how certain materials may be used.

Examples: The Health Insurance Portability and Accountability Act of 1996 (HIPAA) protects the medical records of individuals. U.S. Census records are restricted for seventy-two years before they become available to researchers to protect personal information. The Family Educational Rights and Privacy Act (FERPA) protects the privacy of student education records.

- Materials may be considered **classified** if they endanger the security of a governmental body (such as the federal or state governments), or if they compromise the health of a profit-based company (such as the design plans for an automobile or the recipe of a commercial food product).

Most restricted materials will be made available for researchers to view once the restriction stipulations are no longer deemed necessary or have expired after a certain amount of time has passed. Researchers may, in some cases, gain access to restricted materials if they file a petition or request permission from the appropriate entity.

- **Unprocessed collections:** These collections contain materials that the archival staff has received—but has not yet examined, identified, and organized for researchers to use. The work that archivists do in preparing materials for research use is called “processing.” Here are some reasons materials require processing before use:

- Archivists need to **identify and describe** materials so that they can create the finding aids, database records, and other tools that will help researchers locate materials to aid their research.
- **Poor storage methods** may contribute to the rapid deterioration of materials, so archivists often remove rubber bands, metals, plastics, boxes, folders, and other items that are harming materials, replacing them with archival-standard enclosures (such as acid-free folders) that will support preservation needs.
- Contaminants that pose certain **health risks** to humans, like mold or chemicals, may be present in materials that arrive at archives. Archivists are trained to identify these problems and treat the materials so that they are safe to use.

Overall, the work of processing makes materials safe for researchers to use, and helps protect and preserve those materials for long-term use at an archives. There are repositories that may allow researchers to use unprocessed materials, depending on the individual collection and the policies of the institution. If you know of an unprocessed collection you want to use, talk to the archival staff as far ahead of your visit as possible and inquire about use policies.

Visiting an Archives

Once you have arrived at an archives, here are a few things to consider to maximize your time and efficiency, and to help the research process go smoothly:

- **Prioritize your requests:** What are the materials that would be most helpful for you to view? Make plans to see those first and ask the archival staff for them promptly to ensure you have time to see them. This is especially important for materials you would not be able to get anywhere else. Do you have any questions that need to be addressed before other work can be done? Tackle those first.
- **Balance your work flow with the policies of the archives:** After familiarizing yourself with the policies of an archives, you can better adapt your work flow to those criteria when conducting your research.
- **Examples:** Will certain materials take time to retrieve? Do photocopy requests need to be submitted twenty-four hours in advance? Planning to have some materials to view while you wait for others to arrive, and submitting your photocopy request the day before your departure, helps you meet your research goals and honors the policies outlined by the archives.
- **Ask for assistance:** The archival staff is there to help you. If you have questions, ask them. You are your first and best advocate for accomplishing your goals.
- **Bring appropriate supplies:** Have pencils, notepaper, and a pencil sharpener handy. Some archives may provide these things for you, but do not assume they will be provided. Carry a magnifying glass in case you run across difficult handwriting or need to examine some small detail. And since books and papers are better preserved in cooler temperatures, archives can sometimes be on the chilly side. Have a lightweight sweater on hand in case you get cold.
- **Take thorough citations:** While you are working, make sure to take full citations for the materials you are viewing, including any unique identification assigned to the materials by the archives such as the call number, collection title, etc. If you need to go back and reference something in those materials again, or if another researcher is later trying to track your sources from a published work, this will help the archival staff locate the materials.
- **Point out corrections:** Mistakes or omissions sometimes occur in finding aids, websites, and descriptions of materials. If you, the researcher, notice some of these errors or are an expert in a particular area and can fill in some information gaps, point those out to the archival staff. If possible, cite another authoritative source to support your corrections.
- **Connect with other researchers:** Archives are unique places where specialists gather from all over the world. Introduce yourself to other researchers and see if anyone else shares your topic of interest. You never know what future benefits can come from a smile and a greeting. Also, inform the archival staff if you are looking to locate other researchers working on your research topic. They may be able to connect you with people who share your interests. However, note that archivists keep researcher names, projects, and material request records confidential and will not divulge such information without consent.

Photos from left to right:

Archives are institutions where specialists gather and preserve historical documents from around the world.

Adam Winger (head of special collections) and Stephanie Wilson (archivist) process the De Divina Proportione. *Photo courtesy of Adam Winger.*

Butler High School students examine manuscripts, bindings, and wax seals during a hands-on table talk at Morristown National Historic Park. *Photo courtesy of Sarah Minegar.*

Archives students explore documents at Dalkeith House during a visit to the Royal Commission on Ancient and Historical Manuscripts of Scotland. *Photo courtesy of Ellen Engseth, University of Wisconsin-Milwaukee.*



A Final Word

With good preparation and an understanding of how archives function, archival research can be very rewarding. Archives have incredible materials waiting for you to explore and archivists ready to help. Good luck with your research—wherever it takes you.

Here are some additional resources, organized by topic, that may be of interest:

The Archival Profession

The Society of American Archivists, *A Glossary of Archival and Records Terminology*, <http://www2.archivists.org/glossary>. A very thorough resource outlining the terms and definitions used in the archival profession.

“So You Want to be an Archivist: An Overview of the Archival Profession,” <http://www2.archivists.org/careers/beanarchivist>. Information on what archivists do and a short video on “A Day in the Life of an Archivist.”

Fleckner, John. “Dear Mary Jane: Some Reflections on Being an Archivist.” *American Archivist* 54, no. 1 (Winter 1991): 8–13.

Access

Chute, Tamar G., and Ellen D. Swain. “Navigating Ambiguous Waters: Providing Access to Student Records in the University Archives.” *American Archivist* 67, no. 2 (Fall–Winter 2004): 212–33.

Cox, Dwayne. “The Rise of Confidentiality: State Courts on Access to Public Records during the Mid-twentieth Century.” *American Archivist* 68, no. 2 (Fall–Winter 2005): 312–22.

Johnson, Catherine A., and Wendy M. Duff. “Chatting Up the Archivist: Social Capital and the Archival Researcher.” *American Archivist* 68, no. 1 (Spring–Summer 2005): 113–29.

Pugh, Mary Jo. *Providing Reference Services for Archives and Manuscripts*. Chicago: Society of American Archivists, 2005.

Ramsey, Alexis E., Wendy B. Sharer, Barbara L’Eplattenier, and Lisa S. Mastrangelo, eds. *Working in the Archives: Methods, Sources, Histories*. Carbondale, IL: Southern Illinois University Press, 2010.

From the conference Access to Archives: The Japanese and American Practices, held in Tokyo, Japan, on May 9–11, 2007:

David J. Mengel, “Access to United States Government Records at the U.S. National Archives and Records Administration,” http://www.archivists.org/publications/proceedings/accesstoarchives/07_David_MENGEL.pdf.

Mark Greene, “Access to Institutional Archives and Manuscript Collections in U.S. Colleges and Universities,” http://www.archivists.org/publications/proceedings/accesstoarchives/08_Mark_GREENE.pdf

Richard Pearce-Moses, “Caught in the Middle: Access to State Government Records in the United States,” http://www.archivists.org/publications/proceedings/accesstoarchives/09_Richard_Pearce-MOSES.pdf

Becky Haglund Tousey and Elizabeth W. Adkins, “Access to Business Archives: U.S. Access Philosophies,” http://www.archivists.org/publications/proceedings/accesstoarchives/10_B-TOUSEY_E-ADKINS.pdf

Trudy Huskamp Peterson, “Attitudes and Access in the United States of America,” http://www.archivists.org/publications/proceedings/accesstoarchives/11_Trudy_PETERSON.pdf

Photos from left to right:

A letter to Andrew Jackson from Junius Brutus Booth (father of the notorious assassin, John Wilkes Booth), July 4, 1835. *From the Andrew Jackson Papers, Vol. 91, Manuscript Division, Library of Congress.*

Archivist Kim Mills (Tennessee State Library and Archives) examines a document. *Photo courtesy of Gwynn Thayer.*

Conservator Tony Teal (Tennessee State Library and Archives) scans an object for the *Looking Back at the Civil War* project. *Photo courtesy of Gwynn Thayer.*

Atlantic City Free Public Library Archivist Heather Halpin Perez assists with HBO’s production of the documentary, “Atlantic City: The Original Sin City.” *Photo courtesy of Heather Halpin Perez.*



Family History Resources

Merriman, Brenda Dougall. *Genealogical Standards of Evidence: A Guide for Family Historians* (Genealogist's Reference Shelf). Toronto: Dundurn, 2010. A best practices methodology guide to genealogy.

Christian, Peter. *The Genealogist's Internet*. Fourth edition. Surrey, England: National Archives of England, 2009. A book on how to utilize online genealogy resources.

Ancestry.com, www.ancestry.com. One of the world's largest online family history resources containing historical records, photos, stories, family trees and a collaborative community of millions of people (requires purchase or subscription).

Ellis Island Records, <http://www.ellisland.org/>. Online access to various immigration records.

FamilySearch, <https://www.familysearch.org/>. The largest genealogy organization in the world provided by The Church of Jesus Christ of Latter-day Saints.

US Census Records, <http://www.archives.gov/research/census/>. Locate names, ages, origins, occupations, marital status, and more.

USGenWeb Project, <http://www.usgenweb.org/>. A group of volunteers working together to provide free genealogy websites for genealogical research in every county and every state of the United States.

Preservation

Ritzenthaler, Mary Lynn, and Diane L. Vogt-O'Connor. *Photographs: Archival Care and Management*. Chicago: Society of American Archivists, 2006.

Ritzenthaler, Mary Lynn, *Preserving Archives and Manuscripts*. 2nd ed. Chicago: Society of American Archivists, 2010.

Williams, Don, and Louisa Jagger. *Saving Stuff: How to Care for and Preserve Your Collectibles, Heirlooms, and Other Prized Possessions*. New York: Fireside, 2005. A reference book on preserving materials at home, written by a senior conservator of the Smithsonian Institution.

Conserve-O-Grams, http://www.nps.gov/museum/publications/conserveogram/cons_toc.html. Brief online guides distributed by the National Park Service that discuss methods of caring for all kinds of materials. See Conserve-O-Gram 19/3 for "Use and Handling of Rare Books."

CoOL (Conservation OnLine), <http://cool.conservation-us.org/>. Site sponsored by the Foundation of the American Institute for Conservation of Historic and Artistic Works (FAIC) covering a wide variety of conservation topics.

Northeast Document Conservation Center, <http://www.nedcc.org/home.php>. A website with information and resources regarding the preservation of paper-based materials.

Preservation 101, <https://www.nedcc.org/free-resources/preservation-101>. An online guide about preservation care for paper and media collections.

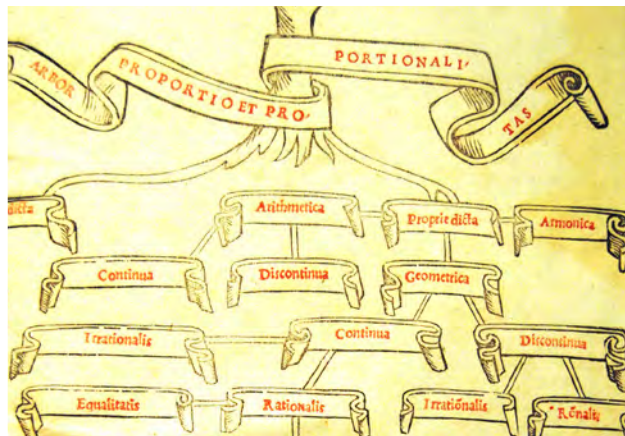
Stored Alive, <https://www.imagepermanenceinstitute.org/resources/stored-alive>. An interactive website showing how time and storage environments impact different objects.

Photos from left to right:

One family history resource to search genealogy is www.familysearch.org.

The *De Divina Proportione* by Paciolo Luca from 1509 addressed mathematical and artistic proportion, and included illustrations by Leonardo da Vinci. *Photo courtesy of Special Collections Williams Library, Stevens Institute of Technology.*

Archives come in all shapes and sizes, and they hold incredible material waiting your to exploration.



Appendix

Sample Finding Aid with Annotations

Below is an example of a finding aid describing an archival collection. This annotated model is designed to help define the separate parts of a finding aid and the standard formatting of finding aids in archives. Not all finding aids will incorporate these elements, but this sample should reflect a range of options researchers might encounter in finding aid formats.

[Title Page: The beginning of the finding aid includes the name of the archival repository, the title of the archival collection, finding aid creation information, and a date range for the materials in the archive. "Bulk dates" refers to the date range where most of the materials in the collection originate.]



CORINTH HISTORICAL SOCIETY



Finding aid for Corinth Chamber Of Commerce Records

Date range: 1921–2005

Bulk dates: 1975–1997

Finding Aid created by Laura Schmidt, 2010

Copyright Corinth Historical Society

[Summary Information: This section lists the creator of the materials in the archive, the size and extent of the collection (in boxes and linear feet), call numbers and storage locations, language(s) represented in the collection, and a brief description (abstract) of the collection contents.]

Creator: Corinth Chamber of Commerce

Extent: 2.5 linear feet (2 boxes and 1 oversize scrapbook)

Abstract: The records of the Corinth Chamber of Commerce include correspondence, events files, meeting minutes, newspaper clippings concerning community projects, and a scrapbook of photographs.

Call number: 85741 PUm – 2nd floor and Oversize Section

Language: The material is in English

[Access and Use: If there are any restrictions placed on an archival collection, those should be noted here. Other information in this section includes how the archives received the collection, and copyright and citation notes.]

Acquisition Information: These records came to the historical society in 2008, deposited by the Corinth Chamber of Commerce (donor no. 1297). Future additions to the records are expected.

Access Restrictions: The record group is open to research.

Copyright: Copyright remains with the Corinth Chamber of Commerce.

Cite as: [item], folder, box, Corinth Chamber of Commerce records, Corinth Historical Society.

[Background Information: *This section details the history or biographical information relating to the collection and how it was created.]*

History: The Corinth Chamber of Commerce was established in 1922 and is dedicated to helping the businesses of Corinth grow and promoting the economic development of the region. The chamber is run by a combination of volunteers and professional staff. Local activities and events are also sponsored by the chamber. These records were created and deposited by the Corinth Chamber of Commerce.

[Scope and Content and Arrangement: *This section provides an overview of the types of materials in the collection and how they have been arranged. The different sections of the collection (series and subseries) organize collection content by type of material, format, topic, or some other filing system determined by the archival staff, and/or the original creator of the collection.]*

Scope and Content: The records of the Corinth Chamber of Commerce include correspondence, events files, meeting minutes, newspaper clippings concerning community projects, and one scrapbook. The strength of the collection is found with the correspondence, meeting minutes, and newspaper clippings series. These series give a historical overview of the involvement and impact the chamber has had in the city of Corinth.

The *correspondence* series ranges from 1921 to 1996 and includes correspondence from staff members, local business owners, and other civic leaders, arranged by date. Of particular prominence is the correspondence with Mayor Thaddeus Gladstone (1945–1959), who worked very closely with the Chamber on city improvements during his tenure.

The *events files* contain materials relating to various events sponsored by the chamber from 1965 to 2005, including the annual town Christmas play. Arrangement is first by date and then by event title.

Meeting minutes are from the Board of Directors quarterly meetings, filed by date.

The *newspaper clippings* series contains a wide range of articles on community projects sponsored by the chamber and chamber activities, filed by date.

The *scrapbook* was created by chamber staff and is stored separately from the rest of the collection. It contains photographs from 1926 to 1965 of town storefronts and events.

[Subject Terms: *This section includes a list of terms, topics, etc. covered in the collection and usually linked to a library catalog to provide the researcher with materials in similar categories.]*

Subjects:

- Boards of trade—Corinth
- Corinth—History
- Municipal government—Corinth
- Corinth—Social life and customs—20th century

[Related Materials: *This section of the finding aid points the researcher to other items in the archives (or elsewhere) that are closely related to the collection described in the finding aid. The items may be related by origin, subject matter, etc.]*

Related Materials:

Researchers interested in this archive may also wish to consult the following resources in the Corinth Historical Society holdings:

Corinth Community Park Project Records – A collection documenting a landscaping project partly sponsored by the Corinth Chamber of Commerce

Corinth Photograph Collection – contains photos of local homes and businesses

Other materials in the historical society holdings may relate to the topics in this archive. See the archivist for further research assistance.

[Contents listing: Sometimes also called “container contents.” This is a box-by-box, folder-by-folder listing of the materials stored in the collection. The level of detail in this section may vary depending on collection scope and individual repository practices.]

<u>Folder #</u>	<u>Description</u>
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BOX 1

Correspondence (1921–1996)

- | | |
|---|---------------------------|
| 1 | Correspondence, 1921–1931 |
| 2 | Correspondence, 1932–1940 |
| 3 | Correspondence, 1941–1955 |
| 4 | Correspondence, 1956–1967 |
| 5 | Correspondence, 1968–1975 |
| 6 | Correspondence, 1976–1985 |
| 7 | Correspondence, 1985–1996 |

Events Files (1965–2005)

- | | |
|----|--|
| 8 | Christmas play publicity, programs, and ticket stubs, 1965–1975 |
| 9 | Christmas play materials continued, 1978–1993 |
| 10 | “Party in the Park” Corinth Community Park dedication, 1994.
Includes publicity, a transcript of the speech by the mayor, and 6 photographs. |
| 11 | Main Street beautification project, 1994–1996. Includes planning documents, items from grand opening ceremony, and a piece of fabric from the ribbon-cutting ceremony. |
| 12 | Christmas play materials continued, 1995–2005 |

Meeting Minutes (1935–2005)

- | | |
|----|---|
| 13 | Board of Directors meeting minutes, 1935–1952 |
| 14 | Meeting minutes continued, 1956–1963 |
| 15 | Meeting minutes continued, 1964–1975 |
| 16 | Meeting minutes continued, 1976–1984 |
| 17 | Meeting minutes continued, 1985–1996 |

BOX 2

- | | |
|----|--------------------------------------|
| 18 | Meeting minutes continued, 1997–2000 |
| 19 | Meeting minutes continued, 2001–2003 |
| 20 | Meeting minutes continued, 2004–2005 |

Newspaper Clippings (1945–2003)

- | | |
|----|--|
| 21 | Articles relating to Chamber of Commerce events and activities, 1945–1963. |
| 22 | Articles continued, 1969–1975 |

BOX 2 (cont.)

<u>Folder #</u>	<u>Description</u>
23	Articles continued, 1976–1977
24	Articles continued, 1979–1985
25	Articles continued, 1987–1995
26	Articles continued, 1996–2000
27	Articles continued, 2001–2003

Scrapbook (1926–1965)

Contains photographs from 1926 to 1965 of town storefronts and events.
Stored separately from the collection in the oversize section. Ask archival staff for retrieval.

Visit the online guide at www2.archivists.org/usingarchives.



The Society of American Archivists was founded in 1936 and is North America's oldest and largest national archival professional association. SAA's mission is to serve the education and information needs of its members and provides leadership to help ensure the identification, preservation, and use of the nation's historical record. Visit www.archivists.org.

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About the Author

Laura Schmidt graduated with a master's degree in archives and records management from the University of Michigan's School of Information in 2005. She has served as archivist for six years at The Marion E. Wade Center, Wheaton College, Wheaton, Illinois, and is also involved as a volunteer at a local historical society and as a church librarian.

MUSEUM PRESERVATION

ENDURING SOLUTIONS FOR COLLECTIONS CARE



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YOUR PARTNER IN COLLECTIONS CARE

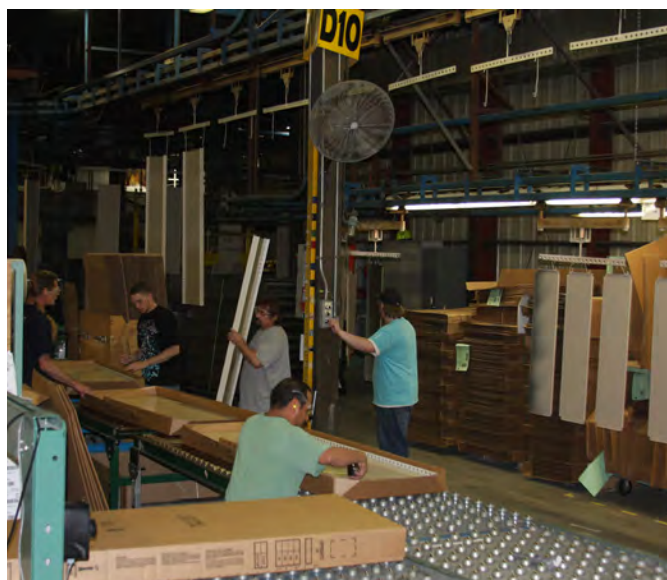
For half a century, Spacesaver has helped protect and preserve some of the world's most interesting and important objects. Our comprehensive approach to collections storage includes everything from space planning assistance, to product design and manufacturing, to installation and long-term maintenance.

Our expertise, offered in partnership with your nearby Spacesaver distributorship, results in an unparalleled experience and exceptional collections care solutions.

We invite you to explore our products and get in touch to learn more.

OUR COMPREHENSIVE APPROACH

- Space Planning and Product Design
- Expert Craftsmanship
- Product Installation and Long-Term Maintenance
- Protecting and Preserving Collections



HIGH-DENSITY MOBILE STORAGE SYSTEMS

OPTIMIZING SPACE. PROTECTING COLLECTIONS.

HIGH-DENSITY MOBILE STORAGE SYSTEMS (COMPACTORS)

- The right system for your collections
- Double your capacity or store the same number of objects in half the space
- Accommodate all types of shelving, cabinets, and racks
- Reconfigure systems as collections change
- Protect against seismic events with anti-tip rails and bin fronts to prevent items from sliding off shelves



MECHANICAL-ASSIST STORAGE SYSTEMS

- Move thousands of pounds with minimal effort
- Prevent unexpected system movement with manual safety locks





POWERED SYSTEMS

- Protect objects from abrupt movement with soft stop, soft start function
- Keep users safe with patented safety systems
- Restrict access to culturally sensitive or particularly valuable objects with optional PIN feature
- Space aisles evenly for better ventilation or keep most frequently accessed aisle in open position
- Operate system remotely and help reduce high-touch surfaces with mobile app





VIKING MUSEUM CABINETS BY SPACESAVER

THE GOLD STANDARD FOR COLLECTIONS CARE

920 PRESERVATION CABINET

- Reconfigure interior as collections change over time
- Stack, gang, or mount on mobile systems to accommodate growing collections
- Create a work surface with counter-height cabinets
- Add mobility with optional casters



BOTANY CABINETS



ENTOMOLOGY CABINETS



GEOLOGY CABINETS



FLAT FILES



TRAYS AND DRAWERS



OVERSIZED TRAYS AND DRAWERS



MUSEUM SHELVING

THE PERFECT PLATFORM

SHELVING

- Choose from standard or custom sizes and styles
- Add optional lockable doors, drawers and trays, and pull-out reference shelves
- Reconfigure without special tools to optimize space as collections change



NANTUCKET DRAWERS AND TRAYS ON 4-POST SHELVING

- Value-engineered alternative to museum cabinets for collections that don't need a sealed interior environment
- Optimize vertical space
- Endless sizes offer limitless configurations and design possibilities.
- Museum-quality drawers and trays integrate with other 4-Post shelving accessories
- Trays are fully removable by disengaging safety stop
- Reconfigure and add accessories as your needs change
- Add optional locking doors for security





EXTRA-WIDE TRAYS ON RAPTORRACT™ WIDESPAN SHELVING

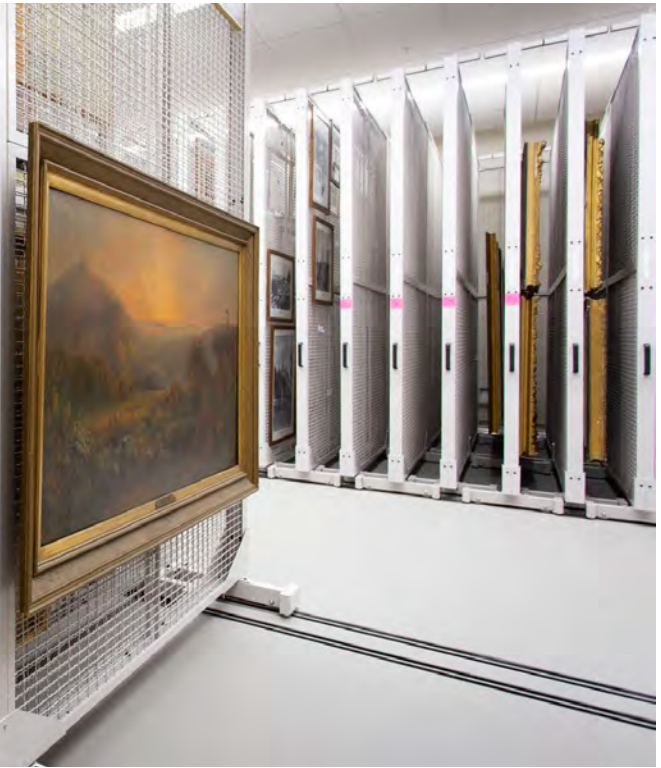


ART ON HIGH-BAY SHELVING



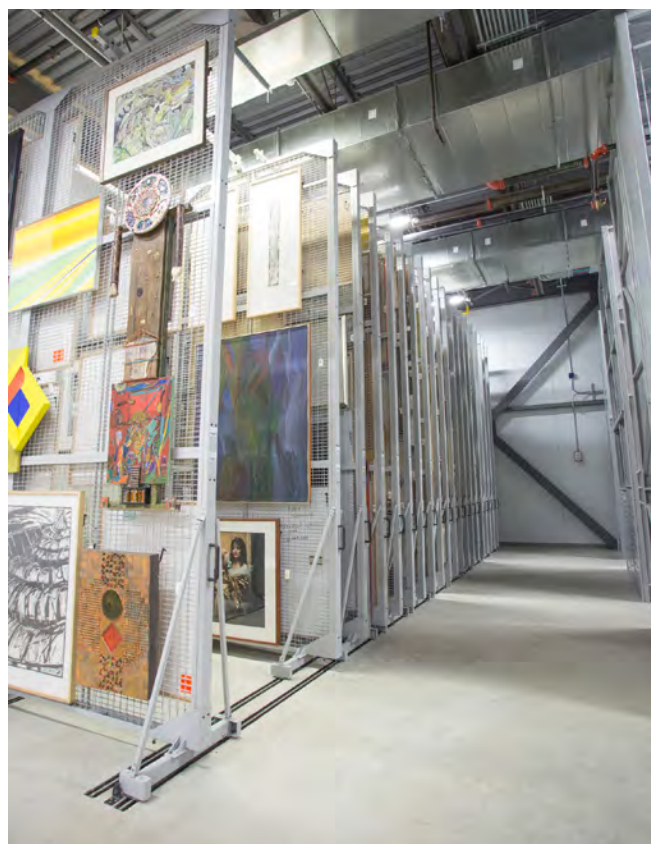
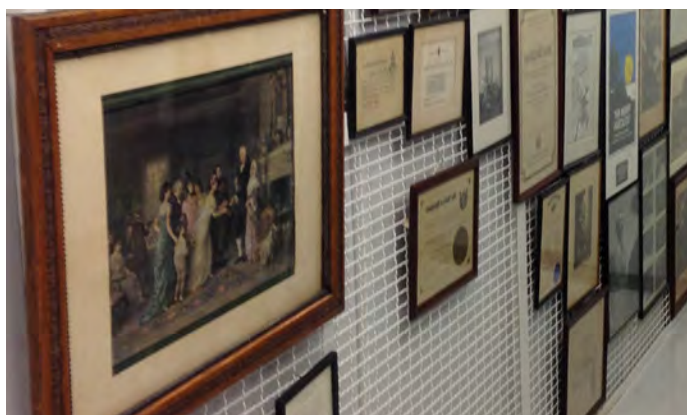
COMPLETE SOLUTIONS

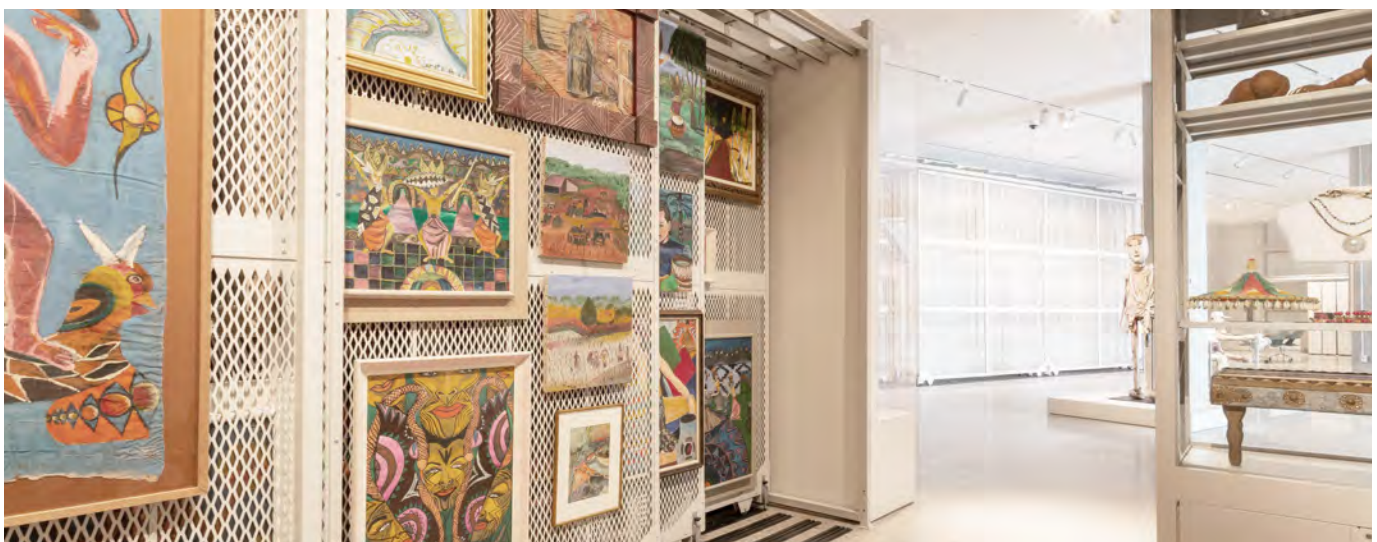
PROVIDER



ART RACKS

- Compactly store framed art and other hanging objects.





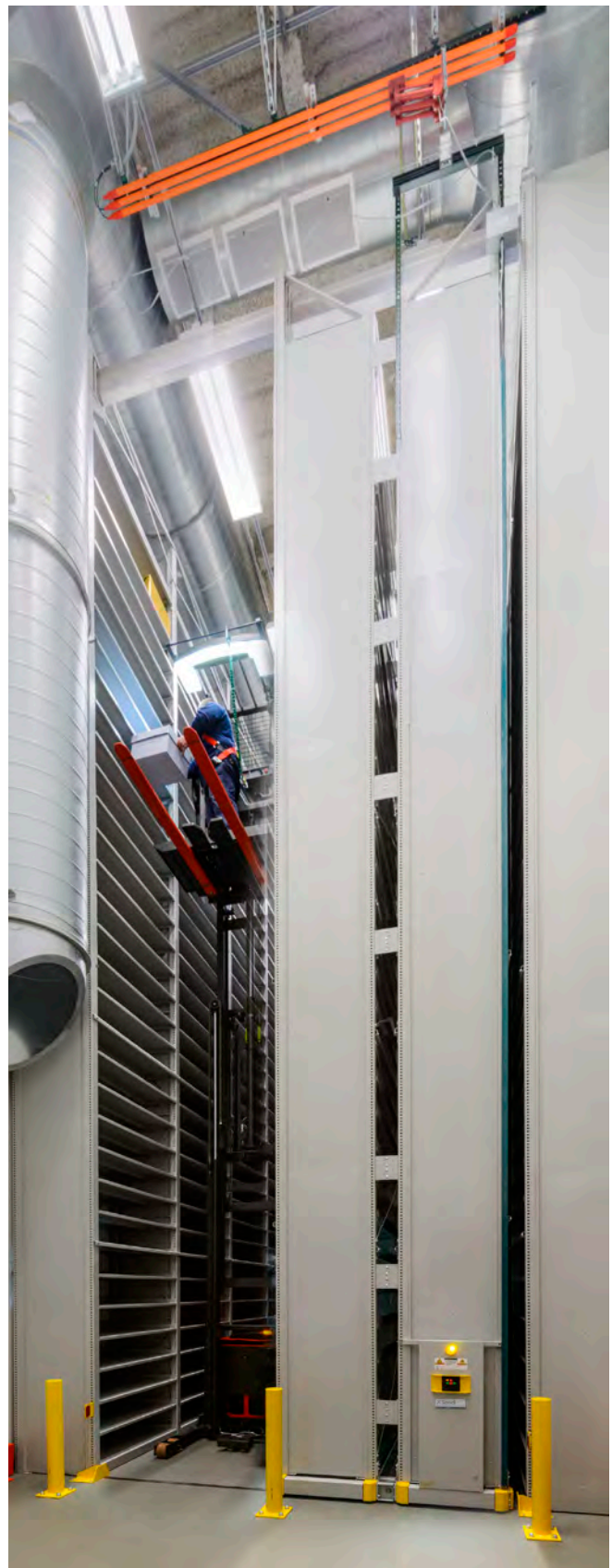
TEXTILE RACKS

- Prevent damage from creases and folds
- Reconfigure racks without special tools
- Mount on stationary bases, casters, or high-density mobile systems



HIGH-BAY

- Consolidate collections
- Take full advantage of vertical space



THE SPACESAVER ADVANTAGE

PROTECT THE PAST AND PREPARE FOR THE FUTURE

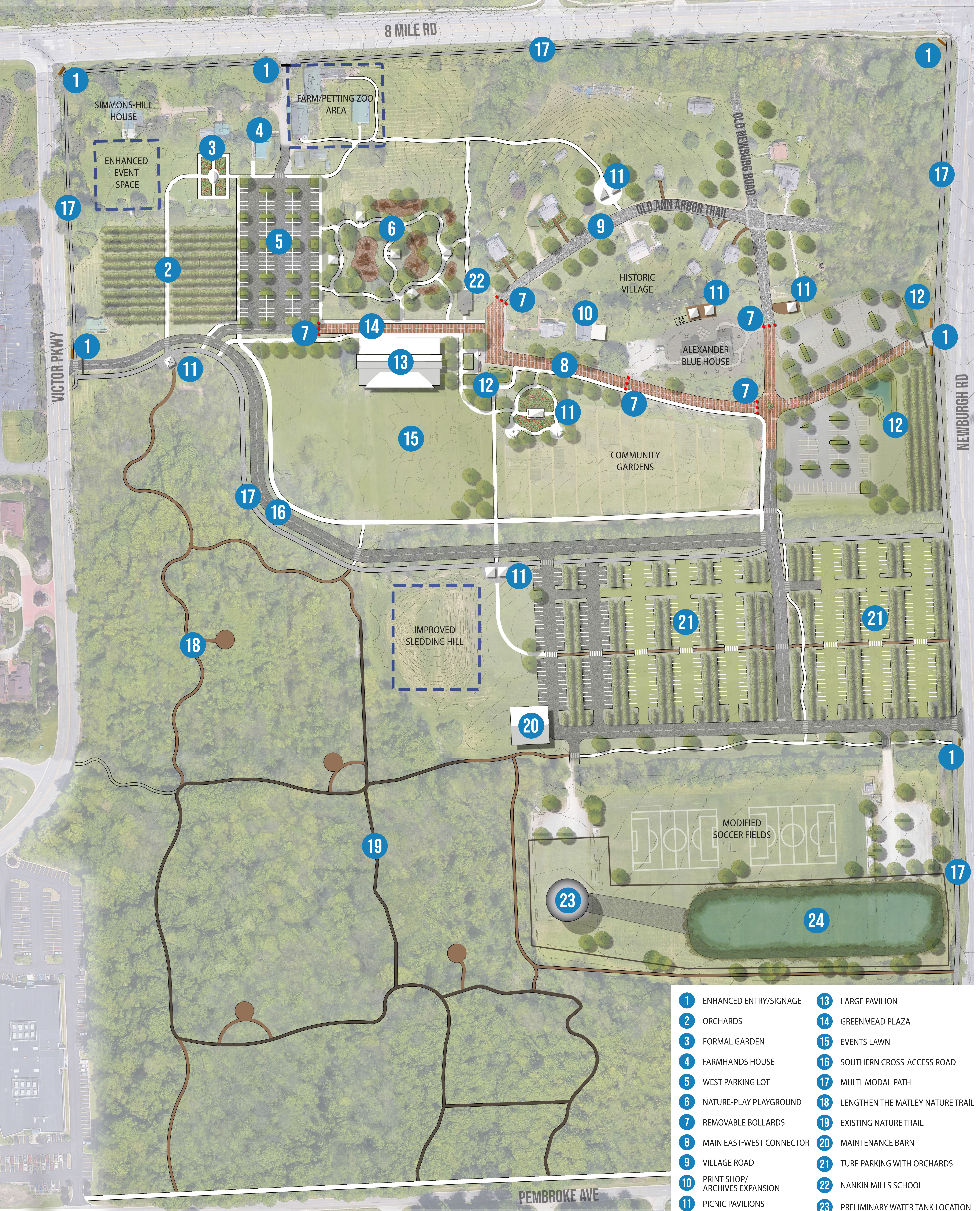
We know that planning a renovation or new collections storage area can be a daunting task. That's why your local Spacesaver consultants, backed up by our world-class engineering and project management professionals, can partner with your team to design, install, and maintain complete solutions. We look forward to protecting your collections for generations to come.

Contact us today to arrange a free, no-obligation consultation.

Spacesaver.com | 800.492.3434



Spacesaver Corporation
1450 Janesville Avenue
Fort Atkinson, WI 53538-2798
800.492.3434
www.spacesaver.com



- | | | | |
|----|-------------------------------|----|----------------------------------|
| 1 | ENHANCED ENTRY/SIGNAGE | 13 | LARGE PAVILION |
| 2 | ORCHARDS | 14 | GREENMEAD PLAZA |
| 3 | FORMAL GARDEN | 15 | EVENTS LAWN |
| 4 | FARMHANDS HOUSE | 16 | SOUTHERN CROSS-ACCESS ROAD |
| 5 | WEST PARKING LOT | 17 | MULTI-MODAL PATH |
| 6 | NATURE-PLAY PLAYGROUND | 18 | LENGTHEN THE MATLEY NATURE TRAIL |
| 7 | REMOVABLE BOLLARDS | 19 | EXISTING NATURE TRAIL |
| 8 | MAIN EAST-WEST CONNECTOR | 20 | MAINTENANCE BARN |
| 9 | VILLAGE ROAD | 21 | TURF PARKING WITH ORCHARDS |
| 10 | PRINT SHOP/ARCHIVES EXPANSION | 22 | NANKIN MILLS SCHOOL |
| 11 | PICNIC PAVILIONS | 23 | PRELIMINARY WATER TANK LOCATION |
| 12 | BIORETENTION/RAIN GARDEN | 24 | PRELIMINARY STORMWATER POND |

PARKING LOT COUNTS (ESTIMATED)
EXISTING NUMBER: 759 SPACES
PROPOSED NUMBER (INCLUDING NEW AND EXISTING LOTS TO REMAIN): 902 SPACES

Greenmead Historic Village CAPITAL PLAN

Capital Plan Overview

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Zones of Focus

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New Buildings - Lorem ipsum dolor sit amet, consectetur adipiscing elit. Maecenas porttitor congue massa. Fusce posuere, magna sed pulvinar ultricies, purus lectus malesuada libero, sit amet commodo magna eros quis urna.

Exhibits - Lorem ipsum dolor sit amet, consectetur adipiscing elit. Maecenas porttitor congue massa. Fusce posuere, magna sed pulvinar ultricies, purus lectus malesuada libero, sit amet commodo magna eros quis urna.

Major Planning Needs and Priorities

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Phase 1B - Lorem ipsum dolor sit amet, consectetur adipiscing elit. Maecenas porttitor congue massa. Fusce posuere, magna sed pulvinar ultricies, purus lectus malesuada libero, sit amet commodo magna eros quis urna.

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Annual Planning Needs and Priorities

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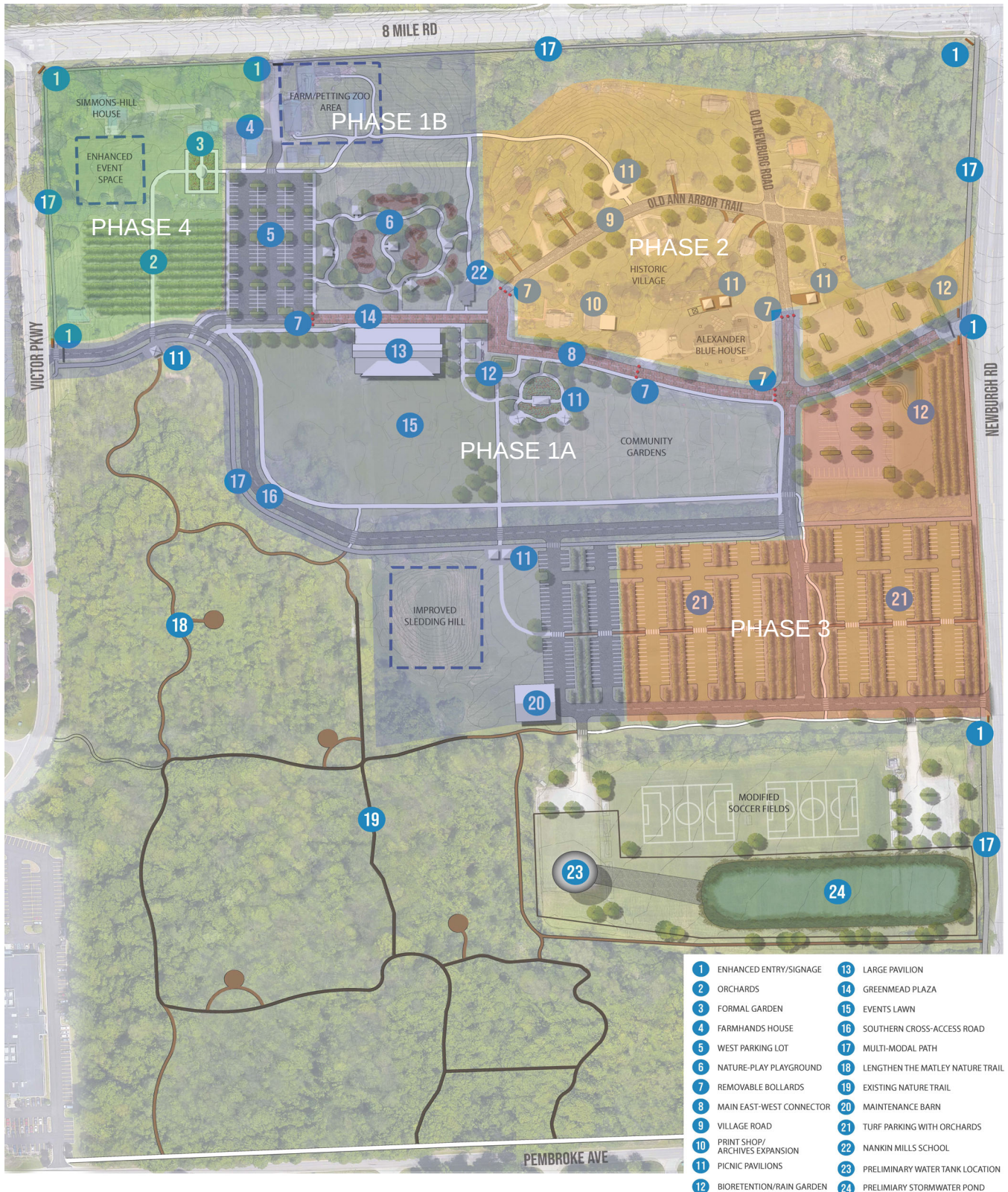
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Greenmead Historic Village CAPITAL PLAN SITE CONTEXT MAP



Distribution of Funds Overview

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Project Funds Distribution over 10-year term

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Annual Funds Distribution over 10-year term

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Greenmead Historic Village

CAPITAL IMPROVEMENT PLAN FINANCING

MAJOR CAPITAL IMPROVEMENT PROJECT PHASING			
PHASE	ZONE	DESCRIPTION	COST
1A	Site	Utility infrastructure, roads, parking, pathways, and landscaping.	\$1,950,000
	Site	Enhanced entries and signage	\$150,000
	Site	Nature play playground	\$350,000
	Site	Improved sledding hill	\$80,000
	Exist. Bldg.	Nankin Mills School rehabilitation	\$405,000
	New Bldg.	Nankin Mills School expansion	\$350,000
	New Bldg.	Greenmead Plaza, Large Pavilion, and Picnic Pavilions	\$2,750,000
	New Bldg.	Maintenance Building	\$920,000
	Exhibits	Interpretive signage, displays, and collections	\$500,000
		Sub-Total Cost	\$7,455,000
		Design and Construction Engineering (Estimated 15%)	\$1,120,000
		Contingencies (18%)	\$1,320,000
		Total Cost	\$9,895,000
1B	Site	Utility infrastructure, roads, pathways, landscaping, and petting farm.	\$550,000
	Exist. Bldg.	North Barn stabilization and rehabilitation	\$490,000
	Exist. Bldg.	South Barn stabilization and rehabilitation	\$700,000
	Exist. Bldg.	Convert Farmhands House to public restrooms	\$250,000
	Exist. Bldg.	Misc. site structure renovations	\$150,000
	Exhibit	Interpretive signage, displays, and collections	\$350,000
		Sub-Total Cost	\$2,490,000
		Design and Construction Engineering (Estimated 15%)	\$375,000
		Contingencies (18%)	\$450,000
		Total Cost	\$3,315,000
2	Site	Utility infrastructure, roads, pathways, and landscaping.	\$685,000
	Exist. Bldg.	Alexander Blue Office restoration	\$105,000
	Exist. Bldg.	Print Shop renovation	\$45,000
	New Bldg.	Print Shop Expansion for collection archives	\$350,000
	New Bldg.	Picnic pavilions	\$75,000
	Exhibit	Interpretive signage, displays, and collections	\$250,000
		Sub-Total Cost	\$1,510,000
		Design and Construction Engineering (Estimated 15%)	\$220,000
		Contingencies (18%)	\$255,000
		Total Cost	\$1,985,000
3	Site	Utility infrastructure, roads, pathways, and green overflow parking lot.	\$905,000
	Site	Edge landscaping/hardscaping improvements	\$95,000
	Site	Enhanced entries and signage	\$50,000
		Total Hard Cost	\$1,050,000
		Design and Construction Engineering (Estimated 15%)	\$155,000
		Contingencies (18%)	\$185,000
		Total Cost	\$1,390,000

4	Site	Utility infrastructure, roads, pathways, and landscaping.	\$175,000
	Site	Formal Garden and Orchard	\$255,000
	Exist. Bldg.	Update Simmons Hill House to support enhanced event space	\$215,000
	Exhibit	Interpretive signage, displays, and collections	\$50,000
		Sub-Total Cost	\$695,000
		Design and Construction Engineering (Estimated 15%)	\$105,000
		Contingencies (18%)	\$125,000
		Total Cost	\$925,000

PROJECT NEEDS DISTRIBUTION OVER 10-YEAR TERM

PHASE	YEAR	DESCRIPTION	COST
1A	1-3	Major site infrastructure, central plaza, and large pavilion	\$9,895,000
1B	1-3	Convert the North Barn to event space and the South Barn and site to petting zoo and farm	\$3,315,000
2	3-5	Site infrastructure and building improvements in the historic village	\$1,985,000
3	5-7	Turf parking with orchards and edge treatments	\$1,390,000
4	8-10	Greenmead Farm Complex improvements and enhanced exterior event space	\$925,000
		Total Distribution	\$17,510,000

ANNUAL NEEDS DISTRIBUTION OVER 10-YEAR TERM

YEAR	DESCRIPTION				COST
	Site & Landscaping	Building Maintenance	Programming	Exhibits	
1	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
2	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
3	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
4	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
5	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
6	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
7	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
8	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
9	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
10	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
	(17.5%) \$875,000	(32.5%) \$1,625,000	(27.5%) \$1,375,000	(22.5%) \$1,125,000	\$5,000,000
			Total Distribution		\$5,000,000

CONDITIONS

Totals costs require adjustment annually for inflation and escalation.

Individual building improvements and site maintenance will be included in the annual capital improvement budget summary.

Petting farm costs do not include expenses associated with live animal acquisition and feed.

Conclusions

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LETTER TO THE LIVONIA CITY COUNCIL

1.

Council Office
December 7, 2022

MEETING DATE

EDSPT010423

PREPARED BY

Sara Kasprovicz, Council Office Manager,

AGENDA ITEM

The subject matter of a Master Plan for Greenmead Historical Park (CR 249-20)

BACKGROUND

The subject matter of a Master Plan for Greenmead Historical Park (CR 249-20)

RECOMMENDATION

To discuss the subject matter of a Master Plan for Greenmead Historical Park.

FISCAL CONSIDERATION

ATTACHMENTS

1. R110222 subject matter of Greenmead Master Plan withdrew motion (remain in EDSPT)
2. LTC EDSPT101922 Greenmead Master Plan
3. AchitecturalSiteInventory
4. Appendices
5. CollectionsAppendicesSmall
6. ConceptualSitePlan
7. Greenmead Capital Plan_Final Draft_10-7-22
8. R090920 Subject matter of a Master Plan for Greenmead Historical Park 249-20

APPROVED BY

Regular Meeting Minutes of September 9, 2020

On a motion by Jolly, supported by Bahr, and unanimously adopted,

it was:

CITY COUNCIL

(Jim Jolly)
Subject matter of a
Master Plan for
Greenmead Historical
Park.

**(Refer to Economic
Development,
Strategic Planning
and Technology
Committee)**

#249-20 RESOLVED, that upon the motion by Councilmember Jim Jolly, seconded by Council Vice President Scott Bahr, at the Regular Meeting held September 9, 2020, the Council does hereby refer the subject matter of a Master Plan for Greenmead Historical Park to the Economic Development, Strategic Planning and Technology Committee for its report and recommendation.

ITEM PROPOSED DURING AUDIENCE COMMUNICATION (Regular Meeting of September 9, 2020)

Motion by: Jolly

Seconded by: Bahr

ROLL CALL:

Ayes: Toy, Bahr, White, McCullough, Donovic, Jolly, McIntyre

Nays: None

Absent: None

Q1 Explain your favorite part of the Greenmead plan.

Answered: 50 Skipped: 8

#	RESPONSES	DATE
1	Please don't take from the community garden space.	11/21/2022 10:16 AM
2	Garden is #1 (see my response on question 3). Beautifying the property. Keeping it a Farm and bringing elements that compliment it. Colorful trees. Walking paths. Formal garden. Maybe Fountain (like downtown Plymouth). Make it a place people just want to walk through without even going into the buildings. Where people want pictures taken. Like Northville's Historical village.	11/16/2022 11:17 AM
3	Extended hiking trails are good. What plans are being made for bicycle traffic at this site?	11/9/2022 2:40 PM
4	The signage at the entrances. This will make the park more visible to people passing by.	11/7/2022 9:00 AM
5	The gardens. It's so nice to see community come together. Friendships are made. Please don't take the garden away	11/3/2022 6:08 PM
6	Petting zoo	11/2/2022 12:37 PM
7	The Victory Pkwy/8 Mile corner of the plan! Specifically the formal gardens	11/1/2022 9:50 AM
8	Natural play area	10/31/2022 8:05 PM
9	Orchards	10/31/2022 5:46 PM
10	Community Garden	10/31/2022 5:32 PM
11	The community garden which promotes food security in our community.	10/31/2022 4:38 PM
12	petting zoo	10/31/2022 4:35 PM
13	I think improved signage at the entrance would increase awareness and attendances at Greenmead. These sign would indicate entranceways and events at the park. Signs within the park with directions would encourage and aid in exploration of all areas of the park. This plan would offer a positive reward cost ratio.	10/31/2022 11:29 AM
14	Community Gardens	10/31/2022 10:51 AM
15	More concern for farmers and animals	10/31/2022 7:59 AM
16	Farm petting zoo would be great for kids.	10/30/2022 10:26 PM
17	I love the idea of the farm	10/30/2022 9:06 PM
18	Community Garden	10/30/2022 8:10 PM
19	I really thought I saw an ice rink? If so, that!	10/30/2022 6:19 PM
20	The wide open space, flea market, farmers market, seasonal events.	10/30/2022 3:17 PM
21	Restoration of the historic buildings, including the print shop and making it accessible for people with disabilities	10/30/2022 2:55 PM
22	Community garden	10/30/2022 9:41 AM
23	That it seems very family friendly	10/30/2022 9:14 AM
24	The soccer fields	10/29/2022 11:22 PM
25	Community Garden	10/29/2022 6:39 PM
26	I do not like or agree with the Greenmead plan	10/29/2022 5:10 PM
27	Preservation of the historic buildings.	10/29/2022 5:07 PM

Greenmead 365 Plan Feedback

28	Farming lots (Community gardens) to grow vegetables and flowers , as a community gardening	10/29/2022 2:38 PM
29	Creating the orchards.	10/29/2022 11:52 AM
30	The natural playground would fit in with the historical site.	10/29/2022 11:41 AM
31	Buildings improvement	10/29/2022 10:46 AM
32	The increased events!	10/29/2022 9:51 AM
33	Bioretention/Rain Garden	10/29/2022 9:36 AM
34	structure rehab	10/29/2022 8:59 AM
35	I like the natural play area.	10/28/2022 5:42 PM
36	Community gardens	10/28/2022 4:29 PM
37	Pavillion	10/28/2022 3:01 PM
38	The community gardens. We rented a garden plot as a family for the first time and it was a wonderful experience. We met many community members we would not have met otherwise, we learned more about greenmead/livonia/farming and we enjoyed family time	10/28/2022 8:36 AM
39	Community garden	10/28/2022 7:21 AM
40	I would love for GreenmeAd to have a playground for kids.	10/27/2022 7:55 PM
41	Fixing up the historic buildings.	10/27/2022 7:36 PM
42	Picnic pavilions that are clean and maintained with adequate bathroom facilities. Should be first priority rentals for large groups or family reunions - Residents, FIRST.	10/27/2022 6:52 PM
43	Connecting the farm and village! Accessibility	10/27/2022 5:45 PM
44	Expansion of the trails.	10/27/2022 2:06 PM
45	Petting zoo. Plus i live right down the street so super close and accessible	10/27/2022 12:46 PM
46	Community Garden	10/27/2022 12:35 PM
47	Community garden	10/27/2022 12:16 PM
48	Fixing the historic buildings.	10/27/2022 10:22 AM
49	Not disturbing existing community garden area	10/27/2022 10:04 AM
50	restoring and improving the historical buildings on site	10/27/2022 9:49 AM

Q2 Explain your second favorite part of the Greenmead plan.

Answered: 46 Skipped: 12

#	RESPONSES	DATE
1	Please don't take from the community garden space	11/21/2022 10:16 AM
2	Natural Playground sounds amazing. Not sure of location, but great idea.	11/16/2022 11:17 AM
3	The retention pond.	11/7/2022 9:00 AM
4	additional family activity areas	11/2/2022 12:37 PM
5	The nature play area. Incredibly unique to our area.	11/1/2022 9:50 AM
6	Sledding hill	10/31/2022 8:05 PM
7	Print shop/archives expansion	10/31/2022 5:46 PM
8	Orchards	10/31/2022 5:32 PM
9	The hiking trail	10/31/2022 4:38 PM
10	music area	10/31/2022 4:35 PM
11	Improved guided walkways paired with signage would provide all citizen better access to the features of Greenmead. Grants may be available for sidewalks that aid the mobile challenged guest.	10/31/2022 11:29 AM
12	Historical Homes	10/31/2022 10:51 AM
13	More concern for gardens	10/31/2022 7:59 AM
14	Nature playground - would be a great draw for families	10/30/2022 10:26 PM
15	I love the trails	10/30/2022 9:06 PM
16	Trails	10/30/2022 8:10 PM
17	The increased amenities.	10/30/2022 6:19 PM
18	Motor city Irish fest	10/30/2022 3:17 PM
19	No motorized pathways	10/30/2022 2:55 PM
20	Animals	10/30/2022 9:41 AM
21	You are working to keep the historical integrity	10/30/2022 9:14 AM
22	The parking lot	10/29/2022 11:22 PM
23	I do not like any part of the new plan	10/29/2022 5:10 PM
24	Improved roadways within greenmead.	10/29/2022 5:07 PM
25	Events on weekend and party halls	10/29/2022 2:38 PM
26	Petting farm	10/29/2022 11:52 AM
27	The bathroom facility which is needed.	10/29/2022 11:41 AM
28	Improved parking	10/29/2022 10:46 AM
29	The animal space! That's going to be great.	10/29/2022 9:51 AM
30	Large Pavilion	10/29/2022 9:36 AM
31	moving JS drive south of the gardens	10/29/2022 8:59 AM

Greenmead 365 Plan Feedback

32	Nature trail expansion.	10/28/2022 5:42 PM
33	Petting farm	10/28/2022 4:29 PM
34	Sled hill	10/28/2022 3:01 PM
35	The nature path through woods	10/28/2022 8:36 AM
36	Walking trails, festivals	10/28/2022 7:21 AM
37	A new petting farm	10/27/2022 7:55 PM
38	Updating signs	10/27/2022 7:36 PM
39	Enhancing the trails. Local neighborhoods utilize the trails. They quiet and safe and a peaceful sanctuary. More is more.	10/27/2022 6:52 PM
40	Nature play area	10/27/2022 5:45 PM
41	Sledding hill improvements.	10/27/2022 2:06 PM
42	Apple orchard	10/27/2022 12:46 PM
43	Community Garden	10/27/2022 12:35 PM
44	Walking path	10/27/2022 12:16 PM
45	Please maintain the barn	10/27/2022 10:04 AM
46	The playground and sidewalks.	10/27/2022 9:49 AM

Q3 What part of the plan would you change and why?

Answered: 50 Skipped: 8

#	RESPONSES	DATE
1	Please reconsider taking space from the community gardens. The pavilion/event space is a good idea but should be placed elsewhere to preserve the highly coveted community garden space. My family has had multiple plots for over a decade and we would be terribly disappointed if this space were reduced, especially on the west end of the space (where the best tended gardens are).	11/21/2022 10:16 AM
2	Please do not remove any portion the community gardens. Do not put a Pavilion on the west side of the garden. The location that proposes the Pavilion is the best part of the garden. Over the years I have strived to get a plot in that part of the garden. It is the absolute best soil and the way rain sits in this area is perfect, it drains well and also retains enough moisture in dry times. The other areas did not have the ideal growing that the west side has, I know from 10 years experience gardening in different plots. This garden fits perfectly with the 360 plan and Greenfield Village style that was overwhelmingly asked for. It shows a working farm and should not be moved away from the original buildings. It is maintained by individuals (with pride) vs a plan to add orchards which would have high maintenance responsible by the city. The Pavilion may not fit the best at Greenmead. Wouldn't it be great to have it by the Rec Center? Look at Downtown Farmington. They have a Pavilion decorated for each season in their town center. Putting it at the farm doesn't seem to fit. Put it near Livonia's "town center" or maybe on the other side with the soccer fields, but not near the farm. I LOVE the Community Gardens, and I can't imagine why it would be taken away from our community. We are so lucky to have this farmstead and it's a very peaceful place. Where else can we escape to? Livonia has a gift with Greenmead. It's a place that makes sense to have a community garden and perfectly compliments it. Please do not remove the gardens. This 360 plan can be reworked!	11/16/2022 11:17 AM
3	I would maintain the historical integrity of the property. Adding multiple picnic pavilions will distract from the historic atmosphere of the property. Consider relocated a paved parking lot in the center of the historic buildings. Use sustainable materials at this site (e.g. permeable paving materials where needed. The Community Gardens need appearance guidelines. They are very sloppy looking and detract from the appearance of the property.	11/9/2022 2:40 PM
4	The petting farm, playground, pavilion, sidewalks, orchards etc. I would change the entire plan as it reflects a park not a historical village. I cant believe this was designed by people with preservation backgrounds. My rank orders reflect the subject matter not how much I agree with the project.	11/7/2022 9:00 AM
5	amphitheater, I don't think it will be used as much as the cost to put it in.	11/2/2022 12:37 PM
6	The drastic reduction in the size of the garden. Well over half of the people using the garden will lose that access.	11/1/2022 8:10 PM
7	The large pavilion and event lawn. Would concerts be held here instead of the rec center? I'd rather see the rec center lawn be revitalized rather than moving events to Greenmead, which is not at all central to any Livonians since it's practically in Farmington Hills. Why not move the orchards here and expand the formal garden, or perhaps put the nature play area here and make it larger?	11/1/2022 9:50 AM
8	Maintain larger community garden area	10/31/2022 8:05 PM
9	Keep community garden as is. It is very important to the community as a lot of food was donated to the community. Farm/petting zoo area is not necessary as there is plenty of wildlife around.	10/31/2022 5:46 PM
10	More Community Garden space	10/31/2022 5:32 PM
11	Community garden downsizing is too extreme	10/31/2022 5:04 PM
12	Downsizing the community garden would be a terrible mistake & many people would lose access to fresh healthy food, including clients at the food bank eagles helping hands. I am a	10/31/2022 4:38 PM

Greenmead 365 Plan Feedback

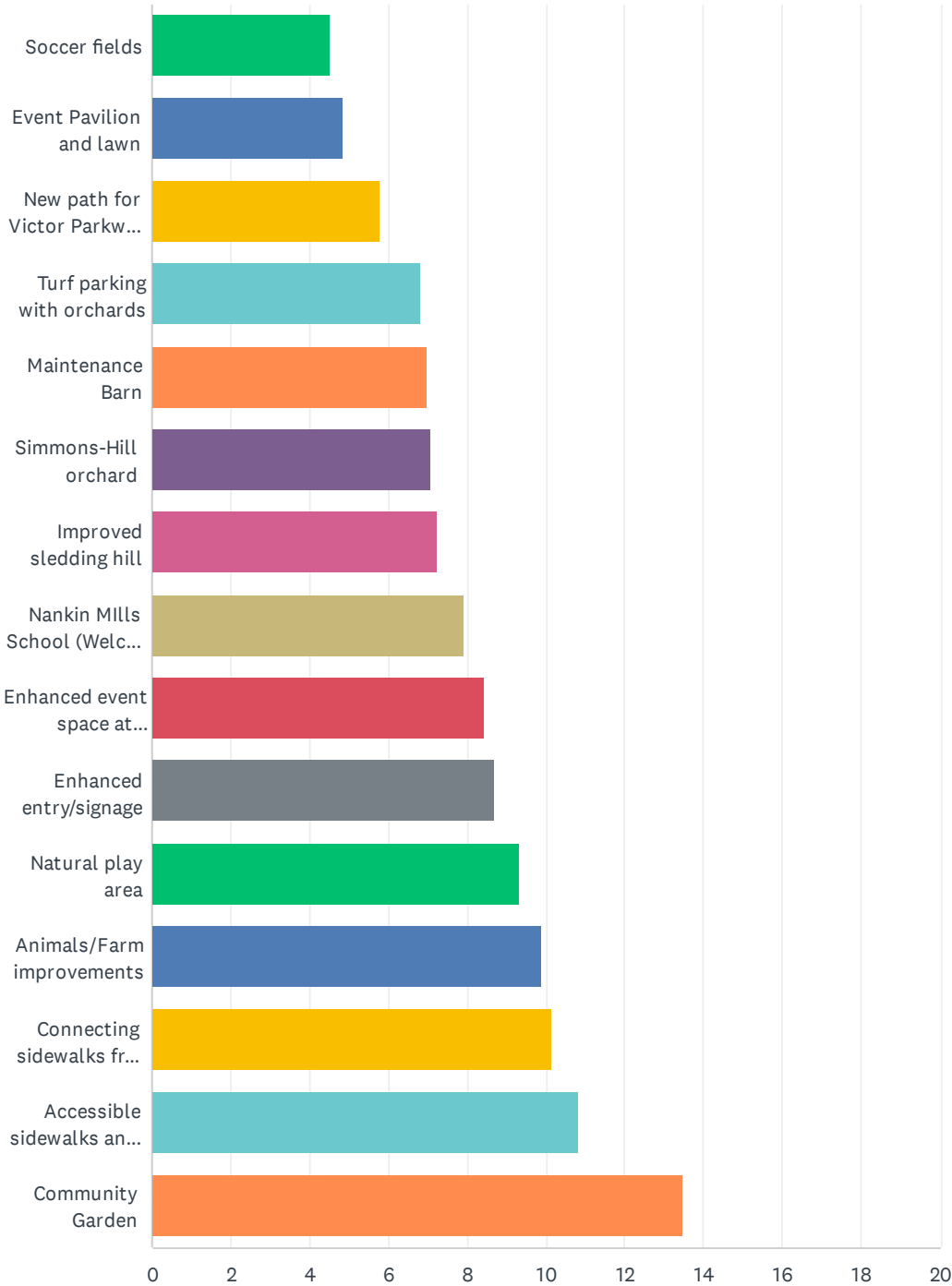
	gardening & I share food & herbal medicine with my neighbors, as do many others.	
13	I would not do anything to the gardens- keep them where they are and as large as they are!	10/31/2022 4:35 PM
14	The community gardens is a plan I don't understand. A garden with about 220 plots would be reduced by 40 to 60%. A figure that is in debate. I don't see this plan offering any improvements for the gardens. This is a community of gardeners that are at the park often daily. Friendships and support group develop during the year. This gathering of gardeners from the area is a important benefit to the community. The gardens attract a variety of visitors to Greenmead. A few but not all are plein air painters, families, photographers, school groups and bird watchers. The gardens should be improved not shrunk or eliminated. The gardens offer a link to the farming history of the area.	10/31/2022 11:29 AM
15	Let the Community Gardens remain "as is".	10/31/2022 10:51 AM
16	Forget the proposed butchering of the number of community gardens for the sake of a needless added event sure Livonia has plenty of other location options that would better serve the purpose. Prepaid even revamping some empty spaces in the city now would even save money? What a concept??	10/31/2022 7:59 AM
17	Keep more space for the community gardens - they are so beautiful and promote a sense of community. Little kids like to see plants growing and high school seniors have pictures by the sunflowers. Don't lose this!	10/30/2022 10:26 PM
18	The community gardens need to be bigger and I don't understand the need for two different event spaces	10/30/2022 9:06 PM
19	Keep the community garden space the same size.	10/30/2022 8:10 PM
20	Garden plots - please don't take these away! Livonia has small yards and it's really important to offer us a place to grow food.	10/30/2022 6:19 PM
21	Get rid of picnic area and play area. Too much upkeep. Would require bathrooms to be opened and maintained year round etc.	10/30/2022 3:17 PM
22	Eliminate pavilion, west parking lot expansion, petting zoo and cutting community gardens. These are just a few. These items take away from the tranquility and historical beauty of Greenmead. Pavilions bring more noise, traffic and do not represent historic events. We have the Alexander Blue house which is used for weddings and events. The quaintness of this building and the church go along with the historic nature of the park. The community gardens provide a peace and beauty to the park not to mention an avenue for photographers to experience their craft. They also provide food to people in need in our community.	10/30/2022 2:55 PM
23	I would eliminate the Amphitheater and build that closer to city hall to maintain the current size of the community gardens.	10/29/2022 11:22 PM
24	better drainage in the community garden	10/29/2022 6:39 PM
25	I would keep the community gardens as they are, it's a shame to get rid of any garden plots	10/29/2022 5:10 PM
26	City should absolutely preserve all or majority of current garden area. This is such a great attribute to our city. Gardening is healthy and cool!	10/29/2022 5:07 PM
27	No comment	10/29/2022 2:38 PM
28	The community gardens absolutely should not be decreased in size as the draft indicates. Most cities encourage community gardens and would not decrease the size. Excess produce is donated to charity and serves a vital purpose.	10/29/2022 11:52 AM
29	The reduction of the community garden vthe garden is a great asset to the city and the park. The garden is so beautiful. People come and walk the garden paths and take pictures of the beauty. It is very peaceful to walk through the gardens. The garden not only feeds families that garden but other families and families in need. At a time when food insecurity is a concern the garden provides for so many people. I do not like the idea of a Pavillion or music venue especially located near the nature trail due to the wildlife. I feel the Pavillion would not benefit and would change the beauty that is Greenmead.	10/29/2022 11:41 AM
30	Do not take away the community garden. I have been gardening there for at least the last 18 years and I enjoy it . We've become a family there, sharing gardening techniques and produce. It's our happy place	10/29/2022 11:41 AM

Greenmead 365 Plan Feedback

31	Putting the Community Gardens back to full size. People have been gardening at Greenmead for many years. Eliminating half of the garden space is just shameful. Do you have an alternate gardening place, for those of us who will be displaced, to go? We have invested quite a bit of money and time developing our space to just be eliminated.....	10/29/2022 10:46 AM
32	I'd keep the community garden as it is—it's so cool watching it grow and change each year and it seems too popular to shrink it. Please don't get rid of any of it!	10/29/2022 9:51 AM
33	Do not remove any part of the current Community Gardens. Do not put in the #11 picnic pavilions.	10/29/2022 9:36 AM
34	retain all of the most beautiful part of the site on the site. the community garden is visited by many during the late april thru mid october time frame this plan exterminates the community gardens and all it's beautiful flowers and destination for many many people for px's and vegetables.	10/29/2022 8:59 AM
35	The pavilion and event lawn takes too much space away from the community garden. I would reduce the size, and/or relocate it.	10/28/2022 5:42 PM
36	Move items 11 12 13 and 15 west towards Victor Pkway to preserve community garden as is and shortening item 18 new nature trail. I have been a gardener at the community garden since 1995 and the current nature trail is the least used feature in the park. It has some kind of poured trail that is not comfortable to walk on for dogs or people.	10/28/2022 4:29 PM
37	The park should consider becoming a revenue generating site for the city. Any Pavilion should be one which could be used as a weekly farmers market year round, much like Eastern Market in Detroit. This would create a stream income to the park for other uses. I would move the current idea for a pavilion to middle of the parking lot area so trucks with produce etc. could back in while still providing parking close by. Also, I would not have picnic pavilions as there are enough of those in Livonia already. Also, I would collaborate with MSU extension service to enhance the community garden area and keep it as is. Expanding it to provide more community members access as many cities do with an emphasis on food banking for Livonia citizens who may need it. A petting zoo might be cost prohibitive and not used year round as such unprofitable. However, an annual cider mill might be a good idea, subcontracted out to a current producer who could set up in the area behind Blue House.	10/28/2022 3:01 PM
38	The Orchard or event space -	10/28/2022 8:36 AM
39	Need to maintain the gardens. I'd prefer the amphitheater be at 7 and Farmington and keeping greenmeade more quaint.	10/28/2022 7:21 AM
40	Lengthening the walking path would be amazing too. I like the upgrades. No complaints.	10/27/2022 7:55 PM
41	I would keep the community garden as is and not take most of it away.	10/27/2022 7:36 PM
42	Skip the whole bandstand shed or that entertainment factor. This is not an AMUSEMENT park. If you want a shell, find some space around City Hall -- close to local government and Police Department.	10/27/2022 6:52 PM
43	Less picnic pavilions in the village	10/27/2022 5:45 PM
44	Eliminate the soccer fields and leave that area to have more natural features.	10/27/2022 2:06 PM
45	None. I'm very excited to see the changes	10/27/2022 12:46 PM
46	Community Garden	10/27/2022 12:35 PM
47	More walking paths	10/27/2022 12:16 PM
48	Leave the gardens as is. There are a lot of different people that use it. From gardeners, to artists, walkers, hummingbirds birds and butterflies that depend on it. The initial plan is way too extreme with the changes.	10/27/2022 10:22 AM
49	Please do not disturb existing community garden area. It keeps the sense of community and it helps to have connect with not only gardeners, also their friends and families	10/27/2022 10:04 AM
50	The petting farm. Who is going to maintain the animals the city or a third party? The entire garden area should remain as is, and not build a huge pavilion or amphitheater. I'd rather see smaller pavilions near the playground. I also think a paved road is just going to create more thru traffic between Victor Parkway and Newburg and cars going to fast.	10/27/2022 9:49 AM

Q4 Please rank the importance of the features in the plan.

Answered: 58 Skipped: 0



Greenmead 365 Plan Feedback

	1	2	3	4	5	6	7	8	9	10	11
Soccer fields	0.00% 0	5.77% 3	0.00% 0	0.00% 0	7.69% 4	3.85% 2	0.00% 0	3.85% 2	5.77% 3	7.69% 4	1.92% 1
Event Pavilion and lawn	0.00% 0	1.92% 1	3.85% 2	1.92% 1	5.77% 3	5.77% 3	5.77% 3	3.85% 2	3.85% 2	5.77% 3	5.77% 3
New path for Victor Parkway (Southern Cross-access Road)	1.89% 1	3.77% 2	1.89% 1	7.55% 4	0.00% 0	3.77% 2	5.66% 3	3.77% 2	5.66% 3	5.66% 3	13.21% 7
Turf parking with orchards	0.00% 0	0.00% 0	0.00% 0	9.62% 5	0.00% 0	13.46% 7	9.62% 5	11.54% 6	9.62% 5	11.54% 6	7.69% 4
Maintenance Barn	1.89% 1	9.43% 5	1.89% 1	0.00% 0	1.89% 1	9.43% 5	7.55% 4	9.43% 5	7.55% 4	13.21% 7	11.32% 6
Simmons-Hill orchard	0.00% 0	1.85% 1	5.56% 3	9.26% 5	11.11% 6	9.26% 5	5.56% 3	11.11% 6	1.85% 1	3.70% 2	5.56% 3
Improved sledding hill	0.00% 0	5.77% 3	5.77% 3	11.54% 6	0.00% 0	1.92% 1	9.62% 5	15.38% 8	5.77% 3	7.69% 4	9.62% 5
Nankin Mills School (Welcome Center)	0.00% 0	3.85% 2	7.69% 4	9.62% 5	5.77% 3	5.77% 3	9.62% 5	11.54% 6	13.46% 7	3.85% 2	5.77% 3
Enhanced event space at Simmons-Hill House	0.00% 0	7.69% 4	5.77% 3	3.85% 2	19.23% 10	3.85% 2	15.38% 8	5.77% 3	3.85% 2	11.54% 6	5.77% 3
Enhanced entry/signage	4.00% 2	4.00% 2	8.00% 4	10.00% 5	10.00% 5	10.00% 5	6.00% 3	8.00% 4	12.00% 6	6.00% 3	10.00% 5
Natural play area	9.62% 5	3.85% 2	17.31% 9	5.77% 3	9.62% 5	3.85% 2	7.69% 4	1.92% 1	11.54% 6	7.69% 4	11.54% 6
Animals/Farm improvements	9.62% 5	25.00% 13	11.54% 6	1.92% 1	7.69% 4	5.77% 3	1.92% 1	5.77% 3	3.85% 2	3.85% 2	0.00% 0
Connecting sidewalks from Farm to Village	2.00% 1	2.00% 1	14.00% 7	22.00% 11	10.00% 5	20.00% 10	10.00% 5	2.00% 1	4.00% 2	6.00% 3	4.00% 2
Accessible sidewalks and paved road in village	8.16% 4	18.37% 9	18.37% 9	10.20% 5	8.16% 4	4.08% 2	6.12% 3	6.12% 3	8.16% 4	4.08% 2	2.04% 1
Community Garden	67.86% 38	12.50% 7	3.57% 2	1.79% 1	3.57% 2	0.00% 0	0.00% 0	0.00% 0	1.79% 1	1.79% 1	1.79% 1

Greenmead Masterplan Collections Inventory and Assessment

During the development of the Greenmead Historical Park Master Plan, the project's archivist and collections consultant, Sharon Carlson, conducted a collections inventory and assessment of the materials held by Greenmead. This report details the findings of this assessment that was conducted throughout the spring, summer, and fall of 2021.

Cranson/Hinberg House (Gift Shop) - 136 linear feet, 3 File Cabinets

This residential structure built in the 1840s has a gift shop on the lower level and storage on the second floor. This storage site has adequate climate controls, although sometimes the upstairs gets warmer than the rest of the building. Another drawback to this site is the weight-bearing capacity of the second floor. It was built as a residential structure over 150 years ago and cannot accommodate too many shelves loaded with boxes. That said, it offers a secure site for limited materials on the second floor. There are limited climate controls in this building.

The second floor storage includes plat maps, scrapbooks and oversized materials.

This site has most of the audiovisual formats. There are reel-to-reel recordings, video cassettes, 8 mm film, negatives, filmstrips, and slides. Some of the filmstrips have accompanying scripts.

Reel to reel records: Rosedale Life in Livonia, Tour of Livonia, Ryder Trip to Livonia, and some interviews by Howard Middlewood (Historical Society of Livonia).

Photographic negatives donated by Sue Daniels.

Film Strips – Changed World of Farmer Brown.

Slides of buildings, slideshow/tape of Shaw Family, slides/script FrankWilson 1890-1952.

Scrapbooks, photo albums

Ledger from an 1897 business, presumably located in Livonia.

Records of the Livonia Health Guild 1969-1971

1913 – Band No. 3 Ladies' Aid Society materials.

1830s Record of Estrays, records of loose animals, horses

George Hinsch 1913 Daily account of fares, DUR.

DUR 1875-1947 materials.

Recommendation(s):

- 1) As funds become available, migrate analog formats to digital. Priority for digitization should be given to unique films, recordings, and slides.

- 2) Create finding aids for some of the paper and photo based collections.
- 3) Consider digitizing the photos and slides for inclusion on a website.
- 4) Move materials to a central location with more consistent climate conditions.

Print Shop - 276 Linear Feet, 42 bins, 13 file cabinets, 2 half-size file cabinets

The Print Shop was constructed in 2001 for a program that never fully materialized. The building has a printing press, paper cutters, paperweights, movable type, and movable type cabinets. The provenance of this equipment is unknown. The program's high point was an exhibit in the City's gallery in 2016 that also involved the Monks and Friars Letterpress Arts organization. This group is the only entity that has expressed an interest in the press. While it has origins dating to 1962, the website for the group is no longer active. The equipment is a mix of old and contemporary. The paper cutter was manufactured by the E. L. Miller Paragon Company of Philadelphia in the late nineteenth century. The movable type is much more contemporary. Advertising blocks date from the 1980s.

This building has become a collections storage area, seemingly by default. The building has adequate climate controls. It contains most of the books held by Greenmead, and it also has some of the papers of Greenmead's first families. Photos are also in this location. There are several vertical files that should be retained.

Recommendation(s):

- 1) Deaccession printing equipment. There does not seem to be interest or expertise in printing and there is no history of a printing press operating in the Newburg settlement. It is an artificially constructed program that was probably developed because of somebody's interest and/or the donation of the presses. There are similar programs nearby, most notably the Printing Office & Tin Shop at Greenfield Village, an attraction that has existed since 1933.
- 2) Expand the Print Shop building to house the collections. The building has good climate controls and appears to be in good condition and secure. It already houses collections. The floor appears to have greater weight-bearing capacity because it is built on a slab and has no basement. The storage of extremely heavy printing equipment does not seem to have caused problems to the structure. With additional shelving, the building could become the primary collections storage area for Greenmead.
- 3) Create finding aids for the family papers.

Newburg Church - 461 linear feet, 12 feet hanging storage, 18 bins

The Newburg Church, built in 1848, is another dual-purpose building. This building is associated with the Reverend Marcus Swift, an abolitionist. The church is used for weddings, and the lower level is used for storage. The building is dry and the climate is controlled by heating/cooling and dehumidifiers.

The lower level is not actively used except for the changing rooms. A secured storage area has been outfitted with shelves. The stored materials include primarily textiles and radios. There are also a couple of the acquired collections, including a collection of candlesticks and an extensive glassware collection donated by various members of the Santo family. There are also school related materials, including records of the Pierson School PTA. There is an extensive collection of pens/pencils. The textiles are stored in boxes and tissue paper has been used to ease folds, creases, and gathers in the assorted types of clothing.

Recommendation(s):

- 1) Deaccession acquired personal collections. The candlestick and glassware collection donated by the Santo family should be deaccessioned.
- 2) Evaluate textile collection and consider deaccessioning the following categories: items that are not from Livonia or have no provenance, items that are in poor condition, items that have minimal value for display or programming.

Newburg School - 71 Linear Feet

There are limited artifacts in this building. It is primarily used for hands-on learning and groups, school kids. There are State Road markers stored on this site. The lower level has limited storage capacity. It is a large basement but has had problems with moisture in the past. Books that were stored in the basement and moved to the Print Shop have a mildew odor. While the area is spacious and heated, it is not a good place for paper, fabric, leather, or metallic materials. There are metal and wooden shelves in the basement but they are largely unused. There are limited climate controls in this building.

Recommendation(s):

- 1) Move State Road markers to another location.
- 2) Do not use this building for storage of any materials.

Bungalow, Geers Bungalow – 268 Linear Feet

This residential structure was built in 1913. There are household artifacts on display. The main floor has household furnishings and a kitchen with examples of small household implements and appliances. The second floor has bedrooms with household furnishings, piano rolls, and a family photo. The basement had storage space and includes collections of toys, irons, toasters, banks, and fans. The salt and peppershaker collection is also located in this building. This residential structure has a 1920s kitchen. Upstairs, there are two bedrooms furnished with household goods. Family photos and piano rolls are also stored upstairs. There are limited climate controls in this building.

Recommendation(s):

- 1) Deaccession acquired personal collections, i.e., salt and peppershakers, banks.
- 2) Deaccession duplicates of common household objects, i.e., irons, toasters, fans.

Geer Store

The Allen J. Geer Store was opened in 1912 and the structure was moved to the site in the 1970s. The building has a mix of historical objects and some reproduction items to illustrate representative store goods from the early 20th century. Most of the items in the store are accessioned and the long-term plan includes a collections survey. There are limited climate controls in this building. Because of the mix of artifacts and reproductions, materials stored in this building were not measured.

Recommendation(s):

- 1) Distinguish between artifacts and reproduction items. Consider removing some of the display items and opening up the building for more programming. The replica items are perfect for hands-on programming.

Shaw House

This house was built in 1843 for the Shaw family. It contains many pieces of furniture and some clothing, largely period appropriate to the Shaw's tenure in the house. There are limited climate controls in this building. Furniture and implements on exhibit were not measured.

Recommendation(s):

- 1) Be judicious in the selection of artifacts displayed in the house. Less is more. Find ways to tell the Shaw story.
- 2) Move collections to a central storage area for collections security and to provide additional space for interpretation.

Kingsley House – 84 Linear Feet, 9 bins, 3 files cabinets

Nathan and Mary Kingsley built this Greek Revival farmhouse in 1843. The downstairs has furnishings. The upstairs has a mix of items that include various City of Livonia promotional materials, 1979 Livonia tax assessment rolls, and a Herman Miller chair. There are limited climate controls in this building.

Recommendation(s):

- 1) Find appropriate repository for the 1979 tax assessment rolls. Tax rolls are valuable for conducting property research but one year doesn't reveal much. These records fall under the State of Michigan's records retention policy. According to the policy, they are to be retained for 20 years so the retention period of these records has passed. If the others remain in the City offices, they should be reunited. If not, they may be appropriate for deaccessioning. See https://www.michigan.gov/-/media/Project/Websites/dtmb/Services/Records-Management/rms_GS28.pdf?rev=88b8775ed1af4df491fadea9a57bc3e3
- 2) Deaccession items that do not fit the collecting policy. It is not clear why a Herman Miller chair is part of the collection.

- 3) Move collections to a central storage area for collections security and to provide additional space for interpretation.

Hired Hand's House –

This house likely pre-dates the Simmons-Hill House. There are displays on the first floor. It houses a chair collection, tools, hardware, and a vacuum cleaner collection in the basement. There are some Livonia newspapers in this structure. Greenmead is presently scanning these. There are limited climate controls in this building. Furniture and implements on exhibit were not measured.

Recommendation(s):

- 1) Deaccession items that do meet the collecting plan.
- 2) Move collections to a central storage area for collections security and to provide additional space for interpretation.
- 3) Store Livonia newspapers in archival boxes and folders. In general, deaccession newspapers held by other repositories. A good source of information about available newspaper is the Michigan Newspaper Portal, hosted by Central Michigan University. See <https://www.cmich.edu/research/clarke-historical-library/services/digmich-newspaper-preservation/newspaper-digitization-and-microfilming>

Simmons-Hill House –

This house was constructed in 1841 for the Simmons family. It underwent a major remodeling in the 1920s by the Hill family. The Simmons-Hill House, and associated artifacts, has been maintained to keep the house as it was in the middle 1970s when the City of Livonia acquired the property. Though, it is locked in the 1970s, there are numerous pieces of furnishing and artifacts that pre-date the 1970s, which is logical since a family residing in a house will have contemporary and older objects. Furniture and implements on exhibit were not measured.

Recommendation(s):

- 1) Some rooms contain a mix of artifacts associated with both families. Consider moving collections within the house to focus on the story of one family at a time. Include the stories of the children and hired labor who also lived in the house.
- 2) Move collections to a central storage area for collections security and to provide additional space for interpretation.
- 3) Deaccession items that do meet the collecting plan.

North Barn –

This area is under repair but was accessible with considerable effort to move the door and climb over interior dividers. It contains some exhibits and farm implements. Built in 1829, it is one of the oldest barns in Michigan. Implements on exhibit were not measured.

There are no climate controls in this structure.

Recommendation(s):

- 1) Determine whether old exhibits are useful or part of the Greenmead story. Deaccession as appropriate.

Alexander Blue House -

This residential structure was built in the 1850s. It has been expanded to include meeting and office space. It includes tea sets and china storage and the wedding dress collection. The china sets are likely used for programming and should be retained if they're being periodically used. The china and dress collection were not measured. This building has adequate climate controls.

Recommendation(s):

- 1) The wedding dress collection should be analyzed to determine if there is a connection to Greenmead and/or if it is used for programming. If it is not, the collection should be deaccessioned.

COLLECTIONS POLICY OF THE LIVONIA HISTORICAL COMMISSION

PURPOSE:

The Livonia Historical Commission was created for the purpose of preserving the history of early Livonia and the surrounding area.

A. Acquisition & Collection Objective:

Acquisition to the Commission's collections, whether by purchase, gift, loan, bequest, excavations or other means, shall be in accordance with the following rules:

1. Objects will be accepted if they are indicative of the life, customs, dress and resources of the early residents of Livonia, Michigan and have historical importance to this and future generations of Livonia residents.
2. Emphasis will be placed on documents and objects of use from the period 1826 to 1950. as well as materials documenting the earliest settlement of the region and other four-corner intersections/villages of Livonia Township. Artifacts collected from 1950 to the present must have direct significance to the lifestyle, customs, dress and resources of residences, businesses, government of the City of Livonia.
3. The collection shall consist of -----types of artifacts:
 - a. Archival and documentary
 - b. Domestic and agricultural implements
 - c. Textiles and clothing
 - d. Business and industry
 - e. Study collection for hands on use
4. No acquisition shall be appraised by anyone associated with Greenmead, but impartial assistance may be rendered to donors seeking independent, licensed appraisers.
5. Objects will be collected for two purposes:
 - a. Preservation and exhibit
 - b. Program use: The Livonia Historical Commission, in addition to exhibiting artifacts for public view, is dedicated to offering historical knowledge and information to the Museum/Village visitors, schools and other interested groups. This educational program will include special exhibits, demonstration of crafts, handling of selected artifacts by visitors and other programming related to history.
 - c. The Livonia Historical Commission must be in a position to properly care, both physically and financially, for a proposed acquisition.
6. The following types of objects and artifacts are generally not collected or accepted.
 - a. Items that have no connection to the people, industries, or history of Livonia.

- b. Collectibles, including but not limited to, collections of decorative glassware, commemorative plates/souvenirs, dolls/figurines, or published commemorative editions.
- c. Duplicates of items already held in the Museum and/or widely available at other cultural institutions in the region.
- d. Materials that have limited educational or programmatic uses.
- e. Oversized furnishings that have no relationship to Livonia, including pianos, organs, bed frames, and dressers.

B. Rules governing acceptance of gifts:

- 1. All donations are to be presented as outright and unconditional gifts to be used at the Livonia Historical Commission's discretion.
- 2. No gift will be accepted with the condition that it is to be permanently exhibited.
- 3. No collection will be accepted with the condition that it is to be kept intact.
- 4. Any article or artifact deposited with, owned by and accessioned by the Livonia Historical Commission may not be reclaimed by the donor or his/her heirs at any time hereafter.
- 5. The Livonia Historical Commission will request of the donor that permission be granted for the use of any original written or photographic material donated to the Commission providing proper credit is given to the creator of the material.
- 6. The Livonia Historical Commission retains the right to dispose of gifts by sale or exchange with other cultural institutions.
- 7. All structures donated must meet the approval of the Mayor, the City Council and the Livonia Historical Commission.

C. Provenance (History of)

- 1. The Livonia Historical Commission will not acquire or accept as a gift or loan any item that is either known or suspected to be stolen property, or which may be in the United States illegally.
- 2. It is the responsibility of the person accepting a donation of artifacts to ascertain the provenance from the donor of the artifacts. The following information is collected when an object is accessioned:
 - a. Accession number

- b. Name of artifact and any background or identifying information
- c. Date donated
- d. Donor's name

D. Loans

1. Loans to Greenmead:

Generally, long-term loans are not accepted by the Livonia Historical Commission. The Livonia Historical Commission may, however, negotiate limited or short-term loans to fill special needs for special exhibits.

2. Loans from the Museum:

- a. All requests for the loan of artifacts will first be considered by the Greenmead Program Supervisor or Collections Manager, who will make recommendation to the Livonia Historical Commission. The Livonia Historical Commission carries the ultimate responsibility for all loans made from the Greenmead collections.

- b. Generally, objects are loaned to other museums, archives, or libraries. The Livonia Historical Commission may require an inspection and approval of the facility as a condition of the loan at the expense of the Borrower. Objects are loaned for the following reasons:

- 1. Research.

- 2. Special projects or exhibits.

- 3. Any other reasons may be considered individually and must be approved by the Greenmead Program Supervisor and the Livonia Historical Commission.

- c. Greenmead will loan objects according to the following rules:

- 1. Loaned objects shall be in the exclusive care and custody of the Borrower during the term of the loan, and will be given special care at all times, consistent with current museum practices, to prevent loss, damage, or deterioration.
 - 2. Objects must be maintained in a secure building protected from extreme temperatures, humidity, excessive light, or other environmental hazards. Only authorized individuals or trained representatives may handle.
 - 3. The borrower will provide a security deposit equal to 50% of the value of the loaned item.
 - 4. The borrower must sign the *Livonia Historical Commission Agreement for Outgoing Loan* stating the items as mentioned above, giving date of loan, date to be returned, purpose of loan, name, address, and phone number of the borrower and name of

- organization represented. This form will list completely the items to be borrowed including their accession numbers, condition at time of loan, and monetary value according to Museum records. The Greenmead Program Supervisor must then sign and date the Loan Agreement.
5. Objects lent must be returned to the Livonia Historical Commission in satisfactory condition by the stated termination date. Any extension of the loan period must be approved in writing by the Livonia Historical Commission and covered by parallel extension of the insurance coverage.
 6. Objects not returned by the agreed upon return date will be subject to financial and legal penalties.
 7. The Livonia Historical Commission reserves the right to recall objects from the loan on short notice if necessary.

E. Deaccessioning Procedures:

1. The Greenmead Program Supervisor or Collections Manager will make the recommendations for deaccessioning.
2. Museum objects to be considered for deaccessioning must meet at least one of the following criteria:
 - a. The object is outside the scope of the Museum's purpose and its acquisition policy.
 - b. The object has failed to retain its identity or authenticity, or has been lost or stolen and remains lost for longer than two years.
 - c. The object is a duplicate.
 - d. The Museum is unable to preserve it properly.
 - e. The object has deteriorated beyond usefulness.
 - f. The object has doubtful potential utilization in the foreseeable future.
3. The following information will be required for the object to be deaccessioned:
 - a. Accession number
 - b. Name of artifact to be deaccessioned.
 - c. Date donated.
 - d. Donor's name
 - e. Reason for deaccession
4. The deaccession request and information will be presented by the Greenmead Program Supervisor to the Livonia Historical Commission for consideration.
5. If approved, deaccession will be noted on the following, as applicable:
 - a. Accession Book
 - b. Gift receipt
 - c. Accession sheet
 - d. Catalog cards
 - e. PastPerfect software

6. Disposal:

The artifact will be disposed of in a discreet manner that will not compromise the Museum's reputation. Donating the artifact to another museum will be considered.

Greenmead Masterplan

Collections Storage and Curatorial Recommendations

The following are general recommendations regarding improvements to the storage of the historical and archive materials at Greenmead including the implementation of museum/archives quality practices for the storage of materials.

Institute a strict collections policy that adheres to the Livonia Historical Society's adopted policy for acquiring new items. Ensure that all historical materials on display are protected from damage and inappropriate handling by the public or docents and ensure that all materials that may degrade from exposure or handling are rotated from display to storage on a regular basis.

Having an ever-changing display is also important to visitors. To ensure that displays are refreshed periodically, institute a policy that will review the displays within each of the buildings and the interpretive center on a regular three-to-five-year basis. Rotation will also ensure that more of the collection is on display and that the public is exposed to a wider part of Greenmead's collection.

Expand the print shop building and create one central storage facility

Greater security and efficiency would be gained by expanding the former print shop building and creating a single climate-controlled facility to store the majority of Greenmead collections. This will minimize the risk of damage or loss. The print shop/storage facility's footprint should be expanded to include shelving for at least 1,300 linear feet of materials and about twenty file cabinets with a specialized work area that may be used by staff, volunteers, and interns. Since the work area may be used by the occasional researcher, a separate reading or research center is not required. For added collections security, an enclosed study room within the collections building is recommended.

Greenmead staff receive most queries for information by email and phone. At one time, some consideration was given to establishing a research center within the Nankin/Perrinsville School but the foot-traffic does not support establishing a dedicated research facility. It would require additional staffing with a low number of annual users. Other institutions in the area provide researcher space and materials so it would be a duplication of efforts for very little return.

Remove the printing equipment

This will require removing a sizable collection of printing equipment from the building. The provenance of this equipment is unknown. It was used a couple of times for programming but the staff do not know how to operate the equipment and there seems to be little interest in creating a program that is largely duplicated by other attractions in the area. The equipment is a mix of vintages and includes a nineteenth century paper cutter, as well as movable type and printing blocks that are much more recent and date from the 1980s.

Some of the items may be suitable for selling to hobbyists or book arts groups. A contact at the Kalamazoo Book Arts Center suggested that the book press and letterpress may both have monetary value to bookbinders or linocut printers. The type may also be sold, but the value will depend on the font, font sizes, and whether it is metal type. The metal type is harder to sell. She also suggested selling in batches, rather than separating the type from the drawers. The cost of shipping will be prohibitive, except for wood type and cuts, so local pickup or options where the buyer pays for shipping are the most practical. There are also a few Facebook groups where these types of materials are being bought, sold, and traded.

<https://www.facebook.com/groups/745025778976939> – Letterpress Sale – Private or Press to Press

<https://www.facebook.com/groups/1758340951076072> - Letterpress USA, CA – Buy, Sell & Trade

<https://www.facebook.com/groups/1791829717787407> – Orphaned or Unwanted Letterpress Cuts and Type

Invest in standard library storage shelving.

The shelving used across the buildings is a mix of many types of shelving and housing a total collection of just under 1,300 linear feet. Some of the most efficient shelving in use appears to be industrial shelving that may have been used in a commercial kitchen. It is present in several of the buildings. Wooden shelves and other metal shelving are in use throughout the park. Greenmead also acquired some map cases that are located in the Newberg School basement. These should be moved to a dryer location.

Shelving should be a non-reactive, heavy gauge metal shelving that is stabilized. Each linear foot of materials requires approximately .5 square feet of storage space. For example, 500 square feet are required to accommodate shelving holding 1,000 linear feet of materials. There are two basic choices in shelving, static or mobile. Static shelving for 1,300 linear feet would cost approximately \$30,000. Mobile shelving provides more efficiency in storage space but the costs are higher, approximately \$85,000. There are also built-in options for storage of textiles and odd sized artifacts. See appendices with Spacesaver product information and pricing.

Improve the Intellectual Control of Collections

Collections are managed through PastPerfect. Accessions from 2010 forward have been tracked. Accessions from 1974 to 2010 are in an excel spreadsheet. As staffing or time permits, input the information from the earliest spreadsheets into PastPerfect. PastPerfect also has modules that allow for public viewing of items. For individually acquired items, the record in PastPerfect is appropriate. As staffing permits, explore the options available in PastPerfect to present selected items from the collections. Several libraries/archives/museums in Michigan use PastPerfect to present objects from collections. See <http://pastperfect-online.com/collections.html>

Additional intellectual control would be gained by creating finding aids for selected collections. The papers of Greenmead's first families would be a good start. Archival finding aids describe collections of papers at the folder or series level and not the individual piece of paper. This would facilitate processing of the collection and make it easier for staff and other researchers to find information. With the exception of nationally important figures or leaders, archival collections are never described at the individual piece of paper level. *Using Archives: A Guide to Effective Research* by Laura Schmidt includes a sample finding aid and is included in an appendix.

General Collections Storage Guidelines

Develop and institute a detailed internal process that illustrates and describes the appropriate methods for storage of written records, artifacts, clothing, household wares, and other materials within the collection. Ensure that there is a supply of archival quality storage items including envelopes, sleeves, folders, paper, and boxes that may be used during the conversion of the Greenmead collection from its present disbursed locations into the new collections building. Create a plan to move the collections out of their existing locations into the collections building and develop a multi-year timeline to process the transfer of the materials from their current storage environment (tubs and boxes) into new appropriate packaging. At the time of transfer, all materials should be digitally copied and entered into PastPerfect. Work with colleges and universities that offer library sciences and archives programs to utilize interns to assist with this cataloguing and storage conversion.

The following generally accepted collections storage practices should be instituted:

- Keep items in a secure storage area that is clean, food-free, and has minimal fluctuation in temperature and humidity. Aim for constant temperature and relative humidity levels (68°F] $\pm 2^\circ$ and 45% RH $\pm 2\%$).

- Control light and avoid unnecessary light because it causes fading.

- Store materials at least four to six inches off the floor.

- House items in folders, within archival boxes.

- Store items on shelves of inert material (heavy-gauge, powder-coated steel shelves). Avoid wooden shelving or shelves created by wood boards, plywood.

- Use folders and map-cases to house oversize materials, such as blueprints, architectural drawings, and maps.

The nature of museum collection makes pest management a key concern. Textiles, paper, and glue are attractive to a number of pests who either eat the materials or destroy them to create habitats. Clean each item at the time of accession (books may be dusted, textiles may be gently vacuumed to remove soil). Set glue traps in the collections storage area to monitor the insects and rodents that may access the collections area and take action as needed.

Books

Books should be kept because they facilitate research or programming. They may also have associational value, meaning that they are kept because of the people who once used or owned them. Light and excessive temperature and humidity shifts are hard on books. Store small- to medium-sized books upright on bookshelves. Shelf books together so they will support one another. Store large volumes, such as atlases flat or in a book box. Preservation-quality boxes for individual volumes will protect books from excess light exposure and keep pieces of damaged bindings together, such as detached or loose covers. Use a digital camera for making copies from books. Consider managing the book collection in PastPerfect or LibraryThing. To determine if books have monetary value, check them in a meta bookselling site such as <https://www.abebooks.com/>. Amazon and Ebay also provide information on used book prices. To determine how many libraries hold a particular book, <https://www.worldcat.org/> provides information from libraries around the world. The focus is primarily college/university libraries and larger public libraries.

Scrapbooks

The first step in preserving scrapbooks is to determine their condition and any handling limitations. Many scrapbooks used different types of materials and different types of glue to affix the items in the scrapbook. Store scrapbooks flat in boxes to support the binding and to keep detached items from becoming lost. If there are problems with different materials touching and staining other items in the scrapbook, use a high quality bond paper or an acid-neutral paper and interleaf between the pages. It will not stop the deterioration but it will preserve objects affixed to the pages. When copying or scanning, use a digital camera rather than placing a scrapbook on a scanner or copier.

Glass and Ceramics

Store ceramics and glass on study surfaces that are secure from bumps. The main enemy of ceramics is impact damage. When possible cover objects or store them in a size-appropriate box or enclosure to protect objects from dirt and dust. Use acid-neutral tissue-paper or a plain cotton/flannel fabric to pad objects and provide additional protection. Spacesaver offers built-in storage containers that fit into shelving. This may be a consideration for some of the objects that need more protection.

Place small objects in rows with ample space to reach one object without touching another. Store the heaviest objects on the bottom shelves. Don't stack plates, cups, and bowls, but if stacking is necessary, use padding between each object. Pieces of broken glass and ceramic objects should be kept together. Use dust covers for objects on open shelving. Use dust covers for oversized objects stored in the open.

Textiles and Clothing Accessories

Textiles and clothing accessories are among the most fragile of all artifacts. They are easily damaged by heat/humidity fluctuations, insects, mold, and also the damage that occurred during their original use (dirt, body oils). In addition to the general storage recommendations, there are a couple more considerations for textiles. You can never go wrong storing a single textile in a box. Start by selecting a box that fits the textile. Use unbuffered tissue for silk, wool and dyed fabrics or unknown fabrics or washed cotton sheeting to line the box or to reduce folds or creases that may break over time. If storing multiple items in a box, place the heaviest item on the bottom and use acid-free tissue to separate items. Items that are still intact and safe to hang, use padded hangers that are available from museum vendors, or making them by wrapping a conventional hanger with resin-free polyester batting and veering it with an unbleached cotton fabric. The item of clothing should only come in contact with the padded hanger.

Photographs and AV Materials

Photographs and AV materials also face storage challenges because of their physical composition. These items are also among the most valuable and may be of the most interest to researchers. The same guidelines as far as temperature/humidity/light apply to photographs and audiovisual material.

Photographs and slides may be stored individually but often space/supplies/time considerations may make it more practical to store photos in collections. Storing a set of photos also may preserve information about the relationships that exist within collection. For example, a series of photos from a single source depicting a particular event may provide additional information if those photos are stored together. The least expensive way is often storing individual photos in buffered folders for photographs and placing interleaving paper between the photos. Slides are easily stored in pages created for individual slides. These have the advantage that provides a limited view of the slide in a protected enclosure.

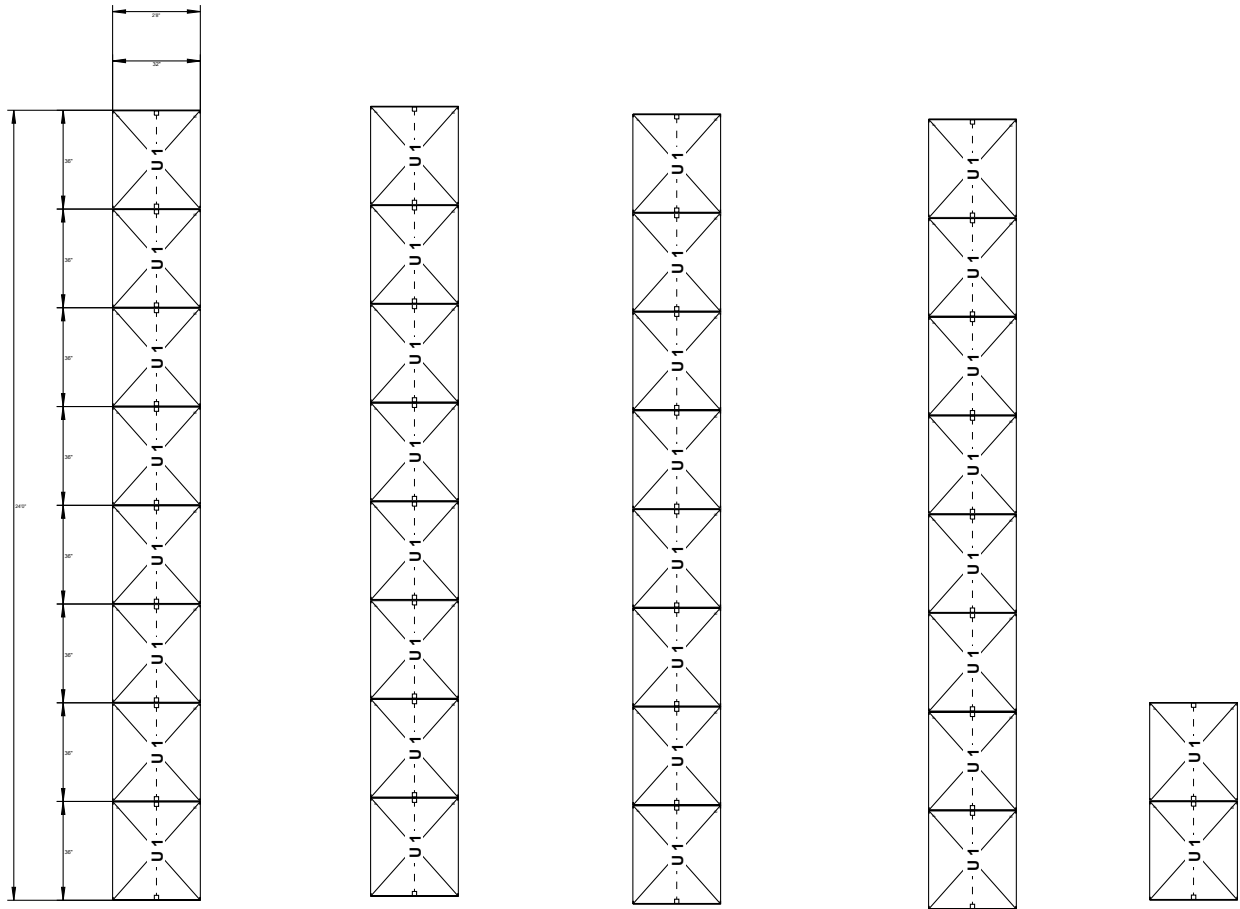
Migrate older formats, reel-to-reel, VHS tapes, slides to digital formats. Priority should be given to productions created for/by Greenmead or the City of Livonia.

Store photographs without a frame. The only reason to store a photo in a frame is if the frame provides historical information or context. Even so, consider removing the photo from the frame and retaining the frame.

If photos and slides are not in individual enclosures, use white cotton gloves while handling or viewing the items.

Static

Filing Capacity	
Static	
Actual LFI	13,872"
Nominal LFI	14,688"
Actual LFF	1156'0"
Nominal LFF	1224'0"
☒ Include Existing	



The Casper Corporation
Corporate (Detroit) Headquarters (248) 442-9000
Okemos (Lansing) Office (517) 321-4697
Grand Rapids Office (616) 866-1606
Kalamazoo Office (269) 344-7588
Saginaw Office (989) 799-1312

Project Name:

Archives

Project #:
GM 20470

Drawn by:
GMM

Date Printed:
09/08/2022

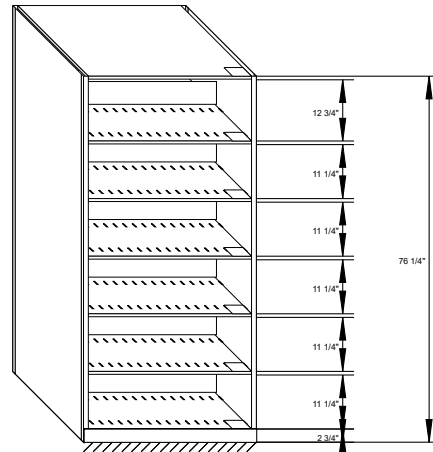
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Rev level:

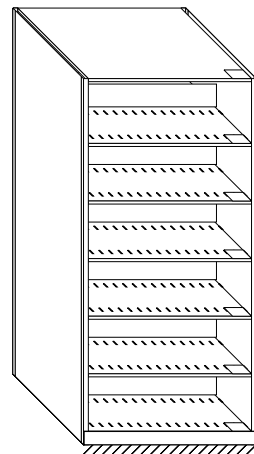
APPROVAL
This drawing Approved By:

Dated _____

H76 1/4"
76 1/4" x 36" x 32"



U 1-F



U 1-B



The Casper Corporation
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Project Name:

Archives

Project #:
GM 20470

Drawn by:
GMM

Date Printed:
09/08/2022

Scale
1:40

Rev level:

APPROVAL
This drawing Approved By:

Dated _____

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Phone: (248) 442-9000
Fax: (248) 442-9010
<http://www.caspercorp.com>



CUSTOMER QUOTE

20470-50103

Expires: 11/11/2022

Bill To

Archival Consultant
7435 Westshire Drive
Lansing, MI 48917

Install To

Archival Consultant
7435 Westshire Drive
Lansing, MI 48917

project #	salesperson	quote name	payment terms	print date
20470	Gary Manogue	GM20470-1A - Shelving	Deposit / Balance Upon Receipt	9/12/2022

line	qty	unit	part # / description	price ea	ext price
1	1.00	EA	Static Shelving	\$24,544.03	\$24,544.03
line	qty	unit	part # / description	price ea	ext price
2	1.00	EA	Installation Services	\$4,175.00	\$4,175.00
line	qty	unit	part # / description	price ea	ext price
3	1.00	EA	Freight Charges	\$812.50	\$812.50

GM20470-1A - Shelving (Option Total)

subtotal	\$29,531.53
sales tax	\$1,521.39
total	\$31,052.92

Casper Corporation, The
24081 Research Drive
Farmington, MI 48335
Phone: (248) 442-9000
Fax: (248) 442-9010
<http://www.caspercorp.com>



CUSTOMER QUOTE

20470-50103

Standard Terms and Conditions

Delivery (Dock, Elevator, and Dumpster): The Casper Corporation will notify your designated contact person twenty-four (24) hours prior to delivery. Dock space and /or elevator availability will be arranged by you and made available at no cost to The Casper Corporation. A dumpster for removal of all shipping and packing materials will be provided at no charge to The Casper Corporation. Dumpster must be conveniently located and easily accessible at all times during installation of the equipment.

Storage: If, for any reason, you are not ready to receive the materials and storage is required, storage and handling fees will be added to your invoice. If product is stored on site, it must be in a dry environment and kept in the same packaging materials as delivered. If product is stored by customer, customer takes responsibility for product at time of delivery.

Space Requirements: The space shall be ready for installation and free and clear of all obstructions. If it is not and there is a resulting delay, then the additional man hours will be billed. The space shall be properly lighted. If additional lighting is required to perform the work safely, the additional cost will be invoiced. It is your responsibility to be certain the space is suitable for the installation of this equipment, i.e., adequate fire protection, clearances, and floor load capacity.

Electrical: Electrical power for tools, equipment and lighting will be supplied to The Casper Corporation at no cost.

Freight: Materials will be shipped pre-paid and added to the invoice if necessary. If any freight damage occurs, please notify The Casper Corporation within 24 hours to report back to vendor.

Installation: Installation is in addition to the price of the materials. Labor is planned as straight time unless otherwise noted. Overtime occurring not at Casper's discretion will be added to your invoice.

Taxes: All applicable sales taxes, as required by law, will be billed.

Payment: This product has been specifically designed and will be specifically manufactured for your unique requirements. A non-refundable down payment of 50% of the contract amount is due within ten (10) calendar days of contract award. The balance will be invoiced upon substantial completion and is due net ten (10) days. One and one-half percent (1.5%) interest per month will be charged on any unpaid balance after thirty (30) days. If the installation is not totally complete upon final invoicing, a holdback of reasonable value is allowed without incurring interest charges.

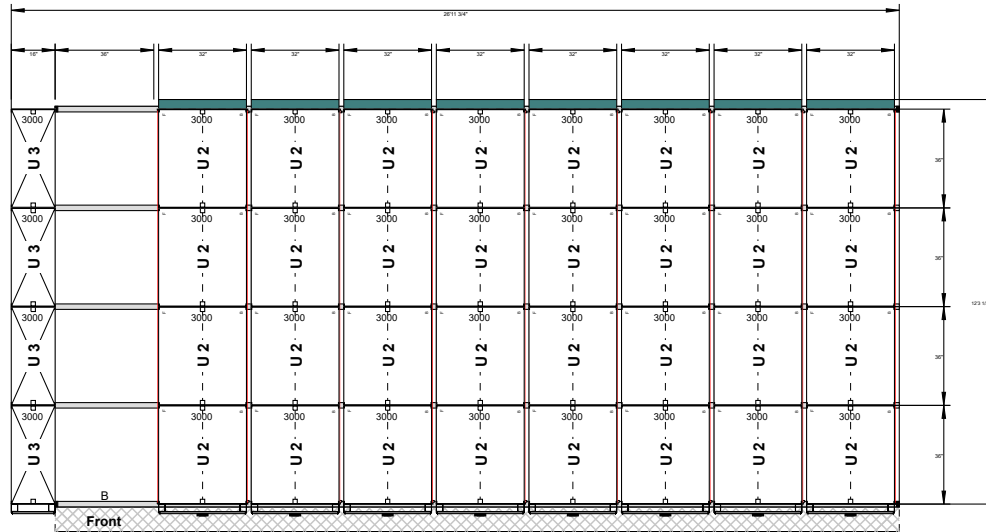
Warranty: See Manufacturers Warranty.

Insurance Certificates, Permits, and Fees: We reserve the right to pass on any additional costs to obtain insurance certificates, building permits, or miscellaneous fees that have not been previously identified and/or specified in our proposal but are required to complete the project.

Change Orders and / Or Cancellation: If, for any reason, you cancel the order, any cancellation, restocking and handling charges will be invoiced. Change orders requested after receipt of your purchase order may also incur additional charges.

_____ **Initial for Acceptance of Terms**

Mobile



FUSC™ Interface

Filing Capacity

Mobile

Actual LFI 13,872"
Nominal LFI 14,688"

Actual LFF 1156'0"
Nominal LFF 1224'0"

☒ Include Existing

System Weight Summary Report

Total media weight	20,808.00 lbs	
Total equipment weight	9,389.95 lbs	
Total picklist weight	0.00 lbs	
Total aisle weight (15 lbs/ft²)	1,648.01 lbs	
Total system (media, equipment and aisle) weight	31,845.96 lbs	
Total Foot-Print area	420.76 ft²	
Total weight load per square foot (avg unit load)	75.69 lbs/ft²	
Maximum Deflection Allowed is:	L/480	
Weight load (line load*) under front rail	4,171.26 lbs	162.65 lbs/ft
Weight load (line load*) under rail no. 2	6,686.53 lbs	260.73 lbs/ft
Weight load (line load*) under rail no. 3	6,686.53 lbs	260.73 lbs/ft
Weight load (line load*) under rail no. 4	6,686.53 lbs	260.73 lbs/ft
Weight load (line load*) under back rail	3,395.26 lbs	132.39 lbs/ft

*Line Load calculations do not include weight of adjacent static shelving, floor, ramp, or aisles.



The Casper Corporation

Corporate (Detroit) Headquarters (248) 442-9000
Okemos (Lansing) Office (517) 321-4697
Grand Rapids Office (616) 866-1606
Kalamazoo Office (269) 344-7588
Saginaw Office (989) 799-1312

Project Name:

Archives

Project #:
GM 20470

Drawn by:
GMM

Date Printed:
09/08/2022

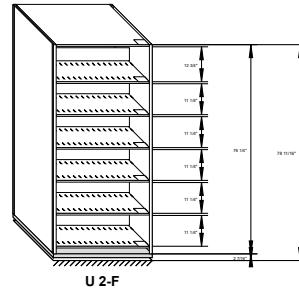
Scale
1:70

Rev level:

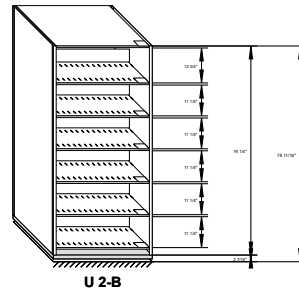
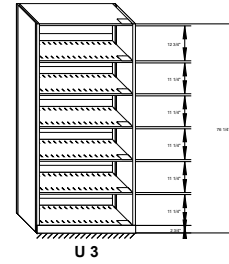
APPROVAL
This drawing Approved By:

Dated _____

H78 11/16"
76 1/4" x 36" x 32"



H76 1/4"
76 1/4" x 36" x 16"



The Casper Corporation
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Scale
1:70

Rev level:

APPROVAL
This drawing Approved By:

Dated _____

Casper Corporation, The
24081 Research Drive
Farmington, MI 48335
Phone: (248) 442-9000
Fax: (248) 442-9010
<http://www.caspercorp.com>



CUSTOMER QUOTE

20470-50104

Expires: 11/11/2022

Bill To

Archival Consultant
7435 Westshire Drive
Lansing, MI 48917

Install To

Archival Consultant
7435 Westshire Drive
Lansing, MI 48917

project #	salesperson	quote name	payment terms	print date
20470	Gary Manogue	GM20470-1A - Mobile	Deposit / Balance Upon Receipt	9/12/2022

line	qty	unit	part # / description	price ea	ext price
1	1.00	EA	Mobile Storage System	\$65,073.37	\$65,073.37
line	qty	unit	part # / description	price ea	ext price
2	1.00	EA	Installation Services	\$18,750.00	\$18,750.00
line	qty	unit	part # / description	price ea	ext price
3	1.00	EA	Freight Charges	\$1,125.00	\$1,125.00

GM20470-1A - Mobile (Option Total)

subtotal	\$84,948.37
sales tax	\$3,971.87
total	\$88,920.24

Casper Corporation, The
24081 Research Drive
Farmington, MI 48335
Phone: (248) 442-9000
Fax: (248) 442-9010
<http://www.caspercorp.com>



CUSTOMER QUOTE

20470-50104

Standard Terms and Conditions

Delivery (Dock, Elevator, and Dumpster): The Casper Corporation will notify your designated contact person twenty-four (24) hours prior to delivery. Dock space and /or elevator availability will be arranged by you and made available at no cost to The Casper Corporation. A dumpster for removal of all shipping and packing materials will be provided at no charge to The Casper Corporation. Dumpster must be conveniently located and easily accessible at all times during installation of the equipment.

Storage: If, for any reason, you are not ready to receive the materials and storage is required, storage and handling fees will be added to your invoice. If product is stored on site, it must be in a dry environment and kept in the same packaging materials as delivered. If product is stored by customer, customer takes responsibility for product at time of delivery.

Space Requirements: The space shall be ready for installation and free and clear of all obstructions. If it is not and there is a resulting delay, then the additional man hours will be billed. The space shall be properly lighted. If additional lighting is required to perform the work safely, the additional cost will be invoiced. It is your responsibility to be certain the space is suitable for the installation of this equipment, i.e., adequate fire protection, clearances, and floor load capacity.

Electrical: Electrical power for tools, equipment and lighting will be supplied to The Casper Corporation at no cost.

Freight: Materials will be shipped pre-paid and added to the invoice if necessary. If any freight damage occurs, please notify The Casper Corporation within 24 hours to report back to vendor.

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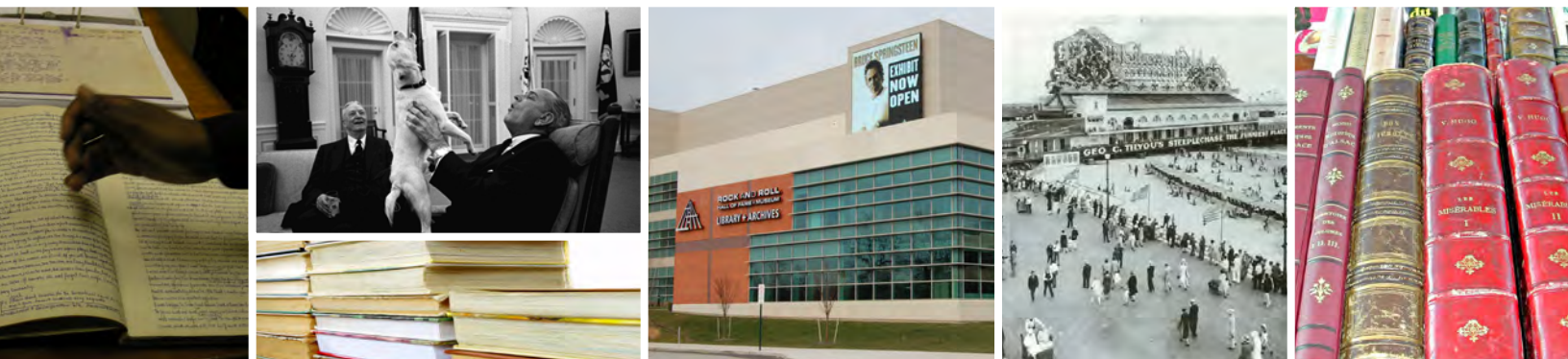
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_____ **Initial for Acceptance of Terms**

Using Archives

A Guide to Effective Research

by Laura Schmidt



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Introduction

Archives exist both to preserve historic materials and to make them available for use. This guide addresses the second purpose by outlining the functions and procedures of archives, and is designed both for first-time archives users and scholars who have already conducted research in archives. The content covers:

- How archives function
- How to identify appropriate archives for your research
- How to access historical materials and research at an archives

Repositories and their collecting scopes and practices may differ, but the principles in this guide should assist you in accomplishing your research goals at any archival institution.

Photos from left to right:

The Nelson Mandela Papers feature letters he wrote to family and friends while in prison. *Photo courtesy of Elizabeth W. Adkins, CA.*

LBJ howling with his dog Yuki while visiting with the U.S Ambassador to England. *Photo courtesy of Lyndon Baines Johnson Library and Museum.*

The Rock and Roll Hall of Fame and Museum opened in 2010. *Courtesy of the Rock and Roll Hall of Fame and Museum.*

Steeplechase Pier and the Boardwalk, 1920. *Photo courtesy of Atlantic City Free Public Library.*

Archives preserve historic materials, including manuscripts and books.

What Are Archives and How Do They Differ from Libraries?

Libraries in towns (public libraries) or universities (academic libraries) can generally be defined as “collections of books and/or other print or nonprint materials organized and maintained for use.”¹ Patrons of those libraries can access materials at the library, via the Internet, or by checking them out for home use. Libraries exist to make their collections available to the people they serve.

Archives also exist to make their collections available to people, but differ from libraries in both the types of materials they hold, and the way materials are accessed.

- **Types of Materials:** Archives can hold both published and unpublished materials, and those materials can be in any format. Some examples are manuscripts, letters, photographs, moving image and sound materials, artwork, books, diaries, artifacts, and the digital equivalents of all of these things. Materials in an archives are often unique, specialized, or rare objects, meaning very few of them exist in the world, or they are the only ones of their kind.

¹ Joan M. Reitz, ODLIS – Online Dictionary for Library and Information Science (Libraries Unlimited, 2010), http://lu.com/odlis/odlis_1.cfm#library.

Examples of archival materials include: letters written by Abraham Lincoln (Abraham Lincoln Presidential Library and Museum, Springfield, Illinois), Frank Lloyd Wright’s architectural drawings (Avery Architectural and Fine Arts Library, Columbia University, New York), photographs documenting the construction of the Panama Canal (Transportation History Collection, University of Michigan Special Collections), and video footage from *I Love Lucy* television episodes (the Paley Center for Media, New York and Los Angeles).

- **Access to Materials:** Since materials in archival collections are unique, the people (archivists) in charge of caring for those materials strive to preserve them for use today, and for future generations of researchers. Archives have specific guidelines for how people may use collections (which will be discussed later in this guide) to protect the materials from physical damage and theft, keeping them and their content accessible for posterity.

Example: Checking out a book from a library causes it to eventually wear out, and then the library buys a new copy

of the same book. Checking out the handwritten diary of a historic figure from an archives would cause the same physical deterioration, but the diary is irreplaceable.

Note that there is a great deal of overlap between archives and libraries. An archives may have *library* as part of its name, or an archives may be a department within a library.

Example: The Performing Arts Reading Room in the Library of Congress.

Photos top row - left to right:

New York Cubans players’ contract (dated 1947) for Silvio Garcia. Photo courtesy of the Negro League Baseball Museum.

Detail of a 1916 original pen and ink cartoon drawing, “Remove this blot!” From the Carey Orr Cartoons, Special Collections Research Center, Syracuse University Library.

The Hollinger box is a revolutionary storage container that can be found in every archives.

Photos bottom row - left to right:

Barbara Smith Conrad’s May 14, 1957 letter to the University of Texas President Logan Wilson. Photo courtesy of Dolph Briscoe Center for American History.

A news clip from *The Daily Texan* in 1957, which is part of the Barbara Conrad Papers at the Dolph Briscoe Center for American History. Photo courtesy of Dolph Briscoe Center for American History.

Negro National League of Professional Baseball Clubs

UNIFORM PLAYER’S CONTRACT

Parties The New York Cubans Baseball Club I.N.C. hereinafter called the Club, and Silvio Garcia of Habana Cuba

Recital The Club is a member of the Negro National League, and the Player is a member of the Club, and the Club has agreed to accept the Player into its organization, and the Player has agreed to accept the Club’s terms and conditions.

Agreement In view of the facts above recited the parties agree as follows:

Employment 1. The Club hereby employs the Player to play for the Club during the year 1947, including the Club’s training season, the Club’s games and the Negro World Series (or any other professional baseball for which the Player may be entitled with diligence and fidelity and service stated and agreed to by the Player).

Salary 2. For the service aforesaid the Club will pay the Player the sum of Five Hundred Dollars per month from May First to October First. In semi-monthly installments after the completion of each month covered by the contract for the purpose of playing games, in which case the Player shall be paid the salary of the Club for the month in which the Player is in the service of the Club for the salary above mentioned, as the number of days in said month.

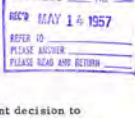
President Logan Wilson
University of Texas
Austin, Texas

Dear Sir:

We wish to voice our strong opposition to the recent decision to remove Barbara Smith from the cast of “Dido and Aeneas.” We feel this decision was a reversal of the previously stated policy that the University would be open to all students who met the academic standards. We sympathize with the pressure and responsibility the administration must have felt in this situation, but we feel that this decision may undermine academic freedom by leading the public to believe that the University administration submits to outside pressure.

We know that this decision cannot now be reversed, but we are concerned about future situations which may arise and the precedent which this decision has established which might guide the manner in which these future situations are dealt with. There are many students on this campus who would have supported you strongly had you allowed Miss Smith to remain in the cast of the opera and we will support similar

May 14, 1957



Sunday, May 12, 1957 THE DAILY TEXAN Page 4

Opera Incident' Ignites University Controversy

Disclosure of a Negro girl's removal from a Department of Music opera Tuesday—soon a national incident—overshadowed all other campus news last week, including such events as Spring-Out, the Rectors' meeting, and a blood drive. A few ill-fated raindrops during the May 3 Spring-Out were sent hundreds of participants and spectators running from the Main Building terrace to the Texas Union Main Building. Nancy Gaston, Sylvia May, and Harriet Clark were announced as the University's outstanding students and received the traditional caps. The Board of Regents revoked the sophomore rank which was to go into effect.

On Wednesday, April 24, Dr. William Doty, dean of the College of Fine Arts, called Miss Smith into his office and told her she would not appear in the opera. The story was not made public until Tuesday when it appeared in the Houston Post. Representative Joe Chapman said Tuesday that he called President Wilson and suggested that Miss Smith, a music education major, be dropped from the opera. “It would be bad public relations for the University to cast a Negro in the script,” the representative said. Dr. Wilson was quoted as having told a student the preceding week

An advertisement for Ford Motor Company that appeared in the *Saturday Evening Post*, 1925. Photo courtesy of Ford Motor Company.



Finding and Evaluating Archives

How do you locate archives that might have materials appropriate for your research? In addition to using online search engines like Google, here are some resources to consult:

- Consult **bibliographies** and works cited sections in books on your topic. Where did the information come from?
- Contact other **experts** in the field. Which repositories did they visit for their research?
- Look for **websites** dedicated to your topic. Do they list any archives?
- Talk to a reference librarian at your local library about accessing the **WorldCat** database, which includes listings for archival materials stored in libraries all over the world.
- Check **Archive Finder** at <http://archives.chadwyck.com/home.do>. This site contains listings from thousands of American and British archives (requires purchase or subscription).
- Check **Archive Grid** at <http://beta.worldcat.org/archivegrid/>. This database contains nearly a million collection descriptions from thousands of libraries, archives, and museums.
- Check **ARCHIVESCANADA.ca** at <http://www.archivescanada.ca/>. This gateway to archival resources from over 800 repositories across Canada contains linked archival repository databases for each province.
- Check **Archives Wiki** at http://archiveswiki.historians.org/index.php/Main_Page. Sponsored by the American Historical Association, this page links to several archives from around the world and provides commentary about the archives from a researcher perspective.
- Browse the website of the **Library of Congress** at <http://www.loc.gov/index.html>. The Library of Congress is America's national library, and the world's largest.
- Visit the website of the **National Archives and Records Administration (NARA)** at <http://www.archives.gov/>. NARA oversees the preservation of United States federal government materials. There are two additional resources that can be accessed through NARA:
 - **AAD** (Access to Archival Databases) at <http://aad.archives.gov/aad/> is a search engine for some of NARA's holdings of electronic records.
 - **ARC** (The Archival Research Catalog) at <http://www.archives.gov/research/arc/> is an online catalog of NARA's nationwide holdings in the Washington, DC area, regional archives, and presidential libraries.

- Search the **National Union Catalog of Manuscript Collections (NUCMC)** at <http://www.loc.gov/coll/nucmc/>. NUCMC provides descriptions of manuscript and archival collections from a wide variety of American repositories. The information produced by NUCMC is shared with the WorldCat database (mentioned above).
- Explore the **Smithsonian Institution Archives** at <http://siarchives.si.edu/>. The Smithsonian Institution Archives is the record keeper of the Smithsonian—collecting, preserving, and making available the official records of the Smithsonian's 19 museums, nine research centers, and the National Zoo.

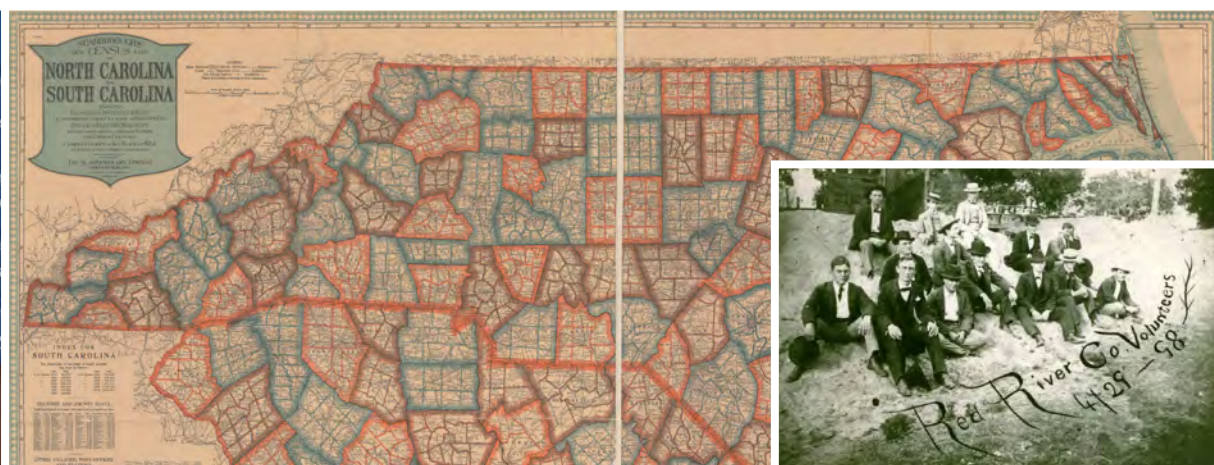
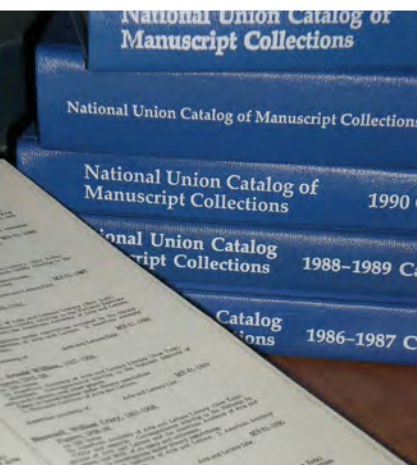
The next step is determining the extent of materials that suit your research needs in an individual archives. Since every

Photos from left to right:

The National Union Catalog of Manuscript Collections is a source for locating information on archival and manuscript collections held by U.S. repositories.

Scarborough's census map of North and South Carolina, 1911. Photo courtesy of the North Carolina State Archives.

Spanish-American War volunteers from Red River County, Texas. From the Red River Country Public Library Digital Collection.



repository is different (by size, funding, technological advancement, hours, collecting areas, regulations, etc.), even experienced researchers must familiarize themselves with how a given repository describes its holdings. Utilizing the tools listed below will help ensure a thorough evaluation of an archives:

- **Websites:** Check the website of the archives you are evaluating, which will often list the repository's main collection strengths and the topics the materials address. Monitor websites for updates such as new collection descriptions and the addition of digital resources.
- **Catalogs and Databases:** Determine whether the archives you are evaluating has a link on its website to catalogs or databases (similar to those in a library) allowing you to search holdings by subject, keyword, title, author, etc. Many catalogs and databases will link you to *finding aids* (see below), which will provide more detail about what a specific collection holds. If searching catalogs is new for you, ask a reference librarian at a local library for assistance.
- **Finding Aids:** A finding aid (sometimes called inventory, collection listing, register, or calendar) is a text document providing a description of the contents of a collection, just like a table of contents outlines the contents of a book. By using a finding aid, a researcher gets an understanding of a collection in its entirety, sees the relationships between its component parts, and locates the portions of a collection pertinent to research. Finding aids sometimes

provide narrative portions describing the background of a collection (how and when it was formed, how the archives acquired it, etc.), and how the archival staff has arranged or ordered the materials in the collection.

If the archives you are evaluating provides direct access to finding aids on its website, browse or search the finding aids for content relating to your research. See the Appendix of this guide for a sample finding aid with annotations.

Examples of a variety of finding aids can be viewed through these finding aid consortia websites:

- Arizona Archives Online <http://azarchivesonline.org/>
- The Online Archive of California <http://www.oac.cdlib.org/>
- Archives West <https://archiveswest.orbiscascade.org/>
- Rocky Mountain Online Archive <http://rmoa.unm.edu>
- Texas Archival Resources Online <http://lib.ntexas.edu/taro>

Note that finding aids come in all kinds of formats. Some archives just have paper copies to use on-site, while others have word processing documents, PDF, or HTML/XML finding aids that can be viewed on their websites. Downloading and print options vary by repository. Some archives may provide digital copies of finding aids upon request.

- **Digital Collections:** Many archives digitize materials (photographs, meeting minutes, reports, letters, audiovisual recordings, etc.) from their collections and make them available on their websites. Digitization enables the researcher to view materials without visiting the archives in person. Some digital content is full-text searchable, allowing you to enter words pertinent to your research (such as names or terms) into a search box and then search the document to see whether instances of those words appear. Examine the repository website, catalogs, databases, and finding aids to see whether links to digital collections exist. *However, be aware that digital collections often reflect just a fraction of the total holdings of a repository.* There may be nondigitized materials at the same institution that are also pertinent to your research. Search holdings listings carefully and ask the archival staff for assistance in accessing nondigitized content.

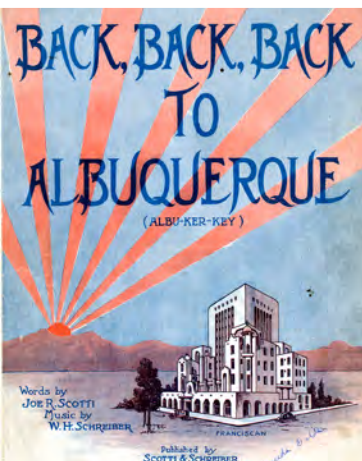
Note that when searching digital collections online it can sometimes be unclear whether the items you are viewing represent a complete collection or are part of a larger collection. Try to determine the

Photos from left to right:

Sheet music cover from the Southwest Travel Literature Collection, Center for Southwest Research, University Libraries, University of New Mexico. *Photo courtesy of the University of New Mexico.*

In 1961 Stanley Ann Obama lived with her infant son Barack in a second-floor apartment in this Capitol Hill home in Seattle while she attended the University of Washington. *Courtesy of Washington Digital Archives.*

Three skaters circa 1920. From the Stuart Thomson fonds, Hikeilla & Hind-Connaught Skating Club Arena, in Vancouver, B.C., Canada. *Photo courtesy of the City of Vancouver Archives.*



highest collection level for the most complete overview of related items.

Examples of digitized collections may be viewed on the Minnesota Digital Library website at <http://www.mndigital.org/reflections/>.

- **Archival Staff:** One of the most important ways to evaluate the holdings of an archives is contacting an archival professional who oversees the collections. Archival staff can point you toward resources you may have overlooked. Job titles for such staff positions include archivist, librarian, reference archivist, reference librarian, curator, and records manager. After you have examined the catalogs, finding aids, and website of an

archives, call or email the repository to confirm your findings and conclusions. If you find specific materials that seem particularly important during your search, write down the titles, call numbers, or other unique methods of identification from those materials and share them with the staff. Inquire whether you should set up an appointment time to visit and view the materials.

Example: "I am doing a research project involving [describe the purpose, background, and context of your project]. I have already viewed the following [finding aids, catalogs, etc.] on your website, and thought that these specific resources would be useful for my research: [List

finding aid or collection titles, book titles, etc. that you have found. Be as specific as possible.] Do you have any recommendations of other relevant materials in your collections? May I visit your repository next Wednesday afternoon to view these items?"

In the case of an archives that does not list collections on its website (or does not have a website), contacting the staff is the only way to ascertain its holdings. Inform the staff of your research project and intent, ask them to clarify what materials are held at the repository, and ask how materials are accessed by researchers. If you are not getting the help you need from one staff member, try another one at the same institution.

Requesting Materials Remotely

Once you have identified materials that will aid your research, the question then becomes how to access them. Policies regarding access vary among archives, but here are some questions to ask yourself, or the archival staff, to determine whether you can obtain access to materials without visiting the archives in person:

- Are the materials you want to see available through **interlibrary loan**, meaning that the archives would send them to a library near you where you could view or borrow them? Some archives do lend out select materials (such as printed materials or microfilm), but rarely loan primary or original documents.
- Are the materials you want **available through libraries** other than the

repository at which you found them? Especially in the case of published and printed materials, other libraries might own the same materials and allow them to be loaned. The WorldCat database (mentioned in the "Finding and Evaluating Archives" section of this guide) is an excellent resource when looking for alternate lending libraries.

- Will the archives provide **scans or photocopies** of the materials you wish to consult? What are the fees for those services? Are there limits on the amount of material that can be requested? Look for policies on photocopying and digital reproduction on the repository's website, or contact a staff member and inquire.

- Will the archives allow a **research assistant** to access materials on your behalf? Some archives may have recommended assistants or research services available to patrons unable to visit the archives in person. If not, hiring someone to help with your research can be a great option for remote access. Consider hiring a local graduate student or ask a friend living near the repository.
- Do you have a **simple question** that can be answered by having the archival staff view the materials on your behalf? Archivists routinely answer reference questions for researchers, so if the information you need can be retrieved in a short amount of time, there is a good chance they can relay it to you without having you come in person.



Planning to Visit an Archives

If you cannot view the materials you want via the repository's website or through the above-mentioned methods, you will need to visit the archives in person. Whether you are traveling a long distance to visit the archives or visiting a local one, it is always a good idea to plan ahead for your visit. Here are some arrangements to consider:

- **Inform the archival staff** of the date(s) of your visit and the materials you would like to see. The staff can notify you of any special circumstances where either the facility or the materials are unavailable. Many archives store materials in off-site facilities, typically due to space constraints. If the materials you are requesting are stored off-site, they may take several hours or days to retrieve. Alerting the staff to your visit and the materials you want to see may enable you to access those materials upon your arrival instead of having to wait for them.
- Confirm the repository's scheduled **visiting hours**. Are there any special closings on the dates you intend to visit? If the hours are too limited to accommodate your schedule, can any alternative arrangements be made? Many repositories lack the staffing and funding required for having extensive hours, but some may offer options to meet researcher needs. If a repository has weekend and evening hours, professional archival staff may not be present at those times. This may limit the services available (such as photocopying, material retrieval, etc.), so ask if any services are limited during those hours. Additionally, ask whether there are any **entrance fees** to conduct research there.
- Examine the available options for **accommodations, food, and transportation**. The archives may have special arrangements that researchers can utilize. Inquire about **parking** near the repository if you are bringing a vehicle with you.
- Check to see whether there are any **limits on the amount of materials** you may request or specific **request times**. Some archives may allow you to have multiple boxes of materials at a time; others only a single box, book, or folder at a time. The amount of materials you may access could impact your work flow and time spent at the archives, so it is best to inquire ahead about material request limits. The times when material requests may be placed can also vary by repository.
- Review **guidelines** for using materials at the archives. Look for these to be posted on the repository website, or ask a staff member. Typical repository guidelines will be explained in more detail in the next section, but guidelines between archives will vary.
- Examine the **reproduction policies** of the archives. Regulations and fees for requesting photocopies, scans, digital photography, microfilming, and reproductions of photos and audio-visual materials vary among archives.
- Ascertain whether the archives offers **Internet access** and accommodates personal **laptop computers**, and clarify the Internet access procedures. If Internet access is not available, determine the nearest location where researchers may access the web.
- Ask whether any materials in the collection **circulate** or are **loaned out**. Are there other libraries nearby that offer guest library accounts? Sometimes a local library will have resources to aid your research that are available for loan or accessible when the archives is closed.
- Inquire whether any opportunities for **research grants** or **funding** are offered by the archives. Extensive research projects may require spending a large amount of time at one or several archives. Some repositories (or related organizations or academic institutions) may offer financial assistance to researchers.
- Schedule some additional **time for the unexpected**. Discoveries and new questions unearthed during research may lead you down different avenues than you had originally anticipated. Certain tasks—like deciphering hard-to-read handwritten documents or researching primary materials—may take more time. Also, consider the option of a return visit to the archives in case you need to verify information, check additional materials, or pursue something you had not thought of earlier.

Photos from left to right:

The main reading room of the Center for Jewish History. Photo courtesy of the Center for Jewish History.

Spacesaver Corporation designed pull-out compact shelving for the National Archives to provide additional storage. Photo by Darryl Herring, courtesy of the National Archives and Records Administration.

The building entrance of the Center for Jewish History. Photo courtesy of the Center for Jewish History.

The reading room at the Schlesinger Library, Radcliffe Institute, Harvard University.



Typical Usage Guidelines in Archival Repositories

Researchers may be surprised initially at how different it is to use materials in an archives versus a public or academic library. Archives have access guidelines designed both to help preserve materials and protect them from theft, thus ensuring they will remain available for future researchers. This section will list some typical usage guidelines found at archives and the reasons behind them. Guidelines will differ between repositories, so always check what guidelines an archives has in place.

- **Registry and personal identification:** Many archives ask researchers to fill out an application, registry card, online form, or acquire a researcher card before they begin using materials. The forms typically include name, address, institutional affiliation, materials to be used, and a description of the research project. Photo IDs may also be requested. Such registration practices familiarize the archival staff with the researchers to better serve their research needs and interests, and may also be used to aid a criminal investigation in the event that theft is discovered. Some archives also require a note of recommendation or special permissions before admitting researchers.
- **Removal of coats and bags:** Another method used to discourage theft is requiring that researchers remove bulky outer clothing and store purses, bags, binders, and laptop cases outside of the research area. Many archives have lockers or other monitored areas that researchers can use to store personal possessions. If the only storage option is a nonsecure environment, such as a public coat rack, be sure to remove valuable items like keys and wallets from bags and pockets.
- **No food, drink, or gum:** This guideline is designed to help preserve the collections. Spills can irreparably damage documents or require costly repairs by a conservator. The presence of food may also attract insects or rodents that infest archival materials.
- **Use of pencil only:** This is a preservation practice in case accidental marks are made on archival materials; pencil can be erased while pen marks cannot.
- **Request forms:** Forms are used in a variety of situations, from “call slips” that specify the boxes or books a researcher would like to see, to forms requesting reproductions (such as photocopies). Some forms have very practical uses, like verifying that the correct materials are retrieved, calculating fees, or keeping track of usage for statistical and preservation purposes. By recording exactly which materials were used and by whom, forms can also serve as a theft deterrent. Finally, forms can be useful in notifying the researcher of any legal requirements to take into consideration for how materials are used. Example: Photocopies of unpublished materials provided for a researcher may require additional permissions before they are published. The researcher’s signature on the request form indicates that the signer has read and understood these stipulations, and that the archival repository has done its duty informing researchers that those conditions exist.
- **Gloves:** In most cases clean hands free of lotions or perfumes are sufficient for handling materials. Gloves may be necessary for handling objects or photographs in order to protect the materials from the oils and other residues left by hands. The archives should provide gloves if they are required.
- **Laptops, cell phones, cameras, recorders, and personal scanners:** Many archives allow the use of cameras, laptops, and other personal digital devices, but restrictions may exist. Materials may require permissions before they are reproduced, and the lights used by cameras and scanners can cause text and images on documents to fade if they are overexposed. Hence, guidelines in these areas are for security and preservation purposes, as well as for ensuring that all researchers can work in a relatively quiet, distraction-free environment. Archival staff may also ask to inspect any devices researchers bring with them before entering or leaving the research area.
- **Careful handling and maintaining order:** To ensure that materials are maintained for future use, all archives ask researchers to handle materials carefully. While older materials are generally thought to be more fragile, even new materials need to be handled with care so they remain available to the next generation of researchers. Archives may provide specialized tools like book pillows to help preserve materials during use.

It is also important that materials remain in the order in which the researcher received them so they can be located later and observed in their proper contexts. Misfiling or changes in order can lead the archival staff to assume that items are missing and inconvenience future researchers. Repositories generally provide place markers to help a researcher keep materials in order and to mark items requested for photocopying. An archives may have additional guidelines like removing one folder from a box at a time, leaving reshelving to archival staff, etc.

Notes on Copyright, Restrictions, and Unprocessed Collections

In certain instances, materials may not be accessed, or may have stipulations on use and access. Reasons for limited access to materials generally fall into three categories:

- **Copyright:** Copyright legislation in the United States protects authors of original works in any form, including literary, dramatic, pictorial, musical, etc. The copyright holder has the right to control the use, reproduction, and distribution of those works, as well as the ability to benefit from works monetarily and otherwise. Archives must abide by these laws, which can be complex. In other words even if the archives physically owns a particular document, the copyright of the document and stipulations on how it can be used may be managed by another individual or institution. While amendments to copyright law have been made to help archives and libraries better serve researchers, limitations still exist on what materials repositories can provide.

Archives may require donors to give both property and copyright to the archives upon donation. However, donors can only give an archives copyright to materials that they created, so many documents in collections remain under copyright. It is the responsibility of researchers to find the copyright holder in order to publish or cite from the materials.

Examples: Photocopying an entire copyright-protected book that a researcher can purchase or obtain through other avenues would be a violation of copyright law. Publishing an unpublished poem without consent from the author of the poem, or that author's estate, would also violate copyright law. Placing a copyrighted photograph on a website without the consent of its copyright holder would be another violation example.

- **Restrictions:** Restrictions come in many varieties, but they generally exist because an archives must serve the interests of some other group or entity and hence cannot allow researchers to access certain materials. Reasons for restrictions include:

- The **donor** who originally gave materials to the archives set a time limit or certain stipulations on how those materials could be used, generally due to privacy concerns or sensitive materials.
- **Laws or other legislation** exist which dictate how certain materials may be used.

Examples: The Health Insurance Portability and Accountability Act of 1996 (HIPAA) protects the medical records of individuals. U.S. Census records are restricted for seventy-two years before they become available to researchers to protect personal information. The Family Educational Rights and Privacy Act (FERPA) protects the privacy of student education records.

- Materials may be considered **classified** if they endanger the security of a governmental body (such as the federal or state governments), or if they compromise the health of a profit-based company (such as the design plans for an automobile or the recipe of a commercial food product).

Most restricted materials will be made available for researchers to view once the restriction stipulations are no longer deemed necessary or have expired after a certain amount of time has passed. Researchers may, in some cases, gain access to restricted materials if they file a petition or request permission from the appropriate entity.

- **Unprocessed collections:** These collections contain materials that the archival staff has received—but has not yet examined, identified, and organized for researchers to use. The work that archivists do in preparing materials for research use is called “processing.” Here are some reasons materials require processing before use:

- Archivists need to **identify and describe** materials so that they can create the finding aids, database records, and other tools that will help researchers locate materials to aid their research.
- **Poor storage methods** may contribute to the rapid deterioration of materials, so archivists often remove rubber bands, metals, plastics, boxes, folders, and other items that are harming materials, replacing them with archival-standard enclosures (such as acid-free folders) that will support preservation needs.
- Contaminants that pose certain **health risks** to humans, like mold or chemicals, may be present in materials that arrive at archives. Archivists are trained to identify these problems and treat the materials so that they are safe to use.

Overall, the work of processing makes materials safe for researchers to use, and helps protect and preserve those materials for long-term use at an archives. There are repositories that may allow researchers to use unprocessed materials, depending on the individual collection and the policies of the institution. If you know of an unprocessed collection you want to use, talk to the archival staff as far ahead of your visit as possible and inquire about use policies.

Visiting an Archives

Once you have arrived at an archives, here are a few things to consider to maximize your time and efficiency, and to help the research process go smoothly:

- **Prioritize your requests:** What are the materials that would be most helpful for you to view? Make plans to see those first and ask the archival staff for them promptly to ensure you have time to see them. This is especially important for materials you would not be able to get anywhere else. Do you have any questions that need to be addressed before other work can be done? Tackle those first.
- **Balance your work flow with the policies of the archives:** After familiarizing yourself with the policies of an archives, you can better adapt your work flow to those criteria when conducting your research.
- **Examples:** Will certain materials take time to retrieve? Do photocopy requests need to be submitted twenty-four hours in advance? Planning to have some materials to view while you wait for others to arrive, and submitting your photocopy request the day before your departure, helps you meet your research goals and honors the policies outlined by the archives.
- **Ask for assistance:** The archival staff is there to help you. If you have questions, ask them. You are your first and best advocate for accomplishing your goals.
- **Bring appropriate supplies:** Have pencils, notepaper, and a pencil sharpener handy. Some archives may provide these things for you, but do not assume they will be provided. Carry a magnifying glass in case you run across difficult handwriting or need to examine some small detail. And since books and papers are better preserved in cooler temperatures, archives can sometimes be on the chilly side. Have a lightweight sweater on hand in case you get cold.
- **Take thorough citations:** While you are working, make sure to take full citations for the materials you are viewing, including any unique identification assigned to the materials by the archives such as the call number, collection title, etc. If you need to go back and reference something in those materials again, or if another researcher is later trying to track your sources from a published work, this will help the archival staff locate the materials.
- **Point out corrections:** Mistakes or omissions sometimes occur in finding aids, websites, and descriptions of materials. If you, the researcher, notice some of these errors or are an expert in a particular area and can fill in some information gaps, point those out to the archival staff. If possible, cite another authoritative source to support your corrections.
- **Connect with other researchers:** Archives are unique places where specialists gather from all over the world. Introduce yourself to other researchers and see if anyone else shares your topic of interest. You never know what future benefits can come from a smile and a greeting. Also, inform the archival staff if you are looking to locate other researchers working on your research topic. They may be able to connect you with people who share your interests. However, note that archivists keep researcher names, projects, and material request records confidential and will not divulge such information without consent.

Photos from left to right:

Archives are institutions where specialists gather and preserve historical documents from around the world.

Adam Winger (head of special collections) and Stephanie Wilson (archivist) process the De Divina Proportione. *Photo courtesy of Adam Winger.*

Butler High School students examine manuscripts, bindings, and wax seals during a hands-on table talk at Morristown National Historic Park. *Photo courtesy of Sarah Minegar.*

Archives students explore documents at Dalkeith House during a visit to the Royal Commission on Ancient and Historical Manuscripts of Scotland. *Photo courtesy of Ellen Engseth, University of Wisconsin-Milwaukee.*



A Final Word

With good preparation and an understanding of how archives function, archival research can be very rewarding. Archives have incredible materials waiting for you to explore and archivists ready to help. Good luck with your research—wherever it takes you.

Here are some additional resources, organized by topic, that may be of interest:

The Archival Profession

The Society of American Archivists, *A Glossary of Archival and Records Terminology*, <http://www2.archivists.org/glossary>. A very thorough resource outlining the terms and definitions used in the archival profession.

“So You Want to be an Archivist: An Overview of the Archival Profession,” <http://www2.archivists.org/careers/beanarchivist>. Information on what archivists do and a short video on “A Day in the Life of an Archivist.”

Fleckner, John. “Dear Mary Jane: Some Reflections on Being an Archivist.” *American Archivist* 54, no. 1 (Winter 1991): 8–13.

Access

Chute, Tamar G., and Ellen D. Swain. “Navigating Ambiguous Waters: Providing Access to Student Records in the University Archives.” *American Archivist* 67, no. 2 (Fall–Winter 2004): 212–33.

Cox, Dwayne. “The Rise of Confidentiality: State Courts on Access to Public Records during the Mid-twentieth Century.” *American Archivist* 68, no. 2 (Fall–Winter 2005): 312–22.

Johnson, Catherine A., and Wendy M. Duff. “Chatting Up the Archivist: Social Capital and the Archival Researcher.” *American Archivist* 68, no. 1 (Spring–Summer 2005): 113–29.

Pugh, Mary Jo. *Providing Reference Services for Archives and Manuscripts*. Chicago: Society of American Archivists, 2005.

Ramsey, Alexis E., Wendy B. Sharer, Barbara L’Eplattenier, and Lisa S. Mastrangelo, eds. *Working in the Archives: Methods, Sources, Histories*. Carbondale, IL: Southern Illinois University Press, 2010.

From the conference Access to Archives: The Japanese and American Practices, held in Tokyo, Japan, on May 9–11, 2007:

David J. Mengel, “Access to United States Government Records at the U.S. National Archives and Records Administration,” http://www.archivists.org/publications/proceedings/accesstoarchives/07_David_MENGEL.pdf.

Mark Greene, “Access to Institutional Archives and Manuscript Collections in U.S. Colleges and Universities,” http://www.archivists.org/publications/proceedings/accesstoarchives/08_Mark_GREENE.pdf

Richard Pearce-Moses, “Caught in the Middle: Access to State Government Records in the United States,” http://www.archivists.org/publications/proceedings/accesstoarchives/09_Richard_Pearce-MOSES.pdf

Becky Haglund Tousey and Elizabeth W. Adkins, “Access to Business Archives: U.S. Access Philosophies,” http://www.archivists.org/publications/proceedings/accesstoarchives/10_B-TOUSEY_E-ADKINS.pdf

Trudy Huskamp Peterson, “Attitudes and Access in the United States of America,” http://www.archivists.org/publications/proceedings/accesstoarchives/11_Trudy_PETERSON.pdf

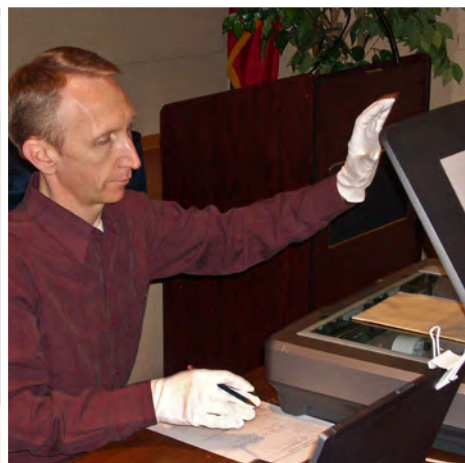
Photos from left to right:

A letter to Andrew Jackson from Junius Brutus Booth (father of the notorious assassin, John Wilkes Booth), July 4, 1835. *From the Andrew Jackson Papers, Vol. 91, Manuscript Division, Library of Congress.*

Archivist Kim Mills (Tennessee State Library and Archives) examines a document. *Photo courtesy of Gwynn Thayer.*

Conservator Tony Teal (Tennessee State Library and Archives) scans an object for the *Looking Back at the Civil War* project. *Photo courtesy of Gwynn Thayer.*

Atlantic City Free Public Library Archivist Heather Halpin Perez assists with HBO’s production of the documentary, “Atlantic City: The Original Sin City.” *Photo courtesy of Heather Halpin Perez.*



Family History Resources

Merriman, Brenda Dougall. *Genealogical Standards of Evidence: A Guide for Family Historians* (Genealogist's Reference Shelf). Toronto: Dundurn, 2010. A best practices methodology guide to genealogy.

Christian, Peter. *The Genealogist's Internet*. Fourth edition. Surrey, England: National Archives of England, 2009. A book on how to utilize online genealogy resources.

Ancestry.com, www.ancestry.com. One of the world's largest online family history resources containing historical records, photos, stories, family trees and a collaborative community of millions of people (requires purchase or subscription).

Ellis Island Records, <http://www.ellisland.org/>. Online access to various immigration records.

FamilySearch, <https://www.familysearch.org/>. The largest genealogy organization in the world provided by The Church of Jesus Christ of Latter-day Saints.

US Census Records, <http://www.archives.gov/research/census/>. Locate names, ages, origins, occupations, marital status, and more.

USGenWeb Project, <http://www.usgenweb.org/>. A group of volunteers working together to provide free genealogy websites for genealogical research in every county and every state of the United States.

Preservation

Ritzenthaler, Mary Lynn, and Diane L. Vogt-O'Connor. *Photographs: Archival Care and Management*. Chicago: Society of American Archivists, 2006.

Ritzenthaler, Mary Lynn, *Preserving Archives and Manuscripts*. 2nd ed. Chicago: Society of American Archivists, 2010.

Williams, Don, and Louisa Jagger. *Saving Stuff: How to Care for and Preserve Your Collectibles, Heirlooms, and Other Prized Possessions*. New York: Fireside, 2005. A reference book on preserving materials at home, written by a senior conservator of the Smithsonian Institution.

Conserve-O-Grams, http://www.nps.gov/museum/publications/conserveogram/cons_toc.html. Brief online guides distributed by the National Park Service that discuss methods of caring for all kinds of materials. See Conserve-O-Gram 19/3 for "Use and Handling of Rare Books."

CoOL (Conservation OnLine), <http://cool.conservation-us.org/>. Site sponsored by the Foundation of the American Institute for Conservation of Historic and Artistic Works (FAIC) covering a wide variety of conservation topics.

Northeast Document Conservation Center, <http://www.nedcc.org/home.php>. A website with information and resources regarding the preservation of paper-based materials.

Preservation 101, <https://www.nedcc.org/free-resources/preservation-101>. An online guide about preservation care for paper and media collections.

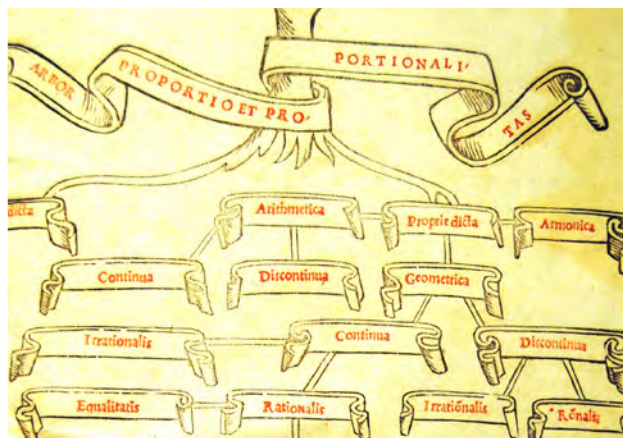
Stored Alive, <https://www.imagepermanenceinstitute.org/resources/stored-alive>. An interactive website showing how time and storage environments impact different objects.

Photos from left to right:

One family history resource to search genealogy is www.familysearch.org.

The *De Divina Proportione* by Paciolo Luca from 1509 addressed mathematical and artistic proportion, and included illustrations by Leonardo da Vinci. *Photo courtesy of Special Collections Williams Library, Stevens Institute of Technology.*

Archives come in all shapes and sizes, and they hold incredible material waiting your to exploration.



Appendix

Sample Finding Aid with Annotations

Below is an example of a finding aid describing an archival collection. This annotated model is designed to help define the separate parts of a finding aid and the standard formatting of finding aids in archives. Not all finding aids will incorporate these elements, but this sample should reflect a range of options researchers might encounter in finding aid formats.

[Title Page: The beginning of the finding aid includes the name of the archival repository, the title of the archival collection, finding aid creation information, and a date range for the materials in the archive. "Bulk dates" refers to the date range where most of the materials in the collection originate.]



CORINTH HISTORICAL SOCIETY



Finding aid for Corinth Chamber Of Commerce Records

Date range: 1921–2005

Bulk dates: 1975–1997

Finding Aid created by Laura Schmidt, 2010

Copyright Corinth Historical Society

[Summary Information: This section lists the creator of the materials in the archive, the size and extent of the collection (in boxes and linear feet), call numbers and storage locations, language(s) represented in the collection, and a brief description (abstract) of the collection contents.]

Creator: Corinth Chamber of Commerce

Extent: 2.5 linear feet (2 boxes and 1 oversize scrapbook)

Abstract: The records of the Corinth Chamber of Commerce include correspondence, events files, meeting minutes, newspaper clippings concerning community projects, and a scrapbook of photographs.

Call number: 85741 PUm – 2nd floor and Oversize Section

Language: The material is in English

[Access and Use: If there are any restrictions placed on an archival collection, those should be noted here. Other information in this section includes how the archives received the collection, and copyright and citation notes.]

Acquisition Information: These records came to the historical society in 2008, deposited by the Corinth Chamber of Commerce (donor no. 1297). Future additions to the records are expected.

Access Restrictions: The record group is open to research.

Copyright: Copyright remains with the Corinth Chamber of Commerce.

Cite as: [item], folder, box, Corinth Chamber of Commerce records, Corinth Historical Society.

[Background Information: *This section details the history or biographical information relating to the collection and how it was created.]*

History: The Corinth Chamber of Commerce was established in 1922 and is dedicated to helping the businesses of Corinth grow and promoting the economic development of the region. The chamber is run by a combination of volunteers and professional staff. Local activities and events are also sponsored by the chamber. These records were created and deposited by the Corinth Chamber of Commerce.

[Scope and Content and Arrangement: *This section provides an overview of the types of materials in the collection and how they have been arranged. The different sections of the collection (series and subseries) organize collection content by type of material, format, topic, or some other filing system determined by the archival staff, and/or the original creator of the collection.]*

Scope and Content: The records of the Corinth Chamber of Commerce include correspondence, events files, meeting minutes, newspaper clippings concerning community projects, and one scrapbook. The strength of the collection is found with the correspondence, meeting minutes, and newspaper clippings series. These series give a historical overview of the involvement and impact the chamber has had in the city of Corinth.

The *correspondence* series ranges from 1921 to 1996 and includes correspondence from staff members, local business owners, and other civic leaders, arranged by date. Of particular prominence is the correspondence with Mayor Thaddeus Gladstone (1945–1959), who worked very closely with the Chamber on city improvements during his tenure.

The *events files* contain materials relating to various events sponsored by the chamber from 1965 to 2005, including the annual town Christmas play. Arrangement is first by date and then by event title.

Meeting minutes are from the Board of Directors quarterly meetings, filed by date.

The *newspaper clippings* series contains a wide range of articles on community projects sponsored by the chamber and chamber activities, filed by date.

The *scrapbook* was created by chamber staff and is stored separately from the rest of the collection. It contains photographs from 1926 to 1965 of town storefronts and events.

[Subject Terms: *This section includes a list of terms, topics, etc. covered in the collection and usually linked to a library catalog to provide the researcher with materials in similar categories.]*

Subjects:

- Boards of trade—Corinth
- Corinth—History
- Municipal government—Corinth
- Corinth—Social life and customs—20th century

[Related Materials: *This section of the finding aid points the researcher to other items in the archives (or elsewhere) that are closely related to the collection described in the finding aid. The items may be related by origin, subject matter, etc.]*

Related Materials:

Researchers interested in this archive may also wish to consult the following resources in the Corinth Historical Society holdings:

Corinth Community Park Project Records – A collection documenting a landscaping project partly sponsored by the Corinth Chamber of Commerce

Corinth Photograph Collection – contains photos of local homes and businesses

Other materials in the historical society holdings may relate to the topics in this archive. See the archivist for further research assistance.

[Contents listing: Sometimes also called “container contents.” This is a box-by-box, folder-by-folder listing of the materials stored in the collection. The level of detail in this section may vary depending on collection scope and individual repository practices.]

<u>Folder #</u>	<u>Description</u>
-----------------	--------------------

BOX 1

Correspondence (1921–1996)

- | | |
|---|---------------------------|
| 1 | Correspondence, 1921–1931 |
| 2 | Correspondence, 1932–1940 |
| 3 | Correspondence, 1941–1955 |
| 4 | Correspondence, 1956–1967 |
| 5 | Correspondence, 1968–1975 |
| 6 | Correspondence, 1976–1985 |
| 7 | Correspondence, 1985–1996 |

Events Files (1965–2005)

- | | |
|----|--|
| 8 | Christmas play publicity, programs, and ticket stubs, 1965–1975 |
| 9 | Christmas play materials continued, 1978–1993 |
| 10 | “Party in the Park” Corinth Community Park dedication, 1994.
Includes publicity, a transcript of the speech by the mayor, and 6 photographs. |
| 11 | Main Street beautification project, 1994–1996. Includes planning documents, items from grand opening ceremony, and a piece of fabric from the ribbon-cutting ceremony. |
| 12 | Christmas play materials continued, 1995–2005 |

Meeting Minutes (1935–2005)

- | | |
|----|---|
| 13 | Board of Directors meeting minutes, 1935–1952 |
| 14 | Meeting minutes continued, 1956–1963 |
| 15 | Meeting minutes continued, 1964–1975 |
| 16 | Meeting minutes continued, 1976–1984 |
| 17 | Meeting minutes continued, 1985–1996 |

BOX 2

- | | |
|----|--------------------------------------|
| 18 | Meeting minutes continued, 1997–2000 |
| 19 | Meeting minutes continued, 2001–2003 |
| 20 | Meeting minutes continued, 2004–2005 |

Newspaper Clippings (1945–2003)

- | | |
|----|--|
| 21 | Articles relating to Chamber of Commerce events and activities, 1945–1963. |
| 22 | Articles continued, 1969–1975 |

BOX 2 (cont.)

<u>Folder #</u>	<u>Description</u>
23	Articles continued, 1976–1977
24	Articles continued, 1979–1985
25	Articles continued, 1987–1995
26	Articles continued, 1996–2000
27	Articles continued, 2001–2003

Scrapbook (1926–1965)

Contains photographs from 1926 to 1965 of town storefronts and events.
Stored separately from the collection in the oversize section. Ask archival staff for retrieval.

Visit the online guide at www2.archivists.org/usingarchives.



The Society of American Archivists was founded in 1936 and is North America's oldest and largest national archival professional association. SAA's mission is to serve the education and information needs of its members and provides leadership to help ensure the identification, preservation, and use of the nation's historical record. Visit www.archivists.org.

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About the Author

Laura Schmidt graduated with a master's degree in archives and records management from the University of Michigan's School of Information in 2005. She has served as archivist for six years at The Marion E. Wade Center, Wheaton College, Wheaton, Illinois, and is also involved as a volunteer at a local historical society and as a church librarian.

MUSEUM PRESERVATION

ENDURING SOLUTIONS FOR COLLECTIONS CARE



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YOUR PARTNER IN COLLECTIONS CARE

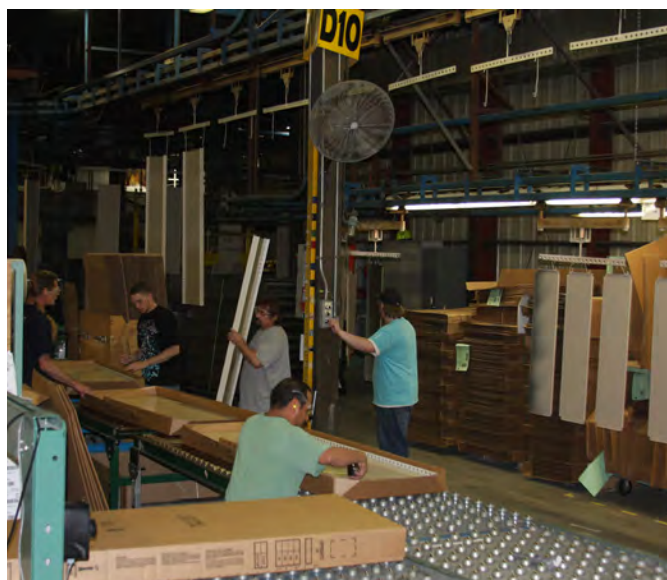
For half a century, Spacesaver has helped protect and preserve some of the world's most interesting and important objects. Our comprehensive approach to collections storage includes everything from space planning assistance, to product design and manufacturing, to installation and long-term maintenance.

Our expertise, offered in partnership with your nearby Spacesaver distributorship, results in an unparalleled experience and exceptional collections care solutions.

We invite you to explore our products and get in touch to learn more.

OUR COMPREHENSIVE APPROACH

- Space Planning and Product Design
- Expert Craftsmanship
- Product Installation and Long-Term Maintenance
- Protecting and Preserving Collections



HIGH-DENSITY MOBILE STORAGE SYSTEMS

OPTIMIZING SPACE. PROTECTING COLLECTIONS.

HIGH-DENSITY MOBILE STORAGE SYSTEMS (COMPACTORS)

- The right system for your collections
- Double your capacity or store the same number of objects in half the space
- Accommodate all types of shelving, cabinets, and racks
- Reconfigure systems as collections change
- Protect against seismic events with anti-tip rails and bin fronts to prevent items from sliding off shelves



MECHANICAL-ASSIST STORAGE SYSTEMS

- Move thousands of pounds with minimal effort
- Prevent unexpected system movement with manual safety locks





POWERED SYSTEMS

- Protect objects from abrupt movement with soft stop, soft start function
- Keep users safe with patented safety systems
- Restrict access to culturally sensitive or particularly valuable objects with optional PIN feature
- Space aisles evenly for better ventilation or keep most frequently accessed aisle in open position
- Operate system remotely and help reduce high-touch surfaces with mobile app





VIKING MUSEUM CABINETS BY SPACESAVER

THE GOLD STANDARD FOR COLLECTIONS CARE

920 PRESERVATION CABINET

- Reconfigure interior as collections change over time
- Stack, gang, or mount on mobile systems to accommodate growing collections
- Create a work surface with counter-height cabinets
- Add mobility with optional casters



BOTANY CABINETS



ENTOMOLOGY CABINETS



GEOLOGY CABINETS



FLAT FILES



TRAYS AND DRAWERS



OVERSIZED TRAYS AND DRAWERS



MUSEUM SHELVING

THE PERFECT PLATFORM

SHELVING

- Choose from standard or custom sizes and styles
- Add optional lockable doors, drawers and trays, and pull-out reference shelves
- Reconfigure without special tools to optimize space as collections change



NANTUCKET DRAWERS AND TRAYS ON 4-POST SHELVING

- Value-engineered alternative to museum cabinets for collections that don't need a sealed interior environment
- Optimize vertical space
- Endless sizes offer limitless configurations and design possibilities.
- Museum-quality drawers and trays integrate with other 4-Post shelving accessories
- Trays are fully removable by disengaging safety stop
- Reconfigure and add accessories as your needs change
- Add optional locking doors for security





EXTRA-WIDE TRAYS ON RAPTORRACT™ WIDESPAN SHELVING

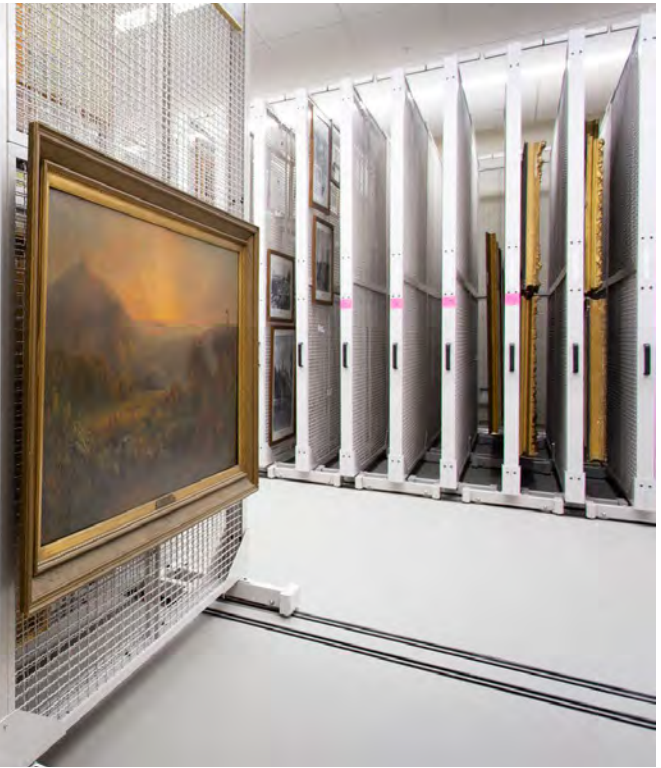


ART ON HIGH-BAY SHELVING



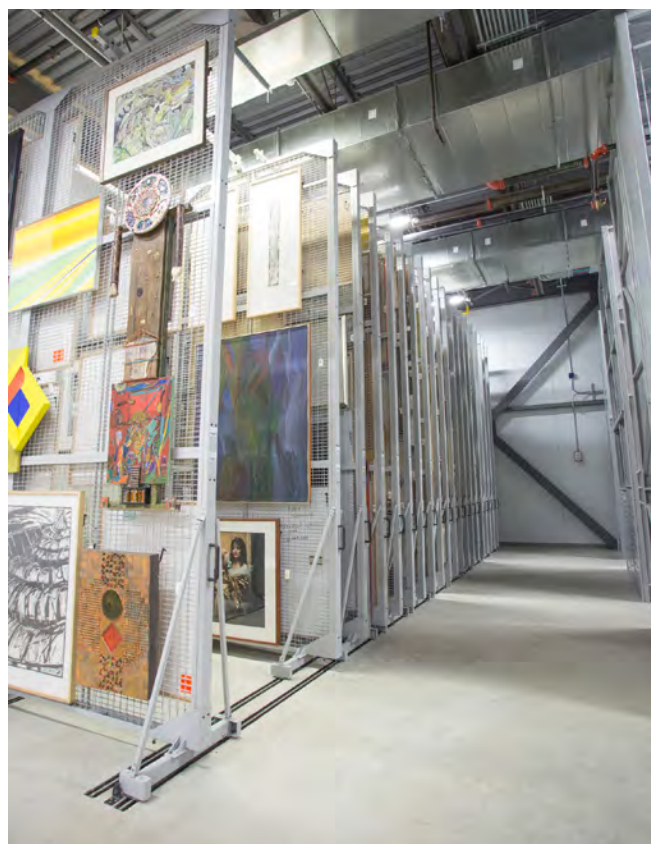
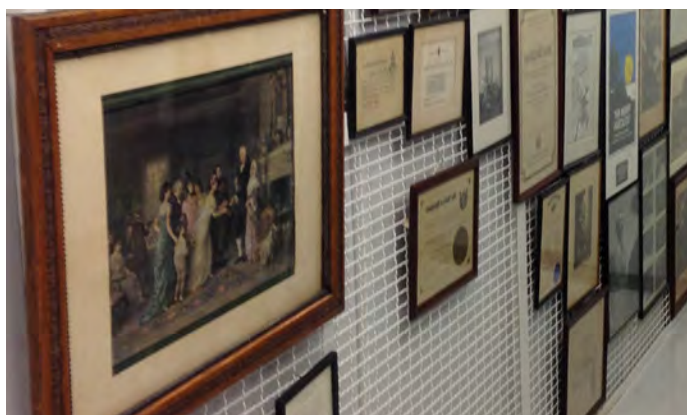
COMPLETE SOLUTIONS

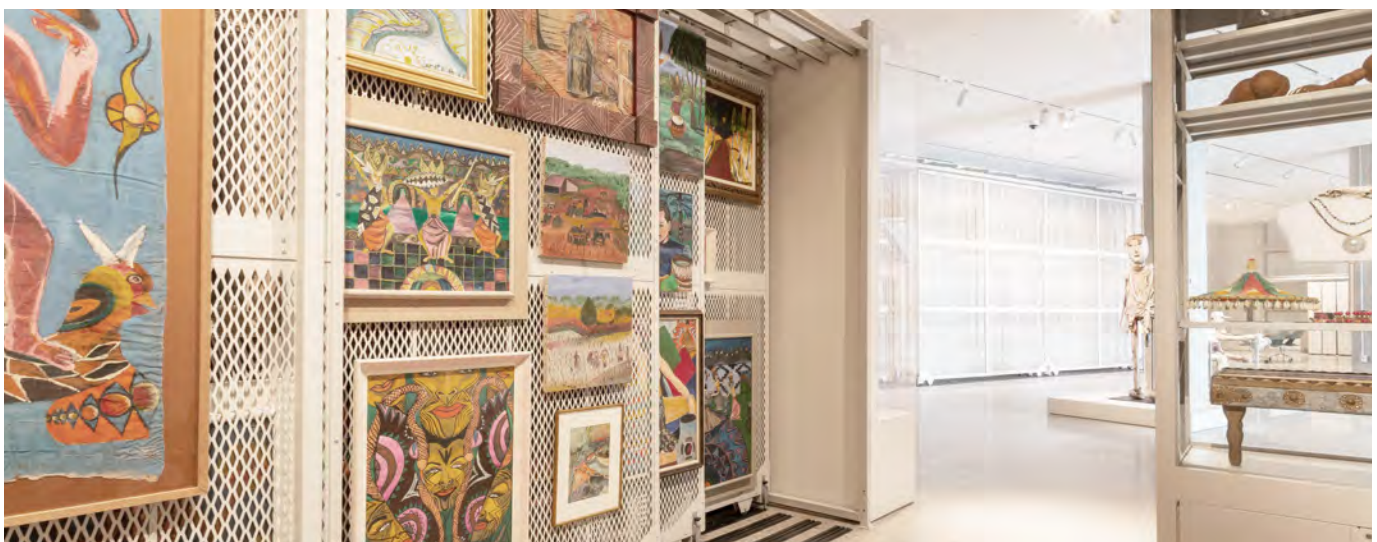
PROVIDER



ART RACKS

- Compactly store framed art and other hanging objects.





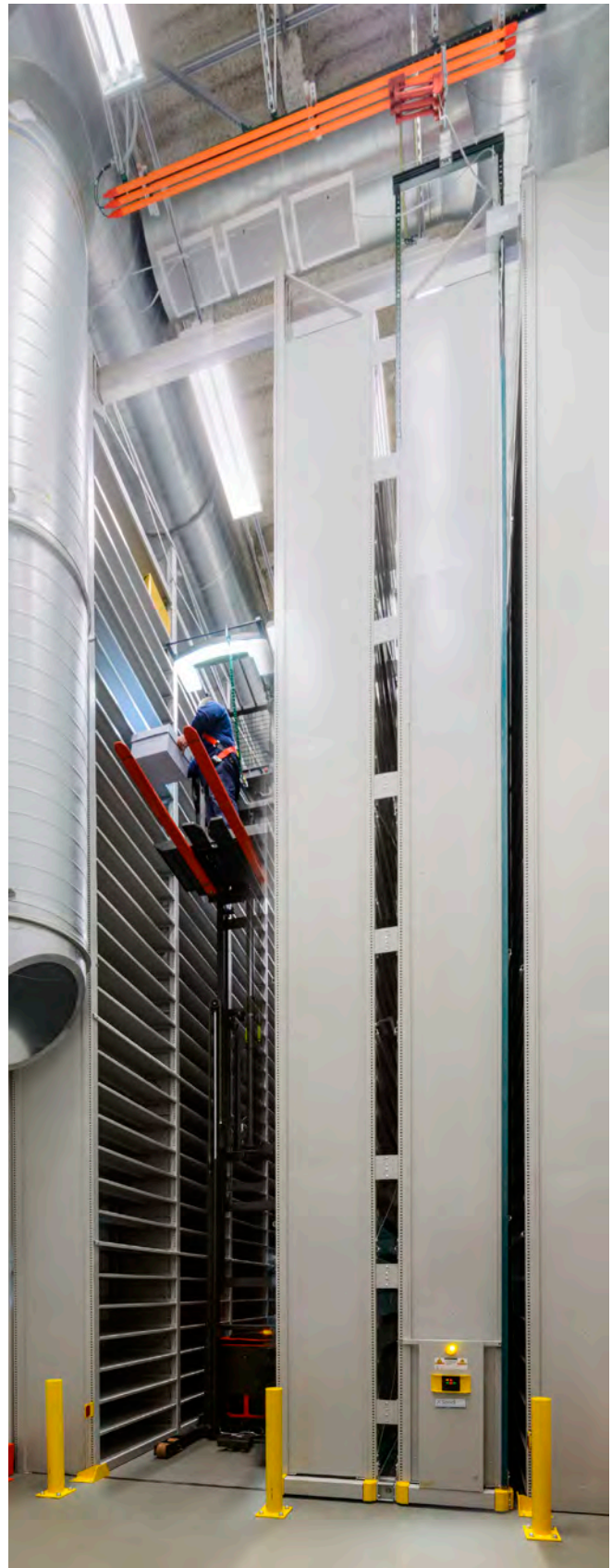
TEXTILE RACKS

- Prevent damage from creases and folds
- Reconfigure racks without special tools
- Mount on stationary bases, casters, or high-density mobile systems



HIGH-BAY

- Consolidate collections
- Take full advantage of vertical space



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**Greenmead Historic Village
BUILDING ASSESSMENT
Final Report**

Prepared By:

Thomas Roberts, AIA
Thomas Roberts Architect, LLC
2927 4th Street
Wyandotte, MI 48192

Date:

October 18, 2022

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Greenmead Historic Village
BUILDING ASSESSMENT
Site Context Map



Greenmead Historic Village BUILDING ASSESSMENT Summary

Condition Assessment

The conditions assessment has two primary purposes. First, is to provide a holistic view and to create a baseline of the site building's condition at the time of the master plan. As restoration and rehabilitation ensue on the buildings, referral of the baseline condition can track progress either towards the desired goals or as deviant from original intentions. The second purpose is to illustrate the existing patterns of defects currently affecting the structure. For example, areas of plaster loss indicate severe water penetration through the envelope either in the past before repairs were made, or more recent damage that now requires repair.

Methodology

The TRA team assembled on-site to collect data on the current conditions of the Greenmead Historic Village. The configuration of the site is such that all areas of the buildings were readily accessible, making close-up and detailed examination relatively easy.

During the initial organizational phase, TRA reviewed copies of drawings and compiled photographs of the Greenmead Historic Village as well as a detailed review of previous studies. The findings established in these reports are referenced throughout this section and included in the Appendices at the end of this condition assessment. Afterward, TRA completed field work and verified details throughout the interior and exterior of the building. Detailed building assessment were provided for the Alexander Blue Office, Nankin Mills School, and the South Barn and a general building assessment was provided for the remaining resources. The findings were recorded on copies of the drawings provided by Greenmead that served as record for the project. All photographs were taken by TRA unless otherwise noted.

No destructive inspection or test methods were employed in the completion of this condition assessment, and most building systems and components were observed. The physical condition was assessed based on three major categories outlined by state and federal preservation guidelines and are as follows:

Good: Indicates that minimum maintenance and simple repair is needed.

Fair: Indicates that minor maintenance or repair is needed.

Poor: Indicates that major repair or replacement is warranted.

TRA also identified areas or components of the building requiring immediate attention as elements to be selectively removed to prevent further damage and locations to be monitored regularly. The team met to share findings of the assessment and discuss pertinent issues and subsequently met with the stakeholders to review findings and gain feedback. Digital photograph documentation was made of all building features during the assessment. The images were logged and serve to illustrate defects and conditions of materials and systems as recorded in field notes. Data collected in the field was organized and incorporated into this document.

Preliminary Estimate of Probable Costs

The estimate of probable costs was assessed to each building based on five major categories outlined including site work, exterior, interior, building systems, and structural stabilization. Estimates of costs did not include future building expansions, exhibits, annual inflation and escalation, and are based on 2022 construction costs.

See the following page for general building condition and renovation costs summary:

Greenmead Historic Village

BUILDING ASSESSMENT

Summary

BUILDING CONDITION AND COST SUMMARY			
Building	Condition	Renovation Costs	Remarks
A.J. Geer Store	Good	\$65,000	
Alexander Blue House	Fair/Good	\$85,000	
Alexander Blue Office	Poor/Fair	\$105,000	Majority of the work is required on the interior
Bungalow	Good	\$65,000	
Cranson-Hinbern House	Good	\$65,000	
D.U.R. Waiting Room	Good	\$30,000	
Farmhands House	Good	\$45,000	See Capital Plan for building modification costs
Friends Meeting House	Good	\$40,000	
Greenhouse/Caretakers House	Good	\$40,000	
Hill House Museum	Good	\$40,000	See Capital Plan for building modification costs
History House	Fair	\$30,000	
Kingsley House	Fair/Good	\$80,000	
Nankin Mills School	Poor/Fair	\$455,000	See Capital Plan for building modification costs
Newburgh Church	Good	\$80,000	
Newburgh School	Good	\$85,000	
North Barn	Poor	\$490,000	See Capital Plan for building modification costs
Parsonage	Good	\$40,000	
Print Shop	Good	\$30,000	See Capital Plan for building modification costs
Shaw House	Fair/Good	\$115,000	
South Barn	Poor	\$700,000	Structural stabilization is critical

*See Building Assessment Forms for detailed break down of scope of work and renovation costs.

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Alexander Blue Office
Original Construction Date: 1850's
Relocation Date: 1979
Open Date: NA
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including modest patch and painting the wood siding and trim and minor roof repairs. Pathways to the building do not exist and should be provided. ADA access to the building does not exist and should be provided. Gutters and downspouts do not exist on the building and should be considered. The interior is unfinished. Original remaining material should be stabilized and restored.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Miscellaneous repairs
Gutters & Downspouts	No	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair/Good	Scrape & Paint
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	No	-	-
Power/Lighting	Yes	-	Minimal service
Plumbing	No	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Replace missing spindles on rear porch.
3. Extensive exterior siding and trim repair required prior to scraping and painting.
4. Exterior paint scheme should consider multi-color solution.
5. Masonry chimneys appear to be in good condition but should be inspected.
6. Antenna mounted to north chimney should be inspected.
7. Exterior hose bibs on east and south elevations.
8. Interior of the building was not accessed.

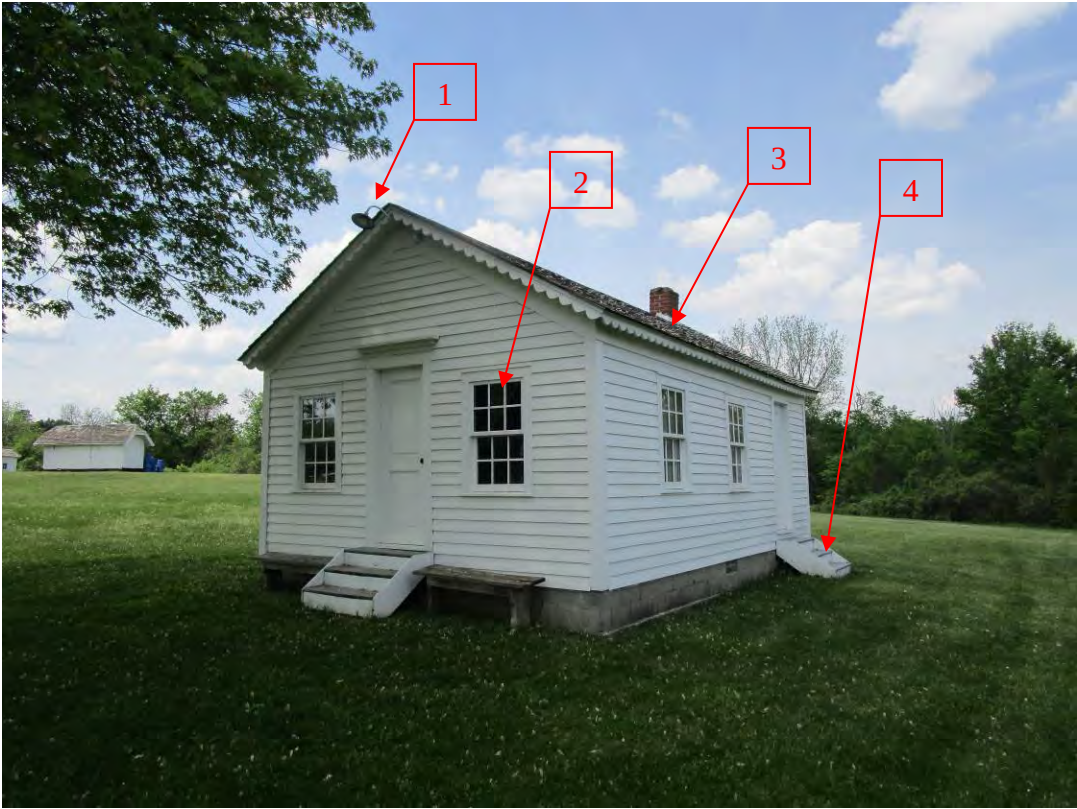
Key Notes:

1. Light above South and North Entrance
2. 6 over 6 Double Hung Windows Not Original
3. Cedar Shake Roof
4. Access Approach Not ADA
5. Mix of Original Wood Sides and New
6. Chimney and Chimney Cap
7. Vent
8. CMU Foundation with Crawl Space
9. Cedar Shake on 1x Deck on 2x Rafters
10. Significant Deflection in Ceiling Joists

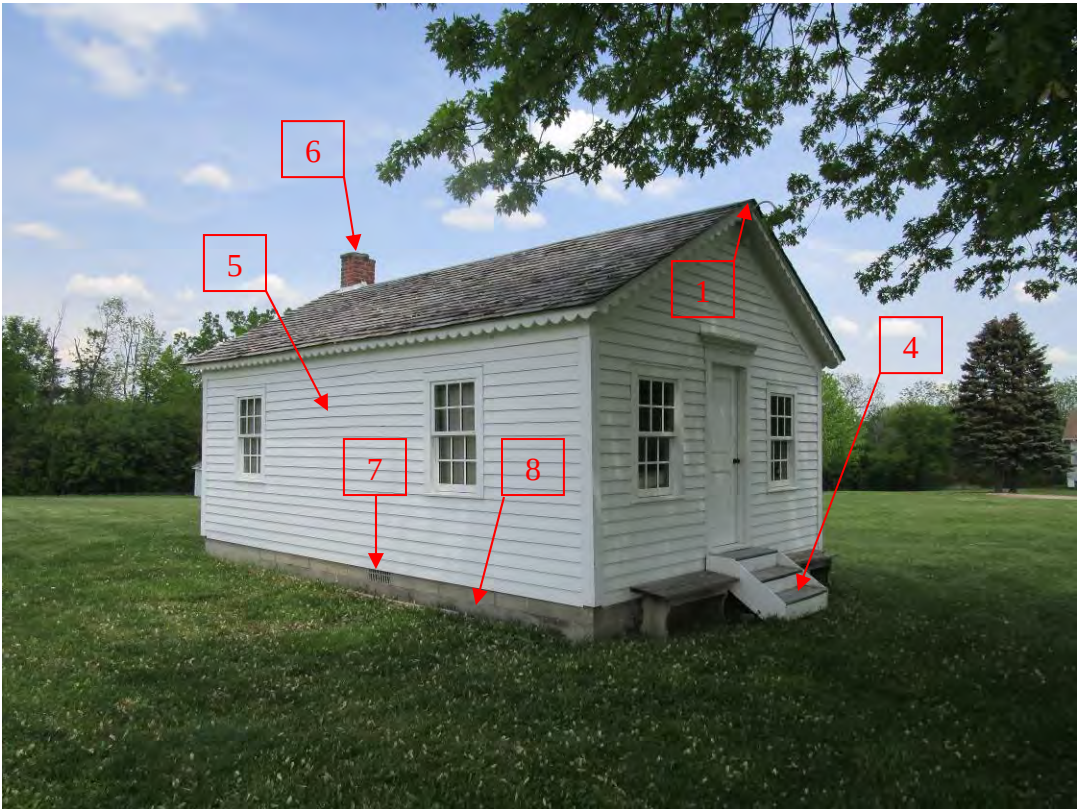
11. Light Socket
12. Plaster on Wood Lathe
13. 1x Pine Tongue and Groove Floor
14. Backside of Exterior Siding: No Sheathing or Insulation
15. Actual 2x4 Balloon Framing
16. 2x6 Framing with no Failure while Supporting Original Plaster and Lathe Ceiling
17. Wood Chair Rail
18. Wood Base

Estimate of Probable Cost:

Site Work	\$25,000
Building Exterior	\$35,000
Building Interior	\$30,000
Building Systems	\$10,000
Structural Stabilization	\$5,000
Total	\$105,000



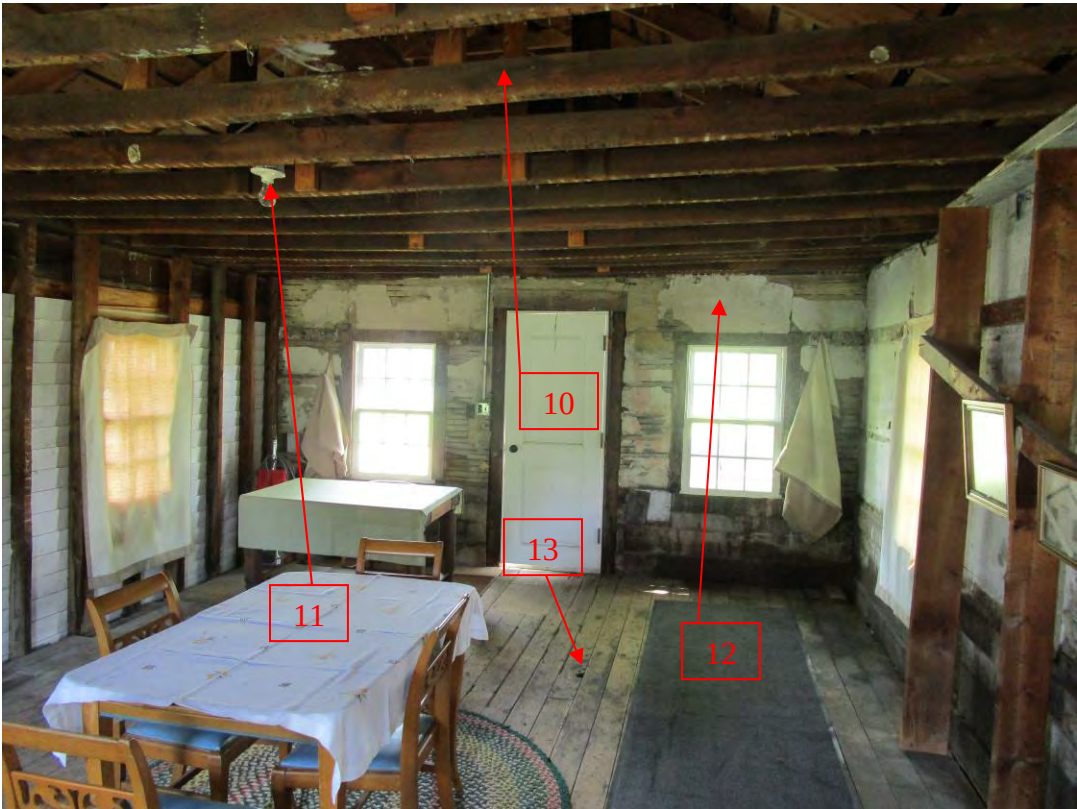
Southeast Corner



Northwest Corner



Interior Looking North



Interior Looking South



Interior Looking East



Interior Looking West

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Nankin Mills School
Original Construction Date: 1937
Relocation Date: 2016
Open Date: NA
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in fair condition. The building exterior requires general maintenance including masonry tuckpointing, patch and painting the wood cupola and modest roof repairs. Pathways to the building do not exist and should be provided. ADA access to the building does not exist and should be provided. Gutters and downspouts exist on the building, but they are in poor condition and need to be replaced and the metal fascia and soffit should be restored.

Building System	Material	Condition	Notes
Roof	Slate	Fair	Miscellaneous repairs
Gutters & Downspouts	Alum. (Half Round)	Poor	Add 5' extensions
Building Structure	Brick	Good	Miscellaneous pointing
Exterior Skin	Brick	Good	Miscellaneous pointing
Windows	Wood	Fair	Restore
Doors	Wood	Fair	Restore
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	No	-	-
Power/Lighting	No	-	-
Plumbing	Yes	-	Sump pump only
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Basement is accessed by small stair in entry vestibule and exterior airway.
3. No building systems or service mains are existing other than a functioning sump pump located in the basement.
4. Structural reinforcement from building relocation remains.
5. Cupola appears to be in fair condition based on visual inspection from grade but should be inspected at roof level.

Key Notes:

1. Missing Downspout
2. No Stair Access
3. Sump Pump
4. CMU Foundation
5. 9 Over 9 Wood Double Hung Windows
6. Metal Fascia and Soffit
7. Gutter and Downspout
8. Missing Chimney / Open Roof
9. Hollow Metal Door
10. Wood Reinforcement from Relocation
11. Stair Access

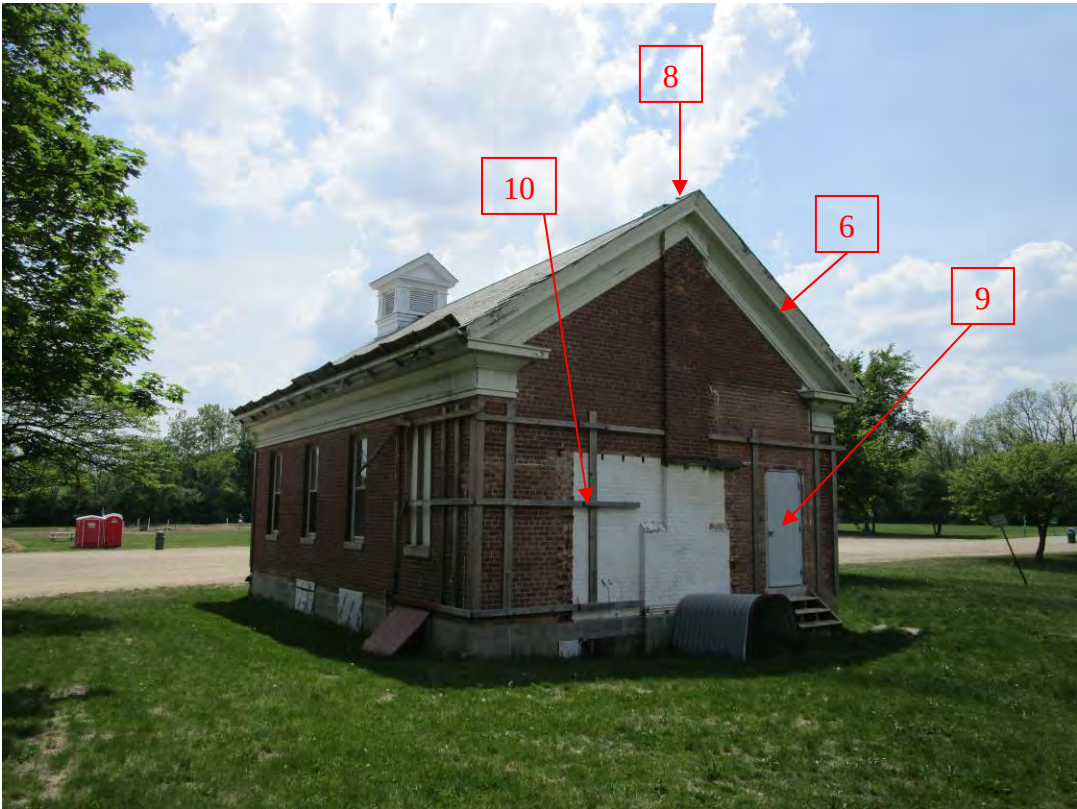
12. Basement Windows
13. Missing Downspout
14. Gutter
15. Tuckpointed joist pockets
16. Painted Brick
17. Wood Cupola / Attic Vent
18. Power with Extension and in Basement Sump Pump
19. PVC Sump Drain
20. 24x24 Attic Access Hatch
21. Significant Paint Chipping
22. 1x Tongue and Groove Deck (Width Varies)
23. Fluorescent Lighting
24. Significant Cracking
25. Cement Plaster / Unknown Composition / Most Likely on Wood Lathe
26. Peeling Paint / Cracked Plaster / Throughout
27. Wood Crown Molding
28. Missing Base Molding
29. Through Wall Penetration for Tie Rods from Building Relocation
30. Vent
31. No Window
32. Moisture
33. Open to Basement No Stair
34. Wood Guardrail Approximately 30" Above Finish Floor
35. Cement Plaster with Peeling Paint
36. Wood Reinforced with Tie Rod
37. Chalk Board with Wood Frame
38. Wood Base
39. Area of Old Plumbing
40. Added with Relocation Framing
41. 1x Roof Deck Appears to be Moisture and Mold Free
42. Insulation

Estimate of Probable Cost:

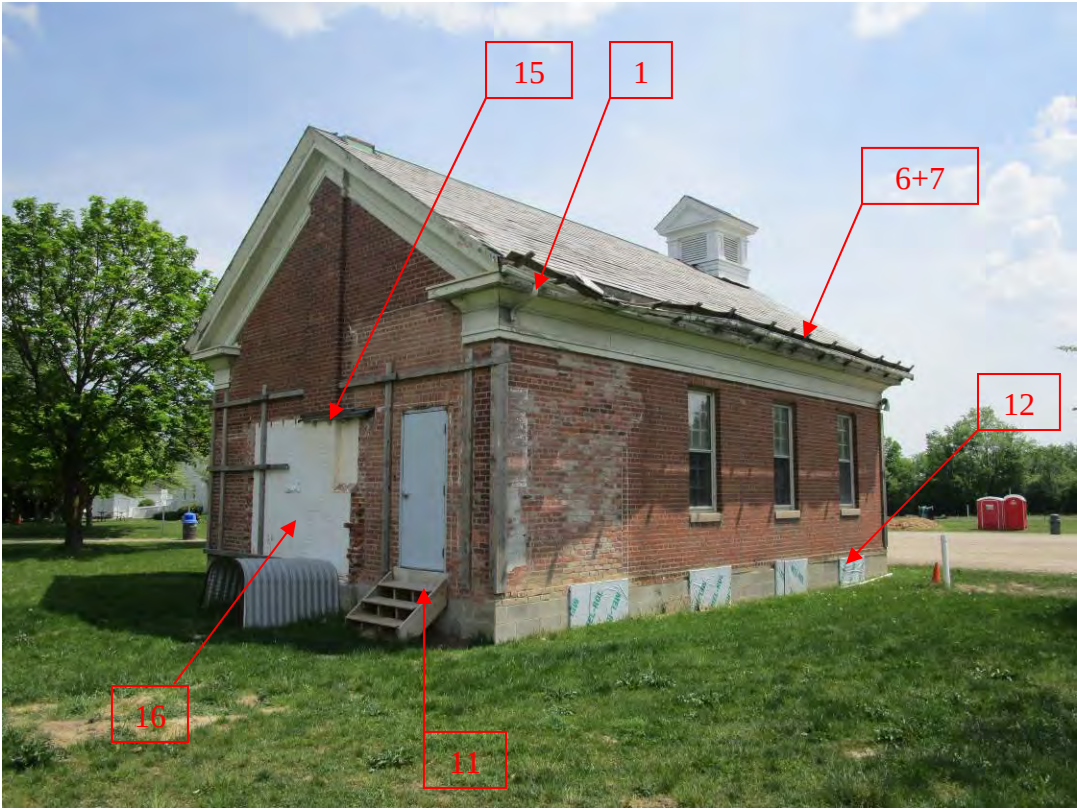
Site Work	\$85,000
Building Exterior	\$125,000
Building Interior	\$145,000
Building Systems	\$85,000
Structural Stabilization	\$15,000
Total	\$455,000



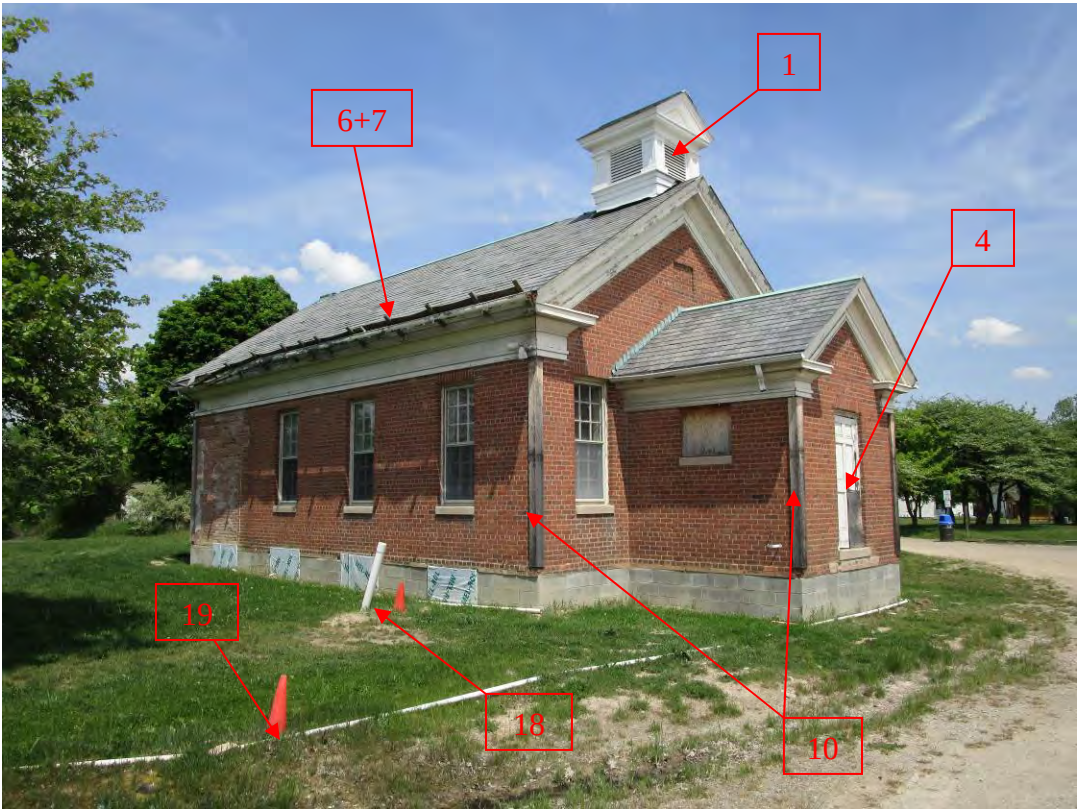
Southeast Corner



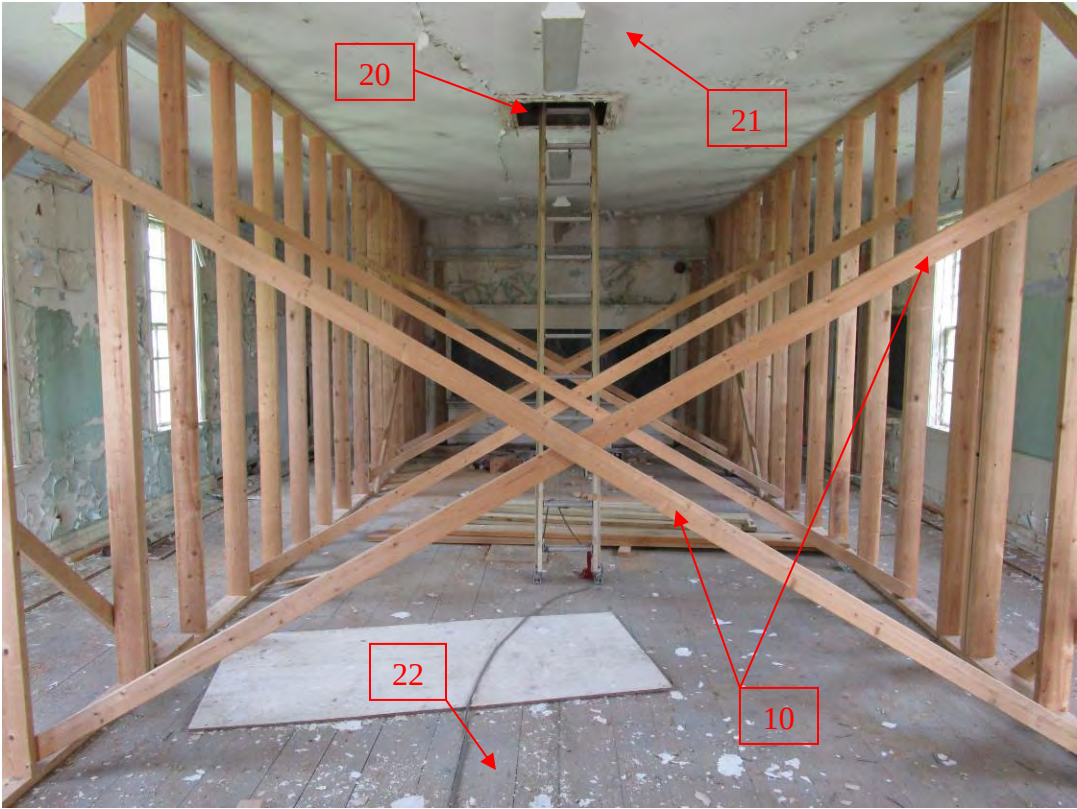
Northeast Corner



Northwest Corner



Southwest Corner



Interior Looking North



Interior Looking South



Interior Looking West



Interior Looking East



Vestibule Looking West at Access to Basement



Vestibule Looking East



Interior Looking West at Chalkboard



Floor Detail



Attic Looking North



Attic Looking Northwest

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site South Barn
Original Construction Date: NA
Relocation Date: NA
Open Date: NA
Inspection Date: June 3, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in poor condition. The building exterior requires significant maintenance including patch and painting the wood siding and trim and major roof repairs. The barns timber structure requires major reinforcement and stabilization. The masonry silo is in fair condition. Pathways to the building do not exist and should be provided. ADA access to the building does not exist and should be provided. Gutters and downspouts exist on the building and extensions should be provided to move water way from the building's foundation.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Miscellaneous repairs
Gutters & Downspouts	Alum. (K Style)	Good	Add 5' extensions
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair	Scrape & Paint
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	CMU/Brick Veneer	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

- See exterior photo summary on following pages.
- Replace missing spindles on rear porch.
- Extensive exterior siding and trim repair required prior to scraping and painting.
- Exterior paint scheme should consider multi-color solution.
- Masonry chimneys appear to be in good condition but should be inspected.
- Antenna mounted to north chimney should be inspected.
- Exterior hose bibs on east and south elevations.
- Interior of the building was not accessed.

Key Notes:

- | | | |
|--------------------------|---|--------------------------|
| 9. Milk Room |  | ORIGINAL STRUCTURE |
| 10. Wood Rot | | |
| 11. Barn Door |  | ADDED STRUCTURAL SUPPORT |
| 12. Cupola Vent | | |
| 13. Gutter and Downspout | | |
| 14. Asphalt Shingles | | |
| 15. Door / Window | | |
| 16. Ridge Deflector | | |
| 17. No Leader Extension | | |
| 18. CMU Foundation | | |

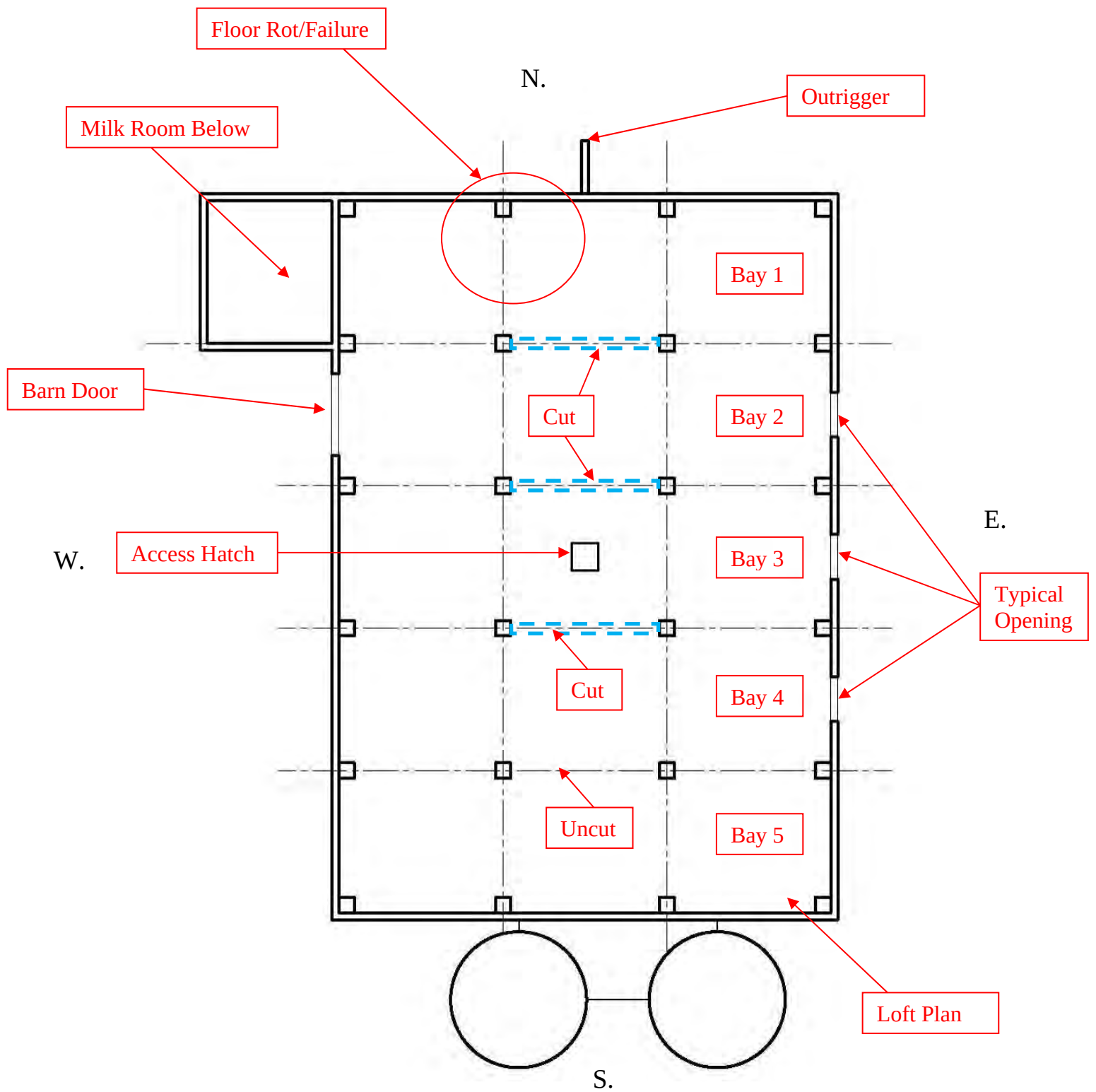
19. Painted Wood Siding
20. Silo Access
21. Poured Concrete Silo Walls
22. Vent
23. Metal Domed Silo Roof
24. Coral
25. Closed Windows
26. Pantry Door
27. Outrigger for Hay
28. Door / Opening
29. Plywood Door
30. Milk Shed
31. Downspout Leader
32. Plywood Cover
33. Latch
34. Hinge
35. Vent with Mesh Screen
36. Foundation Crack
37. Wood Awning Window
38. Exhaust Fan
39. Masonry Pier
40. Concrete Floor
41. Log Joist
42. Timber Column Capital
43. 6x6 Joist
44. Misc. Junk
45. Timber Beam
46. Mix of Log and Timber Joists
47. Steel / Cast Iron Pipe Column
48. 6x6 Reinforced Post
49. Steel Pipe Stalls and Gates
50. Timber Beam at Pier
51. Farm Equipment
52. Steel Column / Cast Iron Column with Wood Capital
53. Concrete Curb
54. 6x6 Support
55. Access Ladder to Hay Loft
56. Trough with Opening to Below
57. Timber
58. Log
59. Timber Sill Plate
60. Wood Deck Rot
61. Log Joist
62. Wood Deck
63. North Door
64. Steel Tie Rod
65. Cut Timber
66. Deflector
67. Added Reinforcement
68. Wood Deck Replacement
69. Uncut Beam
70. Cut Beam
71. Wood Reinforcement
72. Floor Failure
73. Missing Old Timber Member Location
74. Timber Log Structure

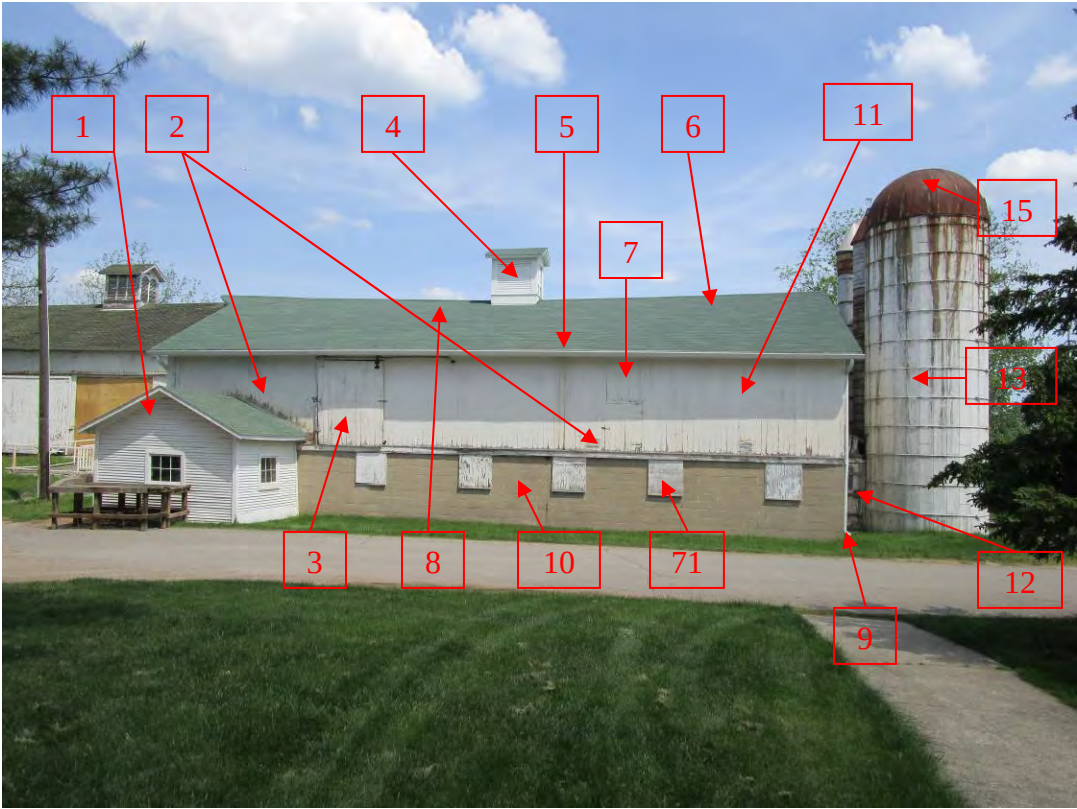
- 75. Wood Splice Plate
- 76. Original Roof Deck
- 77. New Roof Deck
- 78. Timber Post 2 Parts
- 79. Wood Cover
- 80. Vent
- 81. Timber Post Column with Wood Peg
- 82. Opening West Elevation

Estimate of Probable Cost:

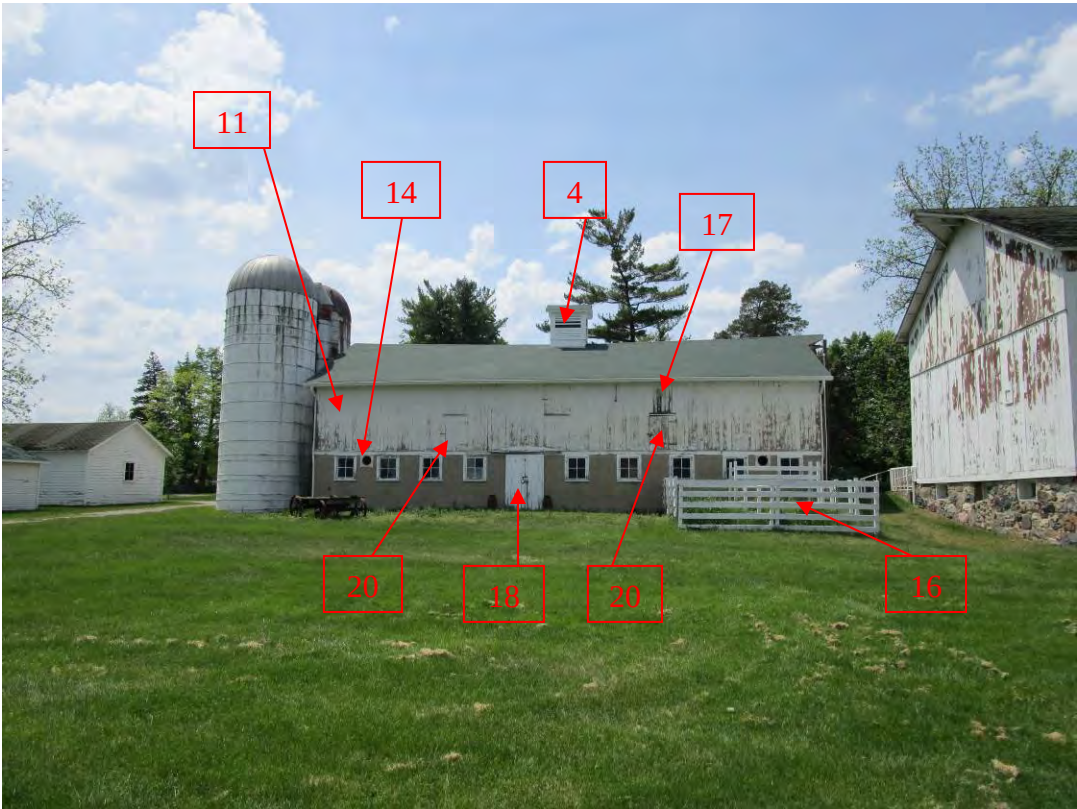
Site Work	\$50,000
Building Exterior	\$450,000
Building Interior	\$50,000
Building Systems	\$50,000
Structural Stabilization	\$100,000
Total	\$700,000

South Barn Structural Diagram

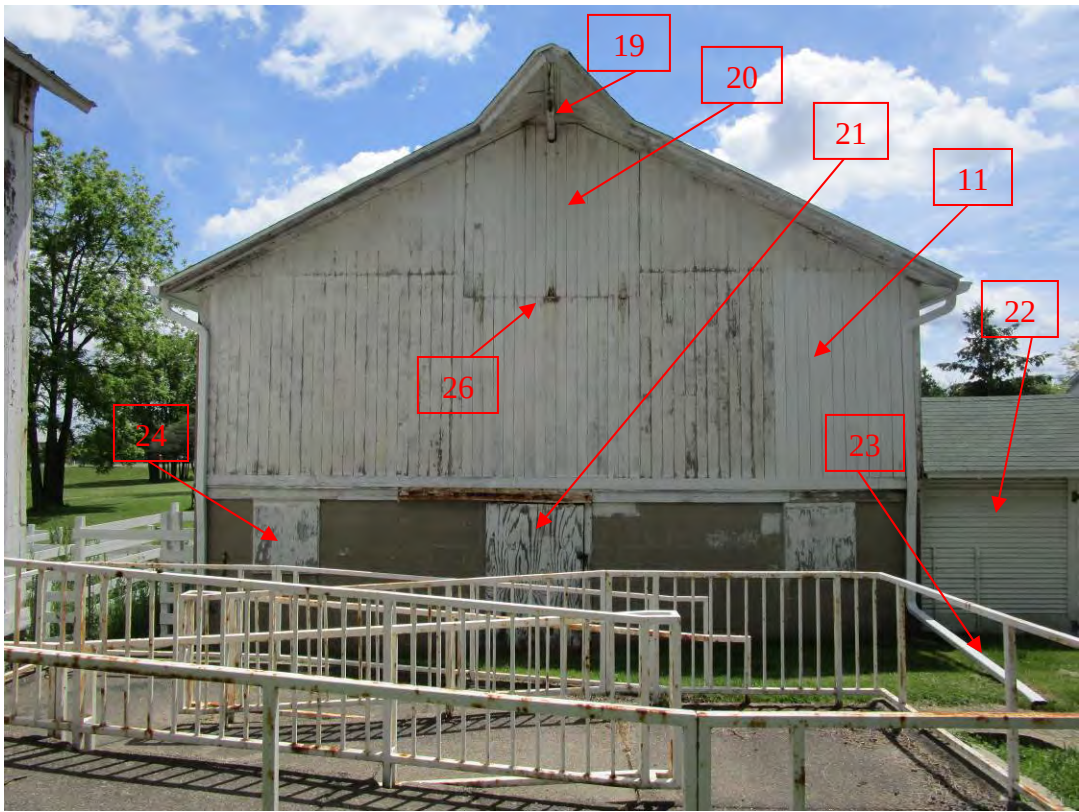




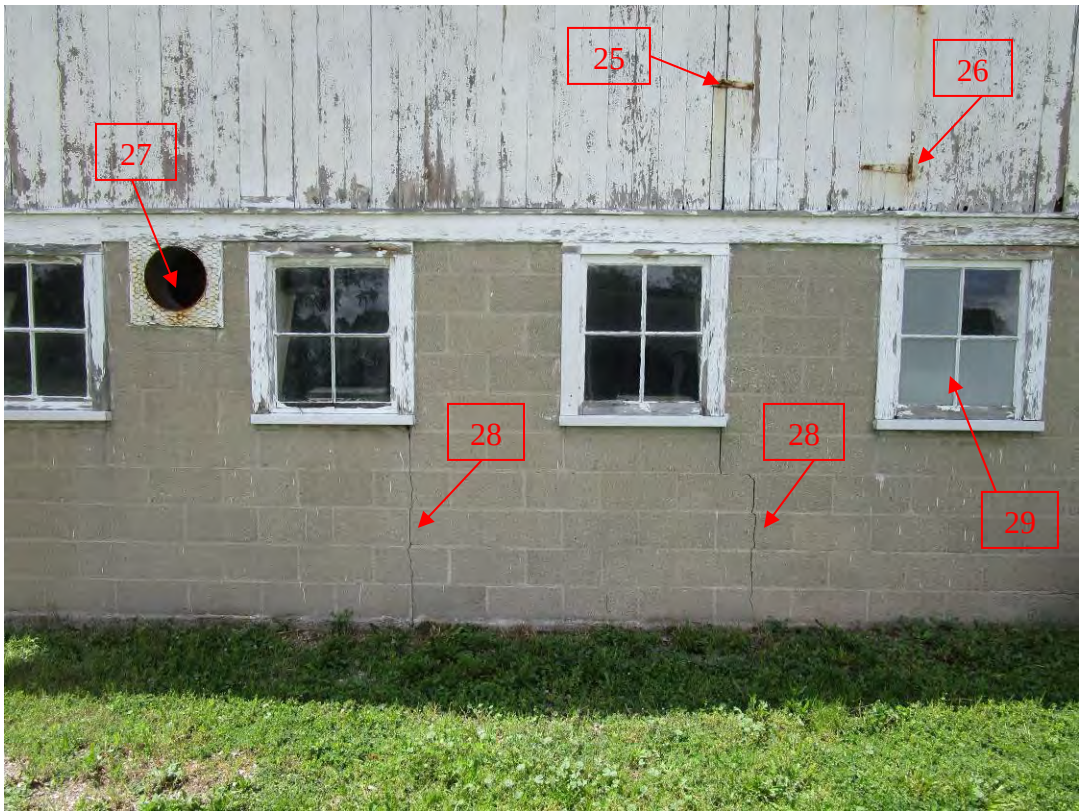
West Elevation



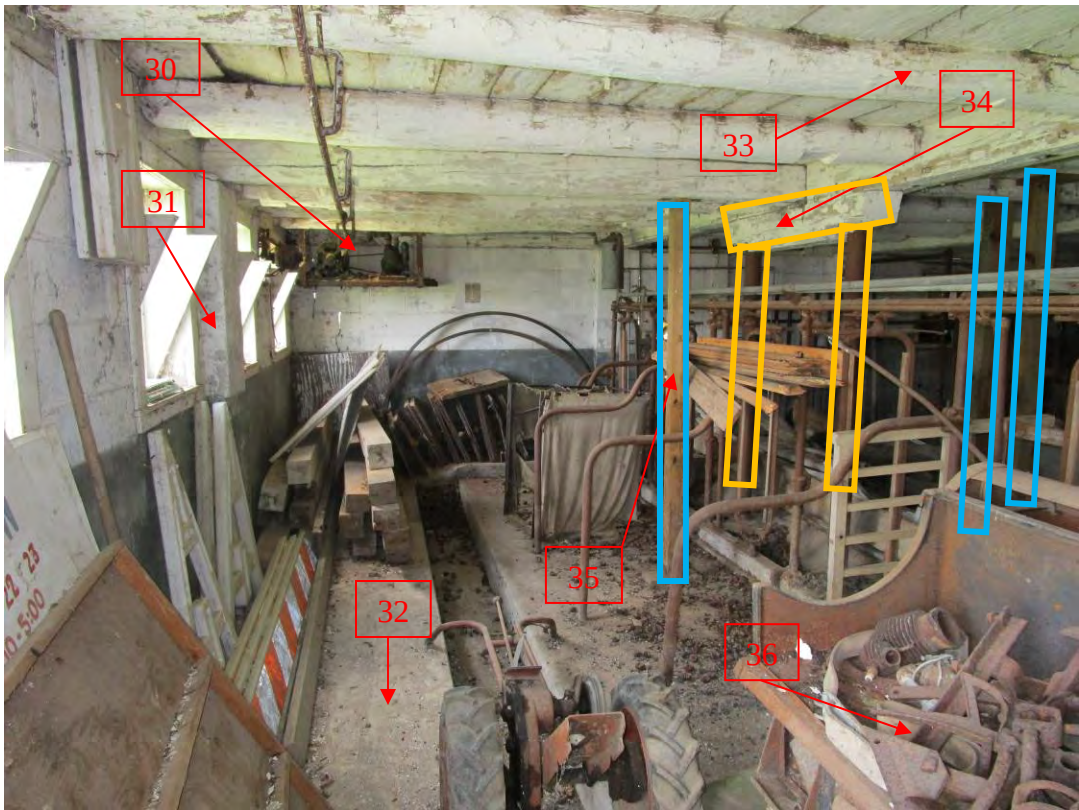
East Elevation



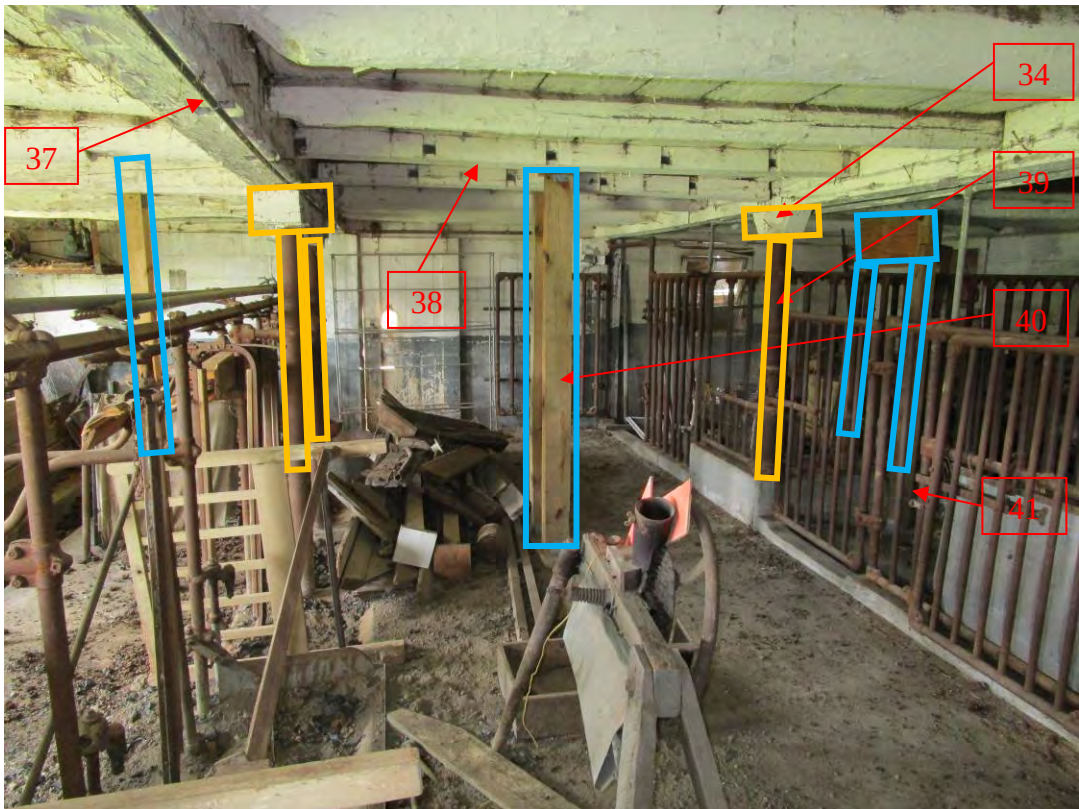
North Elevation



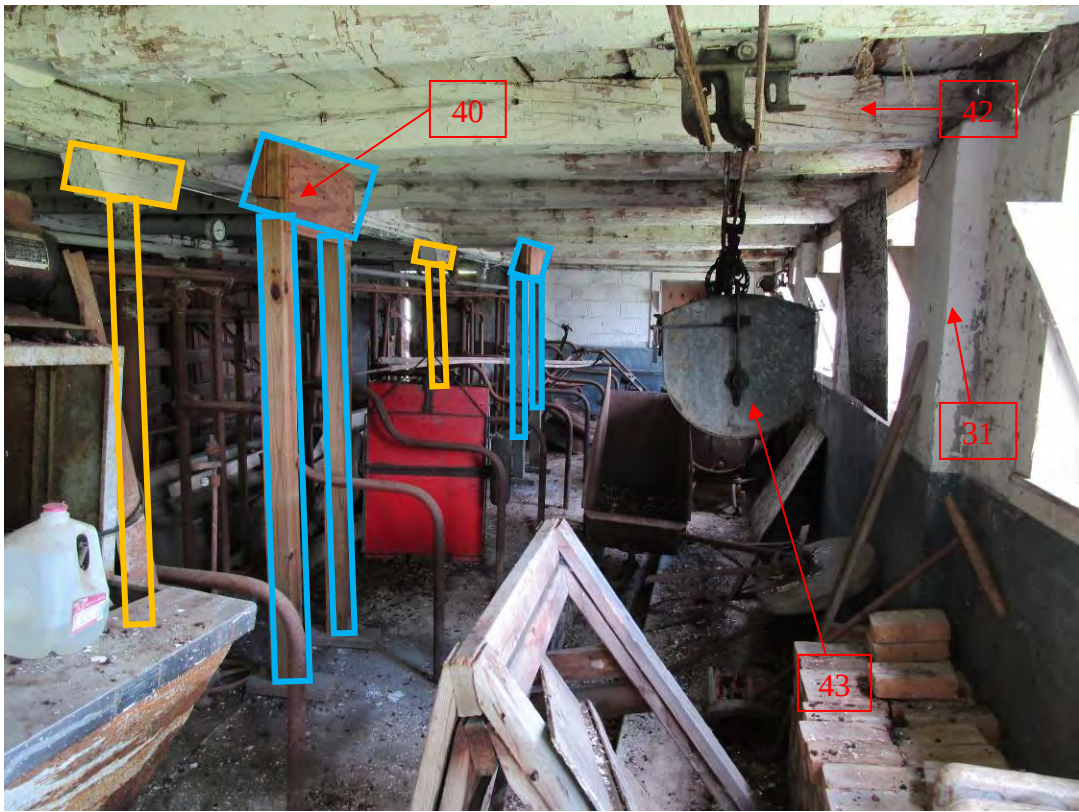
Southeast Corner Detail



North Elevation Looking South



North Elevation Looking South



East Elevation Detail Looking North



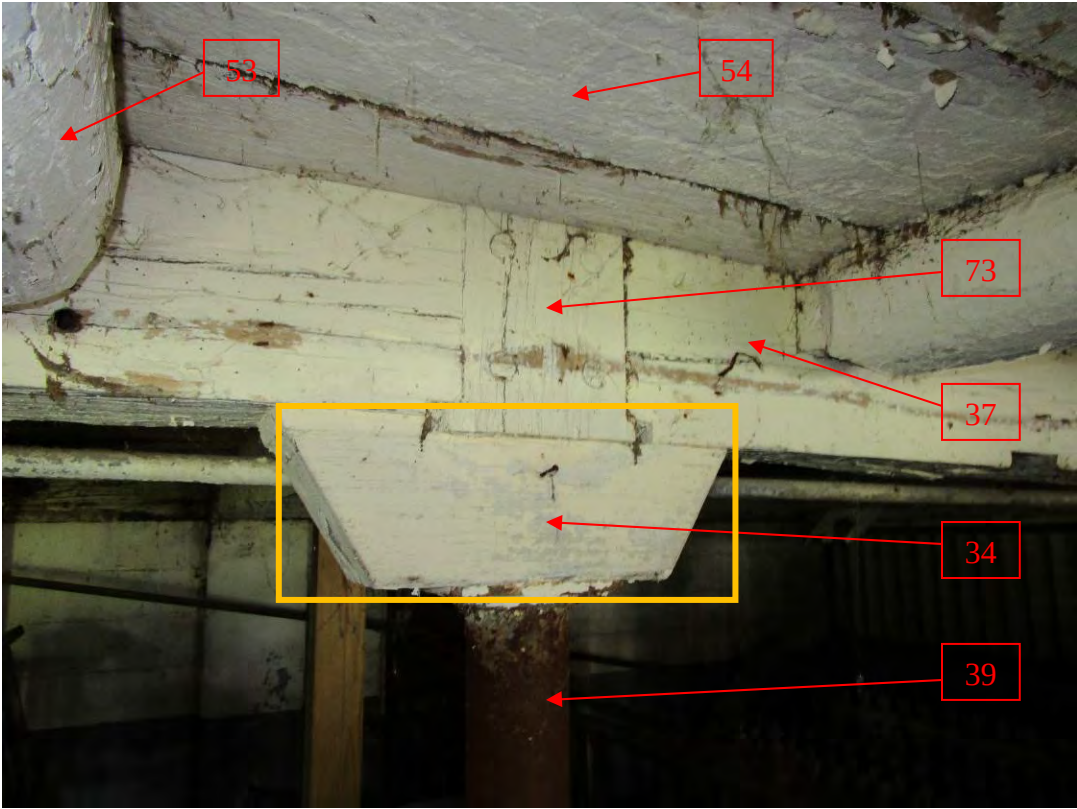
East Elevation Detail Looking Northwest



East Elevation Detail Looking Northeast



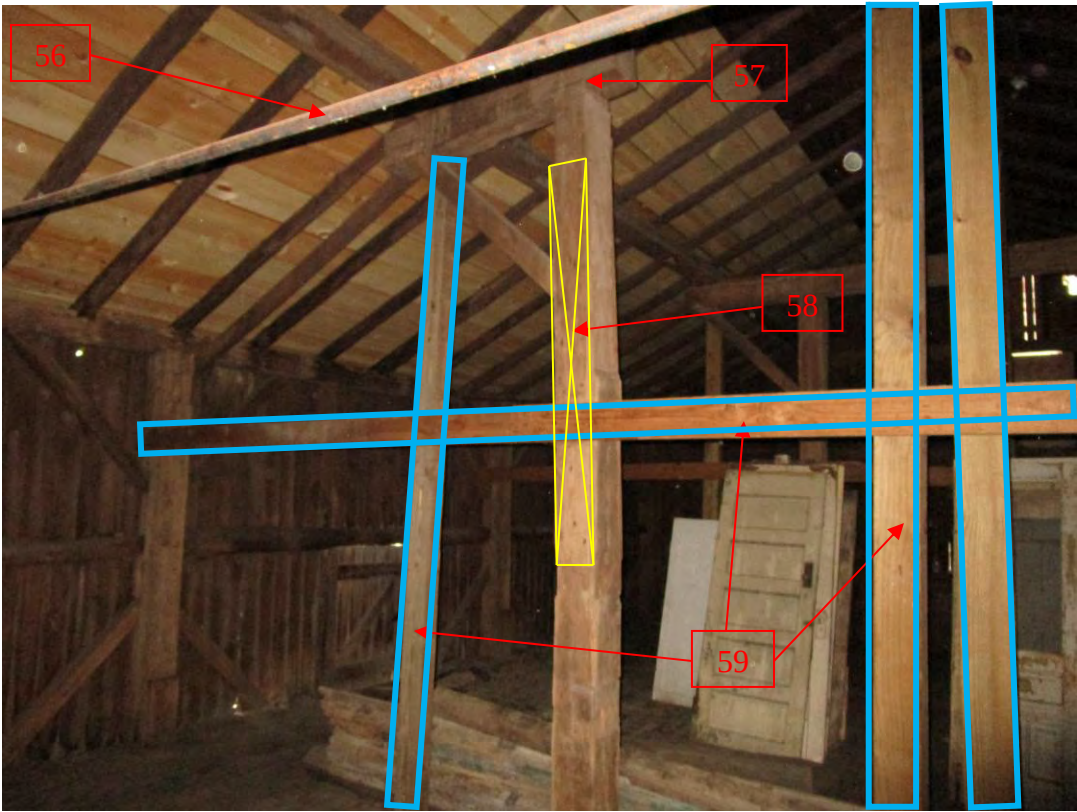
East Elevation Detail Looking West



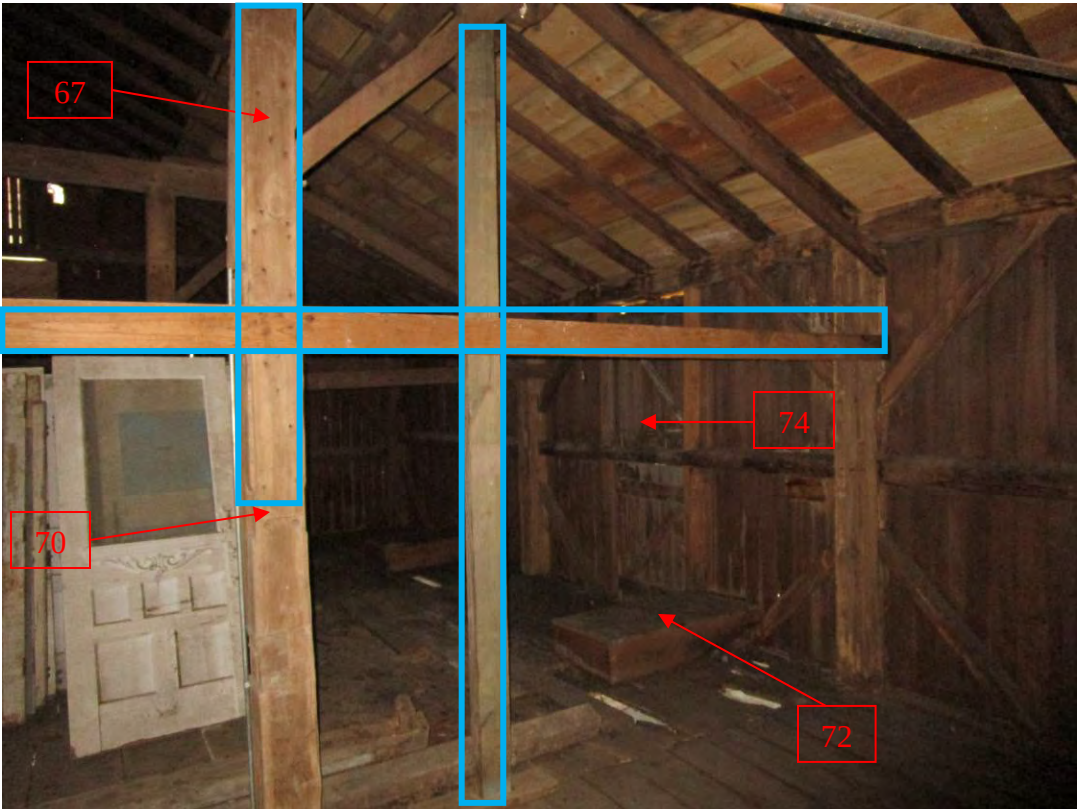
Typical Column and Capital



Floor Failure Northwest Corner



East Elevation Detail Looking Southeast



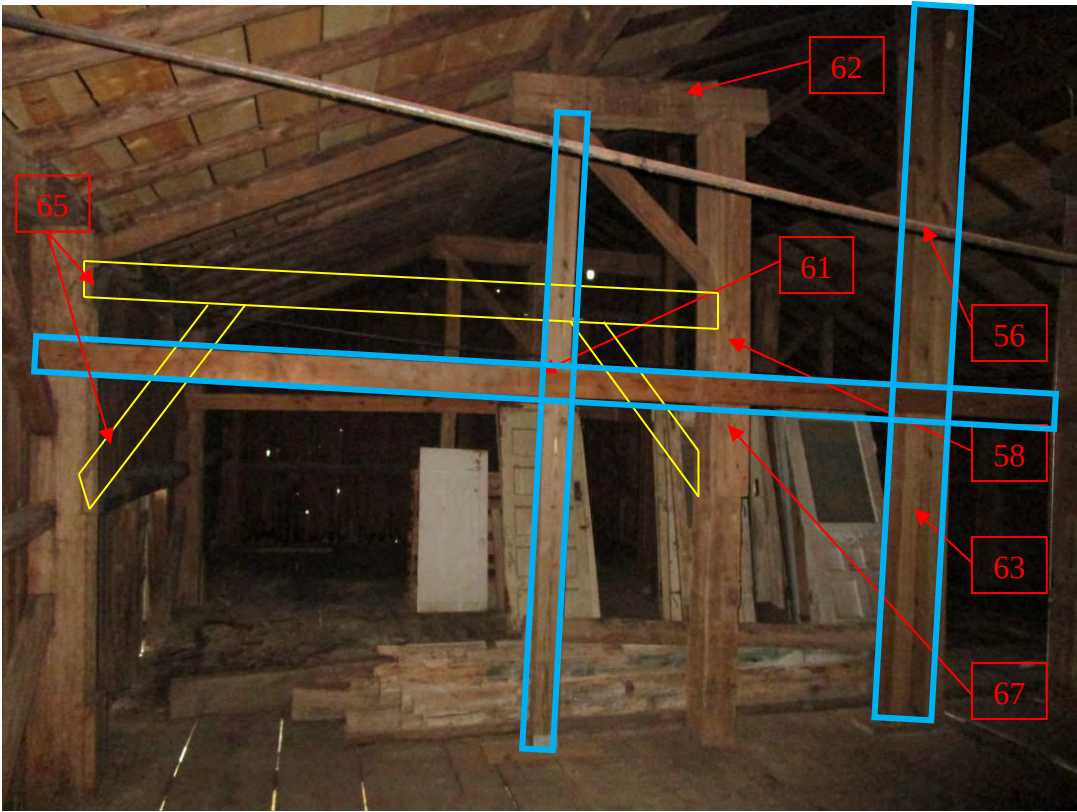
East Elevation Detail Looking Southwest



East Elevation Detail Southeast Corner (Bay 5)



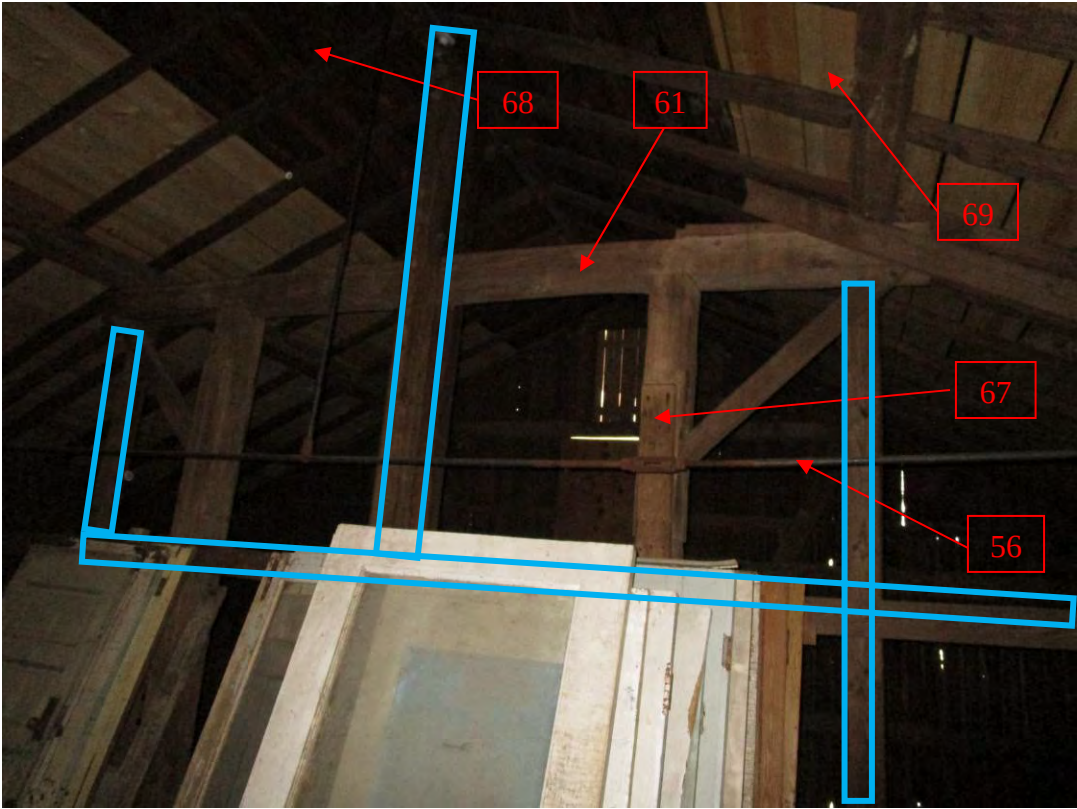
East Elevation Detail Looking East (Center Bay)



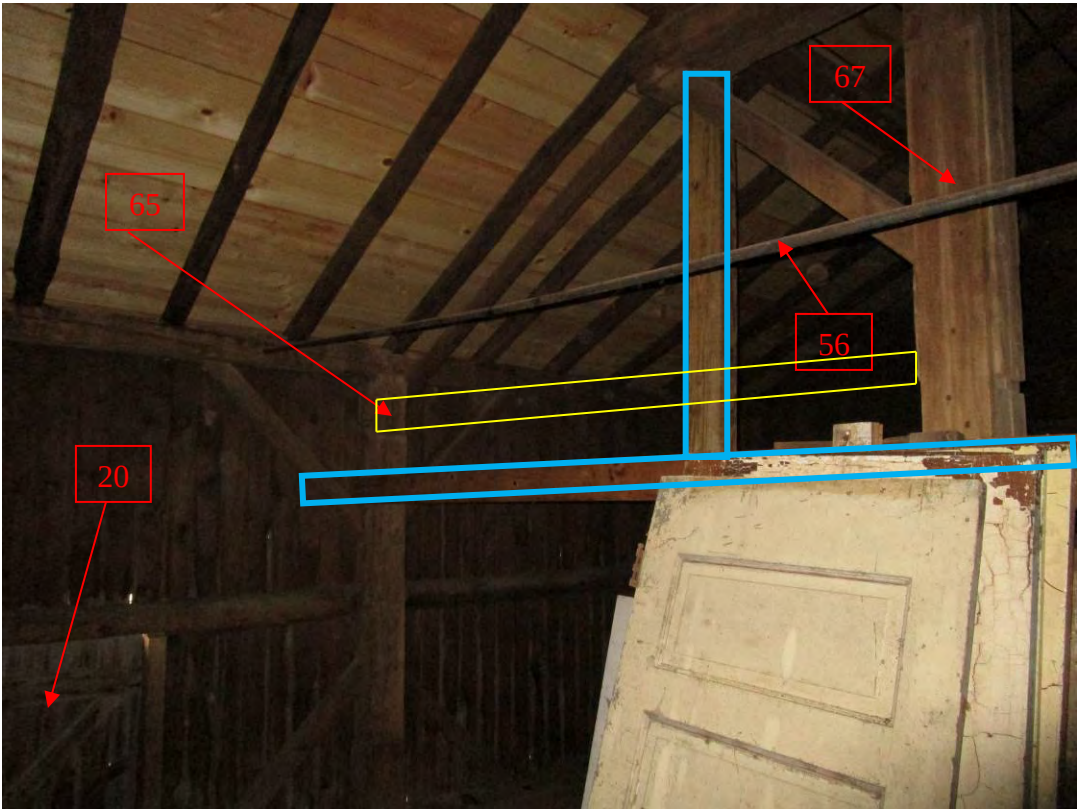
East Elevation Detail Looking South



East Elevation Detail Northwest Corner (Bay 1)



East Elevation Detail Looking South at Uncut Timber Post/Beam



East Elevation Detail Looking Southeast

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site A.J. Geer Store
Original Construction Date: 1908
Relocation Date: 1976
Open Date: 1982
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including painting the wood siding and trim and minor roof repairs. Pathways to the building are poor and should be improved. ADA access to the building should also be provided. There are no gutters and downspouts on the building, and they should be provided to move water way from the building's foundation.

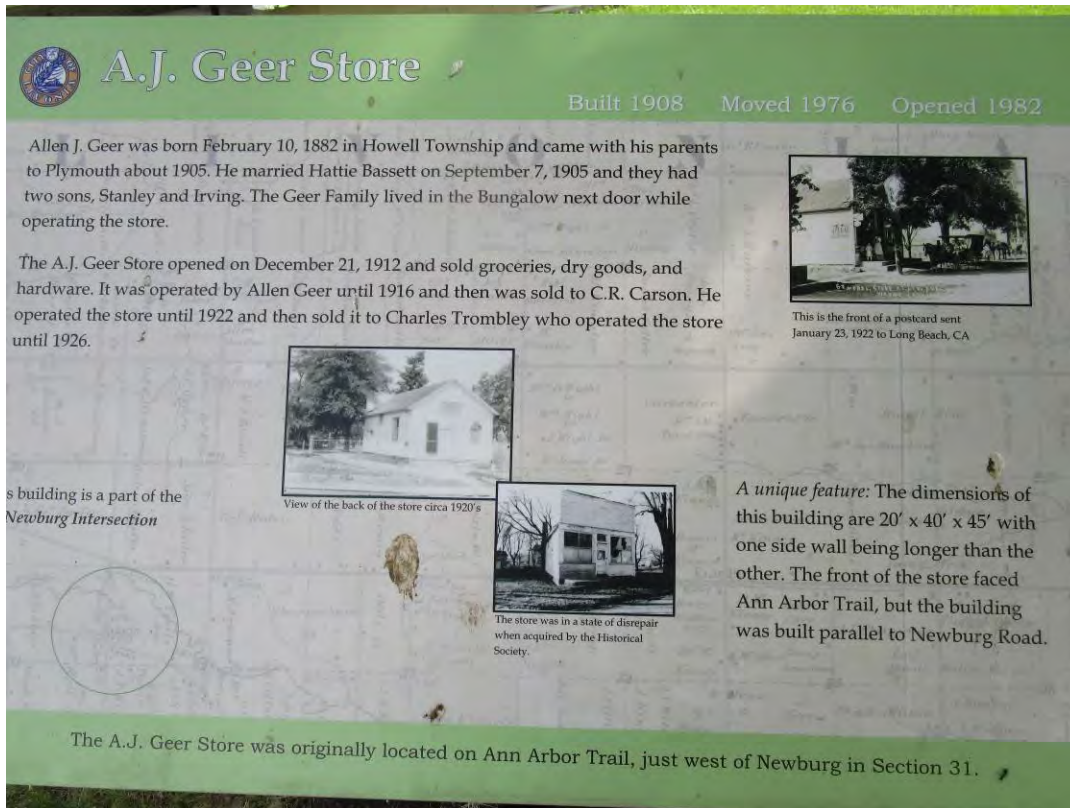
Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Repair ridge cap
Gutters & Downspouts	NA	-	-
Building Structure	Wood	-	-
Exterior Skin	Wood	Fair	Scrape & Paint
Windows	Wood	Fair	Scrape & Paint
Doors	Wood	Fair	Scrape & Paint
Foundation	CMU	Fair/Good	-
HVAC/Ventilation	TBD	-	Vents on west elev.
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Basement/crawl space access hatch on south façade.
3. Front & rear stoop is poured concrete.
4. Front façade lighting is one light that is off center.
5. Steel handrails should be painted white to match building.
6. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$15,000
Building Exterior	\$30,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$65,000



Building Signage



North Elevation



West Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Alexander Blue House
Original Construction Date: 1850's
Relocation Date: NA
Open Date: NA
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including modest patch and painting the wood siding and trim and minor roof repairs. Pathways to the building exist and are in good condition. ADA access to the building exists and is in good condition. Gutters and downspouts do not exist on the building and should be considered. The interior is finished and in good condition. Original remaining material should be stabilized and restored.

Building System	Material	Condition	Notes
Roof	Cedar shake	Good	Miscellaneous repairs
Gutters & Downspouts	No	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair/Good	Scrape & Paint
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	Yes	Good	No apparent issues
Power/Lighting	Yes	Good	No apparent issues
Plumbing	Yes	Good	No apparent issues
ADA Accessibility	Yes	Good	No apparent issues
Life Safety	Yes	Good	No apparent issues
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Extensive scraping and painting required on the north elevation.
3. Masonry chimneys appear to be in good condition but should be inspected.
4. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$45,000
Building Interior	\$20,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$85,000



Building Signage



East Elevation



Partial North Elevation



Partial North Elevation



West Elevation



Partial South Elevation



Partial South Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Bungalow
Original Construction Date: 1913
Relocation Date: 1979
Open Date: 1992
Inspection Date: May 21, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including painting the wood siding and trim and minor roof repairs. Specific attention should be given to the front and rear porch. Pathways to the building do not exist and should be provided. ADA access to the building does not exist and should be provided. There are no gutters and downspouts on the building, and they should be provided to move water away from the building's foundation. Bushes around the front porch should be removed and new planting provided. Existing bushes retain moisture and is not a good condition adjacent to the wood siding.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Repair shed addition
Gutters & Downspouts	NA	-	-
Building Structure	Wood	-	-
Exterior Skin	Wood	Poor/Fair	Scrape & Paint
Windows	Wood	Fair	Scrape & Paint
Doors	Wood	Fair	Scrape & Paint
Foundation	TBD	TBD	Verify CMU condition
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Basement accessed through shed on west façade.
3. Handrails at front porch should be replaced with similar design that are on rear porch.
4. Anachronistic exterior lighting should be replaced with period appropriate fixtures.
5. Exterior paint scheme should consider multi-color solution.
6. Masonry chimney appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
7. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$15,000
Building Exterior	\$30,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$65,000



Building Signage



North Elevation



East Elevation



South Elevation



West Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Cranson-Hinbern House
Original Construction Date: 1840's
Relocation Date: 1985
Open Date: 1987
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including extensive patch and painting the wood siding and trim and minor roof repairs. Brick paver pathways exist to the buildings front entrance and ADA ramp, but do not exist for the south entry porch and should be provided. Gutters and downspouts exist on the front porch, but there are no gutters and downspouts on the rest of the building, and they should be provided to move water way from the building's foundation. Bushes around the front porch and foundation should be removed and new planting provided. Large bushes and plantings retain moisture and is not a good condition adjacent to the wood siding and foundations.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Miscellaneous repairs
Gutters & Downspouts	Alum. (K Style)	Fair	Front porch only
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Poor	Scrape & Paint
Windows	Wood	Fair	Scrape & Paint
Doors	Wood	Fair	Scrape & Paint
Foundation	Poured Concrete	Good	Scrape & Paint
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Fair	No handrails at ramp
Life Safety	TBD	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Replace missing spindles on rear porch.
3. Extensive exterior siding and trim repair required prior to scraping and painting.
4. Exterior paint scheme should consider multi-color solution.
5. Masonry chimneys appear to be in good condition but should be inspected.
6. Antenna mounted to north chimney should be inspected.
7. Exterior hose bibs on east and south elevations.
8. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$5,000
Building Exterior	\$40,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$65,000



Building Signage



West Elevation



South Elevation



Southeast Corner



North Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Detroit United Railway Waiting Room
Original Construction Date: 1899
Relocation Date: 1976
Open Date: 1982
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including minor painting and minor roof repairs. Pathways to the building do not exist and should be provided. ADA access to the building does not exist and should be provided. There are no gutters and downspouts on the building, but there are large overhangs that help keep water away from the building's foundation. Elevation of grade should be lowered around the perimeter of the building to expose foundation to eliminate contact of wood siding with grade.

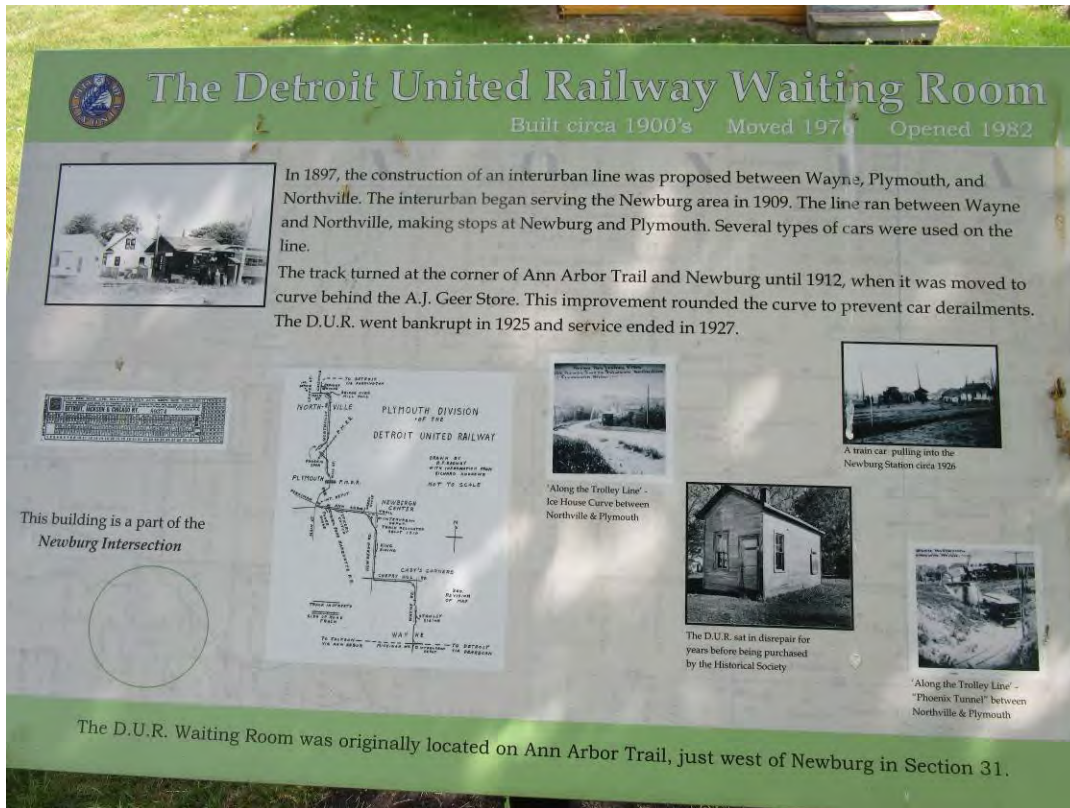
Building System	Material	Condition	Notes
Roof	Cedar shake	Good	-
Gutters & Downspouts	NA	-	Large overhangs
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Good	Misc. paint touch up
Windows	Wood	Good	Misc. paint touch up
Doors	Wood	Good	Misc. paint touch up
Foundation	Poured Concrete	Good	Lower grade
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Masonry chimney appears to be in good condition but should be inspected.
3. The exterior railroad track exhibit appears in good condition.
4. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$5,000
Building Systems	\$5,000
Structural Stabilization	\$0.00
Total	\$30,000



Building Signage



North Elevation



Northeast Corner



Southeast Corner

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Farmhands House
Original Construction Date: 1841
Relocation Date: NA
Open Date: 1977
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including cleaning and minor painting the wood siding and trim and minor roof repairs. Poured concrete pathway exists to the buildings ADA ramp, but do not exist for the front and side entry porches and should be provided. Gutters and downspouts do not exist on the building, and they should be provided to move water away from the building's foundation.

Building System	Material	Condition	Notes
Roof	Asphalt	Good	No apparent issues
Gutters & Downspouts	NA	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Good	Scrape & Paint
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Good	No handrails at ramp
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Minimal exterior siding and trim repair required prior to scraping and painting.
3. Exterior paint scheme should consider multi-color solution.
4. Masonry chimney appears to be in good condition but should be inspected.
5. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$15,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$45,000



Northwest Corner



Southwest Corner



Southeast Corner

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Friends Meeting House
Original Construction Date: 1846
Relocation Date: 1981
Open Date: 1994
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including painting the wood siding and trim and minor roof repairs. Specific attention should be given to the front and rear porch. Pathways to the building are good and provide ADA access to the building.

Building System	Material	Condition	Notes
Roof	Cedar shake	Good	-
Gutters & Downspouts	Yes	Good	Add 5' extensions
Building Structure	Wood	Good	-
Exterior Skin	Wood	Fair/Good	Scrape & Paint
Windows	Wood	Fair/Good	Scrape & Paint
Doors	Wood	Fair/Good	Scrape & Paint
Foundation	Stone	Good	-
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Good	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Basement accessed through hatch on south façade.
3. Existing storm windows are discolored and should be replaced.
4. Exterior paint scheme should consider multi-color solution.
5. Masonry chimney appears to be in good condition but should be inspected.
6. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$40,000



Building Signage



North Elevation



Northeast Corner



South Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Greenhouse / Caretakers House
Original Construction Date: 1841
Relocation Date: NA
Open Date: 1977
Inspection Date: May 25, 2021
Prepared by: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including minor patch and painting the wood siding and trim and minor roof repairs. Brick paver pathways exist to the buildings front entrance and ADA ramp, but do not exist for the south entry porch and should be provided. Gutters and downspouts do not exist on the front porch and side porch, and they should be provided to move water way from the building's foundation.

Building System	Material	Condition	Notes
Roof	Asphalt	Good	Miscellaneous repairs
Gutters & Downspouts	Alum. (K Style)	Good	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Good	Scrape & Paint
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	Poured Concrete	Good	No apparent Issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	Yes	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Building is used for maintenance crew vehicles. Vehicle parking presents poor image from approach path to the Hill House Museum.
3. Exterior paint scheme should consider multi-color solution.
4. Masonry chimney appears to be in good condition but should be inspected.
5. Cupola appears to be in good condition but should be inspected.
6. Greenhouse appears to be in good condition but should be inspected.
7. Exterior hose bibs on east and south elevations.
8. Trees overhanging the roof need to be cut down or cut back beyond the roof line.
9. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$40,000



East Elevation



North Elevation



Northwest Corner



Southeast Corner

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Hill House Museum
Original Construction Date: 1841
Relocation Date: Original Site
Open Date: 1977
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance. Brick paver pathway exist to the buildings front entrance and a poured concrete sidewalk leads to the ADA ramp on the east. No pathway exists for the west entry porch and should be provided. Gutters and downspouts do not exist on the building, and they should be provided to move water way from the building's foundation. Bushes around the front porch and foundation should be removed and new planting provided. Large bushes and plantings retain moisture and is not a good condition adjacent to the wood siding and foundations.

Building System	Material	Condition	Notes
Roof	Asphalt	Good	-
Gutters & Downspouts	NA	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Good	-
Windows	Wood	Good	-
Doors	Wood	Good	-
Foundation	Field Stone	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Good	-
Life Safety	TBD	-	-
Lightning Protection	Yes	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Masonry chimney appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
3. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$40,000



East Elevation



North Elevation



Northwest Corner



South Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site History House
Original Construction Date: 1950's
Relocation Date: NA
Open Date: NA
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in fair condition. The building exterior and site requires general maintenance including power washing siding, cleaning roof, and trim vegetation. Pathways to the building exist and are in fair condition. ADA access to the building does not exist and should be provided. Gutters and downspouts do not exist on the building and should be considered. The interior was not accessed but is assumed to be in fair condition. Existing building systems were not accessed but are assumed to be in fair condition.

Building System	Material	Condition	Notes
Roof	Asphalt	Good	Miscellaneous repairs
Gutters & Downspouts	No	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Alum	Fair/Good	Clean
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Minor clean up is required on the exterior and site.
3. Masonry chimneys appear to be in good condition but should be inspected.
4. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$5,000
Building Systems	\$5,000
Structural Stabilization	\$0.00
Total	\$30,000



South Elevation



East Elevation



North Elevation



West Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Kingsley House
Original Construction Date: 1843
Relocation Date: 1977
Open Date: 1986
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including patch and painting the wood siding and trim and modest roof repairs. ADA access to the building is provided by a ramp, but there are no existing pathways to the building and should be provided. Gutters and downspouts do not exist on the building, and they should be provided to move water way from the building's lower roof and foundation.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Miscellaneous repairs
Gutters & Downspouts	NA	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair	Scrape & Paint
Windows	Wood	Fair	Scrape & Paint
Doors	Wood	Fair	Scrape & Paint
Foundation	Field Stone	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Fair	No handrails at ramp
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Basement accessed through hatch on north elevation.
3. Modest exterior siding and trim repair required prior to scraping and painting.
4. Exterior paint scheme should consider multi-color solution.
5. Masonry chimney appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
6. Trees overhanging the roof need to be cut down or cut back beyond the roof line.
7. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$15,000
Building Exterior	\$45,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$80,000



Building Signage



South Elevation



East Elevation



North Elevation



Northwest Corner



West Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Newburg Church
Original Construction Date: 1848
Relocation Date: 1977
Open Date: 1984
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including extensive patch and painting the wood siding and trim and minor roof repairs. Brick paver pathways exist to the buildings front entrance and ADA ramp, but do not exist for the south entry porch and should be provided. Gutters and downspouts exist on the front porch, but there are no gutters and downspouts on the rest of the building, and they should be provided to move water way from the building's foundation.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Misc. repairs
Gutters & Downspouts	Alum. (Half Round)	Fair	Add 5' extensions
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair/Good	Scrape & Paint
Windows	Wood	Fair/Good	Scrape & Paint
Doors	Wood	Fair/Good	Scrape & Paint
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Good	No apparent issues
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Modest exterior siding and trim repair required prior to scraping and painting.
3. Exterior paint scheme should consider multi-color solution.
4. CMU foundation has an existing brick ledge, and it appears that the brick/stone veneer was never installed.
5. Masonry chimney appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
6. Bell tower appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
7. Basement window wells need to be cleaned of debris.
8. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$35,000
Building Interior	\$20,000
Building Systems	\$15,000
Structural Stabilization	\$0.00
Total	\$80,000



Building Signage



South Elevation



East Elevation



West Elevation



North Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Newburg School
Original Construction Date: 1861
Relocation Date: 1987
Open Date: 1990
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including modest patch and painting the wood siding and trim and minor roof repairs. Pathways to the building do not exist and should be provided. ADA access to the building does not exist and should be provided. Gutters and downspouts exist on the rear addition, but there are no gutters and downspouts on the rest of the building, and they should be provided to move water way from the building's foundation.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Miscellaneous repairs
Gutters & Downspouts	Alum. (K Style)	Good	Add 5' extensions
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair	Scrape & Paint
Windows	Wood	Good	Scrape & Paint
Doors	Wood	Good	Scrape & Paint
Foundation	CMU/Brick Veneer	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Porch on the north elevation is in poor condition.
3. Modest exterior siding and trim repair required prior to scraping and painting.
4. Exterior paint scheme should consider multi-color solution.
5. Masonry chimney appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
6. Bell tower appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
7. Outhouse appears to be in good condition.
8. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$20,000
Building Exterior	\$45,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$85,000



Building Signage



Southeast Corner



East Elevation



Northeast Corner



Southwest Corner



Outhouse East Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site North Barn
Original Construction Date: 1841
Relocation Date: Original Site
Open Date: 1977
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in poor condition. The building exterior requires general maintenance including extensive patch and painting the wood siding and trim and roof replacement. Poured concrete pathway is the ADA ramp to the buildings front entrance on the upper level, but pathways do not exist around the other sides of the building. Doors and windows are in poor condition and should be restored to working order. Gutters and downspouts do not exist on the building, and they should be provided to move water way from the building's foundation.

Building System	Material	Condition	Notes
Roof	Asphalt	Poor	Replace roof
Gutters & Downspouts	NA	Fair	-
Building Structure	Wood	Poor/Fair	Requires inspection
Exterior Skin	Wood	Poor	Scrape & Paint
Windows	Wood	Fair	Scrape & Paint
Doors	Wood	Poor	Scrape & Paint
Foundation	Field Stone	Good	Misc. tuckpoint
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	Fair	No handrails at ramp
Life Safety	TBD	-	-
Lightning Protection	Yes	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Extensive exterior siding and trim repair required prior to scraping and painting.
3. Exterior paint scheme should consider multi-color solution.
4. ADA ramp and railings require modest repair including patching and painting.
5. Cupola appears to be in poor condition based on visual inspection from grade but should be inspected at roof level.
6. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$30,000
Building Exterior	\$375,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$50,000
Total	\$490,000



West Elevation



Southeast Corner



Equipment Storage Shed



Northwest Corner

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Parsonage
Original Construction Date: 1924
Relocation Date: 1977
Open Date: NA
Inspection Date: May 21, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance. Pathway to the front porch is on good condition. ADA access to the building does not exist and should be provided.

Building System	Material	Condition	Notes
Roof	Asphalt	Good	No apparent issues
Gutters & Downspouts	Alum. (K Style)	Good	Add 5' extensions
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Fair/Good	No apparent issues
Windows	Wood	Fair/Good	No apparent issues
Doors	Wood	Fair/Good	No apparent issues
Foundation	CMU	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Exterior paint scheme should consider multi-color solution.
3. CMU foundation has an existing brick ledge, and it appears that the brick/stone veneer was never installed.
4. Masonry chimney appears to be in good condition based on visual inspection from grade but should be inspected at roof level.
5. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$40,000



Northwest Corner



Southeast Corner

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Print Shop
Original Construction Date: 2001
Relocation Date: NA
Open Date: NA
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior and site requires general maintenance including power washing siding, cleaning roof and windows. Pathways to the building exist and are in fair condition. ADA access to the building exists. Gutters and downspouts exist on the building and should be cleaned. The interior was not accessed but is assumed to be in fair condition. Existing building systems were not accessed but are assumed to be in fair condition.

Building System	Material	Condition	Notes
Roof	Asphalt	Good	-
Gutters & Downspouts	Yes	Good	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Good	Misc. paint touch up
Windows	Wood	Good	Misc. paint touch up
Doors	Metal	Good	-
Foundation	Slab on Grade	Good	-
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	Yes	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. The building requires minimal work.
3. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$10,000
Building Exterior	\$10,000
Building Interior	\$5,000
Building Systems	\$5,000
Structural Stabilization	\$0.00
Total	\$30,000



East Elevation

Greenmead Historic Village BUILDING ASSESSMENT FORM

Building/Site Shaw House
Original Construction Date: 1843
Relocation Date: 1981
Open Date: 1983
Inspection Date: May 25, 2021
Prepared By: Thomas Roberts, AIA

General Conditions and Potential Problem Areas:

All elements of the building exterior appear to be in good condition. The building exterior requires general maintenance including extensive patch and painting the wood siding and trim and minor roof repairs. Gravel pathways to the buildings front entrance is in poor condition and no path exists for the north entry porch and should be provided. Gutters and downspouts do not exist on the building, and they should be provided to move water way from the building's foundation.

Building System	Material	Condition	Notes
Roof	Cedar shake	Fair	Miscellaneous repairs
Gutters & Downspouts	NA	-	-
Building Structure	Wood	Good	No apparent issues
Exterior Skin	Wood	Poor	Scrape & Paint
Windows	Wood	Fair	Scrape & Paint
Doors	Wood	Fair	Scrape & Paint
Foundation	Field Stone	Good	No apparent issues
HVAC/Ventilation	TBD	-	-
Power/Lighting	TBD	-	-
Plumbing	TBD	-	-
ADA Accessibility	No	-	-
Life Safety	TBD	-	-
Lightning Protection	No	-	-

Additional Observations:

1. See exterior photo summary on following pages.
2. Modest exterior siding and trim repair required prior to scraping and painting. Wood base water table requires extensive patching and new flashing.
3. Exterior paint scheme should consider multi-color solution.
4. Masonry chimneys appear to be in good condition based on visual inspection from grade but should be inspected at roof level. Chimney support on north elevation requires stabilization.
5. Trees overhanging the roof need to be cut down or cut back beyond the roof line.
6. Interior of the building was not accessed.

Estimate of Probable Cost:

Site Work	\$20,000
Building Exterior	\$75,000
Building Interior	\$10,000
Building Systems	\$10,000
Structural Stabilization	\$0.00
Total	\$115,000



Building Signage



South Elevation



Southeast Corner



North Elevation



Northwest Corner



Main Approach



Public Engagement Appendix



Touch a Truck Wrap-up Notes

August 30, 2021

As a part of the Touch a Truck event, the consultant team was present at the Park and with the assistance of Greenmead staff, had a couple pop-up tents set up across from the Blue House. One tent was filled with displays about the park and the Greenmead365 project while the other tent had a display on traditional ice cream making and two machines that kids could take their turn churning to make ice cream from scratch. The vanilla recipe that Emily Tchorz-Fielder found was delicious.

Saturday was eye-opening about what families do with small children on the weekend. Both the parents and the children are laser-focused on accomplishing what they've set out to do – see big trucks and equipment. It was difficult for members of the consultant team to engage with parents about the park directly, but the team did have some success talking to the parents while their kids were grinding the ice cream maker.

The interactions with the parents and kids confirmed many concerns/issues facing the park:

- 1) Many people who live in Livonia or nearby have never heard of/visited Greenmead before or that they come to visit once per year for a special event, like Touch a Truck
- 2) The web presence of Greenmead is lacking right now. Due to the regional draw and uniqueness of this asset, there will likely be recommendations that its online profile be elevated and work to increase the exposure of the park not just in Livonia but across the region
- 3) Families love going to Greenfield Village
- 4) Families love a petting zoo
- 5) Families enjoy going on nature walks on the weekends
- 6) Families are looking for events/activities to go with their children on the weekends
- 7) Families love to go to playgrounds
- 8) Families are looking for engaging exhibits that are tactile and interactive
- 9) People are looking for activities to do together, and walking through the Village while it is open is something that they'd consider doing, but having the facility open more frequently would be necessary
- 10) More shade is needed in the Village
- 11) Improved signage – people have driven by for years and don't know that the park is there or what it is
- 12) Water fountains and rest facilities

Can Greenmead be better positioned to be a better host to special events so that more events take place at the park that are prepared and hosted by other groups? Due to staffing constraints, the team recognizes that special events organized and hosted by the City cannot be the only way to try to enliven the park. There isn't enough City staffing and won't likely be and special events can only be a part of the solution. Special events-only effort becomes a cyclical activity that isn't sustainable (drawing an audience interested in that specific activity once per year, often unable to turn them into repeat customers without the event) and special events can easily be washed out by bad weather. Special events may be part of the solution, but it is only a small component. Special events should be used to expose Greenmead to folks who wouldn't have come before but that may come back on their own or for another event/activity.

Greenmead Park in Livonia is 'underutilized.' Officials want it to reach its potential.

[Shelby Tankersley](#)

Published 8:45 AM ET Oct. 15, 2021 [Hometownlife.com](#)



Livonia Councilman Jim Jolly likes that Greenmead Historical Park allows his children to see history with their own eyes.

"I think what is particularly drawing for my kids is they like seeing these old buildings," he said. "They learn about history in school and it kind of seems like a faraway thing... But they can see a general store, a church and different buildings that were actually here in this community."

Jolly is chairing the steering committee to create a master plan for Greenmead, at the corner of Eight Mile and Newburgh roads, that will guide the site for several decades.

The park is currently open to the public for free and hosts a number of events — [Night of Lights](#) in December and the Motor City Irish Fest in the summer are two — held there. Greenmead has a variety of historical buildings previously used elsewhere in Livonia and surrounding cities and has a sledding hill and walking trail, as well.

"We want this to be a site that is utilized and a park that is valued by our residents as somewhere they can go 365 days a year," Jolly said. "It's exciting. We have this great asset in Livonia and it's been completely underutilized, underfunded, under-thought-through."

Hearing from the people on what they'd like to see

The Greenmead 356 Master Plan committee created a website, greenmead365.com, where people can learn more about the park, the planning process and share their own ideas for its future. The committee also plans to send another survey to residents to gather more feedback.

"Public input does have a lot of say into it because ultimately it's a democracy," said Dan West, CEO of the Livonia Chamber of Commerce.



West said one of his personal hopes for the site is for it to give families a community asset to enjoy. He lives near the park and visits it often.

"We believe this could be a prime regional attraction," he said. "Greenfield Village has their thing; we could have our thing here for western Wayne and southern Oakland County."

Jolly and Ted Davis, the city's parks and recreation superintendent, said their biggest hope is to see the park well-used all year long. Another local leader, Councilman Brandon McCullough, has floated the idea of [a live music venue](#) at Greenmead.

"At one point the Hill House had a working farm on the property," Jolly said. "It would be great to have some degree of a petting zoo or farm animals to kind of bring back the feel of what that site was originally back in the day ... It would be

great when we have these fall days instead of going out to a cider mill or apple orchard outside of Livonia, we could have some of those experiences here at Greenmead."

But, at this point, Jolly said the committee is "considering everything" and looking for the public's guidance.

Fixing up the historical buildings

One thing the committee knows needs to happen is a capital needs plan for the historical buildings at the park. While some are open to the public, others are not.

"Imagine if you owned a historic home," Davis said. "It's a great house built 100-plus years ago. You're going to have daily, weekly and monthly maintenance. We have a lot of that."

Davis hopes to give four of the structures new roofs next year and is looking forward to having a plan to improving all the buildings. The master plan should be completed in early 2022 and cost roughly \$80,000 to create.



"Doing a needs assessment for each one of the buildings is a specific part of the plan," Jolly said. "We've had experts in all of these buildings as part of 365 to tell us what needs to be done and give us a roadmap to actually accomplishing that."

The city will look to get local cooperate partners to help fund building rehab projects. Davis said potentially charging a small per-car fee at the park for future upkeep isn't completely out of the question, either.

Between repairs and new additions, the master plan should, in Jolly's words, help Greenmead be "what it should have been from the beginning."

"This is distinct to our community," West said. "Not everybody has a historical village like this."

Contact reporter Shelby Tankersley at stankersle@hometownlife.com or 248-305-0448. Follow her on Twitter [@shelby_tankk](https://twitter.com/shelby_tankk).

How do you and how would you use Greenmead?

SURVEY RESPONSE REPORT

30 August 2021 - 01 November 2021

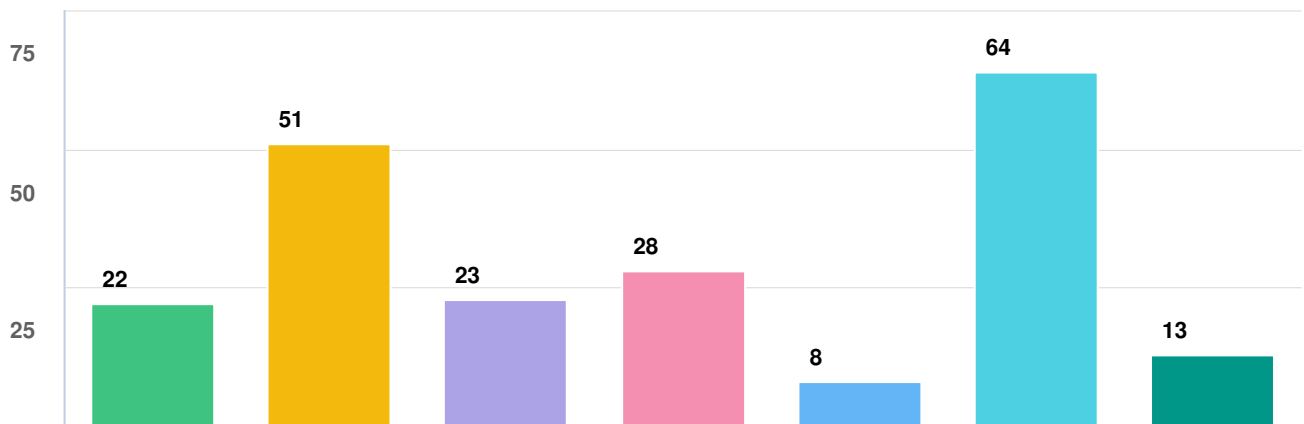
PROJECT NAME:

About Greenmead 365



SURVEY QUESTIONS

Q1 What is your favorite facility/place/activity at Greenmead Historical Park that you like to visit?



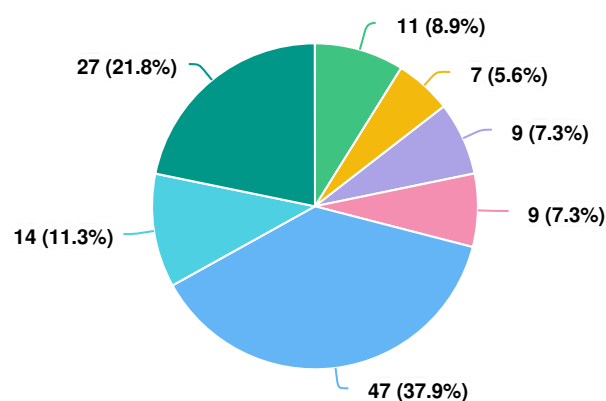
Question options

- Simmons-Hill House and Garden
- Greenmead Historical Village
- Greenmead Community Garden
- Virginia B. Matley Nature Trail
- Soccer fields
- Special events
- Other (please specify)

Optional question (125 response(s), 3 skipped)

Question type: Checkbox Question

Q2 How often do you visit Greenmead Historical Park?



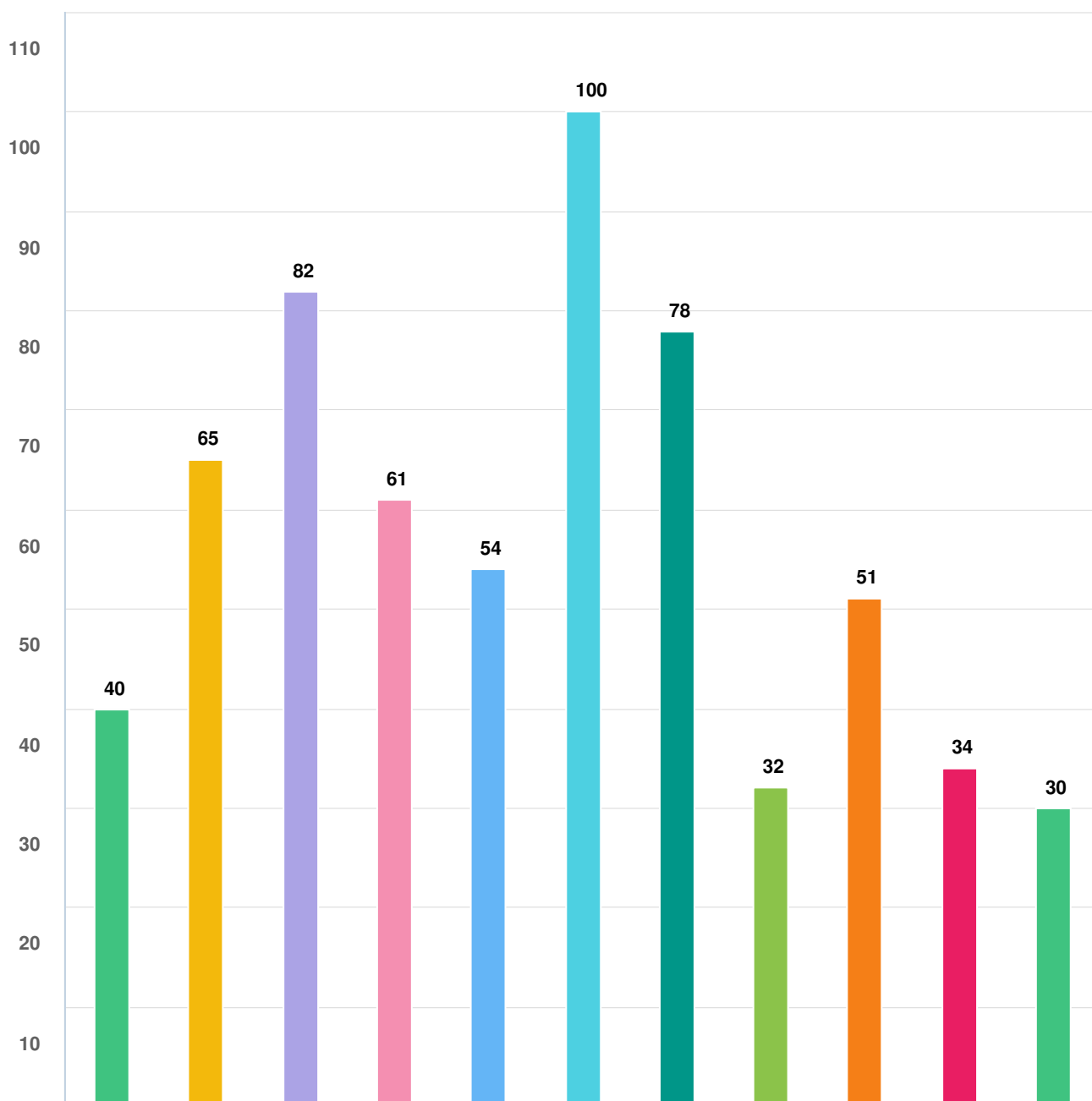
Question options

- Multiple times per week
- Weekly
- Several times per month
- Monthly
- A few times per year
- Yearly
- Yearly - for a special event

Optional question (124 response(s), 4 skipped)

Question type: Radio Button Question

Q3 What type of event would bring you to visit Greenmead Historical Park more often?
Please select all that apply



Question options

- Petting Zoo ● Expanded Greenmead Historical Village building display ● Expanded Nature Walk
- Specialty stores at the Village ● On-site interpreters/docents and live farm-life demonstrations
- History-themed events held on-site (Christmas Market) ● Concerts and special city events hosted at the park
- Agricultural teaching facility ● Historical displays of Victorian life ● Environmental teaching facility
- Other (please specify)

Optional question (127 response(s), 1 skipped)

Question type: Checkbox Question

Q4 | In 20 years, what will successful development at Greenmead look like?

Musiclady

9/21/2021 04:43 AM

An active area that looks inviting to explore as you drive by. A place easily accessible by bicycle from Newburgh Rd corridor.

Octavia

9/21/2021 02:47 PM

A place where historical demos and hands-on learning occurs. Every school child in Livonia (public and private) attending a one room schoolhouse lesson field trip (give our residents ownership of the site)

Scatterd

9/22/2021 04:40 PM

A go to destination for families that is open all year round and offers events for all types of people.

Marie

9/25/2021 07:56 AM

A mix of community and historical programming. Greenmead has the potential to be a gathering place, something along the lines of Kellogg Park in Plymouth.

CKlockner

9/29/2021 02:09 PM

See above

Lefollmer

9/29/2021 06:24 PM

Not sure

Simone

9/29/2021 06:57 PM

A small version of Greenfield Village in Dearborn.

kellyd415

9/30/2021 05:50 AM

It would be nice to have a playground, paved paths for easy access for those with strollers and wheelchairs, and pavilions for hosting events.

dmcdonald

9/30/2021 06:37 AM

Keep the historical nature of the venue, but with lots of special events and concerts. Perhaps the addition of a small amphitheater

Zack R.

9/30/2021 06:48 AM

More interesting, signature landscaping on berms along Newburgh and 7 Mile. Right now the roadside appearance is lackluster and just another field to drive by.

Deborah

9/30/2021 07:55 AM

expansion and accessibility.

Jason

9/30/2021 08:52 AM

An even center for concerts fairs, and family evens

Crscott

9/30/2021 01:50 PM

The stores and building opened and staffed more.

Gail McKillop

9/30/2021 06:22 PM

Handicapped accessable walkways.

Lindsay Kemp

9/30/2021 07:19 PM

Beautiful park and pavilions

Stephanie I

10/01/2021 05:20 AM

Development that embraces climate change and positions Livonia as a forward-thinking community with demonstrative learning facilities to help Livonia residents and neighbors embrace sustainability. Green roofs, water catchment, and other installations would be a great way to engage students, families, and other visitors. Ideally there would be a real effort to making the facilities accessible to all abilities and inclusive of all families.

Joe

10/01/2021 06:19 AM

Natural. Please do not cement everything and cut down trees (plant more). It is one area in Livonia that is not over developed. Livonia already has too much cement and traffic.

lindseyrennie

10/02/2021 12:50 PM

People wanting to come weekly

Jodi

10/02/2021 06:58 PM

Events that are free

Dylan E

10/04/2021 04:47 AM

Promotion of the parks existence. I have been there once and forget about it only because I hear of the park once a year AFTER an even had already taken place.

nojokes

10/04/2021 08:52 AM

expansion of historical buildings/events.

brian 10/04/2021 06:21 PM	More community events like the autumn festival
Z 10/05/2021 07:27 PM	More historical buildings and well kept up. More frequent city events.
christine 10/07/2021 10:42 AM	a multi purpose victorian village with year round events and access
JaneyG 10/11/2021 09:27 AM	Family events, events for Teenagers and college age students would be great. There is not much for them to do but hang out at the skate park and get in fights or hang out behind the Kroger Plaza on 5 Mlle and East of Merriman and smoke weed. Or they meet at the Creek and drink and smoke weed. You will need to hire someone just to make programs and fun events for the 15-21 year olds. I like the Christmas Walk I hope that continues.
John Avgoustis 10/15/2021 07:17 AM	A working cider mill would be a HUGE draw. Also, I would be in favor of permanent weekend flea markets during the warm months. It would drive weekly traffic and be a steady source of revenue. The markets should also incorporate a permanent Farmer's Market. It's a much bigger footprint that Wilson Barn and needs events to be more regular to drive traffic and revenue. An small stage for performing arts would be appropriate as well.
KA 10/15/2021 06:26 AM	I'd love to see family friendly activities come here, and in a reasonable manner. Meaning we avoid some of the events because of traffic and rude people, having it open some weeknights would be really nice to help avoid the rush for people that need it. Accommodating, like rotary park.
MaddyD 10/15/2021 06:49 AM	I think a place for community engagement and get togethers. Farmers Markets, craft shows, holiday themed events, tours and historical staging, summer concerts, etc.
Heather 10/15/2021 07:17 AM	I thinks cute shops, maybe a place for small food and a farm.
Robin Persiconi 10/15/2021 07:45 AM	Farmers markets, many more special events, markets, holiday markets, expanded paved biking and walking trails, permanent restroom facilities like at parks.

Alan

10/15/2021 09:01 AM

The multiple historical related commissions/boards should be transitioned into one oversight entity to facilitate decision-making and progress onsite.

Dave MacFarland

10/15/2021 10:12 AM

Regular and unique events that drive enough revenue to take care of maintenance and continued beautification.

AlgiersGirl

10/15/2021 12:10 PM

Earn enough revenue to maintain buildings, maybe even add some. I am glad they added the schoolhouse.

PamE

10/15/2021 01:05 PM

Expansion of building use, becoming the central gathering space for Livonia with summer weekly music events. Food vendors on site during all events, possibly local food trucks setting up at events.

theresafrost@gmail.com

10/15/2021 02:01 PM

Venue for holiday events and outdoor concerts and festivals

Park lover

10/15/2021 02:13 PM

The large open spaces and gardens will remain no matter what else changes. I need to walk in that large field and go there almost daily.

Anna

10/15/2021 02:24 PM

Buildings open on a more regular basis, better building upkeep, regular historical events

Dan

10/15/2021 02:25 PM

Very much like today

Lindsay Cragel

10/15/2021 02:29 PM

More focus on history

Laura Roaden

10/15/2021 03:52 PM

Events like a farmers market every weekend. Holiday celebrations. School field trips to learn about local history with a working farm. Summer camps for kids.

Stephanie Edwin

10/16/2021 05:49 AM

Splash pad for community use, play equipment for kids, picnic areas similar to Heritage Park, move farmers market, nice

bandshell for Music from the Heart, sidewalks on Newburgh to increase accessibility, shop for ice cream/coffee, ice rink in winter similar to Downtown Farmington. Historical buildings refinished similar to Greenfield Village - many are showing their age now.

Newburgh

10/16/2021 07:26 AM

Well maintained facility that is accessible by bikes or walking. Location will be a gathering place for Livonia events. It will also celebrate Livonia's history and key industries that lead to Livonia's development. Greenmead will be supported in part by corporate sponsorships.

ssherry734

10/16/2021 08:17 AM

I've visited hundreds of historical parks throughout the USA. I think the most successful ones retain the historical integrity of the site, focus on a clear theme, have a mixture of historical buildings to visit plus related retail and event venues, and host a variety of historical themed events throughout the year.

Melissa Raveed

10/16/2021 07:46 AM

A place where the story of what life was like in this part of Michigan can be taught to all generations, as well as a dynamic site where events focusing on the arts, music and food can happen.

rugged artistry

10/16/2021 08:11 AM

I think Greenmead is far underused. I did happen to drive by recently and saw a craft show and BBQ event happening. I think that's great but I'm not aware of any advertising for this event. I missed the AMC car event because I didn't find out about it until after it had happened. Advertising is very important.

Kathy

10/16/2021 10:51 AM

It could be like a regional Greenfield Village.

elizabeth j

10/17/2021 12:15 AM

I'd love to see it be a bigger staple in the community. Like this initiative states... Greenmead is sadly underutilized. I'm 23 and have lived very close to Greenmead my whole life, but I've only ever been there a handful of times. I think people just need to be reminded or told that it exists and having more events and programs is a great way to do that!! I also think it will be successful if people from all sorts of backgrounds are able to go and enjoy themselves at Greenmead; more promotions and events geared towards those who wouldn't traditionally think to explore a/ this historical sight (eg those from lower income households, younger people or residents from neighboring cities).

jimcarravallah

10/17/2021 06:34 AM

Greenmead is not only a historical park, but also one of the last relics of a 19th century working farm. Perhaps installing plaques at various locations in the farm describing farming operations that took place in the various locations -- the work buildings use, how the wooded area served as fuel for wood fired fires in the house, and how the rest was used to grow crops and raise livestock in Greenmead would serve as a historical reference for future generations.

Juliecab1

10/17/2021 10:10 AM

Na

Bills

10/17/2021 10:26 AM

A safe haven for all creatures, large and small. Historical exhibits for us humans.

Kristen Hjelmstad

10/17/2021 10:38 AM

People visiting daily- not just for special events

Emgostomski

10/17/2021 10:50 AM

More options of things to look at and do, some kind of paved or gravel path to walk on

Rainman2005

10/17/2021 11:15 AM

More densely populated buildings or activities within the street of the historical village

Lokabradly

10/17/2021 11:20 AM

Keep the community garden as is. Don't overcrowd the serenity of the park.

Christine Srock

10/17/2021 03:13 PM

A more formalized site, sort of a mini Greenfield Village hosting community events.

Nicole Sutter

10/17/2021 04:44 PM

Greenmead must preserve history and charm while offering community events and engagement opportunities.
Overdevelopment/over commercialization would be disastrous.

Gardner12

10/17/2021 05:13 PM

Having events and holiday themed events

Downsmi1

10/17/2021 07:48 PM

Improved parking, better rainwater management, more advertising for events held at greenmead, and a bigger diversity of events than just craft shows and historic/cultural events.

Katekeith

10/18/2021 01:55 AM

Community space that brings people and history together

Bruce Rossler

10/18/2021 05:09 AM

Something more in the lines of Greenfield Village would be awesome!

Mrs. D.

10/18/2021 11:26 AM

Preserving what is there; designing programs and opportunities to attract a larger cross-section of people. Nothing with animals -- petting zoo. That is a huge liability to the city and not something necessary on a daily basis. It would be a drain on the budgets.

Dklisz

10/18/2021 11:15 AM

A place that is actually utilized all year long

Dean

10/18/2021 03:25 PM

Band shell, expanded walking trails, farmers markey

L45ryder

10/19/2021 04:46 AM

Lots of people visiting every weekend

Nomad

10/19/2021 06:08 AM

Returning the corner back to the tax rolls.

MotownSandy

10/21/2021 07:19 AM

I thought at one time they were talking about moving a Cider Mill (Parmenters) there - is this still a possibility/

Greenmeadwalker

10/21/2021 06:52 AM

Making Greenmead Accessible without making it into a gross theme park. Beyond adding historical buildings, which stays true to Greenmead's original mission, and doing only what's necessary to make the park accessible, why is it necessary to "develop" Greenmead? I mean, a petting zoo?? All the animal life that is appropriate to the park is already there.

Orange juice

10/21/2021 08:10 AM

Orange juice

Kris

10/21/2021 05:28 PM

More walking areas that go in and out of village area. I would like to walk the area for exercise. Also would like to interact with the history of the buildings.

Catherine Nazark

10/22/2021 08:37 PM

More history-themed events along with historical displays depicting Victorian life or early 1900's plus life, for e.g, a Victorian wedding with costumes of the era.

Jlm

10/22/2021 11:01 PM

Greenmead is already successfully developed. Maintenance of buildings and grounds should continue to be funded as needed. Overdevelopment would only add to these costs and further burden already overtaxed residents.

Michael

10/23/2021 06:16 AM

Much the same as it is now.

catlap

10/25/2021 01:21 PM

Greenmead will be a predecessor to Greenfield village. There will be lots of events going on and many people from all around Michigan will want to visit.

srus11

10/28/2021 11:09 AM

Preserving historical physical assets and learning for the future generations. But acknowledging how that can apply to the new needs/technology/etc. basically how the past impacts the future.

Emily Buchan

10/28/2021 12:45 PM

Increased native plant species

ColleenBadgero

10/28/2021 03:32 PM

Preservation of a maximum amount of green space! Continued gardening/farming. Increased nature and environmental programming with focus on families and kids. Playground with natural elements. A broader, more diverse representation of history of the land (native culture and life prior to "settlement", the land before human life, the good bad and hard truths about the real history of different time periods.

friend83

10/29/2021 07:10 AM

I do believe things need to be repaired and fixed up. Would like to still see that this is used for weddings, graduations, and such events that bring people to our city.

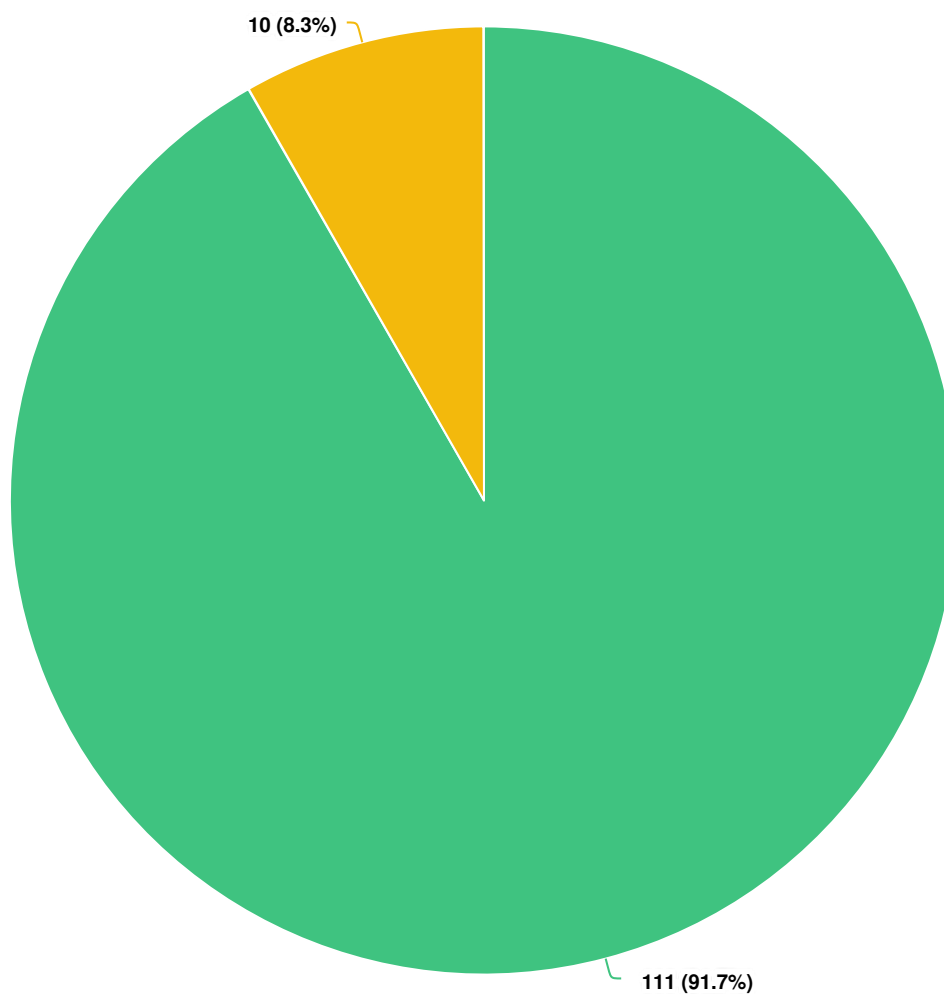
Mardi Cragel 10/29/2021 07:42 AM	Able to have revenue to keep up buildings. Mini Greenfield Village.
Debs1128 10/29/2021 01:24 PM	Ice skating rink , New Years Eve celebration, Halloween maze and camp fire with hot chocolate, Pastry Bake Sale to benefit a charity in Livonia served with coffee & tea, Summertime picnic hot dogs, corn on the cob, baked beans, and watermelon, Overnight camp out bring your own tent with movies, popcorn, etc.
Judy 10/29/2021 02:44 PM	More events and expanded trails
Karen L 10/29/2021 05:50 PM	It should be a space that can be open all weather for all ages. I love the idea of having Christmas Markets and festivals year round!
Wommer 10/30/2021 06:52 AM	You may consider modeling your efforts after what has been shown to be successful at Greenfield Village. I think a Christmas Market during December is a great idea.
Lori_v_johnson@hotmail.com 10/31/2021 04:20 AM	Organized property with additional buildings some historic for touring and others are shops open daily and a couple eateries/ coffee shop. Don't be so afraid to add things not historic, make it viable with a mix so that what is historic will survive. Which means allow credit cards in the shops!! There will be an outdoor amphitheater/gazebo for concerts/ plays with great seating (ala milford's wonderful outdoor theater). Maybe even athletic exercise circuit area with volleyball/badminton area, exercise circuit area with posts showing type of exercise to do and could always make the m look historic. I can see this as a great family friendly go to area.
Lori_v_johnson@hotmail.com 10/31/2021 05:15 AM	There would be no gaps between buildings as it would be filled in with shops, covered picnic areas, cozy eateries, misc historic monuments/ devices/ story boards, craft buildings to watch crafters and maybe create something at the same time. There would also be an outdoor fitness area with historic twist, ice rink and sledding hill in winter, and for summer gaming area like giant checkers or chess board or tables, horseshoe area, badminton courts, putt putt area with historic landmarks. Disc golf area. And of course a concert theater area with weekly entertainment whether music or theater.. on weekends to compete with the neighboring cities which have better attractions. Not Thursday's where many don't go

because of working the next morning.

Optional question (84 response(s), 44 skipped)

Question type: Essay Question

Q5 Would you attend events at a new community events barn?

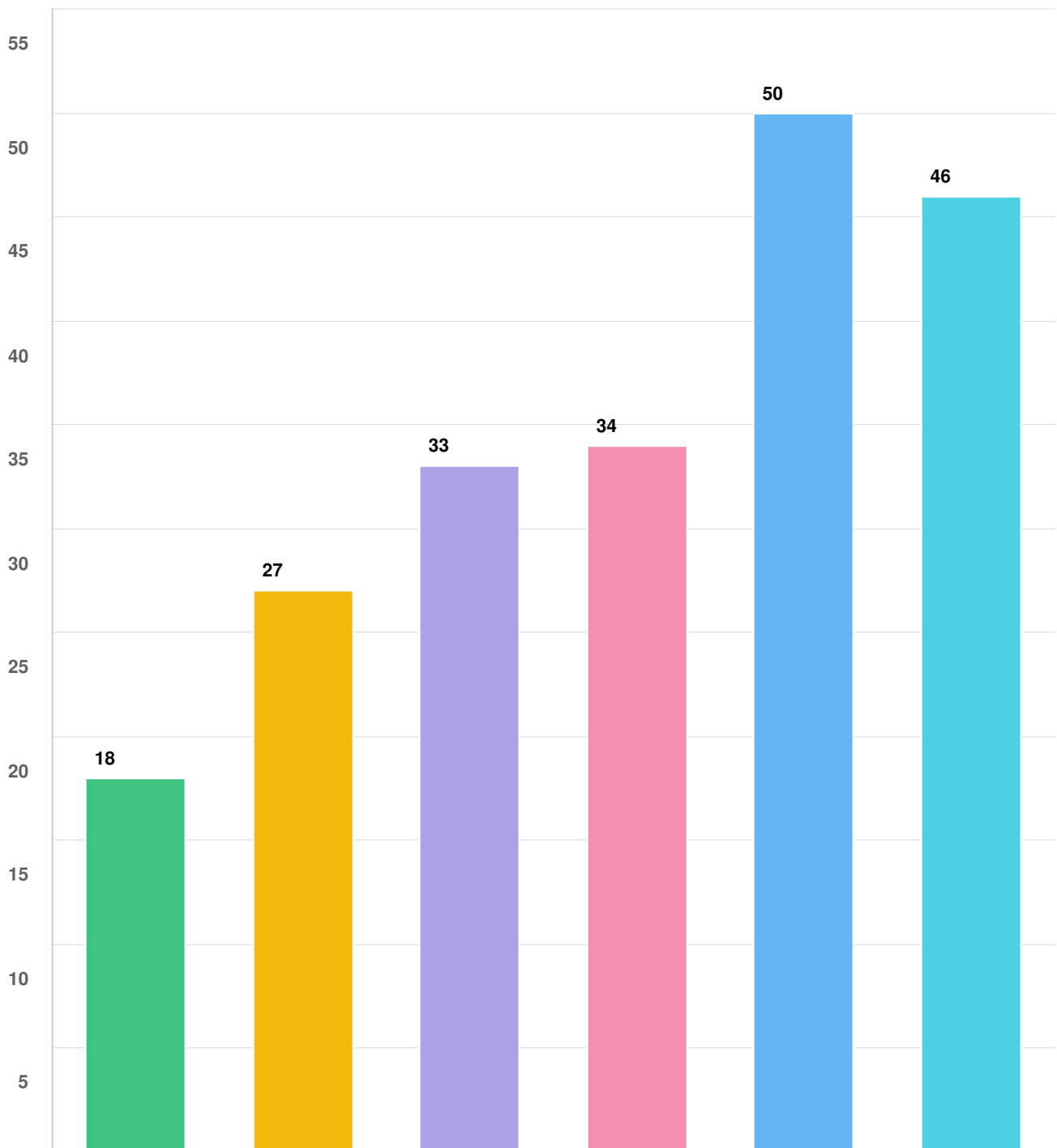


Question options

● Yes ● No

*Optional question (121 response(s), 7 skipped)
Question type: Dropdown Question*

Q6 If there was a _____, I would increase my frequency of visits to Greenmead Historical Park significantly. Select all that apply

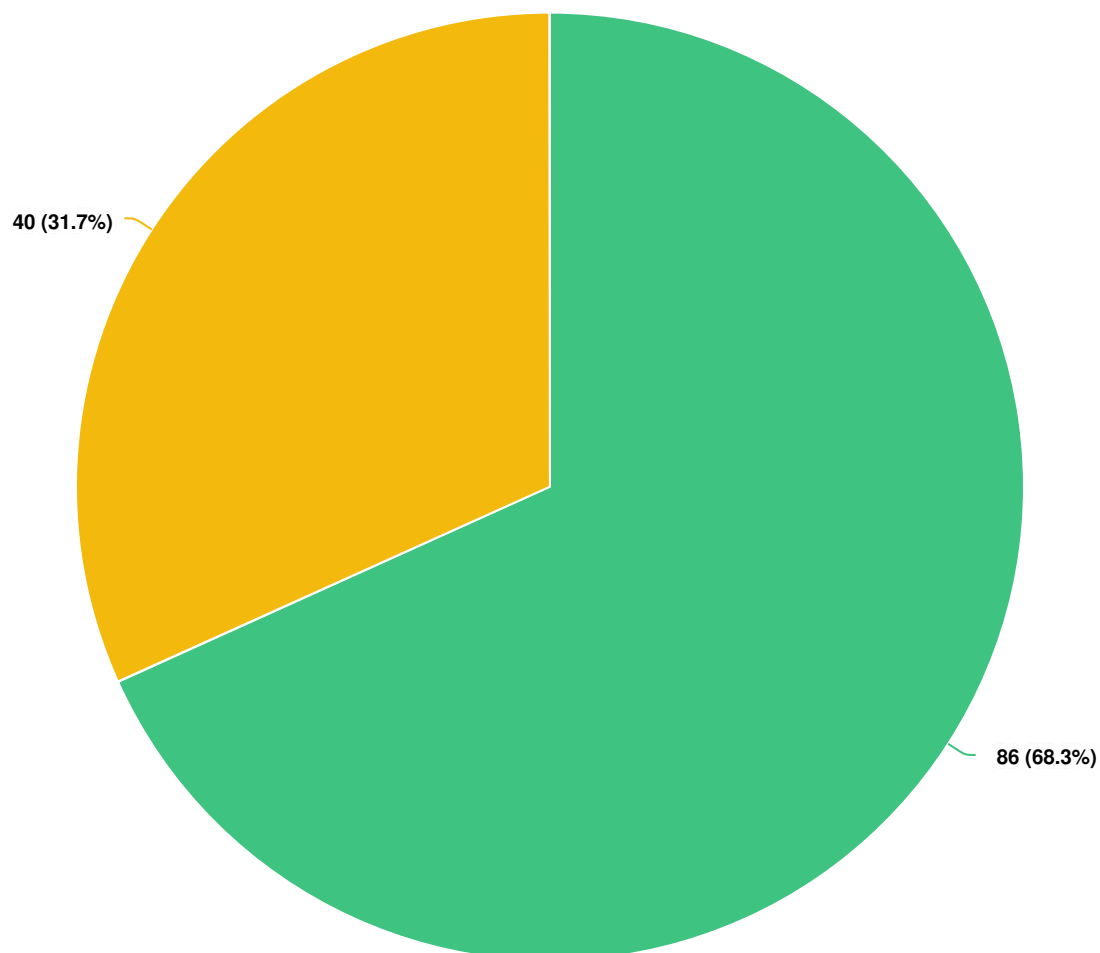


Question options

- ☐ Dog park ☐ Larger sledding hill ☐ Ice skating/hockey rinks ☐ History-inspired playground equipment
☐ Natural outdoor playground ☐ Other (please specify)

Optional question (107 response(s), 21 skipped)
Question type: Checkbox Question

Q7 | Would you be willing to pay an annual membership fee to support added programming at Greenmead?

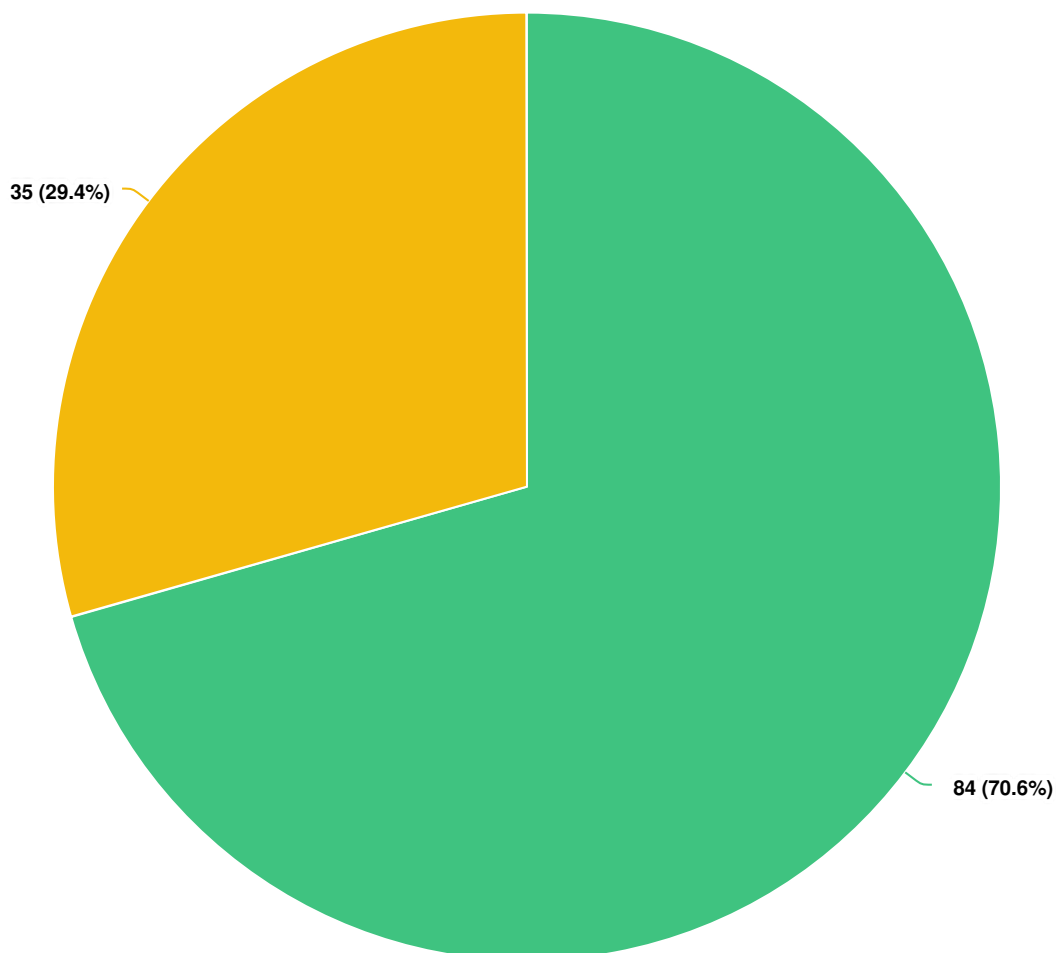


Question options

☒ Yes ☐ No

Optional question (126 response(s), 2 skipped)
Question type: Radio Button Question

Q8 | If there was added historical programming at Greenmead, would you be willing to pay an entrance fee to visit the historical village and Simmons-Hill House?



Question options

● Yes ● No

Optional question (119 response(s), 9 skipped)
Question type: Dropdown Question



January Focus Group Schedule –

- 6:00 – 6:15 Welcome and Introductions
- 6:15 – 6:30 Greenmead 365 Project Description
- 6:30 – 6:50 Discussion of Survey Results
- 6:50 – 7:10 Presentation of Recreation and Cultural Heritage Tourism
- 7:10 – 7:20 Break
- 7:20 – 8:00 Discussion of Five + Big Questions
- 8:00 – 8:30 Review of Prospective Projects



Focus Group Wrap-up Report
Two Groups Held – January 24 & 27, 2022

Prospective Projects –	Focus Group Score Total
Development of Natural Playground	91
New Interpretive Programming	97
Covered Skating/Concert Pavilion	67
Additional Event Spaces	58
Expansion of Nature Trail	83
New Event/Interpretive/Storage Facility	59
New Facility for City Maintenance Equipment	24
Planting of Orchards	59
Increasing Height of Sledding Hill	53
Removal of the Community Garden	23
Petting Zoo/Working Farm	64
Improved Accessibility – on-site and off site	89
On-site Restaurant Facility	37
Creating Regular Living History Exhibits/Programming	97

Score each project 1 to 10 with 10 being the highest score
14 individual scores tallied and added together for each project

Scores – from 14 Focus Group participants, held January 24th and January 27th



Five + Big Questions Discussion:

Answers to these following questions (ended up with more than five questions) will help to inform the consultant team in developing a master plan that is not only implementable but also desirable

- What is Greenmead?
- Should the Master Plan for Greenmead Historical Park make the park more relevant as a history-preserved place or focus it on becoming visited more frequently?
- What makes Greenmead unique as compared to the other parks in Livonia?
- What are the other parks outside of Livonia that you frequent often? What makes them special?
- Should one of the goals be to make Greenmead a regional (Metro Detroit) attraction?
- In the ideal Greenmead, is history the attraction or simply the backdrop?
- What prevents you from visiting Greenmead?
- How important should it be for Greenmead to have a more recognizable entry/better street appeal?
- Should additional historic buildings be added to the Greenmead Historical Village?
- If you could change one thing about Greenmead, what would it be? Is it feasible?
- How important is it to keep Greenmead as historically accurate as possible or should there be greater flexibility to allow for other modern facilities and attractions?
 - Greenmead as a whole should remain historic and all future improvements should be to retain a historic theme
 - The existing buildings and structures at Greenmead should remain historic, but other areas of the park should be developed with modern facilities and amenities
 - Some of the buildings and structures at Greenmead should be modernized and other areas of the park should be developed with modern public amenities and attractions
- What forms of revenue do you believe are needed to maintain and improve Greenmead?
 - Admission fees
 - Tax increase
 - State and/or Federal grants
 - Revenue derived large and small events/rental income
 - Revenue derived from the construction of major infrastructure on-site
 - Sell portions of the park



Focus Group Comments from Discussion on the Five Big One

What are the parks outside of Livonia that you frequent?

Farmington Hill's Heritage Park – several mentioned over both days
Meijer Gardens
Cranbrook
Various historical parks
Rotary Park Playscape
Maybury
Belle Isle – Anna Scripps Whitcomb Conservatory
Elizabeth Park – ponies and concerts
Huckleberry RR
Cass County Underground RR Society driving tour
Westland's Civic Center Park & movies
Plymouth – music in the park with bathrooms, have a meal downtown
Kensington Metropark – playgrounds
Taylor's Heritage Park

Widespread agreement that Greenmead should be targeted to a regional market. Priority given to Livonia residents in ticket-buying for certain events and higher prices for non-residents

Is history the attraction or just the backdrop? The first group asked if it couldn't be both, depending upon the event/audience

Should new buildings be added to the Village – only if it ties into the story that is being told at the park

If you could change one thing – get ride of the gardens; more lighting; more programming; make history come alive for the youth; make the farm a focus; improve security

Other thoughts – can the story be told online; yoga classes outside; more easily accessible outdoor bathrooms; improve handicap accessibility; outdoor natural playground; have historical games available for check out; have store open; improve connectivity - nonmotorized into the park from adjacent neighborhoods; new signage at corner of Eight Mile and Newburg Roads; improve the marketing of the Village and the events – concern that site is underutilized; could increase exposure with kid's garden club; interpret nature history and sustainability together; create a learning center on-site;



on-phone interpretation; what is that window of history that will be told/what story are we telling?

Focus on authentic and unique experiences – make the sites and programs come alive for the visitor, allow for an immersive experience. Ensure that the story is inclusive, that most everyone has a connection to the story. Story ties community's past to the present.

Greenmead Unified Interpretation Story – the Migration and Settlement Story of the Midwest, a unified Greenmead story, would accomplish pulling all of the various historical stories together into a larger more powerful story – the development history of Livonia is similar to most every suburban community in SE Michigan, just the time-frame changes depending upon the community – the various currently siloed individual site-related stories at the park need to be knit together into a comprehensive whole

The Farm – Opening of Michigan and the Midwest through multiple treaties with the Indians, Early history of European settlement, Erie Barge Canal opening up the Midwest to settlement; first settlement of Livonia; history of homesteading;

Early Farming – the early homestead farms (Cranson-Hinbern, Kingsley, and Shaw houses and the Quaker Meeting House interpret farming life in the Mid-19th Century

Early Four-Corners Settlements – the Newburg intersection tells the history of where the farming communities came together for church, shopping, and moving goods to Detroit for sale via the interurban. These centers played an important role in rural American life. Several similar hamlets/four corners were located throughout Livonia and duplicated across communities in SE Michigan and beyond.

The American Midwestern settlement story can be illustrated at Greenmead, at it is a unifying story for a currently disjointed facility.

To accomplish the unified interpretive story, we have to gather agreement from the Historic Preservation community that the unified story makes the Greenmead story a more powerful one that more people will engage with. The individual family stories reflected at the farm and the individual structures have limited ability to capture the broader level of interest. To create a broader story, the Greenmead stories will play the role of providing the detail and local color to a broader more encompassing narrative. This change will likely concern some local interests, but these stories aren't being diminished but placed in a broader unified whole – watch out Einstein and the unified string theory!



Phone Interview Notes

Patrick Lydon – National Park Service Rivers Trails and Conservation Assistance Program - Michigan Field Representative
18 Feb. 2022

Patrick attended the January 27th Focus Group

- He was surprised by the confrontational nature of two of the attendees at the beginning of the meeting
- The Focus Group was comprised mainly of average citizens which limited the hoped for in-depth discussion about Greenmead, tourism, heritage development, and its future
- The youth representative was happy to participate in the discussion but she indicated that even as a volunteer at Greenmead, she and her fellow basketball player/volunteers had not absorbed much of the history of Greenmead. Patrick was concerned about this fact and wondered if it is illustrative of a larger issue with youth and interest in history

Results of his investigations with fellow RTCA field representatives around the country

- None of his fellow RTCA members were familiar with any municipal or private non-profit recreated historical villages that were successfully interpreting their stories to a new/wider audience. It was felt that many of them were in similar situations as to Greenmead with declining numbers of volunteers and lukewarm visitorship numbers
- The most cutting edge interpretation was being completed at Cahokia Mounds Historic Site in Illinois where they've utilized computer modeling and sketch up to recreate the appearance of the Cahokia Mound complex during the different years of habitation through an app that could be downloaded onto a person's phone and used like VR glasses to look at the evolution and history site in a three dimensional format.
- He is still looking to hear from Harper's Ferry, which leads the NPS interpretive efforts and results from other RTCA members regarding local historical villages that are successfully expanding their base of supporters

In addition to wayside interpretive panels, he does see an opportunity to utilize comparison photos at the various locations at the park including the farm complex, the various historic farm buildings, and in the village. These displays help to engage the visitor and their imagination. This may include a historic photograph juxtaposed against a current view.



Patrick felt there was an opportunity to get visitors to engage with the complex if the focus was on engaging in history in unique and creative ways instead of just trying to preserve the structures statically in place. He feels that the City must determine Greenmead's primary goal –

What is the focus of the park? Is it to preserve the buildings or is it to interpret the history of the complex to a wider audience?

NYC's High Line retained much of the original character of the place while still creating a new unique space that allows visitors to engage in the City of a unique perch while many of the historical features of the High Line as an elevated trainline were retained.

What are the park's most important aspects? The Farm is the most important and integral to preserve. Would it make sense to place the Natural Playground in the Village? It would get the users of the playground to actively see and visualize the history of the park instead of having the Natural Playground separated from the Village. This will be a challenge for the most traditional preservationists, but the natural playground could be built on interpretation. The short-term impact of the natural playground can easily be removed in the future without impacting the historical buildings, and it wouldn't be at the farm complex, which is a historical treasure to be preserved.



Architectural Site Inventory Appendix

See Separate Document



Architectural Properties Identification Forms Appendix

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, MI 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.437869	Long: -83.418398			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☐	
Industrial ☐	
Other ☒ School	



Architectural Information

Construction Date	1937	
Architectural Style	Colonial Revival	
Building Form	Rectangular	
Roof Form	Front facing gable	
Roof Materials	Asphalt shingle	
Exterior Wall Materials	Brick	
Foundation Materials	Cinderblock	
Window Materials	Wood	
Window Type	9 X 9 double-hung	
Outbuildings	Yes ☐	No ☐
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☐				
Area(s) of Significance	Education			
Period(s) of Significance	1937-1982			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 2016
Historic Name	Nankin Mills School; Perrinville School			
Current/Common Name	Nankin Mills School			
Historic/Original Owner	Henry Ford, Nankin Mills School District. Livonia Public Schools			
Historic Building Use	School			
Current Building Use	Vacant			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	November 21, 2022	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The Nankin Mills School is designed in a restrained Colonial Revival style and clad with orange-red bricks laid in a common bond pattern with brick lintels showing their stretcher sides over the window openings. The structure is divided into two volumes, the main school portion with a smaller vestibule attached in front of the main volume.

This smaller vestibule matches the shape of the larger main volume. There are single small window openings centered at the top of the wall on each side of the vestibule for single six pane non-operable windows (the western window is missing). The main doorway is centered in the vestibule, and there is a recess brick panel centered on the main wall above the peak of the vestibule roof. Both the vestibule and the main volume have gable roofs with the gable fronts facing the façade. The bargeboards have a simple angled profile while the fascia under the roof is modestly decorated.

A small wooden cupola sits just behind the front wall plane of the main structure. The brick chimney, which is currently missing, would have been located opposite of the cupola.

On the side elevations, there were openings for four windows on each side of the building, but the rear window on the western side has been bricked in while the window on the eastern side of the building is missing.

The rear elevation shows the evidence of several additions being connected to the building over the years. There is now a metal egress door located to the western side of the rear elevation, and the unadorned rear wall is decorated with the outline of the chimney in raised brick.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

The construction and operation of the school was paid for by Henry Ford. The school opened to 36 students on September 9, 1937. It was originally built at the corner of Ann Arbor Trail at Farmington Road in present day Westland. One of the Ford's village industry mills was located near the school, and Ford wanted to offer a quality education for the children of his workers.

The one-room plus activity room school operated with the support of Ford until 1946 when it was sold to the Nankin Mills School district for \$1.00.

Additions were added onto the school in 1959, 1960, and 1964. The school closed in 1958 when a new school was built nearby and briefly operated as offices for the school district. It was reopened in 1959 and renamed Perrinville School, after the original Perrinsville School closed.

In 1969, the Nankin Mills School District was forced to disband and merge the northern half of their district with the Livonia Public Schools. The school continued to operate until 1982 when it was closed. The building continued to serve the school district for staff in-service training and then as an early childhood center until 2008. The school district removed the additions in 2011, retaining the original one-room school.

The building was donated to the City of Livonia, and it was moved to Greenmead on October 25, 2016. As of the completion of this form, the building remains vacant and unrehabilitated.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The Nankin Mills School meets National Register Criterion B for the association with Henry Ford, his village industry mill experiment, and Mr. Ford's efforts to utilize creative and unorthodox means to teach children in the mid-20th Century, meeting the Education Area of Significance.

According to Martha Trafford's account, Mr. Ford outfitted this single-room school with an activity room, a machine shop, and paid for a full-time janitor. Innovations included: indirect lighting; all the student's medical and dental bills paid; hands-on learning was promoted; arts and agricultural training provided; along with chapel service and singing of hymns.

Regarding the seven aspects of integrity, the Nankin Mills School does not meet the qualifications related to Location, Setting, Feeling, or Association due to the buildings move from its original location so this building is not eligible for individual listing to the National Register of Historic Places.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Trafford, Martha A. *A Challenging 20th Century Beckons*, a history of the Livonia public schools.

Smith, Karen, "Greenmead to Acquire One-room School built by Ford", *Livonia Observer & Eccentric*, December 2, 2014.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, Mi 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.43779	Long: -83.41773			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☒	
Industrial ☐	
Other ☐	



Architectural Information

Construction Date	ca. 1835, addition ca. 1850
Architectural Style	Greek Revival with Queen Anne features on west facade
Building Form	Two joined rectilinear forms
Roof Form	Cross gabled front section, gabled original portion, and elongated ½ hipped porch
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Cinderblock
Window Materials	Wood
Window Type	1 X 1 double hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☒				
Area(s) of Significance	Architecture; Exploration/Settlement			
Period(s) of Significance	1835-1900, 1902-1925; 1987-present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1985
Historic Name	Samuel Cranson House			
Current/Common Name	Cranson-Hinbern House			
Historic/Original Owner	Samuel Cranson			
Historic Building Use	Single family residence			
Current Building Use	Historical village welcome center			
Architect/Engineer/Designer	Unknown			

Builder/Contractor	Unknown
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Survey Date	May 28, 2021	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The original structure is now at the back of the house, which used whole logs for timber framing. This small one-story rectangular structure is now clad with white clapboard siding, which is likely not original to the structure. It has a simple gable roof and the entrances and window opening on this structure are likely not original.

A Greek Revival addition was added to the now west-facing front facing gable side of the original house circa 1850, with the gable of the new addition in the north south orientation. Two brick chimneys, one each are located near the gabled ends of the addition.

At the turn of the Twentieth Century, the façade of the house (the roof side of the gable portion of the Greek Revival addition) received a modest Queen Anne remodeling with the original taller than wide ground floor windows being replaced by much wider windows and the doorway being offset. A half hipped porch roof was also added to the façade, extending almost across the entire width of the façade. The original broken pediment two over two windows on the side elevations have been replaced with one over one windows and the side elevations have limited adornment.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPOs, and nominations, and recommended for other identification efforts.

The Cranson family purchased 78.44 acres of land in Section 6 of Redford Township on December 19, 1831 and farmed the land. They purchased the 1.3 acre original site of the Cranson-Hinbern House, at the SW corner of Seven Mile and Inkster Roads adjacent to the farm site, in 1832. The original log-framed structure was likely built shortly after, which is now the small rectangular structure furthest east from the present-day façade.

At some point, estimated to be around 1850, the current front of the house, in the Greek Revival style, was built with the main entrance located on the non-gable side of the house.

In 1902, Reke Hinbern purchased the property from the Cranson family. Around the time of the property being sold to the Reke Hinbern, the façade was modestly remodeled in the Queen Anne style with larger windows, an asymmetrical front door, and a half-hipped porch roof was added.

In 1984, the Hinbern family sold the house to the Southland Corporation, which donated it to the City of Livonia for relocation to Greenmead Historical Park. After its move, the house was rehabilitated with funding from a Michigan Equity Grant. Its dedication as Greenmead's historic village welcome center was held on November 22, 1987.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Due to the relocation from its original location, the Cranson-Hinbern House Welcome Center is not eligible for listing on the National Register of Historic Places. If the building remained in its original location, the house would be eligible under Criteria C – the building form, architectural style, and method of construction that all tell the story of agrarian development of Western Wayne County in the Nineteenth and early Twentieth Centuries.

Early homesteaders would build utilitarian structures when they first reached the land for shelter. As they grew in prosperity, often they would build an addition in the architectural style that was current at the time. The buildings would also evolve over time and ownership, and new changes would illustrate the architectural style of the time of the renovation. The Cranson-Hinbern Welcome Center does illustrate this evolution over the last nearly two centuries.

Due to its loss of Location, Setting, Feeling, and Association integrity characteristics, this building is not eligible for listing to the National Register of Historic Preservation.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Cranson-Hinbern Interpretive Center Opening Pamphlet – November 22, 1987

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road					
City/Township, State, Zip Code	Livonia, MI 48152-1075					
County	Wayne					
Assessor's Parcel #	46021990001001					
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.438163		Long: -83.418119			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☒	
Industrial ☐	
Other ☐	



Architectural Information

Construction Date	1843
Architectural Style	Greek Revival
Building Form	Rectangular with full front porch
Roof Form	Front gable with side shed roofs meeting front porch roof as hipped
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Cobblestone
Window Materials	Wood
Window Type	6 X 6 double hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 – Smokehouse

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☐	Historic District Name	
Not Eligible ☒				
Area(s) of Significance	Architecture; Exploration/Settlement			
Period(s) of Significance	Pre-1850s – 1977, 1986 - present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1977
Historic Name	Kingsley House			
Current/Common Name	Kingsley House			
Historic/Original Owner	Nathan B. Kingsley			
Historic Building Use	Single family residence			
Current Building Use	Interpretive house museum			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	May 28, 2021	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The eight-room house basilica Greek Revival farmhouse has a two-story front facing gable with two "side-aisles", widening the structure. A covered porch extends across the entire facade. It is likely that the porch column capitals are not original. The second floor is a broken pediment with a single six-over-six wooden double-hung window. Two small window openings on the second floor are placed above the basilica side-aisle roofs. The front door is slightly offset to the west with a pair of six-over-six wooden double-hung windows on each side of the doorway. The entire structure is clad with wooden clapboard siding.

The home rests on a cobblestone foundation.

According to the 1977 Building Structure Inventory Form, the outside cellar entrance and interior stairway to the basement were added in 1917. A brick fireplace was added at the same time, which is located in the center of house piercing the roof at its peak, approximately ½ to the rear from the front façade. It is at this time that the windows were added on the second floor above the basilica roof.

After the purchase of the home by the Allen's in 1963, shutters were added, modern gas furnace and a kitchen and bathroom were made from the original large country kitchen.

A handicapped accessible ramp has been added to rear of the house, entering a centered door.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

Nathan B. Kingsley (born -February 7, 1820 – Steuben, NY, died May 1, 1898) began construction of the Kingsley House in 1843. He purchased a farmstead NW of Farmington and Five Mile Roads in that year. He was the son of Nathan (August 2, 1796 – December 18, 1873) and Martha Kingsley (December 7, 1802 – January 7, 1855). His parent's farm was located less than a mile away in Section 21 – Farmington Road between Lyndon and Schoolcraft Roads, which they purchased in 1831.

On November 16, 1843, Nathan B. married Mary G. Lambert (December 22, 1822 – Mary 24, 1902) at her parent's farm by Justice of the Peace James Gunning. The Lamberts had purchased a 160-acre farm in Section 12 of Livonia in 1833. They have four children (Robert, Horace, Clare, and Emma) with Horace and Emma living to adulthood.

It is reported that the house was constructed from logs that were felled on the farm. A woodshed originally extended off of the rear of the house.

Blanche Martin, Livonia's Treasurer sold the home to Mr. and Mrs. Charles Allen, Sr. in June 1963. Previous residents of Ms. Martin's were Kingsley family descendants. The Allens rented the home to tenants from June 1963 to June 1977. The home was donated to the City of Livonia for relocation to Greenmead Historical Village by Mrs. Edith Allen along with \$1,000 on February 2, 1976. A portion of the original farm was developed into the southern half of the Coventry Gardens subdivision.

The home was moved to the Greenmead Historical Village site in the late fall of 1977. The Livonia Chamber of Commerce made a major contribution to fund the restoration of the house, which opened to the public in September 1986. Funding for purchase of furnishings for the parlor was made from several area Questors groups.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Due to the relocation from its original location, the Kingsley House is not eligible for listing on the National Register of Historic Places. If the building remained in its original location, the house would be eligible under Criteria A – Patterns of an Area's Development and Criteria C – the Building Form, architectural style, and Method of Construction that all tell the story of agrarian development in Wayne County in the Nineteenth and early Twentieth Centuries.

Due to family living in the immediate area, the Kingsleys were able to construct this home onsite without the need for a settler's log cabin or other makeshift structure. This house illustrates the typical evolution over time and ownership. The Kingsley House illustrates this evolution of residential architecture and technological advancement over the last nearly two centuries.

Due to the relocation of the home, the structure does not meet the National Register qualifications for integrity related to Location, Setting, Feeling, or Association.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Building Structure Inventory Form – February 7 1977, Shirley Bishop and Jessie Sanderson

Real Estate Papers

Observer article, September 23, 1974, Eddie Edgar

Letter to Livonia Mayor McNamara from Mrs. Oren Millard (Her husband's great grandfather, Nathan B. Kingsley, built the house. She also told a story that the farm was a stop on the Underground Railroad, which hasn't been further substantiated.)

"Salmon Kingsley" Sarah Ann Cochrane Chapter – D.A.R.

Research Paper prepared for Livonia Historical Preservation Commission – Flo Noble, for Wayne State University term paper, December 1976

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road					
City/Township, State, Zip Code	Livonia, Mi 48152-1075					
County	Wayne					
Assessor's Parcel #	46021990001001					
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.438383		Long: -83.417731			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☒	
Industrial ☐	
Other ☐	



Architectural Information

Construction Date	1843	
Architectural Style	Greek Revival	
Building Form	Rectangular	
Roof Form	Cross gabled with rear additions	
Roof Materials	Wood shakes	
Exterior Wall Materials	Wood clapboard	
Foundation Materials	Cinderblock	
Window Materials	Wood	
Window Type	6 X 6 double hung	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☒				
Area(s) of Significance	Architecture; Exploration/Settlement			
Period(s) of Significance	1843-1904; 1973; 1983-			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1973 & 1981
Historic Name	Shaw House			
Current/Common Name	Shaw House			
Historic/Original Owner	Thomas Shaw			
Historic Building Use	Single family residence			
Current Building Use	Interpretive house museum			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	June 24, 2021	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The façade of the house is a one-story Greek Revival house with a side-facing gable. A second hidden attic story has only windows visible on the side elevations. A rectangular kitchen addition is located on the northeastern corner of the house, which received a one-bay wide addition at some point, extending the addition beyond the eastern edge of the house in the northeast rear corner. A third addition extends across the remainder of the rear of the house.

The front doorway has decorative Ionic capitals surmounted by dentils and molding. The doorway detailing surrounds a two-paneled door with side lites. There are pair of double-hung six-over-six windows symmetrically placed on each side of the entry. Engaged full-height pilasters are located at four corners of the main structure.

Unique design feature is the stairway to the second floor, which are wide but shallow in depth with 12 tall steps, similar to the stairways found in Wysall, England, where the Shaws had lived prior to immigrating to the United States.

The house was originally heated by wood stoves and the two chimneys were never functional. They only begin on the second floor and do not extend to the ground.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

Thomas Shaw, son of Samuel and Catherine Shaw, was born in Wysall, Nottinghamshire, England on March 4, 1786. On February 22, 1819, he married Hannah Daft Hopkinson (June 19, 1782 – September 26, 1856), daughter of John and Ann Hopkinson at Hicking, Nottinghamshire.

While in England, they had three children (Ann, Eliza, and John). They decided to immigrate to America in 1836 with their children settling on an 80-acre farm in Section 18, Livonia Township, which was located Six Mile Road, between Haggerty and Newburg Roads. They originally lived in a log cabin on the farm, and construction of the Shaw house was begun in 1842 and completed in 1843. Thomas Shaw died the following year in 1844. Son John took over operation of the farm after his father's death.

In 1850, John added 40 additional acres to the farm, and he married Mary Ann Maiden of Redford, MI. They had three children, Emma, John Thomas, and William Robert. Mary died August 14, 1875. On September 13, 1876, John Shaw remarried, to Myra Hodge of Plymouth, MI. With three hired hands, he expanded the farm to 260 acres. In 1904 at 80 years of age, he and his wife retired to 226 Union Street in Plymouth, MI, leaving the farming operation in the care of his farm hand, Alfred White. John Shaw died in 1916.

John Shaw's son William was living in Ovid, Michigan at the time, but returned to the Plymouth house and operated the farm into the 1920s. He sold the farm on land contract to Mr. Millard, but the title did not leave the family until after 1940.

The house remained at its original location until being moved in 1973 due to the construction of I-275 to the City of Livonia's Quaker Acres Historical Village. The house remained at Quaker Acres until being moved to the Greenmead Historical Village site in 1981. Building was open to the public in 1983.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Due to the relocation from its original location, the Shaw House is not eligible for listing on the National Register of Historic Places. If the building remained in its original location, the house would be eligible under both Criteria A - Patterns of an Area's Development and Criteria C – the Building Form, Architectural Style, and Method of Construction that all tell the story of agrarian development in Wayne County in the Nineteenth and early Twentieth Centuries and the unique staircase.

Early buildings would evolve over time and ownership, and new changes often would illustrate the architectural style of the time of the renovation. The Shaw House and its additions illustrates this evolution over the last nearly two centuries.

Due to the building's relocation from its original location, it does not retain four – Location, Setting, Feeling, or Association – integrity qualifications necessary for listing in the National Register of Historic Places.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Building Structure Inventory Form – Prepared by Suzanne Daniel, February 1980

Tract book for Wayne County. Tract Index Dept.: City County Building, Detroit, MI

Shaw, Robert Doane, *Thomas and Hannah Shaw and Descendants in America*, private papers, 1958

Ann Shaw diary – oldest daughter of Thomas Shaw

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road					
City/Township, State, Zip Code	Livonia, MI 48152-1075					
County	Wayne					
Assessor's Parcel #	46021990001001					
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.438586		Long: -83.416881			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below	Structure ☐
Commercial ☒	Object ☐
Residential ☐	
Industrial ☐	
Other ☐ Religious	



Architectural Information

Construction Date	Circa 1860		
Architectural Style	Utilitarian		
Building Form	Rectangular		
Roof Form	Front facing gable		
Roof Materials	Wood shakes		
Exterior Wall Materials	Wood clapboard		
Foundation Materials	Cinderblock		
Window Materials	Wood		
Window Type	6 X 6 double-hung		
Outbuildings	Yes ☐	No ☒	
Number/Type:			

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☒				
Area(s) of Significance	Social History			
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☒ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1975 & 1976
Historic Name	Alexander Blue Office			
Current/Common Name	Alexander Blue Office			
Historic/Original Owner	Alexander Blue			
Historic Building Use	Office; Farm Outbuilding			
Current Building Use	Interpretive history museum			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	Sept. 14, 2022	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This small rectangular building is orientated with the long side of the rectangles facing east and west with gabled roof that faces north and south. The south facing façade is unadorned with a central door flanked by two 6 X 6 double hung windows.

The main door is surrounded by simple squared trim with molding across the top of the door, and there are three exterior wooded steps leading up to two panel door.

The walls are finished with lapped clapboards with corner trim that meets the roof.

The verge board is scalloped around the entire structure.

The west wall has two 6 X 6 double-hung windows evenly spaced towards the corners of the building while the east wall includes two 6 X 6 double-hung windows and a secondary entrance door with three exterior steps.

A simple red brick chimney is located centrally at the rear of the building

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

The building appeared on a 1860 Wayne County plat book when it was located to the north of the Blue house on the east side of Middlebelt Road at it original location. It is reported to have served as Alexander Blue's office for period of time. Mr. Blue was a prosperous area farmer who served as Justice of the Peace from 1846 to 1874. At a later date, the building was moved west across Middlebelt Road, and it served as a farm outbuilding. The building was donated to Greenmead by the Matavia Building and moved to Greenmead in 1979.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

This property does not meet any of the criteria for listing as an individual building to the National Register of Historic Places. The building served for a period of time as an office for a successful area farmer, but it has been moved twice. The connection to the Blue family has been severed by its removal from its original setting. Its placement has no relationship to its service as man-of-means office.

As a part of the larger Livonia Historic Village, the building does help to illustrate the social history of life in the mid-19th Century.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

*Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, MI 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.438144	Long: -83.417025			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☐	
Industrial ☐	
Other ☒ Religious	



Architectural Information

Construction Date	1846
Architectural Style	Utilitarian
Building Form	Rectangular
Roof Form	Side-facing gable with shed roof across entire front
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Cobblestone
Window Materials	Wood
Window Type	9 X 6 double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☒				
Area(s) of Significance	Architecture; Exploration/Settlement			
Period(s) of Significance	1846-1860; 1994-present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1981
Historic Name	Friends Meeting			
Current/Common Name	Quaker House, Friends Meeting House			
Historic/Original Owner	Religious			
Historic Building Use	Religious meeting house			
Current Building Use	Interpretive history museum			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	June 24, 2021	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The Friends Meeting House is a symmetrical utilitarian single story structure with a central inset porch with two simple square wooden columns and two engaged pilasters supporting the porch roof over a fieldstone basement. The main mass of the structure is a side facing gable structure with partial eave returns.

The porch has a shed roof with two side rooms with walls flush with the front of the porch. The porch's shed roof meets the front wall of the main structure at the eave line with the eave providing relief between the main portion of the side-facing gable roof and the porch/side room roof. Each side room has a single symmetrically spaced 9 X 6 double-hung window on the primary façade, and the porch has paired doors separated by a pair of double-hung windows. The doors were to be used by the different sexes for entry into the meeting space.

There is a central brick chimney that pierces the roof at its peak, and the chimney is capped with four rows of decorative corbelling. There are single 9 X 6 double-hung windows on each sidewall of the building, centered within the central mass of the structure.

A modern accessibility ramp is now located on the eastern side of the building, entering the structure through a modern doorway next to the window.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

In 1827-28, the national Friends broke into two main groups – the Hicksite and Orthodox groups. The Quaker Meeting House is the first Hicksite Friends Meeting in Michigan. This group first met in members houses, starting 1833, and they were recognized as member of the Genesee Year Meeting in January 1834. The property for the site was purchased by Daniel and David Lapham in 1827, who were members of the Nankin/Livonia meeting.

A simple log meeting house was erected in 1838 near Farmington and Seven Mile Roads, and in 1846, the Quaker Meeting House was constructed. Many members of the meeting joined the split from the Genesee Yearly Meeting to join the more radical humanist Michigan Yearly Meeting of Friends of Human Progress, and this group continued to meet at the meeting house until 1860. After the Civil War, the Michigan group rejoined the Genesee Yearly Meeting with meetings being recorded in the Livonia area in Plymouth in 1878.

In 1860, a member of the Friends, William Roberts, purchased the Quaker Meeting House, and he and his wife Sarah converted the meeting house into a home. The family lived there with their three daughters and a son until 1895.

Rudolph Kahrl family bought the property that year and lived in the house until 1903.

In 1903, the Kahrl family sold the Quaker House to the Dietrich family. Fredrick and Frederica lived there with their six daughters: Minnie, Bertha, Elizabeth, Emma, Edith, and Martha. In 1943, Bertha Dietrich Nightingale sold the property to Lloyd and Annie Gullen.

The Gullen's made several modifications to the house including added chimneys to both ends of the building, and they lowered the ceiling with the attic space serving as an artist studio space for Mrs. Gullen. They also converted the pantry into a bathroom and the kitchen into a breakfast room. They lived in the house until 1962. The City of Livonia purchased the former Quaker Meeting House and one acre of land at 34004 W. Seven Mile Road for \$24,000, naming it Quaker Acres.

In 1973, the Shaw House was moved to Quaker Acres, and in 1975, the A.J. Geer Store and DUR Waiting Room

joined the Shaw and Friends Meeting House at Quaker Acres. The Quaker Meeting House and parts of the Shaw House were opened as a museum in that year. In 1981, the Quaker Meeting House was moved from the Quaker Acres site to the Livonia Historical Village. It was rehabilitated and opened as a museum on May 15, 1994.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The Quaker Meeting House meets Criterion A for an event that demonstrates the Patterns of an Area's Development. The Livonia area was only beginning to be settled in the 1830s, and the Nankin/Livonia meeting was the first Hicksite Friends group that established a meeting in Michigan. This group built the Nankin/Livonia Quaker Meeting House in 1846, and they met there until 1860.

The Quaker Meeting House meet Criterion C for an example of an early Quaker meeting house with two similar meeting houses at West Unity, OH and Coldstream Poplar Hill, Ontario. The building is an example of the simple and unadorned architectural style that Quaker meeting houses used at the time.

Regarding the seven aspects of integrity for listing in the National Register of Historic Places, the Quaker Meeting House has been significantly altered during its existence including being moved from its original location in 1981, converted into a residence in 1860, undergone significant modifications during the Gullen's ownership during the 1940s-1960s, and underwent significant modifications returning the building to its pre-1860 appearance. Due to these alterations, the building no longer retains integrity aspects regarding location, setting, feeling, and association. The structure does still retain its design, materials, and workmanship integrity characteristics.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book
Daniel, Suzanne. *Quaker House* Building Structure Inventory Form. Michigan History Division – Michigan Department of State. February 1980.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, MI 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.4380035	Long: -83.416538			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☒	
Industrial ☐	
Other ☐	



Architectural Information

Construction Date	ca. 1899
Architectural Style	Simple unadorned shed
Building Form	Single rectilinear form
Roof Form	Gable
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Concrete
Window Materials	Wood
Window Type	2 X 2 double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☐				
Area(s) of Significance	Architecture; Exploration/Settlement			
Period(s) of Significance	1899-1927; 1982-present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1975 and 1976
Historic Name	Detroit United Railway Waiting Room			
Current/Common Name	DUR Waiting Room			
Historic/Original Owner	Plymouth, Northville Railway, Detroit United Railway			
Historic Building Use	Interurban waiting room			
Current Building Use	Interpretive history museum			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	September 12, 2021	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The interurban station is an unadorned small wooden structure with minimal decoration. The rectangular structure measures 12' 4½" wide by 21'4" long. The long side of the structure was parallel to the relocated interurban tracks, and the waiting room entrance is on the short side of the building. The building is finished with clapboard siding. Both the passenger and baggage doors are located on the short sides of the building closest to the tracks.

The waiting room doorway is a horizontal five-panel doorway with a sign mounted over the passenger doorway. The passenger waiting room occupies approximately 1/3 of the building with the baggage room behind. The waiting room is entered by a two-step exterior wooden staircase, and there is single 2 X 2 double-hung window centered between the doorway and the opposite corner of the building. This is a single 2 X 2 double-hung windows on each of the long sides of the building, providing natural light to the waiting room.

The gabled roof is orientated with the gable end facing the short side of the building. The roof has a single pair of simple brackets where the wall meets the roof, and on the long side, the corners include simple wooden braces. A plain brick chimney is located at the ridge of the roof, and it is not located directly in the middle of the building but slightly toward the passenger-door end of the building.

The baggage room floor was located up three steps from the waiting room floor with the baggage door on the side opposite the from the pedestrian entrance. The entrance was raised so that deliveries could be received directly from the floor level of a wagon. This room had windows on the long sides of the building to provide light into the baggage room.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPOs, and nominations, and recommended for other identification efforts.

The Plymouth Northville Railway began interurban serving the Newburg four-corner settlement in 1899 when a line was built between Wayne and Northville. This line was purchased by the Detroit United Railway in 1907, and this line operated until 1927 when it was abandoned.

From 1899 to 1912, the interurban tracks made the turn at the corner of Ann Arbor Trail and Newburg Roads, but in 1912, the tracks were moved from the intersection to a location SW of the AJ Geer Store. When the buildings were relocated to Greenmead, the buildings from the Ann Arbor Trail/Newburg Road intersection were placed in their original orientation with the DUR Waiting Room in the post-1912 configuration.

In 1922, Northville Road was paved. The DUR went bankrupt in 1925, with once-a-day service starting in 1926, with service stopping on April 8, 1927, and the tracks were removed in 1928.

The building was purchased by the Livonia Historical Society in 1974 and moved to the Quaker Acres village site in 1975. In 1976, the building was relocated to the Livonia Historical Village at Greenmead, and it was rehabilitated with funds from the Livonia Historical Society.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The DUR Waiting Room qualifies for listing in the National Register under Criterion A as the interurban train service played an important role in suburban development within Metro Detroit prior to the advent of regular automobile travel. The interurbans provided regular passenger service across the region by connecting smaller communities to adjacent larger communities for jobs and shopping while allowing for agricultural goods to also be shipped, most often to Detroit for processing or sale. The closure of the interurban network represents the ascendancy of the motorcar for commuting and that a significant enough number of roads being improved and/or paved so that four-season travel was possible.

Regarding the seven aspects of integrity, the DUR Waiting Room has been restored to its post-1912 appearance and its new location matches its original orientation at the intersection of Ann Arbor Trail and Newburg Road. Due to its relocation, the building doesn't meet the qualifications for integrity related to Location, Feeling, or Association; however, with several buildings being relocated en masse to this location and placed in orientation that matches their original placement, the State Historic Preservation Office should consider if this collection of Ann Arbor Trail/Newburgh Road buildings wouldn't qualify for listing in the National Register of Historic Places.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, MI 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.4382201	Long: -83.416480			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below	Structure ☐
Commercial ☒	Object ☐
Residential ☐	
Industrial ☐	
Other ☐ Religious	



Architectural Information

Construction Date	1912
Architectural Style	Utilitarian Storefront
Building Form	Rectangular
Roof Form	Front facing gable
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Cinderblock
Window Materials	Wood
Window Type	Two large four-pane storefront windows with single 1 X 1 double-hung windows on sides and rear with single side window
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☐				
Area(s) of Significance	Commerce; Social History			
Period(s) of Significance	1908-1950; 1982 - present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1975 & 1976
Historic Name	A.J. Geer General Store			
Current/Common Name	A.J. Geer General Store			
Historic/Original Owner	A.J. Geer			
Historic Building Use	Rural general store			
Current Building Use	Interpretive history museum & gift shop			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	Sept. 14, 2022	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

This rectangular structure has the short storefront side of the building facing north, towards what would have been Ann Arbor Trail. The front of the store is not fully rectangular with the storefront slightly angled with the eastern wall slightly longer than the western wall, allowing the storefront to line up with the former angled right-of-way. The building generally measures 20 feet wide by 40' to 45' feet long.

The north façade is a traditional storefront with modest detailing with a central door flanked by large store windows on either side. The wooden storefront advertising panel extends above the windows to the top of the building's roof peak and is finished with clapboard siding. Simple advertising is painted on this wall surface with A.J. Geer in large black block letters centered and two smaller message boxes – "Dry Goods Hardware Groceries" on the left and "General Store" on the right.

The bulkhead is approximate 30 inches tall with the store windows divided into large four divided lites. The storefront windows are surrounded by unadorned squared trim boards. The entrance door is located up two concrete steps, and the front entrance door has a simple surround that extends up into the storefront's beam. There is a transom window located above the door.

The entire building is finished in Novelty Drop siding that is painted white. Each sidewall has a double-hung 1 X 1 window and the eastern wall also includes a three-paned window under the eaves halfway to the rear of the building. There is a small brick chimney on the eastern wall, located towards the rear of the structure, and it runs up through the eaves/roof. A secondary entrance is located at the left rear of the building, with a 1 X 1 double-hung to the east, located over the external cellar entrance.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPOs, and nominations, and recommended for other identification efforts.

According to City records, the building was constructed in 1908.

From 1912-1916, the building was operated as a general store by Mr. A.J. Geer, selling a variety of groceries, dry goods, and hardware materials. Between 1917 and 1924, the building was operated by C.R. Carson. Historical research indicates that businesses operated at the site from 1924 to approximately 1950, but no details are known.

From 1950-1974, the building sat vacant.

In 1974, the Livonia Historical Society purchased the building, and in 1975, it was moved to the Quaker Acres historical site on Seven Mile Road west of Farmington Road.

In 1976, the building was relocated from Quaker Acres to developing Livonia Historical Village at Greemead.

The building was restored and opened to the public on December 19, 1982. It has operated as one of the main attractions of the Greenmead Historical Village, interpreting rural farming life from early in the 20th Century and as the site's gift shop.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The A.J. Geer General Store meets Criterion A for an event that demonstrates the patterns of an area's development. The store illustrates the general stores that often would have been located in four-corners commercial districts throughout the country, serving the area farmers. These districts were a centralizing force for the rural residents as they often included houses of worship, general stores, post offices, and other specialty businesses, meeting the Social History Area of Significance.

The A.J. Geer General Store meets Criterion C for an example of typical general store that would have been located in most rural communities, meeting the Commerce Area of Significance. Though it is a very simple structure, it is indicative of the style that would have been found in rural America at this time. Few intact examples of this type of commercial store remain. This building's interior has received little modification as it closed in 1950.

Regarding the seven aspects of integrity, the A.J. Geer General Store has been restored to its appearance from when it operated as a general store in the 1910s, and its new location matches its original orientation at the intersection of Ann Arbor Trail and Newburg Road. Due to its relocation, the building doesn't meet the qualifications for integrity related to Location, Feeling, or Association; however, with several buildings being relocated en masse to this location and placed in orientation that matches their original placement, the State Historic Preservation Office should consider if this collection of Ann Arbor Trail/Newburgh Road buildings wouldn't qualify for listing in the National Register of Historic Places.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, Mi 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.438111	Long: -83.416470			
913 Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☒	
Industrial ☐	
Other ☐	



Architectural Information

Construction Date	1913
Architectural Style	Wooden American Bungalow
Building Form	Square with protruding front porch and rear rectangular entry
Roof Form	Cross gabled roof with front facing gable dormer, and elongated ½ hipped porch
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Concrete
Window Materials	Wood
Window Type	1 X 1 double hung
Outbuildings	Yes ☐ No ☒
Number/Type:	One, not original

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☐				
Area(s) of Significance	Architecture; Exploration/Settlement; Social History			
Period(s) of Significance	1913-1950; 1979-present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s) 1979
Historic Name	A.J. Geer House			
Current/Common Name	Bungalow			
Historic/Original Owner				
Historic Building Use	Single family residence			
Current Building Use	House museum			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	Sept 20, 2022	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The Bungalow is a typical two-story American wooden bungalow with a main cross-gabled roof with eave returns. The façade includes a front-facing gable with a pair of double-hung windows centered within the gable end. The roof overhangs are slightly exaggerated and the eave-returns match this deep profile. The front porch extends across approximately 90% of the main façade. The porch is covered with a ½ hipped roof. Single double-hung windows flank a door which has four panels below and large window above. Each side of the house has two double-hung windows on the lower level with paired double-hung windows under the eaves on the second floor. There is a small shed-roofed structure added to the main massing of the house at the southwestern corner, which includes an exterior stair. A rear doorway is located in this addition and a small double-hung window faces east.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPOs, and nominations, and recommended for other identification efforts.

The Bungalow was built in 1913, and the A.J. Geer lived in the house during the period when he was the proprietor of the general store next door. The building was an important component of the original Newburg Road and Ann Arbor Trail intersection, and it was moved to Greenmead in 1979. The building was rehabilitated and opened as a house museum as part of the Livonia Historical Village in 1992.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The Bungalow meets Criterion A for an event that demonstrates the patterns of an area's development. The Bungalow illustrates the development of a four-corners commercial district, which served the area farmers. These districts were a centralizing force for the rural residents as they often included houses of worship, general stores, post offices, and other specialty businesses, meeting the Social History and Exploration/Settlement Areas of Significance.

The Bungalow meets Criterion C for a well-preserved example of the American Bungalow style of Architecture for early in the 20 Century, and this meets the Architectural Area of Significance as this style was prevalent at the time, and few buildings of this condition remain.

Regarding the seven aspects of integrity, the Bungalow has been restored to its 1915 appearance and it's new location matches its original orientation at the intersection of Ann Arbor Trail and Newburgh Road. Due to its relocation, the building doesn't meet the qualifications for integrity related to Location, Feeling, or Association; however, with several buildings being relocated en masse to this location and placed in orientation that matches their original placement, the State Historic Preservation Office should consider if this collection of Ann Arbor Trail/Newburgh Road buildings wouldn't qualify for listing in the National Register of Historic Places.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, MI 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.4385534	Long: -83.415838			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☐	
Industrial ☐	
Other ☒ Religious	



Architectural Information

Construction Date	1848
Architectural Style	Colonial with Gothic entry
Building Form	Rectangular
Roof Form	Front facing gable
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Cinderblock
Window Materials	Wood
Window Type	Single pane stained glass windows in double-hung openings in church, two-over one in Sunday school
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☐				
Area(s) of Significance	Exploration/Settlement; Religion; Social History			
Period(s) of Significance	1848-1977; 1984-present;			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1915 & 1977
Historic Name	Congregational Church; Newburg Methodist Church			
Current/Common Name	Newburg Church			
Historic/Original Owner	Newburg Congregational Church			
Historic Building Use	Church			
Current Building Use	Wedding Hall			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	Sept. 14, 2022	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The original simple Colonial Revival church was built in 1848 on Ann Arbor Trail across from the Newburg Cemetery, on land leased from Joseph Kingsley. The church is a single-story clapboard clad rectangular structure with the gable-end facing south facade. There are simple rafter returns on the façade.

A double-door vestibule is centrally located between two-stained glass windows. The doors are six-panels in a horizontal configuration with a Gothic Revival inspired window surmounting the entry. The vestibule itself mirrors the overall simple appearance of the main structure with a front-facing gable roof over the vestibule but without the rafter returns.

A double-arched square columned belfry was added to the structure in 1892 that is set back about five feet from the façade and the belfry sits atop a square-shingled base.

A simple side-facing gabled Sunday school wing attaches to the northwestern side of the church with a modern ramp that provides handicapped access into the structure on the addition's unadorned western wall.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

The church was built in 1848 on land leased to the Newburg Congregational Church. Sunday services rotated for decades with the Congregational congregation holding services on one Sunday and a Methodist congregation holding services the following week.

In 1888, the two congregations merged. The interior was re-wallpapered and a wider center aisle was created. Circa 1890, new double doors were added to the vestibule, easing the entry of caskets for funerals. The Gothic-inspired window was likely added at this time.

In 1892, the belfry was added with the Sunday school annex being added in 1898. Stained glass windows were installed into the existing window openings in 1908.

In 1915, the church was moved to the intersection of Newburg Road and Ann Arbor Trail and windows were added to the front of the building.

A bell was added to the belfry in 1936, and in 1948, the vestibule was rebuilt, added a stair into the basement.

In 1960, the church was condemned, and a new church was begun in 1961.

The church was again used from 1969 to 1977 when it was donated to the City of Livonia in 1977. The building moved to its present location on July 1, 1977. It was rehabilitated and opened to the public on May 20, 1984.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The Newburg Church meets Criterion A for events that demonstrate the Patterns of an Area's Development. The church illustrates the development of religious organizations and their buildings in four-corners commercial districts, serving the area farmers. These districts were a centralizing force for the rural residents as these districts often included houses of worship, general stores, post offices, and other specialty businesses, meeting the Social History Area of Significance.

The Newburg Church meets Criterion C for an example of typical small religious congregation that would have been located in many rural communities, and this meets the Exploration/Settlement and Religious Areas of Significance. Though it is a very simple structure, it is indicative of the style that would have been found in rural America at this time.

Regarding the seven aspects of integrity, the Newburg Church has been restored to its 1915 appearance and its new location matches its original orientation at the intersection of Ann Arbor Trail and Newburg Road. Due to its relocation, the building doesn't meet the qualifications for integrity related to Location, Feeling, or Association; however, with several buildings being relocated en masse to this location and placed in orientation that matches their original placement, the State Historic Preservation Office should consider if this collection of Ann Arbor Trail/Newburgh Road buildings wouldn't qualify for listing in the National Register of Historic Places.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, MI 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.438711	Long: -83.415952			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☒	
Industrial ☐	
Other ☐ Religious	



Architectural Information

Construction Date	1924
Architectural Style	Arts and Crafts Bungalow
Building Form	Rectangular
Roof Form	Side facing gable with front facing gabled dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood clapboard with cedar shake shingle accents on second floor
Foundation Materials	Cinderblock
Window Materials	Wood
Window Type	1 X 1 Wood
Outbuildings	Yes ☒ No ☒
Number/Type:	One - shed

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☐				
Area(s) of Significance	Architecture; Religion; Social History			
Period(s) of Significance	1924-1960; 1977 - present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1977
Historic Name	Newburgh Methodist Church Parsonage			
Current/Common Name	Parsonage			
Historic/Original Owner	Newburgh Methodist Church			
Historic Building Use	Parsonage			
Current Building Use	House museum			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	Sept. 14, 2022	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The Parsonage is a two-story standard American wooden bungalow with some Arts and Crafts flourishes. The roof is a side-facing gabled roof with a three windowed dormer facing the front. There are rafter tails along the roof edge and the porch roof edge. On the sides, square decorative elements complete the rafters on the main roof and the rafters on the gabled dormer but these details are not included on the porch roof. The wall surfaces of the dormer are finished with red cedar shakes.

The front porch extends across approximately 95% of the main façade. The porch is covered with a ½ hipped roof supported by four columns along the porch edge. Single double-hung windows flank a door with large window with large central pane and eight smaller panes along the window edge.

The second floor of both the north and south elevations are clad with cedar shakes matching the front-facing dormer. The north elevation has a paired double-hung window near the front with a single double-hung window in the rear with a pair of double-hung windows on the second floor. The south elevation has a pair of double-hung windows towards the front with a wider and shorter single double-hung window towards the rear. Two single double-hung windows are on second floor.

The rear elevation has a pair of single double-hung windows irregularly spaced on either side of a rear entry door, located at grade. There is a simple roof covering the doorway, which is attached directly to the house without any columns. A shed dormer is centrally located over the rear door with paired double-hung windows.

A simple brick chimney pierces the roof on the rear roof slope, slightly south of the central point of the structure.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPOs, and nominations, and recommended for other identification efforts.

In 1920, the Newburg Methodist Church was removed from the Plymouth Circuit, requiring a home for the pastor to be built. The Parsonage was built in 1924, and it served the Church until 1960.

Ground was broken for the house on April 1, 1924 with the family moving into the seven room house on June 28th of that year.

Area congregations assisted the Church in paying for half of the construction costs by the home's dedication. In 1927, the Church's Ladies Aid Society took up the effort to eliminate the remaining \$700 mortgage. By September 6, 1927, over \$670 was raised, and Dr. Phelps gave a sermon, which concluded with the burning of the mortgage note.

The Parsonage was donated to the City of Livonia by Lord's House, and it was moved to Livonia Historical Village on July 1, 1977.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The Parsonage meets Criterion A for an event that demonstrates the Patterns of an Area's Development. The Parsonage illustrates the development of religious organizations and their buildings in four-corners commercial districts, that served the area farmers. These districts were a centralizing force for the rural residents as they often included houses of worship, general stores, post offices, and other specialty businesses, meeting the Social History Area of Significance.

The Parsonage meets Criterion C for an example of typical small religious congregation that would have been located in many rural communities, and this meets the Religious Areas of Significance. This home is a well-preserved example of the Bungalow style that was prevalent during the early 20th Century.

Regarding the seven aspects of integrity, the Parsonage has been restored to its 1915 appearance and it's new location matches the original proximity of the house to the adjacent Newburg Methodist Church when they were located at the intersection of Ann Arbor Trail and Newburg Road. Due to its relocation, the building doesn't meet the qualifications for integrity related to Location, Feeling, or Association; however, with several buildings being relocated en masse to this location and placed in orientation that matches their original placement, the State Historic Preservation Office should consider if this collection of Ann Arbor Trail/Newburgh Road buildings wouldn't qualify for listing in the National Register of Historic Places.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book
(Rev.) Paul Havens notes dated 9-6-27, included in scrapbook belonging to Gladys Ryder

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road					
City/Township, State, Zip Code	Livonia, MI 48152-1075					
County	Wayne					
Assessor's Parcel #	46021990001001					
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.348960		Long: -83.416521			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☐	
Industrial ☐	
Other ☒ School	

Architectural Information

Construction Date	1861
Architectural Style	Colonial
Building Form	Rectangular
Roof Form	Front facing gable
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Cinderblock
Window Materials	Wood
Window Type	2 X 2 double-hung with vertical slit shutters
Outbuildings	Yes ☒ No ☐
Number/Type:	Double outhouse



Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☐				
Area(s) of Significance	Exploration/Settlement; Education; Social History			
Period(s) of Significance	1861-1921; 1987-present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): ca. 1925 and 1987
Historic Name	Newburg School			
Current/Common Name	Newburg School			
Historic/Original Owner	Fractional School District No. Eight of Livonia Township			
Historic Building Use	School			
Current Building Use	One-room school house for history experiences			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	November 21, 2022	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The simple Colonial-influenced rectangular building includes a raised porch on the eastern side of school with two five-horizontal-panel doors symmetrically centered with single 2 X 2 double-hung windows on each side of the doors. The entry porch is centered over the doors with a half-hipped roof supported by three turned wooden columns, which are likely do not match the original appearance. The entire building is clad in clapboard siding with narrow trim boards at the corners. The bargeboard on the entry-end gable is unadorned. There are three 2 X 2 double-hung windows on the sides of the main building volume. All of the windows have simple trim with vertical board shutters.

A secondary rectangular volume, smaller in size, is attached to the rear of main volume. The design matches the design of the primary volume except it is a recessed a couple feet on each side and the roof is approximately three feet lower than the main part of the structure. There are no windows on the rear volume, but an exterior door is located at the southeastern corner of this smaller volume.

A simple bell cupola is located at the roof's peak, located just behind the façade. It includes simple wooden railing trim features and a hipped roof with a decorative finial. At the rear of main volume, a brick chimney with simple corbelling pierces the roof's peak.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPOs, and nominations, and recommended for other identification efforts.

By a vote of the people, four hundred dollars was raised in 1860 and 1861 (1/2 in each year) to fund the construction of the Newburg School, replacing the wooden log cabin that was built for that purpose in 1831. The building committee was comprised of George Rider and Andrew Fitzgerald in addition to the school Board. Twelve additional dollars was allocated for the construction of two privies that were to be completed before the winter term. In 1861, a meeting was held to select the site for the new school. It was determined to expand the existing site by six rods to the south and six rods to the west.

In 1883, a 12' X 14' woodshed was constructed for \$40.07 and a new chimney was built in 1897. The school was painted white in 1898. A new wooden floor was installed in 1901 and coal became the schools heating source the following year.

In 1922, a new four-room brick schoolhouse was constructed on Newburg and Ann Arbor Roads and the Newburg School closed. The building was moved from its original location and converted into three apartments with multiple additions added along with the rear volume being removed.

The Newburg School was donated to the City of Livonia in 1986, and it was moved to the Livonia Historical Village the following March.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The Newburg School meets Criterion A for an event that demonstrates the Patterns of an Area's Development.

The school illustrates the early efforts for public education in a rural school district and the repurposing of the school into apartments. In some instances, schools would be located within four-corners districts like the Ann Arbor Trail and Newburg Road district. These districts served as a centralizing force for the rural residents as they often included houses of worship, general stores, post offices, and specialty businesses while serving as transit hubs, illustrating the Social History Area of Significance.

The Newburg School meets Criterion C as a rare remaining example of the Colonial style in Michigan. This simple utilitarian Building Form and Architectural Style are exceedingly rare. The building represents the Exploration/Settlement and Education Areas of Significance in illustrating the mid-19th Century educational efforts and the facilities used to teach students at that time. Though it is a very simple structure, it is indicative of the style that would have been found in rural America at this time.

Regarding the seven aspects of integrity, the Newburg School has been restored to its 1915 appearance and its new location matches the original orientation to the intersection of Ann Arbor Trail and Newburgh Road. Due to its relocation, the building doesn't meet the qualifications for integrity related to Location, Feeling, or Association; however, with several buildings being relocated en masse to this location and placed in orientation that matches their original placement, the State Historic Preservation Office should consider if this collection of Ann Arbor Trail/Newburgh Road buildings wouldn't qualify for listing in the National Register of Historic Places.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Greenmead Tour Guide Book

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road					
City/Township, State, Zip Code	Livonia, Mi 48152-1075					
County	Wayne					
Assessor's Parcel #	46021990001001					
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.438383		Long: -83.417731			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐	

Property Type

(Insert primary photograph below.)

Building ☒ select sub-type below	Structure ☐
Commercial ☐	Object ☐
Residential ☒	
Industrial ☐	
Other ☐	

Architectural Information

Construction Date	Circa 1855
Architectural Style	Colonial with Italianate features
Building Form	Rectangular - multiple
Roof Form	Cross gabled and front facing gables with rear additions
Roof Materials	Wood shakes
Exterior Wall Materials	Wood clapboard
Foundation Materials	Cinderblock
Window Materials	Wood
Window Type	4 X 4 double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	



Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☒				
Area(s) of Significance	Architecture; Exploration/Settlement			
Period(s) of Significance	1855-1980; 2003-Present			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☒ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): 1987
Historic Name	Alexander Blue House			
Current/Common Name	Blue House			
Historic/Original Owner	Alexander Blue			
Historic Building Use	Single family residence			
Current Building Use	Interpretive house museum			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	Sept. 24, 2022	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The façade of the Alexander Blue House faces east in its current alignment at Greenmead Historical Park. The house is two stories tall and it includes a mixture of styles of the period. The house contains Italianate features, but the core design of the house is more Colonial Revival. Alexander Jackson Downing's *The Architecture of Country Houses* was printed in 1850, and this book had a significant impact on architectural design in the mid-19th Century. The design of the Alexander Blue House incorporated features from this book including a break from rigid symmetry of the period and lack of ornate detailing. The Blue House includes richly decorated wood trim including detailing on the single-story entry porch; intricate detailing around the bay window on the rectangular portion to the north of the entrance; decorative roof brackets, round-headed windows on the northern part of the façade; tall narrow windows; and a forward-facing gabled roof structure piercing the roof over the front entrance. All of these features are examples of the Italianate.

The façade is comprised of two main rectangular forms with the front entry form recessed from the rectangular form to the north. The north form includes a decorative richly decorated bay window feature with four round-headed windows with a tripartite window above. The bay windows are 2 X 2 double-hung windows with horizontal muntins while the window feature above has a larger central window flanked by two smaller windows. The central window is 4 X 4 while the side windows are 2 X 2. This element has a forward-facing gable end with decorative vergeboards and decorative brackets.

The north elevation of the original structure includes three 4 X 4 double-hung windows on each floor with decorative pedimented trim over the windows.

The south elevation of the original structure includes a one story richly decorated porch and bay window on the first floor. Decorative dormers similar to the one over the front door surmount two of the windows on the southern elevation.

A sympathetic addition was built onto the rear of the structure to house a large public meeting/multi-use room on the first floor for rental with a catering kitchen at the rear and office space on the second floor for Greenmead Historical Park staff. The sympathetic addition includes an ell connecting to larger two-story rectangular addition that matches the original structure in materials, massing, and fenestration.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPOs, and nominations, and recommended for other identification efforts.

Alexander Blue came to Livonia in 1832 from Deerfield, New York with his father Daniel and two brothers and a sister. Their mother had died in 1824.

In 1841, Alexander became the Livonia Township assessor, and he became one of the four Justices of the Peace in 1846, a position he held for the following 28 years. In 1855, work began on the construction of the Blue House, for he and his wife Catherine. For the time, it was quite a large house with eleven rooms with five more being added to accommodate two families later. During his tenure, the farm grew to over 2,000 acres.

In 1904, Alexander's son Daniel sold the house to Frank Wolfran. Around this time, the house was painted white, replacing its original beige. The Wolfran family operated part of the farm until 1950. The house remained in use until 1980 when it was donated to the City of Livonia by Fred Wolfran's daughter, Helen Matavia.

In 1987, the Alexander Blue House was moved to Greenmead to await restoration. The house sat on its new foundation for a decade before the necessary funds were raised to begin its rehabilitation. The Livonia Historical Society, Friends of Greenmead, and area Questors successfully raised over \$100,000 for the work.

Rehabilitation activities included new exterior siding and replacement of the gingerbread millwork trim, rebuilding of the windows and the front porch, and repainting of the house to its original beige color. After the house was rehabilitated, a new addition was built to the west that includes a new multi-purpose events room that can host receptions, teas, conferences, and lectures on the ground floor with offices above for the Greenmead Historical Park staff.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

Due to the relocation from its original location, the Blue House is not eligible for individual listing on the National Register of Historic Places. If the building remained in its original location, the house would be eligible under both Criteria A - Patterns of an Area's Development and Criteria C – the Building Form, Architectural Style, and Method of Construction that all tell the story of agrarian development in Western Wayne County in the Nineteenth and early Twentieth Centuries.

This home was quite an extravagant home for the time, especially in rural western Wayne County, and it included the most modern architectural design features. These Italianate features would have just been arriving in-style at the time of its construction, and it was unique to have utilized these currently en vogue features in such a rural location away from the East Coast trends.

Due the complete loss of Location, Feeling, and Association integrity qualities, the Alexander Blue House is not eligible for listing on the National Register of Historic Places.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.

Daniel, Suzanne and Kathleen Glynn, *Livonia Preserved: Greenmead and Beyond*, Arcadia Publishing, Charleston, SC, 2006.

Scott, Gene, "Judge Alexander Blue House", unpublished.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	20501 Newburgh Road				
City/Township, State, Zip Code	Livonia, MI 48152-1075				
County	Wayne				
Assessor's Parcel #	46021990001001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.438684	Long: -83.417631			
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below	Structure ☐
Commercial ☒	Object ☐
Residential ☐	
Industrial ☐	
Other ☐	



Architectural Information

Construction Date	
Architectural Style	Simple unadorned shed
Building Form	Single rectilinear forms
Roof Form	Gable
Roof Materials	Wood shakes
Exterior Wall Materials	Wood vertical boards
Foundation Materials	Not Applicable
Window Materials	Unknown
Window Type	None
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible ☒				
Area(s) of Significance	Transportation			
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☒	Date(s): ca. 1990
Historic Name				
Current/Common Name	Eight Mile Road Interurban Waiting Room			
Historic/Original Owner	Plymouth, Northville Railway, Detroit United Railway			
Historic Building Use	Interurban waiting room			
Current Building Use	Vacant			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	November 21, 2022	Recorded By	Arthur F. Mullen, AICP	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is required for all properties.

The interurban station is an unadorned small wooden structure with minimal decoration. The rectangular structure measures 11' wide by 26' long, finished with vertical wooden planks on a wooden frame base. The building is not attached to a foundation. The cedar shake roof is gabled with clipped corners. There are wide undecorated bargeboards on the gable ends of the building while the fascia is less pronounced on the long sides of the building.

There is one opening on each of the long sides. On the side facing southwest, there is a pedestrian door offset closer to the northeastern end of the building that has a single large lower panel with two tall windows with two smaller windows above. On the northwestern facing side of the building, there appears to be a blocked-in doorway in the middle of the wall. There are no window or door openings on the two short sides of the building.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all intensive level surveys, NRPQs, and nominations, and recommended for other identification efforts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Include a discussion of the seven aspects of integrity, and make a recommendation about eligibility. This is required for all properties.

The Eight Mile Road Waiting Room does not qualify for listing in the National Register due to its move from its original site and its placement in a temporary location at the Livonia Historical Village.

The structure would contribute to a district under Criterion A as being able to provide a physical connection to early regional transportation services prior to the advent of the car and passable roads. The interurbans provided regular passenger service around the region by connecting smaller communities to adjacent larger communities for jobs and shopping while allowing for agricultural goods to most often be sent to larger cities for processing or sale. The closure of Detroit's interurban network in the 1920s represents the ascendancy of the motorcar for commuting and that a significant enough number of roads had been improved and/or paved so that four-season travel was possible.

The Eight Mile Waiting Room retains its integrity for its design, materials, and workmanship; however, its loss of Location, Setting, Feeling, and Association would prevent this building from qualifying for listing in the National Register of Historic Places.

References

List references used to research and evaluate the individual property. For NRPQ's include copies of key documents.



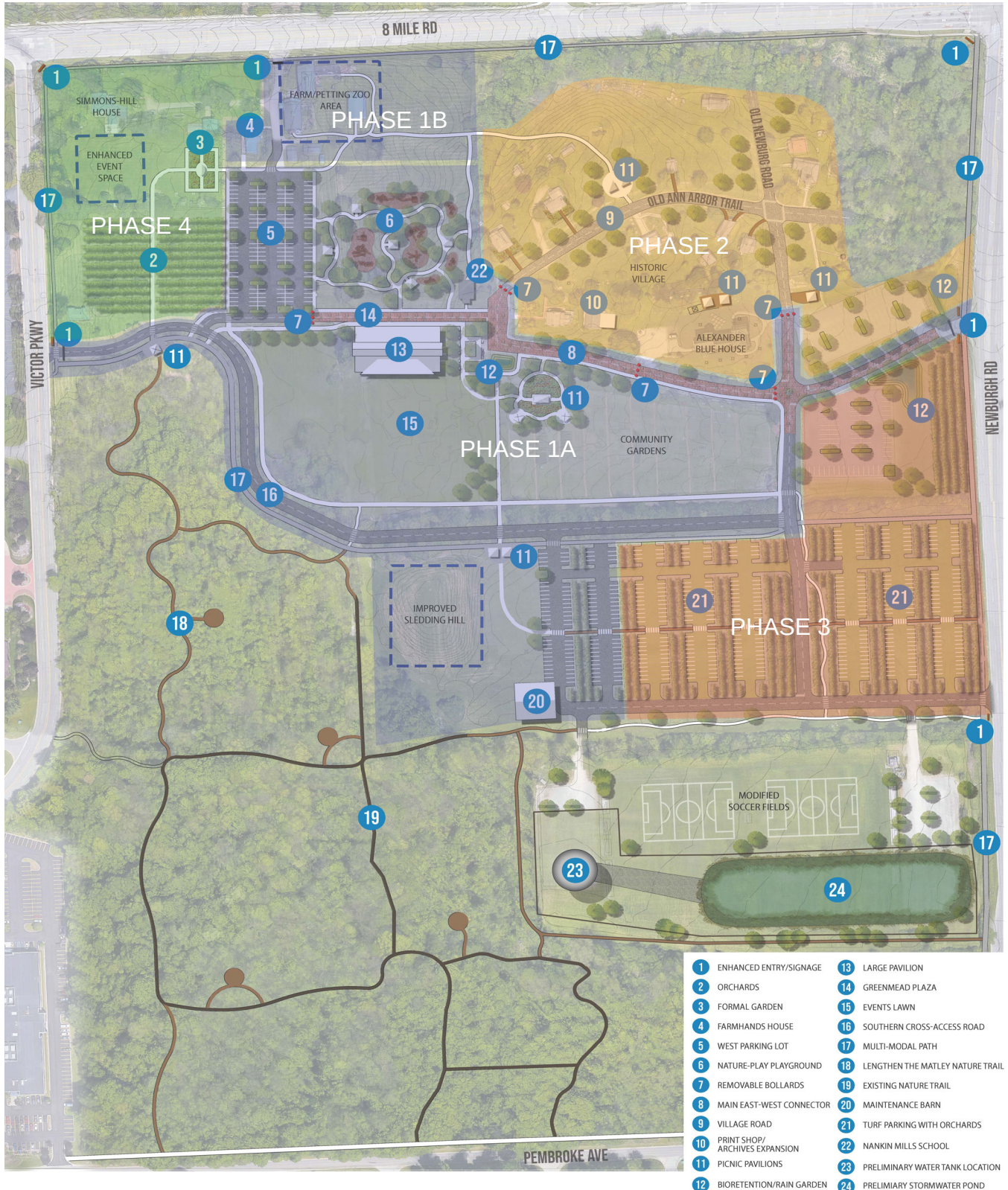
Collections Appendix

See Separate Document



Capital Improvement Plan Appendix

Greenmead Historic Village CAPITAL PLAN SITE CONTEXT MAP



Greenmead Historic Village

CAPITAL IMPROVEMENT PLAN FINANCING

MAJOR CAPITAL IMPROVEMENT PROJECT PHASING			
PHASE	ZONE	DESCRIPTION	COST
1A	Site	Utility infrastructure, roads, parking, pathways, and landscaping.	\$1,950,000
	Site	Enhanced entries and signage	\$150,000
	Site	Nature play playground	\$350,000
	Site	Improved sledding hill	\$80,000
	Exist. Bldg.	Nankin Mills School rehabilitation	\$405,000
	New Bldg.	Nankin Mills School expansion	\$350,000
	New Bldg.	Greenmead Plaza, Large Pavilion, and Picnic Pavilions	\$2,750,000
	New Bldg.	Maintenance Building	\$920,000
	Exhibits	Interpretive signage, displays, and collections	\$500,000
		Sub-Total Cost	\$7,455,000
		Design and Construction Engineering (Estimated 15%)	\$1,120,000
		Contingencies (18%)	\$1,320,000
		Total Cost	\$9,895,000
1B	Site	Utility infrastructure, roads, pathways, landscaping, and petting farm.	\$550,000
	Exist. Bldg.	North Barn stabilization and rehabilitation	\$490,000
	Exist. Bldg.	South Barn stabilization and rehabilitation	\$700,000
	Exist. Bldg.	Convert Farmhands House to public restrooms	\$250,000
	Exist. Bldg.	Misc. site structure renovations	\$150,000
	Exhibit	Interpretive signage, displays, and collections	\$350,000
		Sub-Total Cost	\$2,490,000
		Design and Construction Engineering (Estimated 15%)	\$375,000
		Contingencies (18%)	\$450,000
		Total Cost	\$3,315,000
2	Site	Utility infrastructure, roads, pathways, and landscaping.	\$685,000
	Exist. Bldg.	Alexander Blue Office restoration	\$105,000
	Exist. Bldg.	Print Shop renovation	\$45,000
	New Bldg.	Print Shop Expansion for collection archives	\$350,000
	New Bldg.	Picnic pavilions	\$75,000
	Exhibit	Interpretive signage, displays, and collections	\$250,000
		Sub-Total Cost	\$1,510,000
		Design and Construction Engineering (Estimated 15%)	\$220,000
		Contingencies (18%)	\$255,000
		Total Cost	\$1,985,000
3	Site	Utility infrastructure, roads, pathways, and green overflow parking lot.	\$905,000
	Site	Edge landscaping/hardscaping improvements	\$95,000
	Site	Enhanced entries and signage	\$50,000
		Total Hard Cost	\$1,050,000
		Design and Construction Engineering (Estimated 15%)	\$155,000
		Contingencies (18%)	\$185,000
		Total Cost	\$1,390,000

4	Site	Utility infrastructure, roads, pathways, and landscaping.	\$175,000
	Site	Formal Garden and Orchard	\$255,000
	Exist. Bldg.	Update Simmons Hill House to support enhanced event space	\$215,000
	Exhibit	Interpretive signage, displays, and collections	\$50,000
		Sub-Total Cost	\$695,000
		Design and Construction Engineering (Estimated 15%)	\$105,000
		Contingencies (18%)	\$125,000
		Total Cost	\$925,000

PROJECT NEEDS DISTRIBUTION OVER 10-YEAR TERM

PHASE	YEAR	DESCRIPTION	COST
1A	1-3	Major site infrastructure, central plaza, and large pavilion	\$9,895,000
1B	1-3	Convert the North Barn to event space and the South Barn and site to petting zoo and farm	\$3,315,000
2	3-5	Site infrastructure and building improvements in the historic village	\$1,985,000
3	5-7	Turf parking with orchards and edge treatments	\$1,390,000
4	8-10	Greenmead Farm Complex improvements and enhanced exterior event space	\$925,000
		Total Distribution	\$17,510,000

ANNUAL NEEDS DISTRIBUTION OVER 10-YEAR TERM

YEAR	DESCRIPTION				COST
	Site & Landscaping	Building Maintenance	Programming	Exhibits	
1	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
2	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
3	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
4	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
5	(25%) \$125,000	(45%) \$225,000	(10%) \$50,000	(20%) \$100,000	\$500,000
6	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
7	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
8	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
9	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
10	(10%) \$50,000	(20%) \$100,000	(45%) \$225,000	(25%) \$125,000	\$500,000
	(17.5%) \$875,000	(32.5%) \$1,625,000	(27.5%) \$1,375,000	(22.5%) \$1,125,000	\$5,000,000
			Total Distribution		\$5,000,000

CONDITIONS

Totals costs require adjustment annually for inflation and escalation.

Individual building improvements and site maintenance will be included in the annual capital improvement budget summary.

Petting farm costs do not include expenses associated with live animal acquisition and feed.



Design Materials - Precedence Boards



MIDDLEBURG FLOWER GARDEN



CELERY FLATS



FOUNTAIN POINT PORCH



PUBLIC RESTROOMS



GRAIN ELEVATOR INTERIOR - CELERY FLATS



PICNIC TABLES - MILL RACE



WHITE PINE SCHOOLHOUSE



MAIN STREET - CHARLTON PARK



HOLIDAY DECORATIONS

SITE CHARACTER



OUTDOOR ICE RINK



CHRISTMAS AT GREENFIELD VILLAGE



FARMERS MARKET



MAPLE SYRUP DAYS - TROY



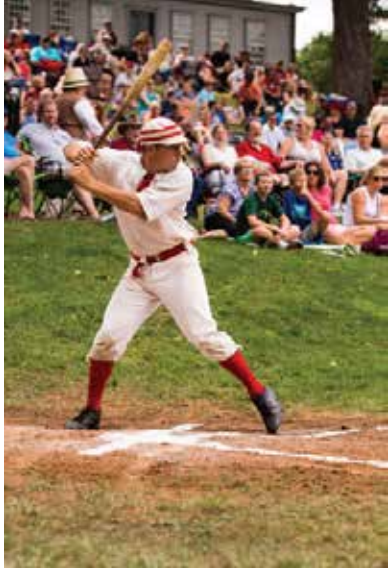
HOLIDAY MARKET



OUTDOOR WEDDING - MILL RACE



SUMMER CAMP



OLD TIME BASE BALL



YOUTH CAMPS



GARDENING - MACKINAW HISTORICAL SOCIETY



HALLOWEEN - WHITE PINE VILLAGE



ADDISON FARMS BANDSTAND



CHARLTON PARK



CAR SHOW - CORUNNA VILLAGE



FOUNTAIN POINT RESORT



GEOCACHING



HISTORICAL TRAIL



HISTORIC GARDEN



NATURAL PLAYGROUND



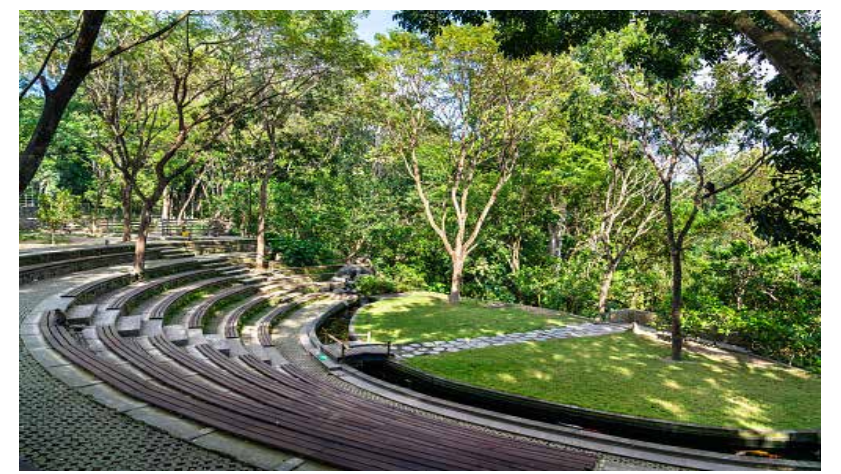
MAYBURY WORKING FARM



HISTORY ALIVE - CHESTERFIELD



CHILDRENS GARDEN



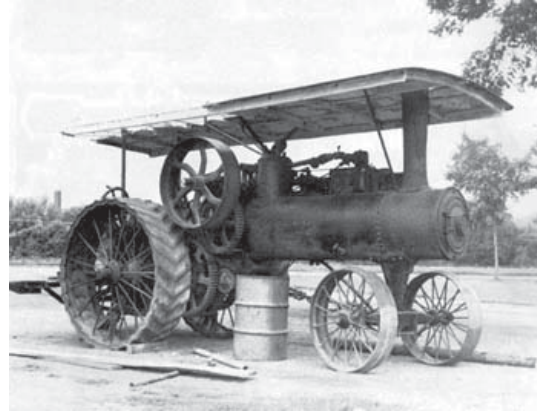
AMPHITHEATRE



PETTING ZOO



KIDS TOUR - TROY



FARM HISTORY

ATTRACTIONS AND AMENITIES



Michigan Historical Villages & National Living History Museums



Historical Villages & Living History Museums - Michigan

Greenfield Village – Dearborn

Buildings/Attractions: Henry Ford Museum of American Innovation, Greenfield Village, Ford Rouge Factory Tour, Giant Screen Experience – stories of America’s past, present, and future on 4k digital projection, and Firestone Farm

Events and Extra: Annual Memberships: Student, Companion, Family, Individual, Family Flex (\$55-\$260) Historic Baseball in the Village, twilight bike ride, farm work, lunch with the ranger

Website: Good <https://www.thehenryford.org/visit/greenfield-village/>

Mill Race Village – Northville

Buildings/Attractions: Barr Sculpture, Cady Inn, General Store, New School Church, Yerkes House, Hunter House, Weavers Cottage, Hirsch Blacksmith Shop, Wash Oak School, Interurban Station, The Bridge, The Bell Pier

Events and Extra: Weddings, private parties, tours (1 hour guided, school tours, private tours), commercial use (photography, commercial making, music videos, etc.), Northville High School Prom photos, Memberships: Individual, Family, Organizational (\$25-\$75)

Website: good <https://www.metroparks.com/parks/wolcott-mill-metropark/>

Westland Village Historic Park – Westland

Buildings/Attractions: Felton Farmhouse, Carriage Shed, Collins House, Guthrie Octagon House, Eloise Hospital Museum at the Rowe House, McKee Barn, Norris Well, Garden in the Park, Guthrie Outbuilding, Bert Ott’s Farm Windmill, Wnuk Garage

Extra: Master plan created in 2017 for expansion. Abandoned neighboring lot purchased and demolished for future use

Website: good info, poor graphics/layout <http://whvp66.weebly.com/>

Troy Historic Village – Troy

Buildings/Attractions: Caswell house, chapel, gazebo, general store, Niles Barnard House, log cabin, print shop, parsonage, Poppleton school, Troy town hall, wagon shop

Events and Extra: fold art workshops, roaring twenties night, raffle and garden walk, fresh conversations and vegetable gardening, teas for a few (staff lead history walks), preservation conversations, constitution cafes, blacksmithing classes, yoga at the village, walking group, family history concierge, grown-up group gathers, weddings, private events, memorial services, photoshoots and film

Website: <https://www.troyhistoricvillage.org/buildings/>

Chesterfield Township Historical Park

Attractions: schoolhouse, outhouse, log cabin, cobbler shop, blacksmith shop, Kolping Chapel

Events and Extra: Ste. Claire Voyageurs and History Alive, Michigan Log Cabin Day, World War II Reenactment, Vietnam Era Reenactment, Heritage Days, Harvest Dinner, Tree Lighting, weddings

Meridian Historical Village – Meridian Township

Buildings/Attractions: Summer Day Camp, The Farmhouse, The Barnes House, Schoolhouse, The Barn, The General Store, The Tollgate House, The Log Cabin



Events and Extra: building rentals, outdoor education and pioneer living (the log cabin), guided tours, school tours, private tours, weddings, Christmas in the Village,

Corunna Historical Village – Corunna

Buildings/Attractions: Bicycle Museum, farmhouses, New Haven Township Hall, German Lutheran Church, Barn, School, Western Caboose, Blacksmith Shop, Tinsmith Shop, Log House, Pavilion, Garden Arch, Windmill, Schmidt Village Clock

Events and Extra: Christmas in the Village, 4th of July, School Tours, Weddings, Volunteer, Membership (\$20-\$300), private tours, guided tour (elementary and middle school aged children), photography

Livingston Centre Historical Village – Fowlerville

Buildings/Attractions: School House, Barber Shop, Methodist Episcopal Church, Clinton Shoe Repair shop, Kirkland House, Fowlerville Village Farm (used as an Agricultural science classroom), Pere Marquette Depot (model train displays)

Website: <https://www.fowlervillefamilyfair.com/historical-village.html>

Historic White Pine Village – Ludington

Buildings/Attractions: 30 historic exhibit buildings, first-person early settler interpreters with scripts, 2 hour family friendly guided tour, White Pine Chapel,

Events and Extra: open May-October, memberships \$40-\$1000, online education programming, past events: Pioneer Kids Day and Civil War Muster, Sports Hall of Fame Induction Ceremony, Old Time Baseball Game, Lumber Day, Trick-or-Treat, Pioneer Christmas, History in Action Day, Living History Day, Pioneer Day Camp, History Hunt, Geocaching

Sanilac County Historic Village – Port Sanilac

Buildings/Attractions: The Mansion, Museum Tours, Dairy Museum, The Barn Theatre (one of Michigan's most popular performance venues), multiple barns, Hunting and Fishing Cabin, Blacksmith Shop, Train Depot, The Museum Church, Cottage, Cabin

Events and Extra: Memberships (\$25-\$500), marine shipwreck items, military memorabilia, Native American Artifacts, elementary school tours in one room schoolhouse

Glen Haven Village – Empire

Buildings/Attractions: General Store, Cannery Boathouse, Blacksmith Shop (demonstrations)

Events and Extra: on Lake Michigan shoreline

Crossroads Village & Huckleberry Railroad – Flint

Buildings/Attractions: Huckleberry Railroad, Day out with Thomas (Thomas the Tank Engine and Party Train Tour), Farm Museum, Wisner Carriage Barn, Buzzell House, Eldridge-Hamner House, Clayton Town Hall, Davison Depot, Stanley School, General Store, Opera House, Grist Mill, vintage amusement rides, The Genesee Belle (1800's style paddlewheel riverboat)

Events and Extra: School Field Trips, Halloween Ghosts and Goodies (cider, doughnuts, monsters, trick or treating, magic show, etc month of October), Christmas Holiday Magic, Ladies Night Out, Railfans Weekend (history lesson Huckleberry Railroad)



Heritage Village – Sidney

Buildings/Attractions: 28 buildings on Montcalm Community College's Sidney campus (including: Tool Shed, McBride Depot, Blacksmith Shop, Bandstand Gazebo, Doctor's House, Gaffield School, Children's Playhouse, Ehle Barn, Sidney General Store, Print Shop, etc.)

Events and Extra: Heritage Festival (3 days, reenactments, historic displays, crafts, vendors, music, vintage baseball, etc) Log Cabin Day, rentals, tours

Mackinaw Area Historic Society Heritage Village – Mackinac City

Buildings/Attractions: Plowing of the Fields, Anishinaabe Settlement, Art Trail, Nature Center, Community Garden, Detweiler Log House, Freedom School, General Store, Chapel, Historic Festival, May Woods, Pest House, Raising of the Cross, Sawmill, Simpson Homestead

Events and Extra: School Groups, Weddings, Lecture Series, Ghost Supper (Native American dinner), Christmas in Mackinaw, Cabin Fever Dinner, Rentals

Fort Michilimackinac – Mackinac City

Buildings/Attractions: 14 original buildings: Biddle House, Post Guardhouse, North Blockhouse, Sutler's Museum and Store, Tea Room, etc. Exhibits: An Island Famous in These Regions (history of Mackinac Island), Military Medicine at Mackinac, Kids' Quarters

Events and Extra: Live Programs and Tours, firing the Fort Mackinac Cannon, archeology, garden

Historic Adventist Village – Battle Creek

Buildings/Attractions: Adventist Church, Log Cabin, Meeting House, John Kellogg Discovery Center (artifacts from the sanitarium), Home of James and Ellen White,

Events and Extra: Great Controversy written in Home of the White's, Children's Tours, family tours, Christmas Stroll (community wide), meetings held here, special church services, weddings, photography
limited info on website

Fayette Historical Park - Garden

Buildings/Attractions: 20 restored historic buildings located in their original setting, illustrating 19th Century life in an industrial community

Events and Extra: gift shop, camping, hiking area, and picnic area

Historical Charlton Park – Hastings

Buildings/Attractions: Charlton Memorial Museum, Barber Shop, Blacksmith Shop, Bristol Inn, Carlton Center Church, Gas and Steam Club Barn, General Store, Sawmill, Hardware Store, Hall House, Lee School, Print Shop, Sutter Row (shopping)

Events and Extra: Civil War Muster (re-enactment), parlor games, military demonstrations, self-guided tours

Vicksburg Historical Village – Vicksburg

Buildings/Attractions: Depot Museum, Caboose and Boxcar, Cemetery, Farmstead, Gazebo, Newspaper Office, Print Shop, Railway Express, Strong School, Township Hall, Village Garage, General Store/Sweet Shop



Events and Extra: History Day (kids conduct research on a topic to win awards), Speaker Series (presenters from the community discuss topics relating to the area's past), Harvest Festival (fall celebration of Vicksburg agricultural heritage - fundraiser)

Pioneer Log Village – Bad Axe

Buildings/Attractions: largest collection of authentically restored pioneer log buildings in Michigan – pioneer home, general store, one room school, chapel, barn, blacksmith shop

Events and Extra: Last Sunday in June each year is Log Cabin Day, hours: Sunday 2pm-4pm, free admission

Old Victoria – Rockland

Buildings/Attractions: Arvola House, Usimaki House, Victoria Copper Mine

Events and Extra: guided tours daily, Arts and Crafts Fair third Sunday in August – arts and crafts, music, food

Celery Flats – Portage

Buildings/Attractions: Amphitheatre, Grain Elevator, Hayloft Theatre, Schoolhouse, Stuart Manor

Events and Extra: picnic area, playground, trails (North half is “modern” outdoor space and South half is historic village)

Clare County Historical Society – Clare

Buildings/Attractions: Dover one-room schoolhouse, Ott Family Log Cabin, blacksmith shop, museum

Events and Extra: Hours: Saturdays May-September 1pm-4pm , group tours by appointment , access to photos, books, old newspapers and documents by appointment, free admission

Sauder Village Historic Village – Archbold, OH

Buildings/Attractions: Erie's Farm Shop, Cabinet Shop, St. Mark's Lutheran Church, Dr. McGuffins Office, District 16 school, W.O. Taylor Printing Office, Water-Powered Grist Mill, Welcome Center, Festival Barn, Harvesting Building, Cider Mill, Museum - Greenburg Gallery,

Events and Extra: traditional quilt shop, Craftsmen at Sauder Village – basket making, blacksmithing, broom making, coopering, glass blowing, native crafts, pottery, quilting, spinning, tin smithing, weaving, woodcarving, woodworking. Sauder Village campground, Barn Restaurant, Village Café, 1920's Soda Fountain, Speakeasy Experience (introduction to the history of specific topic)

Historical Farms - Michigan

Wolcott Mill Historic Center – Ray

Historic grist and feed mill, greenhouse and gardens, barn museum
250-acre working farm

- All 6 heritage breeds of dairy cow
- Miniature and draft horses
- Sheep and goats
- Farm fowl

Horse-drawn wagon ride through crop fields



Van Hoosen Farm at Stoney Creek Village – Rochester

Dairy Barn (cultural, educational, and recreational facility), Milk House, Calf Barn, Bull Barn, Big Barn, Equipment Barn, Chicken Coops, Van Hoosen Farmhouse
Sarah Van Hoosen-Jones' Childhood Pets

Axford-Coffin Farm – Oakland Twp (Cranberry Lake Farm)

Original Farmhouse

Four major outbuildings: caretakers house, greenhouse, carriage house, springhouse

Two more small outbuildings, a silo, and remains of a barn

Waterloo Farm Museum – Grass Lake

Realy House, Realy Barn, Log House, Workshop, Milk Cellar, Ice House, Granary, Dewey School
Events

- Blacksmith, Soldiers and Log Cabin Weekend
- Antique Truck, Tractor and Farm Equipment Show
- Pioneer Day
- Christmas on the Farm

Fisk Farm - White Lake

Farmhouse, Memorial Rose Garden, Kelley-Fisk Farmhouse, Thompson One-Room School

Events

- Fisk Farm Festival and Craft Show
- Fisk Farm Halloween
- Christmas Open House with Santa

Eastmanville Farm – Coopersville

Former Ottawa County “poor farm” with educational farm facilities for the public and school groups

- Equestrian trials
- Hiking trails
- Parking lot for horse trailers
- Rustic toilets
- Picnic tables

Maybury Farm – Northville Twp

85 acre farm, operated by Northville Community Foundation that is to connect community to animals and agriculture through hands-on experiences. Farm includes dozens of animals, farm garden, playground and general store.

Website: <https://www.mayburyfarm.org/>

Kensington Metropark Farm Center – Milford

Operated by the Huron-Clinton Metroparks Authority to present a glimpse into rural life

Website: <https://www.metroparks.com/facilities-education/kensington-farm-center/>



Living History Museums – National

Selection of the most prominent living history museums operating across the United States:

Greenfield Village – Dearborn, MI

Founded by Henry Ford, this living history museum has many relocated historic buildings from America's engineering past with some recreations.

Williamsburg Historical Area – Williamsburg, VA

18th Century American colonial life is interpreted in a large historic complex founded in the 1920s by JD Rockefeller and his wife Abby Aldrich Rockefeller.

Plimoth Plantation – Plymouth, MA

Recreated 17th Century colonial life is interpreted illustrating Pilgrim life. Open March through Thanksgiving.

Mystic Seaport – Mystic, CT

Traditional seafaring trades are presented to visitors at this maritime museum and village with several historic ships on display. It includes a re-created 19th Century village with 30 shops.

Old Sturbridge Village – Sturbridge, MA

Recreated New England village with costumed interpreters with working farm and mill and stagecoach and riverboat rides

Roscoe Village – Coshocton, OH

Historic canal town with interpreters along the Ohio and Erie Canal

Old Cowtown Museum – Wichita, KS

Costumed interpreters greet visitor and answer questions about the 54 historic buildings, recreating a frontier town on the Chisholm Trail.

Connor Prairie Interactive History Park

An 1836 Indiana prairie town is interpreted including local Lenape Indian tribe and three other areas to interpret to visitors. Open year round, but some outdoor exhibits close during the winter months.

Shaker Village of Pleasant Hill – Harrodsburg, KY

A thirty-four building village and 3,000 acre community is interpreted for visitors to learn about 1800s Shaker life

Old World Wisconsin – Eagle, WI

One of the largest outdoor museums dedicated to the history of rural life. Sixty historic structures include exhibits including a working farm and livestock display demonstrating rural Wisconsin settler life. May to October with limited programming – Nov.-Dec.

Spring Mill State Park – Mitchell, IN

Restored pioneer village with 20 historic buildings, operating gristmill with interpreters recreating life in 1863

**Vermilionville Living History Museum and Folklife Park – Lafayette, LA**

Interpreters present several period crafts in several historic homes and structures while giving information about Acadian, Native American, and Creole cultures

Living History Farms – Urbandale, IA

Three farms from 1700 Indian farm, 1850 pioneer farm, and 1900 horse-powered farms are interpreted with an 1875 town. It operates Wednesday through Sundays.

Old Salem Museum – Winston-Salem, NC

18th and 19th Century life of Moravian settlers is interpreted

Shoal Creek Living History Museum – Kansas City, MO

This smaller 80-acre village complex includes 21-structures dating from the 19th Century. Not open daily.

Genesee County Village and Museum – Mumford, NY

This Western NY living history museum contains 68 buildings divided into three time periods: 1790-1820, 1830-1860, and 1860-1900.

Overview

Common Themes:

- Memberships
- Events
 - Christmas in the Village/Farm
 - Halloween Events – Trick or Treating
 - War Reenactments
- School Visits/Tours
- Guided Tours
- Old Time Base Ball Day
- Giftshop in General Store
- Classes – basket weaving, woodshop, blacksmith, native crafts, pottery
- Weddings
- Photography

Unique Attractions:

- Geocaching
- Family History Concierge
- Yoga in the Village
- Ladies Night Out