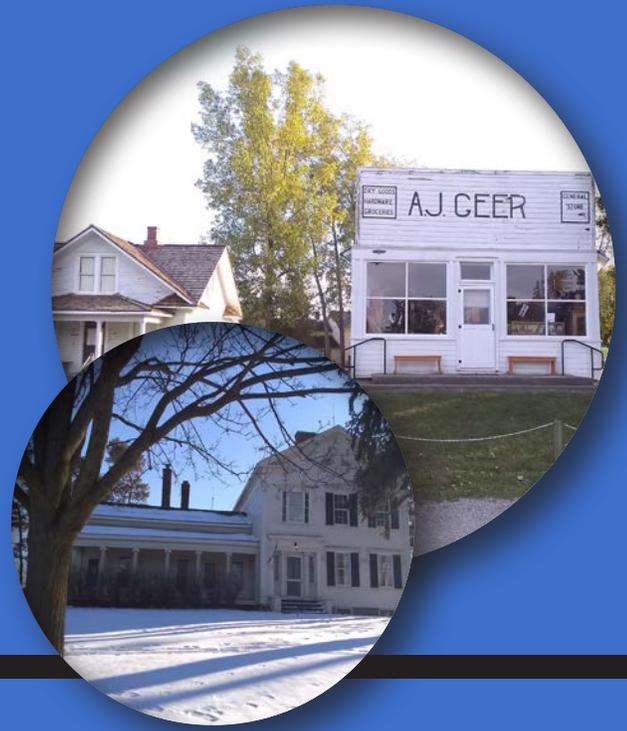


CITY OF LIVONIA



**GREENMEAD
HISTORICAL PARK
MASTER PLAN**

2022

Adopted January 18, 2023

GREENMEAD HISTORICAL PARK MASTER PLAN



City of Livonia
Wayne County, Michigan

Adopted January 18, 2023

With assistance from:



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's scope and objectives 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. It 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 formation 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.

After review and support from the Livonia Historical Commission, the Livonia Historic Preservation Commission, and the Livonia Parks and Recreation Commission, this Plan was formally adopted by the Livonia City Council on Wednesday January 18, 2023.



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.

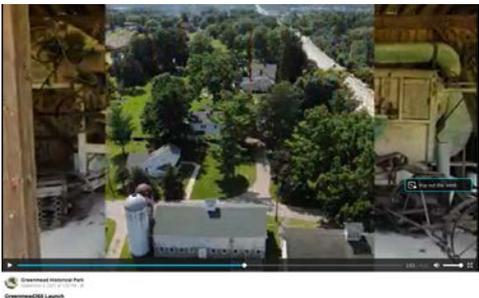


Touch-a-Truck Info Booth - Aug. 30, 2021

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 48192 734.250.4032
19

Thomas Roberts Architects

Greenmead Historic Village
BUILDING ASSESSMENT FORM
Building Site: 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: 29501 Newburgh Road
City/Township, State, Zip Code: Livonia, MI 48152-1076
County: Wayne
Assessor's Parcel #: 48621960001001
Latitude/Longitude (to the 6th decimal point): Lat: 42.436383 Long: -83.417731
Ownership: Private Public-Local Public-State Public-Federal Multiple

Property Type (Insert primary photograph below.)
Building select sub-type below
Commercial Structure
Residential Object
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 | h | i | j | k | l | m | n | o | p | q | r | s | t | u | v | w | x | y | z |

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.

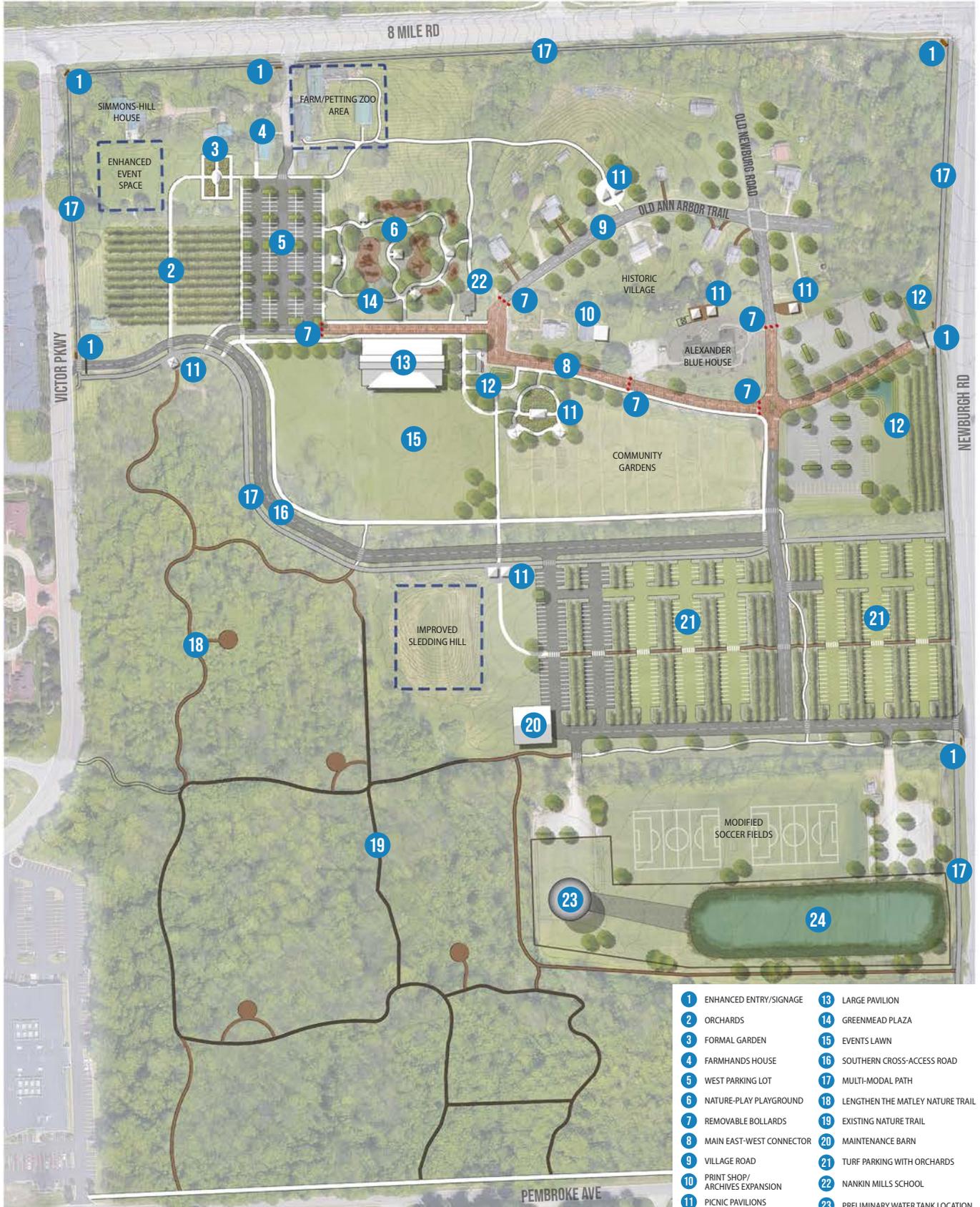
A natural playground has been strategically located to act as a linkage between the petting zoo/farm, the Greenmead Farm complex, and the Village. This playground is to be constructed with a design intent that is based on telling the farming and rural development story. All of the play features will 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



- | | |
|-----------------------------------|-------------------------------------|
| 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



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

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.



South Barn

- | | |
|-------------------|---|
| 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

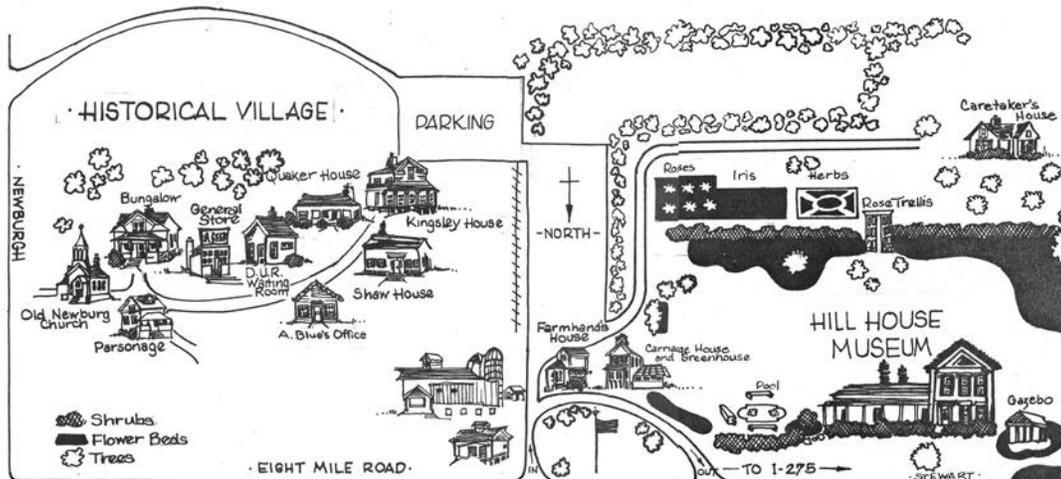
weddings for up to 120 guests throughout the year, and the Friends Meeting House is also available for showers, birthday parties, business meetings, and other events, with a capacity for up to 40 guests. All three buildings have both heating and air conditioning.

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:

- Expand Interpretive Experience
- Broaden Educational Programming
- 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 few other locations are so well suited to tell this story in a single location with so many of the pieces intact at such an attractive setting. Utilizing 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. These broader interpretive storylines focused on the events taking place in America during the 19th and 20th Centuries will pull the currently isolated stories together into a unified whole 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

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



Example of Spacesaver® Archival Storage System

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

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.



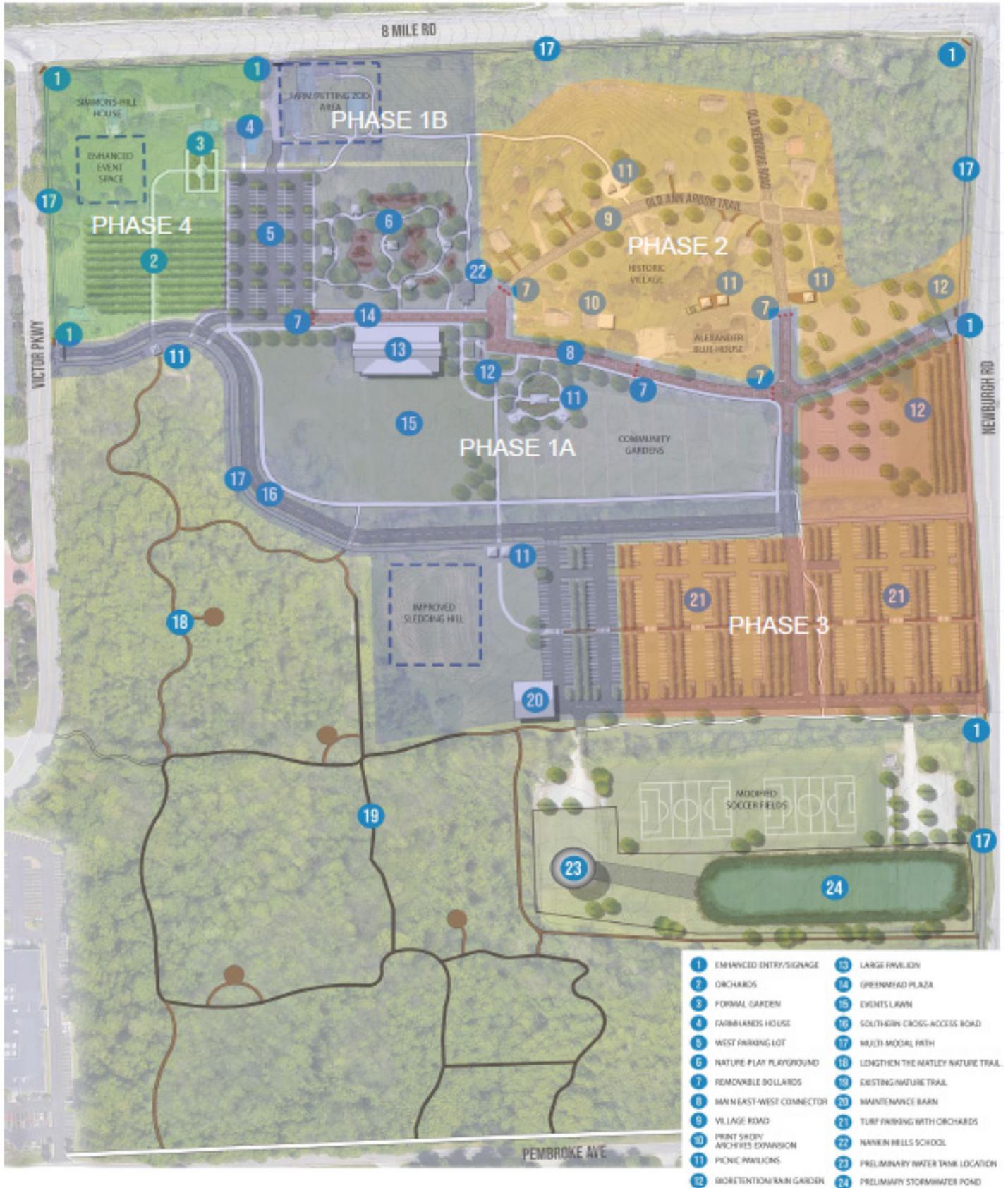
Simons-Hill House

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 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

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:



Eight Mile Road Interurban Waiting Room

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

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:



Rear Elevation of the Nankin Mills School

- 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



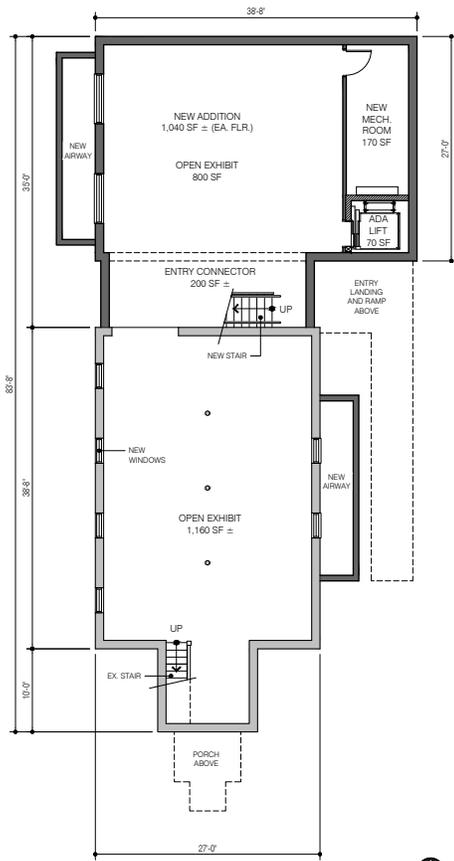
Interior bracing Looking East

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.

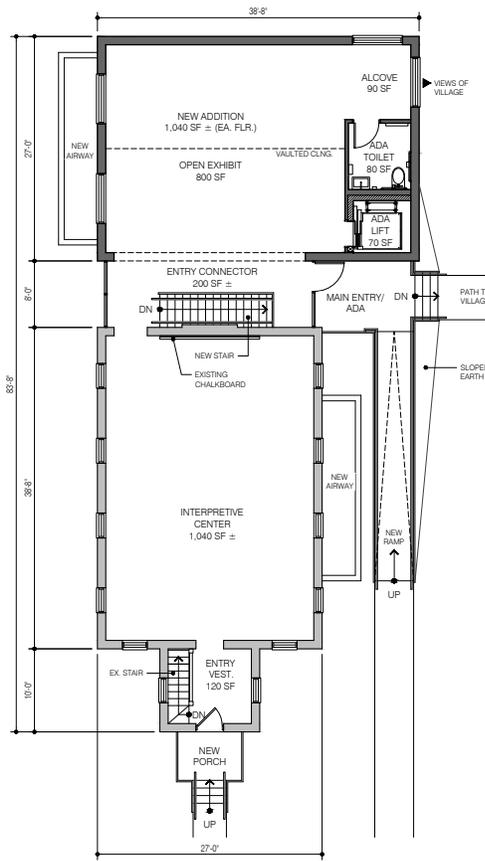
The NMIC Exhibits will formulate the basis for the telling of the multi-layered story of the opening of the Midwest that propelled the American economy from the opening of the Erie Barge Canal in 1825 to the advent of the second American Industrial Revolution after the Civil War. There are many components 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.

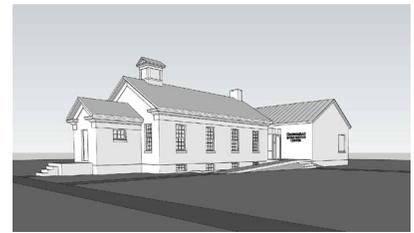
Recognizing that the facility cannot be feasibly staffed, the exhibit designers will utilize display design techniques that will be able to withstand some abuse without being affected. Interactive displays will be an important tool in telling the story, but these displays must be able to operate for 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.

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:

- The existing building is generally open in design with a large central volume that would easily lend itself to the proposed interpretive use
- The proposed design would not impact any character-defining features during the rehabilitation and expansion
- The building had undergone several renovations and expansions over the decades so little original equipment or mechanicals remain or would be impacted
- Orientation of the structure in its current configuration supports the sympathetic addition on a non-primary elevation
- The addition's proposed location is where previous expansions have occurred, causing little damage to the building's original fabric
- Any 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 IA 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



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.

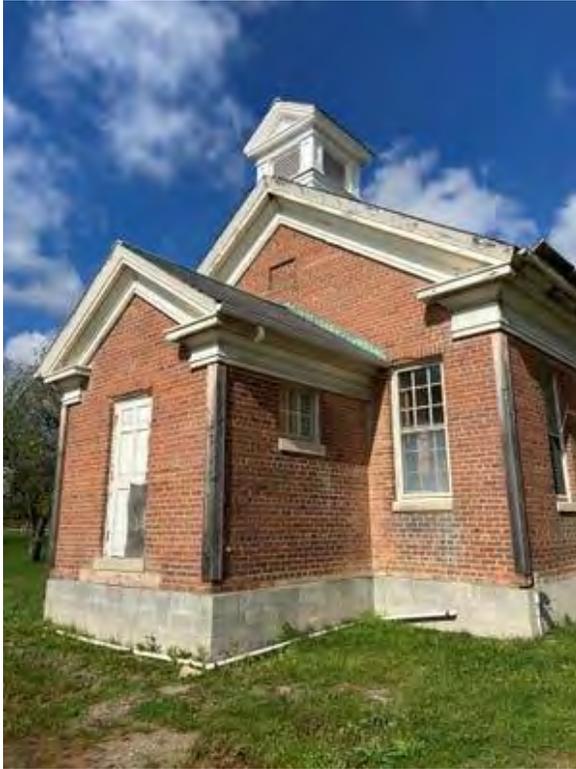
The park is currently open to the public for free and hosts a number of events — [Night of Lights](#) in December and the Motor City Irish Fest in the summer are two — held there. Greenmead has a variety of historical buildings previously used elsewhere in Livonia and surrounding cities and has a sledding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

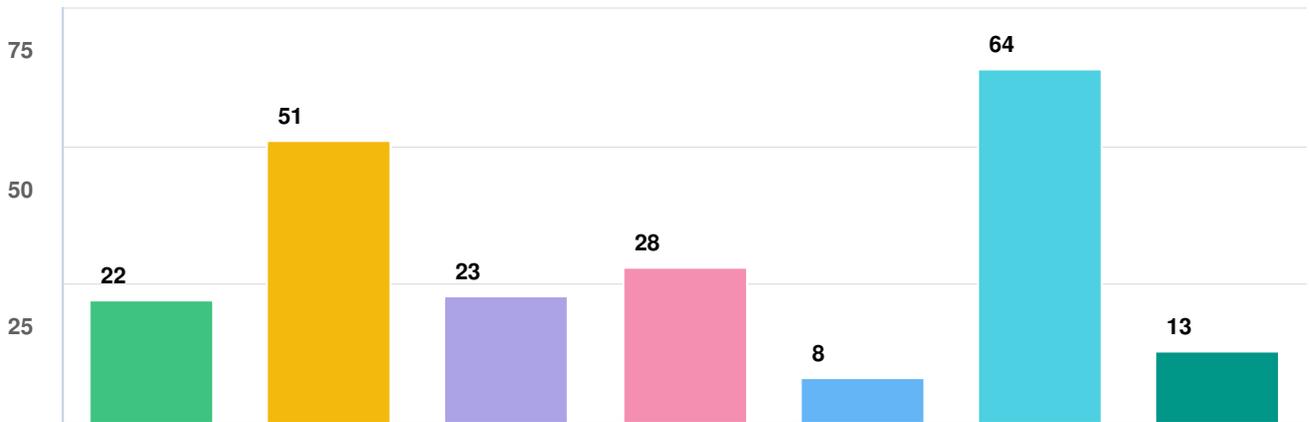
PROJECT NAME:

About Greenmead 365



SURVEY QUESTIONS

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

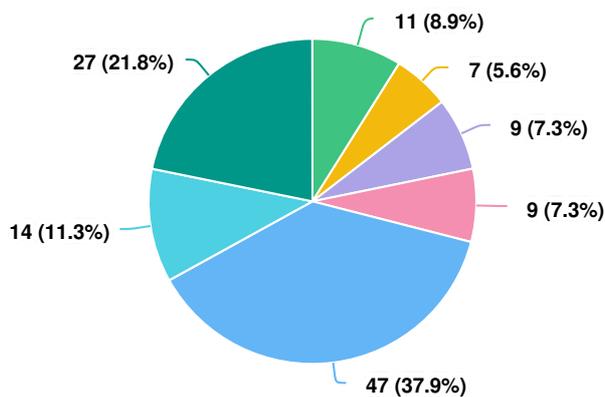


Question options

- 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?

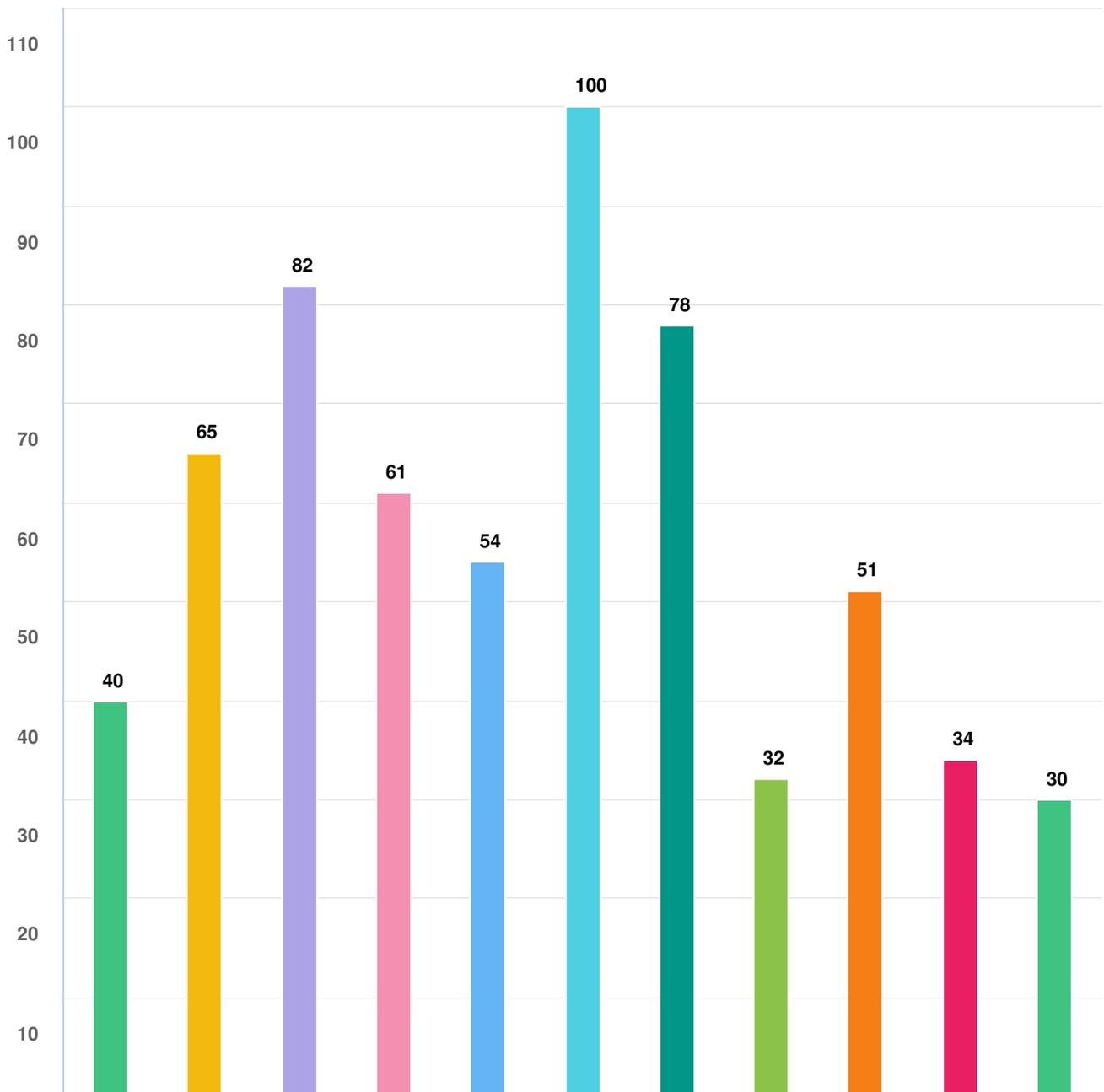


Question options

- 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 Mile 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

<p>Kris 10/21/2021 05:28 PM</p>	<p>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.</p>
<p>Catherine Nazark 10/22/2021 08:37 PM</p>	<p>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.</p>
<p>Jlm 10/22/2021 11:01 PM</p>	<p>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.</p>
<p>Michael 10/23/2021 06:16 AM</p>	<p>Much the same as it is now.</p>
<p>catlap 10/25/2021 01:21 PM</p>	<p>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.</p>
<p>srus11 10/28/2021 11:09 AM</p>	<p>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.</p>
<p>Emily Buchan 10/28/2021 12:45 PM</p>	<p>Increased native plant species</p>
<p>ColleenBadgero 10/28/2021 03:32 PM</p>	<p>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.</p>
<p>friend83 10/29/2021 07:10 AM</p>	<p>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.</p>

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

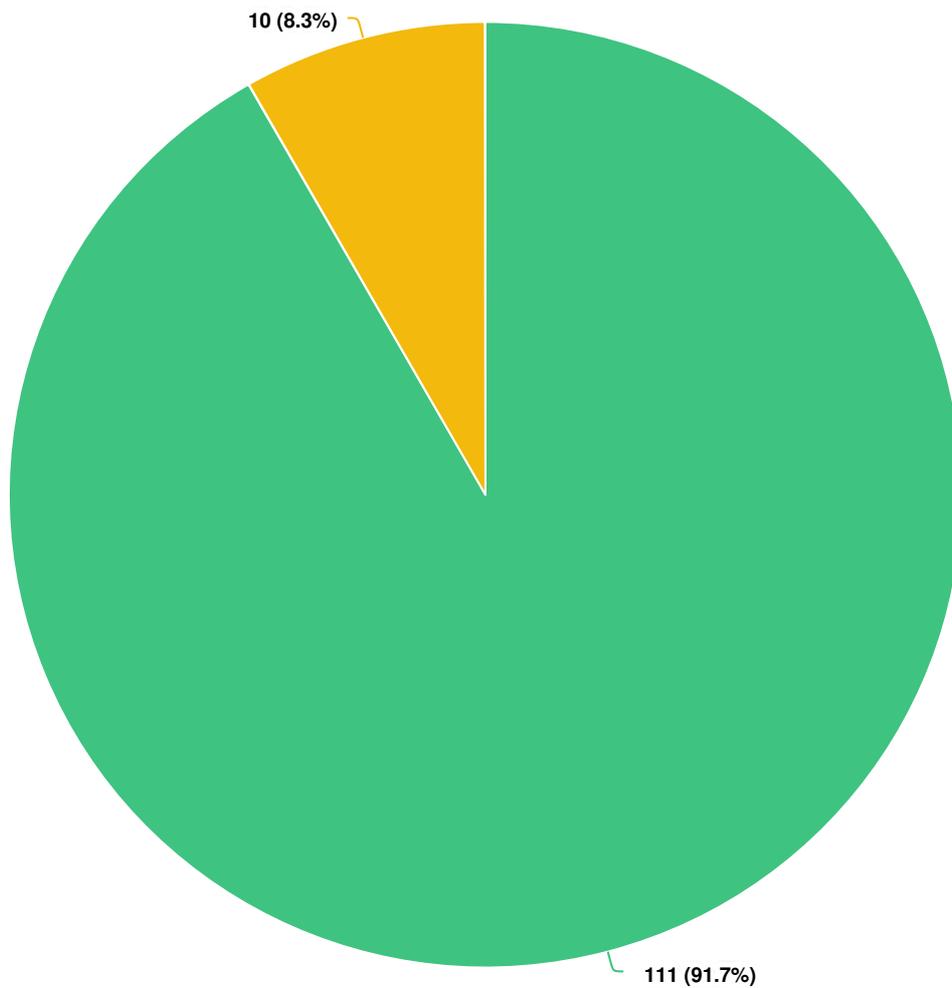
There would be no gaps between buildings as it would be filled in with shops, covered picnic areas, cozy eateries, misc historic monuments/ devices/ story boards, craft buildings to watch crafters and maybe create something at the same time. There would also be an outdoor fitness area with historic twist, 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?

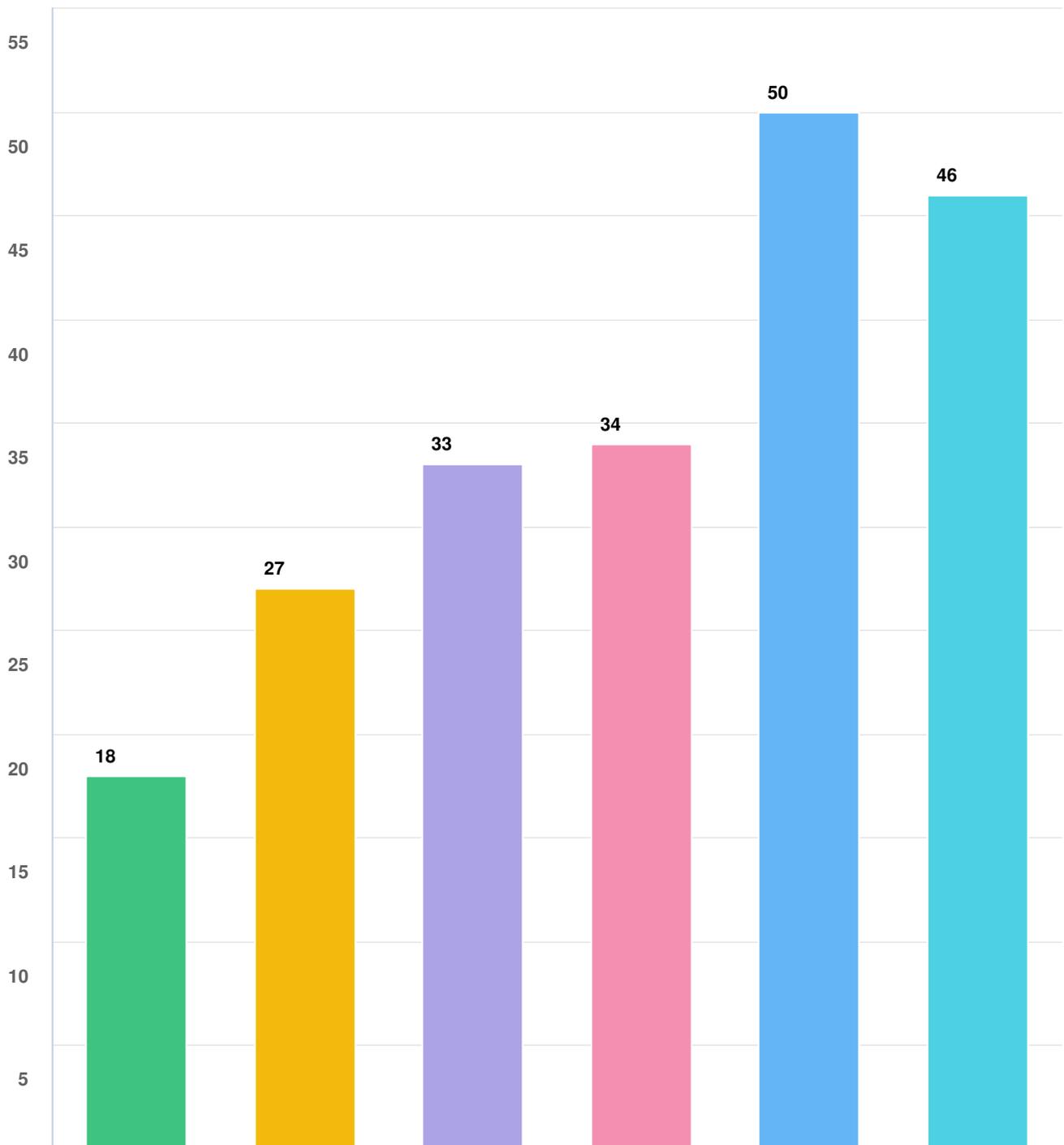


Question options

- 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

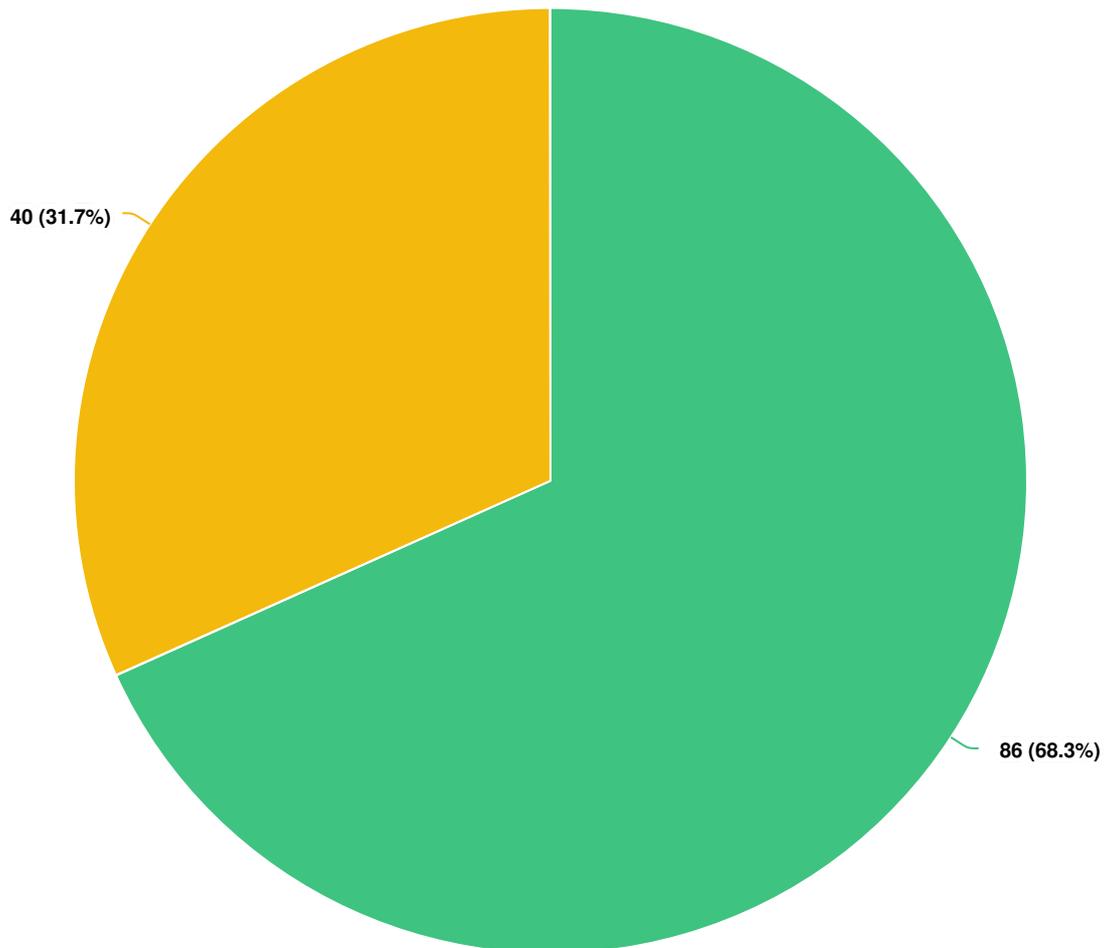


Question options

- 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?

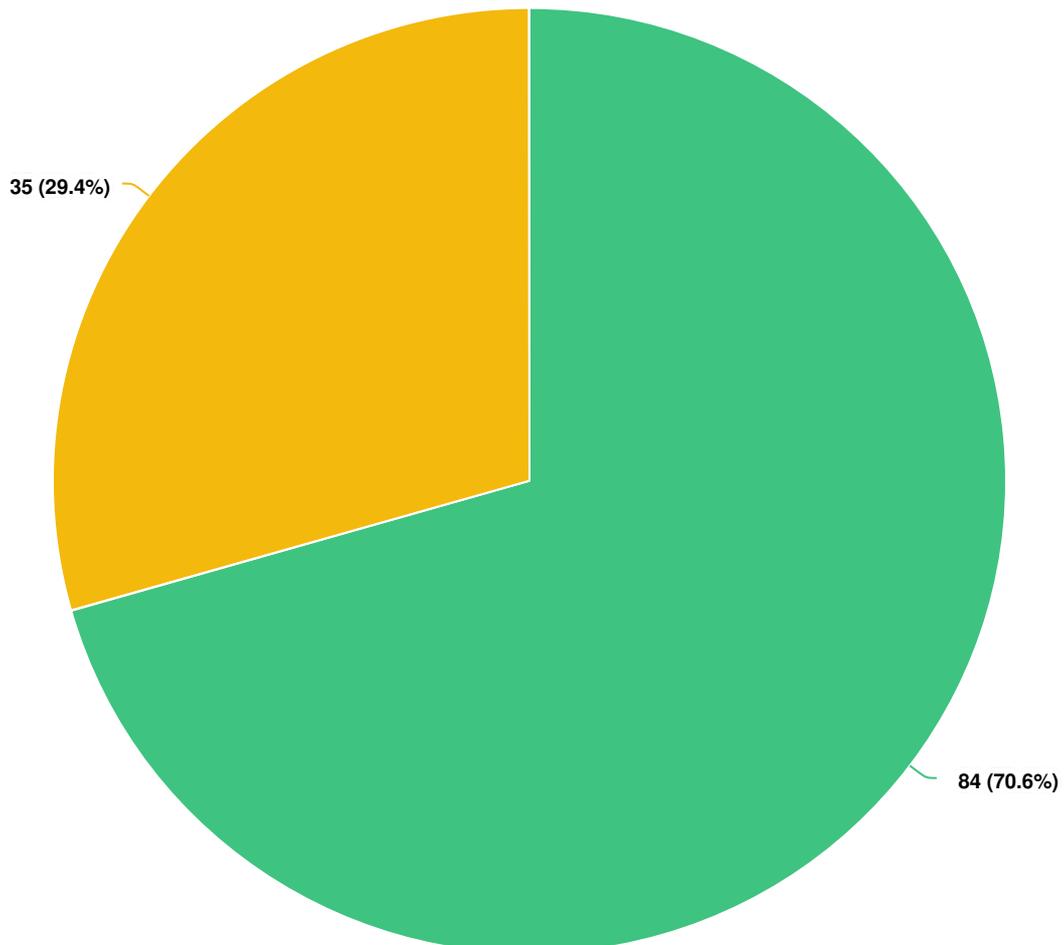


Question options

- 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 <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/> 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 <input type="checkbox"/>	No <input type="checkbox"/>	
Number/Type:			

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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 Perrinville 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

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Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Other <input type="checkbox"/>	Structure <input type="checkbox"/> Object <input type="checkbox"/>
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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 1/2 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input checked="" type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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, NRPQs, 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 <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



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 <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 – Smokehouse

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	
Not Eligible <input checked="" type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Number/Type:			

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input checked="" type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/> 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input checked="" type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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 its 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 <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/> 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input checked="" type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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.

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 <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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, 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, 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 <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/> 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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, NRPQs, 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	
913Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



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 1/2 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	One, not original

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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, NRPQs, 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 <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/> 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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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 <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	One - shed

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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, NRPQs, 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 its 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 <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	Double outhouse

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	Date(s): ca. 1925 and 1987
Historic Name	Newburgh School			
Current/Common Name	Newburgh 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:

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, NRPQs, 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 exceeding 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 <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

Property Type

(Insert primary photograph below.)

Building <input checked="" type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input type="checkbox"/>	Object <input type="checkbox"/>
Residential <input checked="" type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input checked="" type="checkbox"/>				
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 <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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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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, NRPQs, 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 Wofran'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 <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>	

Property Type

(Insert primary photograph below.)

Building <input type="checkbox"/> select sub-type below	Structure <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Object <input type="checkbox"/>
Residential <input type="checkbox"/>	
Industrial <input type="checkbox"/>	
Other <input type="checkbox"/>	



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 <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name	Greenmead/Meadowbrook Farm – Livonia Historical Village
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance	Transportation			
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/>	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.



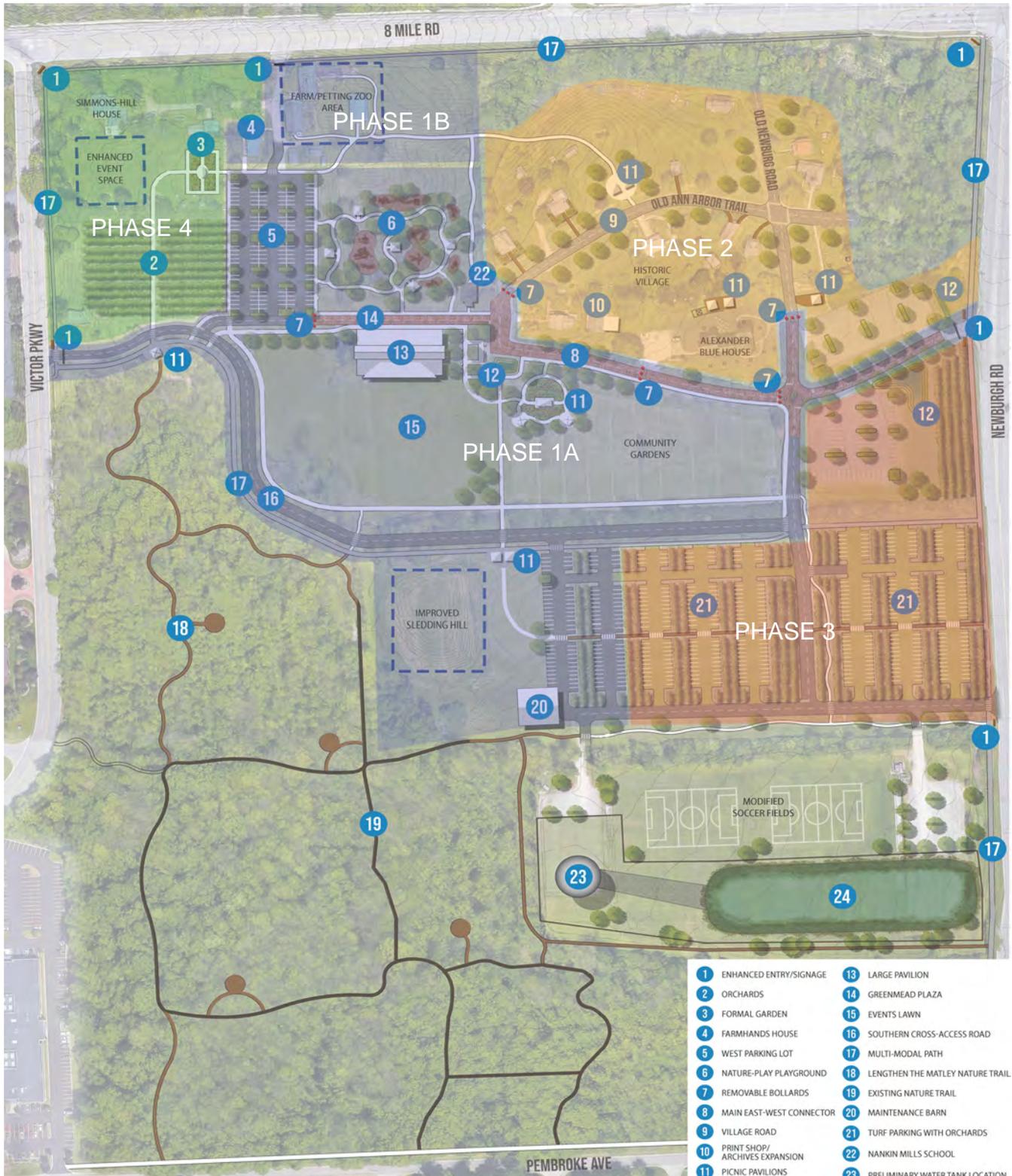
Collections Appendix

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.



Constructability Audit - School Assessment Appendix

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

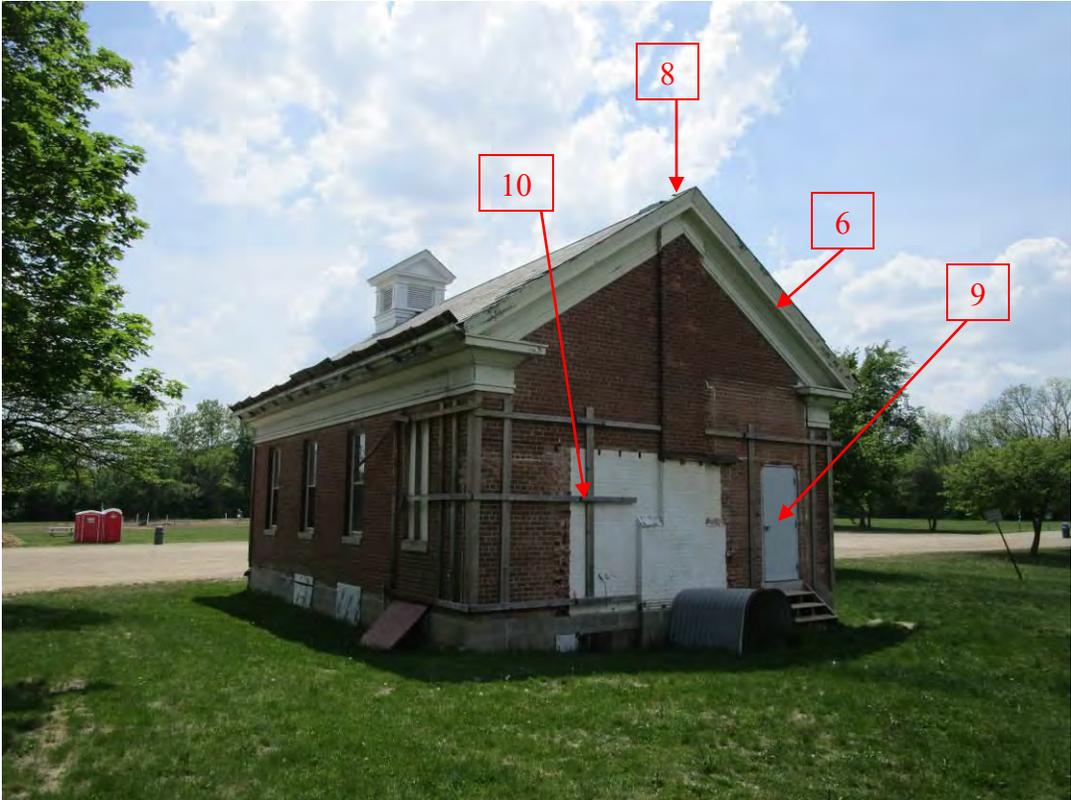
12. Basement Windows
13. Missing Downspout
14. Gutter
15. Tuckpointed joist pockets
16. Painted Brick
17. Wood Cupola / Attic Vent
18. Power with Extension and in Basement Sump Pump
19. PVC Sump Drain
20. 24x24 Attic Access Hatch
21. Significant Paint Chipping
22. 1x Tongue and Groove Deck (Width Varies)
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



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



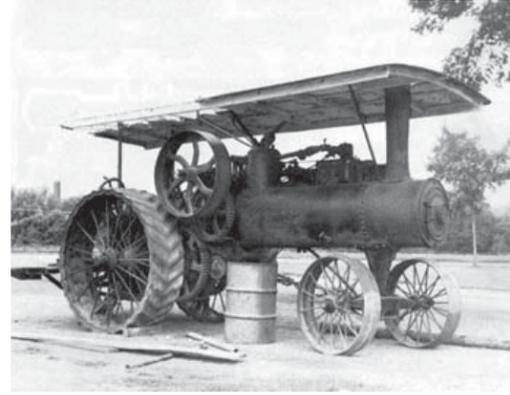
AMPHITHEATRE



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

IMAGINE • DISCOVER • EXPLORE GREENMEAD 365

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