



HISTORIC BARN

FOR THE SOUTH LYON HISTORIC VILLAGE

Presented by Bob Polasky, South Lyon Area Historical Society

INTRODUCTION

- The South Lyon Area Historical Society (SLAHS) has had a long term goal of locating a barn and a house at the historic village.
- Recently SLAHS has located a small barn that once served as a carriage house on the Roper farm, located about 1/3 mile south of 8 Mile Road on the west side of Pontiac Trail in Salem Township, about 2 miles from the historic village.
- The Roper Family, owners of the barn, have graciously offered to donate the barn to SLAHS and the City of South Lyon, in return for us removing the barn from the Roper farm property. Jim Roper, deceased, was a long-time supporter of SLAHS and the historic village.
- Through membership in the Michigan Barn Preservation Network, we have been speaking with 4 contractors over the past several months that specialize in historic barn relocation and reconstruction.

INTRODUCTION (continued)

- All 4 contractors: K&L Construction Improvements, LLC; JDS Historical Construction; Herb & Chris Hinz, Contractors, and Tom Cure, Contractor, have been in discussion with SLAHS since May, 2021. We have received a proposal from Herb and Chris Hinz and would like to review the proposal with the city in order to secure approval for the project and to possibly receive assistance with funding.
- Please note that we are awaiting proposals from K&L Construction Improvements, JDS Historical Construction, and Tom Cure, Contractor.



NORTH SIDE OF ROPER BARN

REASONS FOR NEEDING A HISTORIC BARN

- The South Lyon Area Historical Society mission is, in part, to give our community a better understanding and appreciation of our local history.
- By showcasing the agricultural and equestrian history of South Lyon, we demonstrate how agriculture was an important source of livelihood, as well as forming our community.
- The South Lyon area has a long history of horse breeding, at one time becoming the “horse breeding capital” of Michigan.
- Many considered the barn to be a farmer’s greatest asset! It is important to showcase a typical historic barn, including historic construction/architecture and reasons for the barn’s existence.
- We plan to add a Barn Quilt that would honor South Lyon’s heritage. The Barn Quilt would become part of the Barn Quilt Tours, making our historic village a destination for visitors.

CURRENT STRUCTURE DETAILS

- The barn build date is estimated to be circa 1880 - 1906 and was built at its' current location.
- Structure footprint is 30 feet long, 22 feet wide (excluding lean to's) and approximately 20 feet high at the roof peak.
- There are 6 stalls in the current structure, most likely used for 2 teams of horses and a buggy.
- A full second floor was used for storage with a crude ladder mounted to the north interior wall for access from the ground floor. The ground floor is a concrete slab.
- There is a lean-to structure attached to the barn on the south side that was probably used as a corn crib.
- A lean-to on the west side of the barn appears to have been used for storage.



EAST SIDE OF ROPER BARN

GOALS

- Keep the relocated barn as true to form as possible, circa 1880 to 1906.
- All added construction, as necessary, to be built in a historical manner.
- Develop excitement among South Lyon residents and businesses for our upcoming 150th anniversary in 2023.
- Provide a new educational benefit for students and residents about our rich agricultural history, as well as featuring the area's importance in horse breeding and racing.
- Demonstrate structure construction methods as developed and practiced by 19th century carpenters. A temporary portable sawmill will create interest with our residents during construction.
- Come one building closer to achieving the historic village goal of demonstrating 19th century living as it was in South Lyon/Lyon Township.



SOUTH SIDE LEAN-TO FOR CORN CRIB

PROPOSAL FROM HINZ

- Hybrid construction: choose current barn components that are in good shape and combine with new construction. No plywood used anywhere in structure. Keep post and beam construction throughout.
- Parts chosen from current barn will be cleaned and old paint and asbestos disposed. Parts will be washed and permitted for move to historic village site.
- A temporary portable sawmill will be located at the historic village for cutting new dimensional lumber.
- Base: 8 inch concrete block foundation covered with field stone fascia and topped with metal. Poured concrete slab for ground floor.
- Exterior walls: new oak dimensional lumber siding combined, when possible, with current barn siding sections. 10 inch wide by 4 inch thick sill beams. 7 windows with a sliding barn door and a second floor hay loft door.

PROPOSAL FROM HINZ (continued)

- Loft: oak slab boards for floor. Loft will extend half-length of the main floor with a substantial railing for safety.
- Stairs to loft: 2 x 8 or 2 x 10 oak stair runners with substantial railing.
- Interior ceiling: oak beams using original pieces when possible. Full exposure to loft and main floor.
- Roof: steel shingles, cut similar to current style on present barn, for durability and fire resistance. 2 foot eave overhang. New construction cupola to aid in floor-to-ceiling air flow.
- Estimated construction time period: 6 to 8 months, including demolition of old barn and relocation of saved pieces.

Example of a portable sawmill.



WEST END OF BARN WITH STORAGE LEAN-TO



PROJECT COST & MISCELLANEOUS

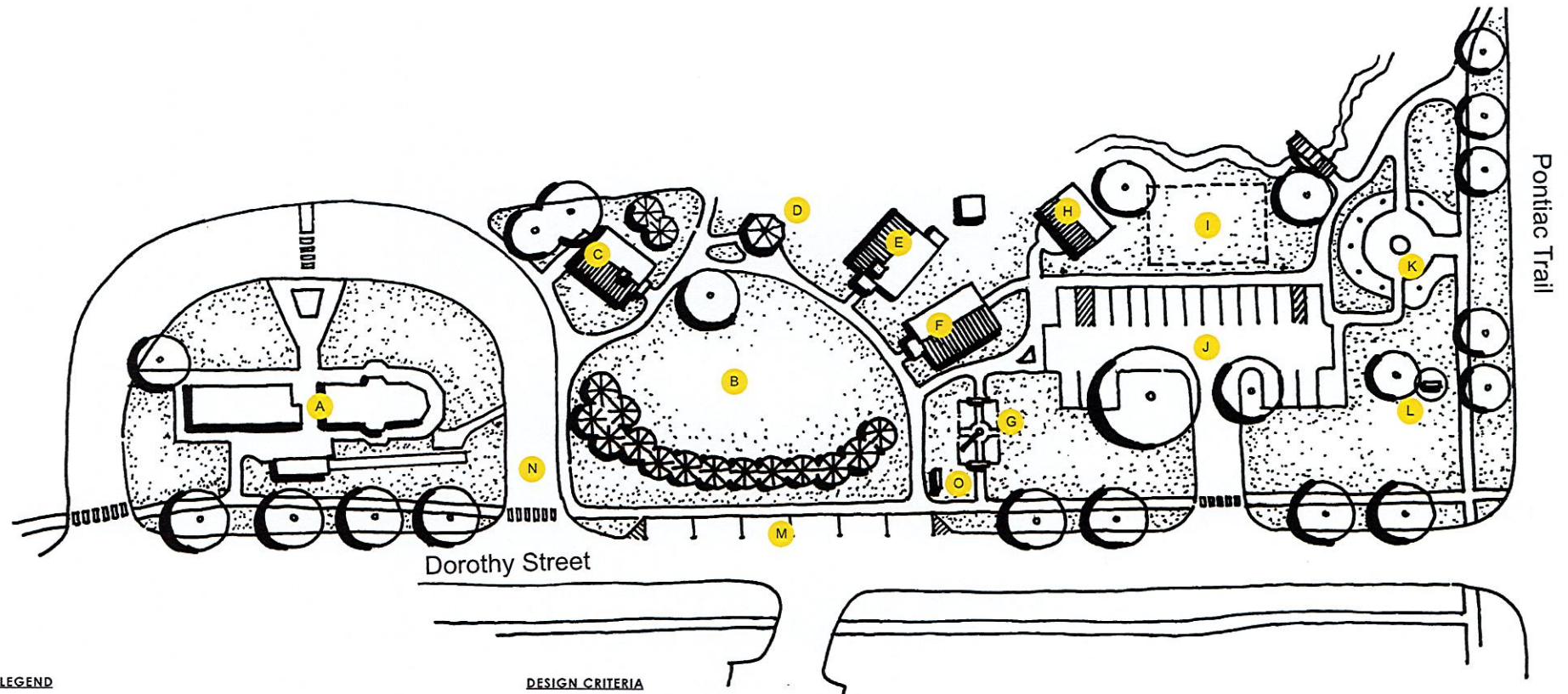
- **PROPOSED COST & TERMS:** \$140,000 to \$160,000. Excludes permits, concrete slab, electrical components and installation of same. Also does not include utilities at original barn and historic village sites (water, 20 amp electricity, and waste disposal) required for construction. This is with a 12% profit margin; usual is 30%. Contractor requests 25% down, balance due in increments to be determined. One year warranty on new materials and workmanship.
- **NEW CONSTRUCTION ALTERNATE:** \$120,000 estimate by Chris Hinz, for similar structure. Original barn would not be dismantled and ownership would be retained by the Roper Family.
- **CONTRACTOR HISTORY:** Herb Hinz has been relocating and constructing barns in Michigan for over 50 years. Chris Hinz, his grandson, has been working in the business for 23 years and will take over the business in 2022.

WHAT IS NEXT?

- **TO BE DETERMINED:**

- *Fundraising: we have met with Ron Campbell, the Principal Planner for Oakland County Economic Development, who is also a Preservation Architect. With his guidance we are developing a fundraising plan, including potential grants. We will also solicit financial assistance and sponsorships from local businesses.*
- *Conduct a SLAHS membership drive in 2022, including a monthly booth at the Farmer's Market.*
- *Possible financial assistance from the City of South Lyon.*
- *Do we need to determine compliance with the American Disabilities Act?*
- *Determine contractor and cost for concrete slab.*
- *Determine contractor and cost for electric service (installation of cable, outlets and lights).*

- **QUESTIONS?**



LEGEND

- A. WITCHES HAT MUSEUM
- B. VILLAGE GREEN
- C. SCHOOL HOUSE
- D. GAZEBO
- E. CHAPEL
- F. RELOCATED HOUSE
- G. RELOCATED GARDEN
- H. RELOCATED BARN
- I. OPEN SPACE TO ACCOMMODATE 40X60 FOOT TENT
- J. NEW DRIVE AND PARKING LOT (19 SPACES)
- K. VETERAN'S MEMORIAL
- L. FIRST RESPONDER'S MEMORIAL
- M. NEW PARALLEL PARKING (6 SPACES)
- N. MODIFY DRIVEWAY TO ONE WAY TRAFFIC AND INSTALL SIGNAGE.
- O. RESTRIPE TO ACCOMMODATE APPROXIMATELY 15 SPACES
- O. NEW SIGN

DESIGN CRITERIA

- REMOVE EXSITING SOUTH DRIVE TO CREATE MULTI-USE GREEN SPACE AND INSTALL EVERGREEN TREES TO BUFFER FROM DOROTHY STREET
- PLACE THE HOUSE AND BARN TOWARD THE REAR OF THE PROPERTY AND RELOCATE GARDEN TO PROVIDE UNINTERRUPTED VIEWS INTO THE VILLAGE
- RELOCATED BARN AND ADJACENT GREEN SPACE COULD ACCOMMODATE REVENUE GENERATING PROGRAMMING OPPORTUNITIES
- NEW PARKING LOT TO SERVE VILLAGE PATRONS AND VETERAN'S MEMORIAL CELEBRATION. ADJACENT WALKS ENHANCE ACCESSIBILITY THROUGHOUT VILLAGE
- CLUSTERING OF STRUCTURES REDUCE UTILITY SERVICE RUNS

MCHATTIE PARK-HISTORIC VILLAGE

SOUTH LYON, MICHIGAN

05 APRIL 2022



Scale: 1"= 50'-0"



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