STATE HISTORIC PRESERVATION REVIEW BOARD MEETING
JANUARY 18, 2002

Richard Harms, President, called the meeting to order at 10:00 am.

Board Members Present:
Elisabeth Knibbe, Jennifer Radcliff, Kathryn Eckert, Richard Harms, Lynn Evans, Janese Chapman, William Cremin

Board Members Absent:
None

Staff Members Present:
Robert Christensen, Amy Arnold, Brian Conway, Cecilia Montalvo, Robbert McKay, Elizabeth Szufnar, Teresa Goforth, Bryan Lijewski, Laura Ashlee, Alexandra Raven

Members of the Public Present:
Janine Saputo, concerning Axford-Coffin Farm,
Clint Wirtz, concerning Bryant Farmstead
Amelia Jayne and Kathleen McNeel, concerning Podjun Farm.

Approval of Agenda:
Harms requested a motion to approve the agenda with the addition of Comstock Construction Company *v* Traverse City Historic District Commission. Cremin moved approval of the agenda with that addition. Knibbe seconded the motion. Approved 6-0 (Chapman not present).

Approval of Minutes of November 16, 2001
Cremin moved approval of the minutes. Radcliff seconded. Approved 6-0.

Staff Reports:

Brian Conway:

- Conway presented copies of the department's new Mission Statement and Goals and Objectives for FY-2002 and 2003 to the review board members. Related to them are the MHC's Institutional Goals and Objectives, the result of a bureau wide planning effort.
- The SHPO is planning a retreat in March.
- Conway and Robbert McKay met with the developers regarding a rehabilitation proposal for Tiger Stadium in Detroit. The developers are working with the city of Detroit and would be seeking tax credits.
- A Programmatic Agreement (PA) with the Corps of Engineers for the Soo Locks has been signed.
- A PA for the Selfridge Air National Guard Base in Macomb County is also being finalized.

- Ypsilanti has become our 16th Certified Local Government (CLG).
- We are working with the department on development of a GIS system that will include cultural resources information.
- The SHPO is working with the Michigan Historic Preservation Network (MHPN) on a project that we are funding, an economic benefit study of historic preservation in Michigan. A draft of a white paper has been reviewed.
- The SHPO is also working with the Community Economic Development Association to establish a Main Street Program in Michigan. A Main Street Summit being held on February 19, 2002 will include stakeholders and policy makers. Clarion Associates will be making a presentation at this summit.
- The Stroh Marker has been retrieved and returned to Michigan.
- The MHPN Conference is scheduled for April 25-26 in Traverse City.
- The SHPO and MHPN are planning two regional workshops to be held in Muskegon in March and Cheboygan in late summer.

Barb Mead:

- Alma College has discontinued its Archaeology program. Scott Beld has negotiated with the college to transfer records and collections to the Office of the State Archaeologist. The collection consists of artifacts from an 1850s mission village at St. Louis, MI, and many other sites.
- The "Schooner in the Sand" exhibit has opened on the first floor**.** It presents the results of an archaeological project at the mouth of Millecoquins River in Mackinac County, where an early sailing vessel was wrecked and embedded in a sand bank.

Conway:

- Passed out to the review board members a draft criteria for local historic districts developed by the SHPO. This relates to the issue of establishing single resource historic districts when the single resources are parts of larger historic districts. Conway requested the board to review and comment on the draft criteria for local historic districts and return comments to Amy or himself.

<u>Appointment of Nominating Committee for Officers:</u>

Harms asked for a motion to appoint a nominating committee. Eckert moved appointment of Harms as the nominating committee. Cremin second the motion. Approved 7-0.

<u>National Register Nominations:</u>
Presentation of the Podjun Farm was moved back on the agenda to await the arrival of the property owners by general agreement of the board members.

Site: Botsford-Graser House, Farmington Hills, Oakland County
Presented by: Ashlee
Moved for approval: Knibbe
Seconded: Evans

Vote: 7-0
Criterion: B
Level of significance: National

Site: Monroe Avenue Water Filtration Plant, Grand Rapids, Kent County
Presented by: McKay
Moved for approval: Eckert
Seconded: Cremin
Vote: 0-7
Discussion: Harms felt that the nomination should be revised to deal more fully with the fluoridation test history and to more clearly define the plant's technological significance. The board rejected the motion to approve the nomination. Knibbe then moved that the board request the applicant revise the nomination with more information on the fluoridation testing and re-submit it. Evans seconded the motion. Approved 7-0.

Site: Axford-Coffin Farm, Oakland Township, Oakland County
Presented by: Szufnar
Moved for approval by: Radcliff
Seconded: Evans
Vote: 7-0
Criteria: A and C
Level of Significance: Local
Discussion: Radcliff spoke in support of the nomination. She thought that a thematic nomination for these country retreats would be a good idea. Janine Saputo spoke in regards to the plan to do more nominations for properties in the township.

Site: James and Anne Atmore Bryant Farmstead, Convis Township, Calhoun County
Presented by: Goforth
Moved for approval by: Radcliff
Seconded: Cremin
Vote: 7-0
Criteria: A and C
Level of Significance: Local

Site: John and Katharine Tunkun Podjun Farm, Ellsworth Township, Lake County
Presented by: Christensen
Moved for approval by: Radcliff
Seconded: Knibbe
Vote: 7-0
Criteria: A
Level of Significance: Local

Historic District Study Committee Reports:

Amy Arnold presented staff comments on the following reports:

Water Board Building Historic District, Detroit
The board made no additional comments.

Michigan Trust Company Building, Grand Rapids
The board made no additional comments.

Bowen House Historic District, Kentwood
The board made no additional comments.

William and Jane McCormack Farm, Superior Township
The board made no additional comments.

Phelps House Historic District, Canton Township
The board made no additional comments.

Appeals (Proposals for Decision):

Comstock *v* Traverse City Historic District Commission.

This case was tabled at the November 16, 2001 review board meeting. The property owner and the historic district commission have since come to an agreement, so that the appeal can be dismissed. Cremin moved that the case be taken off the table and dismissed. Radcliff seconded. Approved 7-0.

Carol Johnson *v* Detroit Historic District Commission

Harms noted that an exception to the proposal for decision was received from the city of Detroit and a copy was provided to each board member.
Knibbe stated that she had a problem with some of the comments made in the proposal for decision. She objected to the comment in the proposal that we already have aluminum siding in the district, so it doesn't matter if we add additional aluminum elements. She responded to that comment that the aluminum siding is imitation wood so that its presence has no relevance to whether or not aluminum is used for other features in the building. She said the proposal states that the work under review is not visible from public rights of way. She responded to that comment that whether or not it is visible is irrelevant: the work violates Detroit's standards. She said the proposal noted there being other wrought iron porches already existing in the district. She said that was irrelevant in that within the district standards set up by the city wrought iron porches are not recognized as contributing to the district character and, if anything, they are viewed as inappropriate alterations. She felt the proposal for decision was getting out there very far in second-guessing the local historic district commission, which is more familiar with the situation. That made her uncomfortable. She said that to her the issue is: Is this an

appropriate addition in an historic district? She said that maybe it doesn't destroy the original fabric, but the district is more than the buildings; it is the space between the buildings, the character of the district as a whole. She said that the question to be asked is: If a feature becomes a new element in the district, is it an appropriate element?

Eckert asked Knibbe whether, rather than process, she was more concerned about design. Knibbe responded that the proposal for decision questioned the decision of the local district commission. She said the questions the review board needed to ask were whether or not the local commission made a reasonable interpretation of Standard 9 and is this an appropriate addition within the historic district: an appropriate use of materials, architectural form, rhythm – all those things we look at when we look at additions. Eckert questioned whether the work that was done was less appropriate than what the local commission had approved. Chapman stated that the porch as built was very different from the design the historic district commission approved. Eckert asked whether, then, we're talking about issues of process rather than design. Chapman stated that the addition and porch are visible from public rights of way. She also noted that the historic district commission did approve some of the changes after the fact. Eckert felt that the porch is a minor offense but that the owner violated the process. Chapman responded that you can call it a minor offense, but if one neighbor does it, others down the street will say they got away with it, and the result will be to weaken the process and the district.

Harms asked how do we say the door is OK but the awning and window are not? Eckert responded that we say the owner violated the process – that she can come back to the historic district commission for a review of a change in design for the porch addition. Knibbe felt that a canvas awning would solve the problem. Eckert responded that the owner could also improve the porch piers that support it.

Knibbe moved rejection of the proposal for decision that the appeal be upheld. Eckert seconded. Vote: 6-0, Chapman abstaining. Conway will request Bozen to prepare a revised final decision and order.

Dates of Next Meeting:
April 12, 2002; July 12, 2002; October 11, 2002.

Adjournment:
Cremin moved to adjourn. Knibbe seconded. Meeting adjourned at 12:20 p.m.