

State Historic Preservation Review Board Meeting
May 19, 2006, 10:00 A.M.
Michigan Historical Center

Lynn Evans, President, called the meeting to order at 10:15 a.m.

Board Members Present:

Scott Beld, Lynn Evans, Richard Harms, Alison (Kim) Hoagland, Elisabeth Knibbe, Jennifer Radcliff

Board Members Absent:

Janese Chapman, Carolyn Loeb

Staff Members Present:

Amy Arnold, Laura Ashlee, Brian Conway, Robert Christensen, Ted Grevstad-Nordbrock, Martha MacFarlane-Faes, Denise Sachau, Diane Tuinstra, Todd Walsh

Members of the Public Present:

Charles Bayette regarding 1st Presbyterian Church, Cass City
Mary Bayette regarding 1st Presbyterian Church, Cass City
Betty Russell regarding 1st Presbyterian Church, Cass City
Janine Saputo, regarding Lake Orion Historic District & Van Saw Historic District, Oakland Township
Leslie Pielack regarding Lake Orion Historic District, Lake Orion
Maura Johnson regarding Lake Orion Historic District, Lake Orion
Jennifer Lovell regarding Lake Orion Historic District, Lake Orion
John Stretzinger regarding John H. and Martha Durfee Galloway House, Howell
Alice Stretzinger regarding John H. and Martha Durfee Galloway House, Howell
Judy Burns regarding John H. and Martha Durfee Galloway House, Howell

Approval of Agenda

Harms moved approval of agenda
Radcliff seconded approval
Agenda approved, 6-0

Approval of minutes of February 24, 2006:

Knibbe requested rephrasing of discussion of her comments under Historic District Study Committee Reports.
Hoagland moved approval of minutes as amended
Harms seconded approval of minutes as amended
Minutes approved as amended, 6-0

Staff Reports:

Brian Conway

- Sandra Clark is not able to be at today's meeting due to another engagement
- There are no appeals on the agenda because the new hearings board that was recently created has been successfully resolving the cases they receive. SHPO is not as involved as before because of the repetitive nature of the cases. There have not been any unresolved cases yet under the new system. When a case is controversial it will come before the review board as a Proposal For Decision.
 - Harms asked if the board could receive a list of cases and how they were resolved. Conway stated that he would obtain a list.
- Governor's Awards for Historic Preservation ceremony on May 18. Governor Granholm was unable to attend. Good cross-section of projects, from a small restoration in Royal Oak, to an archaeological excavation at MSU, to the third largest rehabilitation ever in the country at the General Motors Technical Center.
- The SHPO, through the hard work of Amy Arnold, has received an \$80,000 Preserve America grant that will enable the SHPO to move forward with a heritage tourism project in Western Michigan that will develop the foundation for a heritage route running from New Buffalo to Ludington. This project will serve as a model for other areas of Michigan, and will eventually serve as a national model. The SHPO is working with the Michigan Department of Transportation, Travel Michigan, and the Michigan Council for Arts and Cultural Affairs.
- Walk of Fame dedication on May 25, 2006. The Walk of Fame is a partnership between the Michigan Historical Center and Lansing's Principal Shopping District. Stevie Wonder will be performing at the Michigan Historical Center that night.
- The Michigan Main Street Program has been transferred from the Michigan Economic Development Corporation to Michigan State Housing Development Authority.
- The Main Street Program has received its next round of applications, and this year's Main Street communities will be announced on June 15.
- Conway and MacFarlane-Faes have reviewed thirty-three Cool Cities Neighborhoods in Progress applications.
- In 2005, Michigan was third in the nation for dollar amount of investment in rehabilitation projects. In past years, Michigan has been in the top ten in terms of number of projects, but not dollar amount.
- Several big projects in the works this year, including the Book-Cadillac Hotel in Detroit.
- McKay is serving on a team in Lansing that deals with the former Lansing Board of Water and Light's Ottawa Street Power Station. The City of Lansing has put out a Request for Proposals.
- The SHPO is trying to move forward with legislation that provides state recognition and authority for the SHPO and Review Board. Nick Bozen began working on legislation, but action may be done through an executive order by the governor.
 - Radcliff asked about the status of legislation to assist the SHPO with tax credit applications.
- For the first time ever, the SHPO was invited to provide testimony to the department's House and Senate appropriation subcommittees. The Michigan Historic Preservation

Network brought together a group of developers who testified to the need for increasing the SHPO's funding and resources.

- SHPO staff has been, or will be, involved in the Michigan Municipal League workshop in Tawas City, the MHPN conference in Saginaw, a tax credit program workshop in Detroit, and other smaller tax credit workshops in Grand Rapids, Farmington, Rochester, and Fremont.

National Register Nominations

Site: Lake Orion Historic District, Lake Orion, Oakland County

Presented by: Maura Johnson

Moved for Approval: Knibbe

Seconded: Hoagland

Vote: 6-0

Criteria: A, C

Level of Significance: Local

Conway asked if it was Lake Orion that had a big fire earlier in the year. Johnson replied that the fire destroyed approximately half of a block of buildings and resulted in the loss of three historic buildings.

Site: First Presbyterian Church, Cass City, Tuscola County

Presented by: Robert O. Christensen

Moved for Approval: Radcliff

Seconded: Harms

Vote: 6-0

Criteria: C

Level of Significance: Local

Christensen noted letter of support from the village president, and a phone call from Kurt Strickland, president of Thumb National Bank and Trust Company, supporting the nomination.

Site: John H. and Martha Durfee Galloway House, Howell, Livingston County

Presented By: Robert O. Christensen

Moved for Approval: Hoagland

Seconded: Beld

Vote: 6-0

Criteria: C

Level of Significance: Local

Radcliff asked about the discrepancy in dates regarding Galloway's arrival in Howell.

Christensen noted that the death of Galloway's wife was in 1845. Radcliff asked when a district will be created in Howell. Christensen replied that he hoped this nomination will spark more interest in creating a district. Christensen further stated that the Register has always been reluctant to list properties individually if there is already a national register district present, but this situation is opposite of that. A district has not yet been created. Christensen also commented that if a building is individually eligible, it is hard to decline the nomination. Knibbe asked whether the shutters were original. Christensen stated that he was unsure if they were visible in

the original photographs. Radcliff asked whether this property was the only National Register nominated house in the Piety Hill district. Stretzinger replied that this house would be the only National Register listed house in all of Howell. Christensen added that there is an additional house that has been listed on the State Register for approximately twenty years. Knibbe asked whether the Galloway House was put forward by the property owner. Christensen replied that it was. Conway asked if downtown Howell was listed on the National Register. Christensen replied that it is. Conway asked if the Galloway House was contiguous to downtown. Christensen replied that this property is one street north of the northern edge of downtown Howell. Radcliff stated that the property is certainly worthy of listing in the register, but that protection is in the local districting, not in the nomination. Stretzinger stated that there is not much of a preservation ethic in Howell, there is no support from the government body, and that Howell does not have a historic district study committee. Hoagland asked whether this property will be marked in some way. Stetzinger replied that the house currently has a plaque stating its architectural significance. Knibbe asked whether the owner was considering granting an easement on the property, and whether they understood that National Register listing provides no protection. Stretzinger replied that she and her husband had not yet discussed an easement.

Historic District Committee Study Reports:

Arnold presented the reports and staff comments to the board.

Report: Nelson Court and West Chicago Apartments Historic District, Detroit

Several board members noted the difficulty in determining the district boundary lines from the reduced map. The board made no additional comment.

Report: Rosedale Park Historic District, Detroit

The board made no additional comment.

Report: Pere Marquette Depot, Bay City

The board made no additional comment.

Report: Marlborough Historic District, Kalamazoo

The board made no additional comment.

Report: Citizens Railway Car Barn Historic District, Kalamazoo

Knibbe asked whether Kalamazoo was requiring owner support before creating a district. Arnold replied that as of now, owner support is not required. Radcliff asked whether the small districts from Kalamazoo might be leftovers from early district proposals that did not succeed, or that now needed revising. Radcliff also asked about what else might be going on in Kalamazoo to generate these requests. Conway stated that Kalamazoo now has a number of large districts, and that the Car Barn was an isolated site, but the Marlborough and Lilienfeld are right next to each other. The board made no additional comment.

Report: North Douglas Addition to the Stuart Area Historic District, Kalamazoo

Knibbe asked if North Douglas would be eligible on its own, instead of as an addition to Stuart Area. Arnold replied that the Rhodes Building could be, but some of the buildings have integrity issues. Arnold further stated her view that some buildings should not have been included. Knibbe

recommended that the SHPO should tell Kalamazoo that the Rhodes Building may qualify, but there are doubts about the other buildings. Conway added that the city should investigate further whether, under the current façade, an early frame building may be present. Conway further stated that as of right now, a case has not been made for the other buildings. The board made no additional comment.

Report: David Lilienfeld House Historic District, Kalamazoo

Harms questioned some of the information in the report. He asked what union troubles were occurring in 1908, and to what town did Lilienfeld's company relocate. He stated that most cigar union troubles had been resolved by this time and that the cigar union was one of the stronger unions in the state. Conway said that it was unclear if the company relocated somewhere in Kalamazoo, or somewhere out of state. Harms stated that relocating in Kalamazoo would not have been beneficial, and noted that there was a lot of consolidation going on within the cigar industry. Arnold stated that she thought the company may have moved to Chicago. The board made no additional comment.

Report: Nelson-Kirkpatrick House Historic District, Kalamazoo

Harms noted that Grand Rapids is not the home of Herman Miller. Miller lived in Grand Rapids while he was an employee of another firm, but his business was in Zeeland. Hoagland stated that a good biography of George Nelson by Stanley Abercrombie is not listed in the bibliography. Conway asked if Nelson designed this house. Knibbe explained that the wife of the owner of the house and Nelson's wife were college roommates. Conway added that there is a Nelson-designed storefront in Lansing. The board made no additional comment.

Report: West Main Hill Historic District, Kalamazoo

The board made no additional comment.

Report: Van Saw Historic District, Oakland Township

Radcliff asked if Arnold knew who prepared the report. Hoagland asked if the SHPO had the original report recommending creation of the district. Arnold replied that the SHPO, often, does not have early study committee reports. Saputo stated she is part of the Oakland Township planning commission, and that the commission felt the report is incomplete. She also said the main building in the district might be the oldest building in Oakland Township. Saputo said the study committee is fairly new and might not have had training on how to write a report. Radcliff asked if Saputo knew who asked Dane Johnson to comment on the property. She was troubled by Johnson's comments, which gave no consideration to the house's history. Saputo replied that the study committee would have made that decision. Radcliff stated that highest and best use of the land is no longer the standard in removing a protective ordinance and Knibbe stated that the reasons given for demolition do not meet the criteria. Harms asked what was putting this nomination forward. Saputo replied that the land is in a prime location for real estate development. Knibbe stated that homes such as this are invaluable as evidence of how early pioneers settled here, and how they built their houses. Radcliff added that having the house there provides a continuum of history. Knibbe suggested that Arnold write her comments so as not to portray demolition as an easy out. Harms stated that there might be an archaeological component to this district.

Appeals:

There were no proposals for decision

Dates of Next Meetings:

September 15, 2006

Adjournment:

Harms moved that the meeting be adjourned.

Radcliff seconded adjournment.

Vote: 6-0.

The meeting adjourned at 11:40 a.m.

Prepared by T. Walsh