

## ***PROPOSED***

MINUTES OF THE

### ***State Historic Preservation Review Board Meeting***

September 16, 2011, 10:00 AM

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY, BOARDROOM 4<sup>TH</sup> FLOOR,  
735 EAST MICHIGAN AVENUE, LANSING, MICHIGAN

#### **BOARD MEMBERS PRESENT**

Ron Staley, Lynn Evans, Richard Harms, Elisabeth Knibbe, Ted Ligibel, Jennifer Radcliff

#### **BOARD MEMBERS ABSENT**

Scott Beld, Janese Chapman, Carolyn Loeb

#### **STAFF MEMBERS PRESENT**

Laura Ashlee, Bethany Berdes, Bob Christensen, Brian Conway, Ted Grevstad-Nordbrock, Jessica Puff, Diane Tuinstra

#### **MEMBERS OF THE PUBLIC PRESENT**

Francie Dittrich from H.S.C. Historical Building., Katie Hardcastle, Pam O'Connor from Buchanan N & W Neighborhoods

Harms called the meeting to order at 10:04 a. m.

#### **APPROVAL OF AGENDA**

Harms moved approval of agenda  
Radcliff and Staley supported the motion  
Vote: 5-0

#### **APPROVAL OF MINUTES**

Evans commented that she had made the statement about Mackinac Island in the previous meeting minutes, not Loeb.

Evans moved approval of the minutes, as amended  
Ligibel supported the motion  
Vote: 5-0

#### **STAFF REPORTS**

**Brian Conway, State Historic Preservation Officer**

#### **Five Year Preservation Plan**

SHPO is required to do a five year preservation plan by the NPS. Amy Arnold is in charge of putting together the plan and has begun holding public visioning meetings. She

is holding as many as six visioning sessions around the state. We have hired a consultant to help facilitate those sessions.

The meetings are as follows:

1. Kalamazoo – September 13, Park Club 219 W. South Street
2. Midland – September 14, Creative 360, 1517 Bayliss
3. Traverse City – September 21, Grand Traverse Commons, 1200 W. 11<sup>th</sup> Street
4. Marquette only 2 or 3 people signed up. It was cancelled. It was scheduled to be at the Landmark Inn, 2301 N. Front Street
5. Detroit – October 12, Oddfellows Hall, 8701 W. Vernor Hwy.
6. Lansing will be scheduled sometime in January

We may schedule something else in Marquette at a later date. We have not decided yet. The idea is to get out there and hear what the community wants the priorities to be over the next five years. We need to hear what the public says and work it into a plan.

Pam O'Connor attended the visioning session in Kalamazoo.

### **Michigan Modern**

#### *NPI Workshop*

Michigan Modern continues to grow. We contracted with the National Preservation Institute to give a 2 day workshop on Modernism on September 12<sup>th</sup> and 13<sup>th</sup> in Ann Arbor.

#### *Midland Stakeholders meeting*

We are holding a stakeholders meeting in Midland at the Dow Home and Studio on October 27<sup>th</sup>. We are reconvening the group that we had 2 years ago and they are prominent in the world of midcentury modernism. As part of the contract we have with the SHPO consultants, Lord Aeck Sargent, they are writing the Michigan Modern context for us.

Knibbe arrived.

#### *Modern NHL's*

We have funds available this year and are hoping to do 5 National Historic Landmark nominations related to Michigan Modern.

The first NHL nomination will be for the GM Technological Center in Warren. We just received the RFP and it's looking to be a little more expensive than expected so we may not be able to do five.

The second NHL nomination will be for the McGregor Conference Center, by Yamasaki, including the broader significance of the building with the development of the Wayne State University campus.

The third NHL nomination will be for the St. Francis de Sales Church by Marcel Breuer in Muskegon.

The fourth NHL nomination will be for the Eames House, designed by DePree, in Zeeland.

#### *Michigan Modern Tours*

Amy Arnold and Laura Ashlee together with MSHDA's Public Policy and Marketing Division put together a Michigan Modern folder with 5 tours, four in Detroit and one in Ann Arbor.

#### *Michigan Modern Website*

We are in our second contract with Pace & Partners here in Lansing. They are working on our website development and have sub-contracted with a photographer who is out taking photographs of 12 modern sites for us to use in publications and on the web.

#### *New Ford Highland Park National Register Nomination*

We have funding this year through MSHDA to do a context study and development of an upgraded national register nomination for the Ford Highland Park Plant. We are working with the Woodward Avenue Corridor Association as they look to take over a part of the complex for a museum which fits into the broader picture of the Woodward Avenue Corridor as we look towards the light rail project in Detroit.

#### **MSHDA PR Tour**

Gary Heidel recently conducted two PR tours, one in Northern Michigan and one in the Upper Peninsula. Thanks to Laura Ashlee, stops at preservation projects were included on those tours and we were able to have the MSHDA Director see what SHPO is working on. MSHDA visited the Traverse City State Hospital and the Opera House in Traverse City. Then, in the UP, we visited the Park Place development in Sault Ste. Marie and made stops in Marquette and Calumet. Gary Heidel was introduced to the Keweenaw National Historic Park in Calumet. He then went on to Iron Mountain and Escanaba.

#### **Calumet Visitor's Center**

Upcoming, will be the opening of the Calumet Visitor's Center for the Keweenaw Park. We were actively involved with that. It is the first visitor's center for the park. The grand opening is October 27, 2011.

#### **Green Team**

Mollie Douglas, who is now Mollie Olinyk, Jessica Williams and Dan Schneider have been participating in a MSHDA Green Team. The team is to bring MSHDA and SHPO up to speed with the new green technology. We will be doing a demonstration project with the Detroit Land Bank and the City of Detroit. Specifically, we are taking on one house rehab in East English Village from start to finish, using NSP2 money. The plan is to incorporate green technology and proper weatherization techniques to demonstrate that you can have an historic home that is energy efficient without damaging the building's

historic character. The case study project should start this fall. SHPO will do the same thing with a commercial building after the home has been finished.

Mollie, Jessica, and Dan are also doing a session at the National Trust Conference in Buffalo during October.

Knibbe asked if the commercial building has to be designated. Brian Conway said it does not necessarily have to be designated but historic and maybe NR eligible. SHPO is not looking for anything too big.

The month of October has been designated Weatherization Month the state Department of Human Services and Mollie, Jessica, and Dan will have a booth at the Capitol on October 5th.

### **Iron Mountain**

Bob Christensen has working since April on a nomination for Central Iron Mountain as a result of a competition between the Main Street Communities in which one Main Street Community would obtain SHPO's services in preparing a downtown nomination. Iron Mountain's application demonstrated the greatest preservation commitment among the applicants.

### **Tax Credits**

The state tax credit program is winding down. We have concluded our review on the enhanced applications. We are going through the upper level approvals including MEDC. We have received 27 applications and we won't be able to fund them all. The deadline for combined federal and state projects is September 30<sup>th</sup>, and state only tax credit projects is November 15. SHPO then will have to turn them around and get the Part 2's approved and out to people to qualify for the credits by December 31, 2011.

The new replacement program, which the Governor is calling the Community Reinvestment Program, is going through the legislative process at this moment. MEDC has already put together the program guidelines and criteria for this program. MEDC did not involve SHPO in that discussion so we are looking at it to see how historic preservation fits in and put in our 2 cents.

### *MSHDA/SHPO Relationship*

SHPO is now part of MSHDA and now MSHDA is part of MEDC. We have developed some good relationships with MEDC. Robb McKay participates in weekly meetings with MEDC to look at all projects and it is at those meetings that the decision is made as to what kind of state incentive these projects will get.

Radcliff asked for a list of who works for SHPO and contact information. Bethany will provide that list to all board members

### **GIS**

Ted Grevstad-Nordbrock has been working on the GIS database. We are under contract with the group Analysts International and they are putting together the specifications so we can go out and get bids for a company to actually write the software. The project is complex but moving forward. Our hope is we will have an RFP out by December. This will then lead to hiring the consultant who will come in and write the software.

### **Downtown Development Authority Act**

We have been working with Senator Hopgood who has put forward legislation modifying the Downtown Development Authority Act. The current DDA Act has a provision that if any DDA is proposing work that may impact an historic property it needs to consult the SHPO. The current act allows the DDA simply to proceed once it has received SHPO comments. Senator Hopgood's proposal resulted from a situation in Lincoln Park where the DDA demolished a National Register listed building. The legislation will be introduced in the next month or so.

### **DNR Archeology Position**

We have developed a relationship with DNR to obtain a second archaeologist position. The person will technically be a DNR employee but funded through MSHDA. It is a 2 year limited term position. The application period has been closed and we have interviewed the candidates. Hopefully in January we will be able to introduce the new Archaeologist.

### **Archeology**

#### *M-231 Project*

Dean Anderson reports that he has been busy with MDOT's M231 (Grand River Crossing) project near Grand Haven. They have been working on a phase 3 archaeological excavation on the north side of the Grand River to mitigate the effect of the road project on a prehistoric Native American site. MDOT has hired Commonwealth Cultural Resources Group to do the archaeological work and the field work will be completed in November. They have found over 100 projectile points, and there is strong evidence that this site was occupied during the period 1500A.D.

### **Society of Architectural Historians National Conference**

Society of Architecture Historians is having their national conference in Detroit during the week of April 18<sup>th</sup>, at the Book Cadillac Hotel in downtown Detroit. Brian has been asked to do a day-long seminar the day before the conference starts, on April 18<sup>th</sup>. He has put together a day-long preservation seminar that focuses on the good, the bad and the future of Detroit. The conference starts on April 19<sup>th</sup>.

### **Lighthouse Brochure**

Thanks to Laura Ashlee, Amanda Tuckey and Bryan Lijewski for the Lighthouse Brochure. These are going to the Welcome Centers throughout the State.

### **Michigan Planner**

Martha, Laura and Amy put together a special edition of the *Michigan Planner* that came out in August and deals with historic preservation.

Radcliff asked if Brian knows if anything has moved on the legislation that was kicking around about a year and a half ago with regard to residency requirement for historic district commissioners. Brian doesn't think anything has happened with that.

Radcliff also asked if Brian has been working with NPS on maritime and coastal resources. Senator Stabinau introduced and passed legislation that instructed the NPS to do a study of Michigan maritime resources. NPS got funding to do this study and has been working on it for about a year. Brian met with that team and they did have various meetings in early summer. Brian could not attend but Laura attended and it was to get public input on what should be done. NPS focused on maritime resources that had current access or potential public access. They are looking at a concept of a heritage trail of some sort to connect these resources throughout the entire state. Radcliff attended the last meeting but doesn't know if there was any after that. The trail concept is what most of the agencies wanted. It was left open-ended.

**NATIONAL REGISTER NOMINATIONS**

**Site:** Buchanan North and West Neighborhoods Historic District, Buchanan, Berrien County

**Presented By:** Pamela O'Connor

**Moved for Approval:** Ligibel

**Seconded:** Radcliff

**Vote:** 8-0

**Criteria:** A, C, with exceptions A and B

**Level of Significance:** Local

Radcliff asked what the current population was and O'Conner said that it's 4680. Radcliff asked if there is a downtown National Register district. O'Conner stated that they were looking a little further from downtown, a downtown design review process is in place, but it's advisory at this point. O'Conner said she just got appointed to the advisory committee and is trying to get them to become a local historic district.

Ligibel asked what the percentage of houses were arts and crafts, and O'Conner guessed about 15 or 20 percent. Christensen concurred.

**Site:** Ironwood Carnegie Library, Ironwood, Gogebic County

**Presented By:** Christensen

**Moved for Approval:** Knibbe

**Seconded:** Staley

**Vote:** 6-0

**Criteria:** A, C

**Level of Significance:** Local

Ligibel would like the work "distinguished" removed from the nomination and thinks that more information about the Merritt Brothers should be included if they are going to be mentioned.

**Site:** Manitou Lodge, Hiawatha Sportsman's Club, Garfield Township, Mackinac County

**Presented By:** Christensen

**Moved for Approval:** Evans

**Seconded:** Knibbe – only if we add two maps: a map of the boundaries and a map of the immediate neighborhood. Evans accepted as a friendly amendment.

**Vote:** 8-0

**Criteria:** A, C

**Level of Significance:** Local

Francie Dittrich, a representative of the club, was present to answer questions. Staley questioned whether the present enclosed porch was deeper and other members felt the boundaries were too confined given the building's siting to take advantage of the view and that they should be expanded to include more of the natural setting. He also believed that the side elevation looked different than the earlier photo. Christensen stated that the way he understood it, was that the enclosed porch had exactly the same ground dimensions as the open one. Christensen said that there is only one other Club like this one in Michigan, although it is much larger, the Huron Sportsman Club.

Knibbe said the loss of the porch is a big deal but the integrity of the rest of it is good. Knibbe commented that a larger area around the lodge should be included in the nomination. She also wanted the nomination to include a big map of the area.

Radcliff asked why there were two different nominations for the Hiawatha Sportsman's Club. Christensen said the reason was that the properties are about two miles distance from each other.

**Site:** Hiawatha Sportsman's Club 1931 Maintenance Building and Commissary, Garfield Township, Mackinac County

**Presented By:** Christensen

**Moved for Approval:** Ligibel

**Seconded:** Staley

**Vote:** 6-0 Evans suggested we put two maps in this as well

**Criteria:** A, consideration B for being moved

**Level of Significance:** Local

Ligibel questioned using 1931 as part of the nomination name. Other board members felt that using the year was important in distinguishing the original 1931 maintenance building from the later one.

**HISTORIC DISTRICT COMMITTEE STUDY REPORTS:**

Presented by Amy Arnold

**Century Furniture Company Building Historic District, Grand Rapids**

The board had no additional comments.

**Sutherland-Wilson Farmstead Historic District, Pittsfield Township, Washtenaw County**

The board had no additional comments.

**Tushiyah United Hebrew School of Detroit Historic District, Detroit**

The board had no additional comments.

**Boggs-Comerford House Historic District, Detroit**

The board had no additional comments.

**J.W. Knapp Company Store Historic District, Lansing**

The board had no additional comments.

**East Ludington Avenue Historic District, Ludington**

The board had no additional comments.

**St. Joseph Sanitarium, Bath House and Hospital Historic District, Mount Clemens**

The board had no additional comments.

**APPEALS**

There were none.

**DATE OF NEXT MEETINGS**

January 20, 2012, tentatively May 18, 2012, September 14, 2012.

**ADJOURNMENT**

Staley moved adjournment

Evans supported the motion

Vote: 6-0, adjournment at 11:59 p. m.

| Prepared by Bethany Berdes and Jessica Puff