

Michigan State Historic Preservation Review Board Meeting Minutes May 17, 2024

Minutes of the State Historic Preservation Review Board Meeting

Friday, May 17, 2024, 10:00 a.m.

*Lake Michigan Room, Michigan Economic Development Corporation
300 North Washington Square, Lansing, Michigan 48913*

BOARD MEMBERS PRESENT

Dean Anderson, Devan Anderson, Daniel Bollman, Matthew Daley, Lane Demas, Sharon Ferraro, Krysta Ryzewski

BOARD MEMBERS ABSENT

Ronald Staley (pre-excused); Lakota Hobia (pre-excused)

STAFF MEMBERS PRESENT

Amy Arnold, Martha MacFarlane-Faes, Ryan Schumaker, Sarah Surface-Evans, Todd Walsh, Haley Schriber, Katie Kolokithas, State Historic Preservation Office (SHPO)

Jon Stuckey, Austin Wright, Michigan Office of the Attorney General (AG)

MEMBERS OF THE PUBLIC PRESENT

From list.

1. CALL TO ORDER AND ROLL CALL

Board Chair Ryzewski called the meeting to order at 10:10 am.

2. APPROVAL OF AGENDA

Motion to approve the agenda of the May 17, 2024, regular board meeting.

Motion: Devan Anderson

Second: Ferraro

Vote: 7-0

3. APPROVAL OF MINUTES – January 19, 2023

Board Comments: None

Motion to approve the minutes as proposed.

Motion: Ferraro

Second: Dean Anderson
Vote: 7-0

4. SHPO STAFF REPORTS

- a. SHPO Report – Ryan Schumaker and Martha MacFarlane-Faes
 - i. Schumaker discussed the strategic reorganization of the Michigan Economic Development Corporation (MEDC) to better align with the Governor's priorities. SHPO now reports to Aimee Evans, Chief of Staff for MEDC and director of the Governance Division within MEDC. The reorganization does not affect day-to-day operations for SHPO but results in a reporting change for Schumaker.
 - ii. MacFarlane-Faes introduced new staff member Haley Schriber, CLG & Community Preservation Coordinator.
 - iii. Schumaker noted that two SHPO summer interns are working with the Section 106 and Archaeology programs.
 - iv. Schumaker discussed the recent Governor's Awards for Historic Preservation event. The program was successfully led by Katie Kolokithas while Nathan Nietering has been out on family leave. Lt. Governor Gilchrist attended.
 - v. Section 106 consultant training was held at Wayne State University in March. SHPO staff would like to make consultant training an annual event.
 - vi. SHPO will begin using a new database (Argus) soon. A public portal should be available in early 2025.
 - vii. SHPO staff participated in the MHPN conference. The SHPO track was successful, and sessions were well attended. SHPO staff member Bryan Lijewski and Schumaker attended the Michigan Lighthouse Alliance Conference and presented on SHPO programs. SHPO staff are participating in the Vernacular Architecture Forum conference in June and the NAPC Forum Conference at the end of July.
 - viii. SHPO funded seven Certified Local Government (CLG) projects this year, including:
 - 1. City of Flat Rock – Host NAPC CAMP training for City staff and HDC
 - 2. City of Detroit – Digitize approximately 10,000 HDAB records to facilitate planning and decision-making
 - 3. Washtenaw County – Structural stabilization at Gordon Hall in Dexter
 - 4. City of Coldwater – Structural evaluation of the Beeh House for the Coldwater Community Center
 - 5. City of Livonia – Structural analysis and construction documents for rehab of the south barn at Greenmead
 - 6. City of Charlevoix – Roof replacement at Charlevoix City Hall
 - 7. City of Holland – Rehabilitation work at the Holland Museum

- ix. SHPO funded one Michigan Lighthouse Assistance Program project:
 - 1. City of Grand Haven – Rehabilitation work at the south pier inner light (\$60,000)
- x. SHPO completed two federal grant projects recently:
 - 1. FY18 African American Civil Rights (AACR) Grant - King Solomon Roof Replacement Project, Detroit
 - 2. FY19 AACR Grant - Architectural Survey of African American Civil Rights Resources in Muskegon County
- xi. SHPO was recently awarded a AACR grant that will fund a statewide survey, historic context, Multiple Property Documentation Form, and National Register nomination for Negro Motorist Green Book sites in Michigan.
- xii. Two new CLG communities have been certified: City of Flat Rock, Wayne County and Norwood Township, Charlevoix County.
- xiii. The City of Boyne City has voluntarily repealed its local historic district ordinances and disbanded its Historic District Commission. NPS had decertified Boyne City as a CLG. The City of Allegan is in the process of doing the same and has also repealed its ordinance and will likely be decertified in the next few months. Both communities have decided to go down this path despite SHPO efforts to help them.
- xiv. NPS has released the Federal Tax Incentives for Rehabilitation Buildings Annual Report
 Ferraro asked if Allegan is dissolving the historic districts or its CLG status. Schumaker replied that the city has repealed its historic district ordinance, which is removing all local historic designations in the city. Kolokithas noted that this was done in February 2024. Schumaker added that he is hopeful that the cities will reengage with SHPO in the future and seek re-certification.
- xv. MacFarlane-Faes noted that delays exist in the historic preservation tax credit programs, but SHPO has been working with NPS to identify solutions to these delays in review times. SHPO has developed a plan that includes hiring an additional architect to help with reviews and administrative work. SHPO does not have administrative support at present. SHPO consulted with external architects to revise the position description for this position. The position will offer varying starting pay based on experience.
- xvi. MacFarlane-Faes noted NPS Tax Credit Reviewer spent time in Michigan during the MHPN Annual Conference and visited multiple federal tax credit projects and spoke with staff in addition to attending the conference.
- xvii. MacFarlane-Faes stated that the state historic preservation tax credit program is in a better position with reviews from 2022 and 2023 completed, and the office is now within its statutory timeframe for reviews, provided it is not attached to a federal project review.

- xviii. MacFarlane-Faes currently serves on the board of the National Conference of State Historic Preservation Officers. The organization is currently developing a strategic plan and investigate preservation workforce issues. MacFarlane-Faes is leading a committee that is examining external workforce issues. The committee has already surveyed SHPOs and educational institutions. The next step is to seek information from major employers around the country. A formal report will be written after data has been gathered and analyzed.
- xix. Schumaker solicited questions from the board
 - 1. Ferraro offered that Maryland had 3 apprenticeships approved by the Department of Labor for windows, deconstruction, and basic carpentry. MacFarlane-Faes asked if it was through the same group that organized the Vernacular Architecture Forum. Ferraro replied that she did not think so, since it was through the Maryland Historical Trust and not the SHPO.
- b. Archaeology – Sarah Surface-Evans
 - i. Entering the busiest time of the year for archaeology and Section 106. Out of all of the projects reviewed since October 1, 2023 (FY24), there have been 256 new archaeological sites identified in 32 counties.
 - ii. A Traditional Cultural Place (and landscape) identification form and instructions have been created and are now available on the SHPO website. The form was developed in consultation with tribes.
 - iii. Surface-Evans and Amy Krull, staff archaeologist, have reviewed the properties being presented for listing in the National Register for archaeological potential.
 - iv. SHPO has issued an updated summary for unassociated funerary objects in SHPO collections in January, and letters and summaries were sent to 54 tribal nations in February. The first consultation meeting was held recently regarding the Edinger Collection. The Michigan Department of Natural Resources and the Michigan History Center also participated.
 - v. SHPO archaeologists organized and participated in three sessions at the MHPN Annual Conference.
 - vi. Surface-Evans and Kate Frederick, staff archaeologist presented at the Society for American Archaeology annual conference in April.
 - vii. Surface-Evans co-organized a presentation with Marcella Hadden, Saginaw Chippewa THPO, at Oakland University in March.
- c. National Register of Historic Places – Todd Walsh
 - i. All properties presented in January have been listed.
 - ii. In the past year and a half, NPS has made a concerted effort to bolster the available guidance that provides good overviews of various aspects of the National Register program.

5. PUBLIC COMMENT & CORRESPONDENCE

Summary of Correspondence:

Individual letter of support received for USPS Plymouth Station. No letters of objections were received.

Summary of Public Comment:

Audra Dye, architectural historian and planner, from the City of Detroit commented on the upcoming Frank Lloyd Wright Conservancy Conference to be held in Detroit on September 25-29. The theme of the conference is *Frank Lloyd Wright and the Modern City*.

6. NATIONAL REGISTER NOMINATIONS

a. Rogers Theater, Rogers City, Presque Isle County

Presented by Christopher Riley

Dean Anderson noted the 1948 fire and asked if there was any ability to evaluate the extent of the interior damage to determine if the interior was changed significantly. Riley stated that it is difficult to determine the extent of the damage and that no known pictures exist that depict the extent of the fire damage. Riley noted a newspaper article, used in the nomination, that quotes the owner as saying he was doubtful about whether the building could be saved, which suggests significant damage, but a lot of the facade features are clearly original. So, the damage did not result in the building being destroyed, but the entire interior had to be rebuilt. No descriptions of the original auditorium could be found. Anderson then asked if the board thought the Period of Significance (POS) should begin in 1948 to reflect the known and unknown changes. Ferraro stated that she thought the POS should include 1948. Walsh noted an email exchanged with board member Staley (absent) in which Staley thought the POS should begin in 1948. Devan Anderson stated that with so much of the exterior intact that the earlier date should be used. Demas noted the significance of the marquee and equated it to the prominent sign of the Capri Drive-In Theater, which was recently considered by the board. Ferraro stated the POS should definitely begin in 1937. Daley stated that the nomination would be bolstered by additional contextual information about theaters, generally, and architectural styles in movie theaters specifically, and stated that the Rogers Theater is a small-town version of a movie palace. Daley also suggested that more discussion be given to how this theater fits with other towns of a similar size. Daley also suggested that the discussion of Art Moderne would benefit from more extensive citations. Ryzewski summarized the suggestions and observations of the board before calling for a vote.

Motion to approve the nomination as presented.

Criteria and Level: A, C; Local

Motion: Demas

Second: Daley

Vote: 7-0

b. Beaver Island Light Station (Additional Documentation), Peaine Township, Charlevoix County

Presented by Andrew Schneider

Ferraro asked about activity at the light station during World War II.

Schneider stated that the United States Navy took over the station, but there was not a lot of activity and it played only a minor role during the war and served primarily as a navigational aid.

Motion to approve the nomination as presented.

Criteria and Level: A, C; Local

Motion: Dean Anderson

Second: Ferraro

Vote: 7-0

c. Millwood Apartments, Detroit, Wayne County

Presented by Rebecca Murphy

Bollman noted his appreciation for the way Sanborn maps and city directories were used in the nomination.

Motion to approve the nomination as presented.

Criteria and Level: C; Local

Motion: Bollman

Second: Devan Anderson

Vote: 7-0

d. United States Post Office Plymouth Station, Plymouth, Wayne County

Presented by Grace A.M. Smith

Daley noted his appreciation for the bibliography and use of source material. Ryzewski stated that it was nice to see the building active and part of a bustling downtown again. Smith replied that the market housed in the building is constantly busy.

Motion to approve the nomination as presented.

Criteria and Level: A, C; Local

Motion: Demas

Second: Dean Anderson

Vote: 7-0

e. Removal of Mellus Newspaper Building, Lincoln Park, Wayne County

f. Removal of St. Thomas the Apostle Catholic Church and Rectory, Detroit, Wayne County

Presented by Walsh

Walsh requested that the board vote on the removals as a package, and presented the removals in sequence. Ferraro asked if the information for removed properties remains on file. Walsh replied that both SHPO and NPS retain the files and information, and that the files are simply moved to another file location. Devan Anderson asked if the removal happens for both SHPO files and NPS files. Walsh replied that is correct.

Motion to approve the removals as presented.

Motion: Devan Anderson

Second: Ferraro

Vote: 7-0

7. LOCAL HISTORIC DISTRICT STUDY COMMITTEE REPORTS

Presented by Arnold

Ryzewski provided an overview of the role of the board in reviewing local historic district study committee reports.

a. Roethke Homes Historic District, Saginaw, Saginaw County

Board comments: none

b. Elimination of Eureka Fruit Farm Local Historic District, Rochester Hills, Oakland County

Board comments: none

8. APPEALS

a. Thomas Linn v. City of Detroit Historic District Commission

Presented by Stuckey

Ryzewski provided an overview of the board's role in considering appeals of historic district commission decisions.

Bollman stated that the case was straightforward. The historic district commission made the case that the petitioner did not demonstrate the level of damage that was claimed or the potential effectiveness of any replacements, so the onus is on the petitioner to provide that information. Devan Anderson agreed with Bollman's assessment. Devan Anderson verified the board's role in appeals cases. Stuckey stated that, based on the certified record provided to the board, if the board agrees with the decision of the Administrative Law Judge (ALJ) the board should affirm the decision of the ALJ. If the board thinks that ALJ was incorrect in their analysis and conclusions, the board should modify the proposal for decision or remand it back to the ALJ.

Motion to accept the Proposal for Decision: Ferraro
Second: Bollman
Vote: 7-0

9. DATES OF NEXT MEETING(S)

a. September 20, 2024; January 17, 2025

10. ADJOURNMENT

Motion to adjourn: Devan Anderson
Second: Ferraro
Vote: 7-0
Meeting adjourned at 11:57 p.m.
Minutes prepared by Walsh