

Michigan State Historic Preservation Review Board Meeting Minutes January 17, 2020

Minutes of the State Historic Preservation Review Board Meeting

January 17, 2020, 10:00 A.M.

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

BOARD MEMBERS PRESENT

Devan Anderson, Rhonda Baker, Daniel Bollman, Kemba Braynon (arrived 10:04am), Lane Demas, Dale Gyure (left at 12:47pm), Misty Jackson, Janet Kreger, Krysta Ryzewski

BOARD MEMBERS ABSENT

None.

STAFF MEMBERS PRESENT

Amy Arnold, Brian Conway, Brian Grennell, S. Alan Higgins, Katie Kolokithas, Bryan Lijewski, Martha MacFarlane-Faes, Nathan Nietering, Stacy Tchorzynski, Todd Walsh.

MEMBERS OF THE PUBLIC PRESENT

From list.

CALL TO ORDER

Kreger called the meeting to order.

APPROVAL OF AGENDA

Motion to approve the agenda of the January 17, 2020 regular board meeting

Motion: Baker

Second: Gyure

Vote: 8-0

INTRODUCTIONS - BRIAN CONWAY

We welcome two newly-appointed members to the Review Board. Devan Anderson is a senior architect at Quinn Evans, was a member of city of Detroit Historic District Commission from 2001-2018 and served as chair 2006-2018. Daniel Bollman is a principal of East Arbor Architecture, is the chair of East Lansing planning commission, and teaches at Michigan State University as an adjunct instructor in the School of Design, Planning and Construction. Welcome also to board member Janet Kreger, now appointed by the Governor as chair of the Review Board this calendar year. Also today we introduce new legal counsel: Jon Stuckey and Klein Allison, with the Office of the Attorney General, who will provide advice both to the Board and to the State Historic Preservation Office. Kreger acknowledged

Conway's retirement as the State Historic Preservation Officer coming later in January. There was a warm round of applause.

Braynon arrived at 10:04.

ELECTION OF VICE-CHAIR

Motion to elect Kemba Braynon as the vice chair of the State Historic Preservation Review Board for a one-year term.

Motion: Anderson

Second: Bollman

Vote: 9-0

APPROVAL OF MINUTES – SEPTEMBER 20, 2019

Motion to move approval of September 20, 2019 minutes.

Comments:

Motion: Demas

Second: Gyure

Vote: 8-0 (abstained: Baker)

APPROVAL OF 2020-2021 MEETING SCHEDULE

2020-2021 meeting schedule, to be adopted by the Board: May 29, September 25, January 29, 2021.

Motion: Braynon

Second: Ryzewski

Vote: 9-0

STAFF REPORTS

BRIAN D. CONWAY, STATE HISTORIC PRESERVATION OFFICER

- Discussion item: Hardest Hit Fund (HHF)/Detroit Log Cabin Demo
 - As a follow up to Review Board discussion at the May 30, 2019 meeting, Legal Counsel determined it was not appropriate for SHPO nor the Board to take a position on an existing procedure or law. Also, this was noted to be a program that is winding down. Board members or staff members may write an individual letter taking a position, but this cannot imply that the Board or a state employee take such a position. Kreger requested that if any text had been drafted, could that be provided to Kreger such that it could be used by another unaffiliated non-profit entity – such as the Michigan Historic Preservation Network.
 - MacFarlane-Faes added that in conversation with the Michigan State Housing Development Authority (MSHDA), they were considering making changes to their protocols such that SHPO could incorporate this concern of unintended cultural resource discovery; this was tabled during the SHPO transition out of MSHDA, now the HHF program is scheduled to conclude by the end of FY 2020.

- Conway added by way of background that there was an effort to ensure that the reallocation of this money was subject to Section 106, which these Department of Treasury funds were not subject to. While SHPO was housed in MSHDA, SHPO was able to negotiate with MSHDA to try to incorporate a review of projects scheduled to be undertaken in listed or eligible historic districts.
- Two motions were created at the May 31, 2019 Review Board meeting regarding this issue: The Board will not move forward on either of these.
- Jackson inquired about the status of oversight of HHF funds and inconsistencies that were subsequently reported. She asked what will happen if something else is discovered this summer while the program is still underway yet in 2020? Conway stated that the first point of contact in such an instance would be to the HHF program manager at MSHDA, Mary Townley, (townleyM1@michigan.gov) who administers the program in the state.
- The SHPO will draft a letter of thanks to two Review Board members whose terms recently expired (Rebain and Smith) to recognize their service.
- Amy Arnold on SHPO staff intends to send a final draft of the next Statewide 5 Year Preservation Plan to the Board in the next 1-2 weeks for comment; will be submitted to NPS by mid-February. Public comment was obtained in 2019 to inform this report. Arnold is also completing civil rights project.
- Arnold is also completing civil rights project. This is a three-year effort to survey, document, and celebrate historic sites of Detroit's 20th century African American Civil Rights movement. Funded by a grant from the National Park Service, the Michigan State Historic Preservation Office contracted with Quinn Evans to conduct a survey and prepare documentation to capture, recognize, and celebrate these sites, and gathered a board of local African American historians to advise the team and assist in selecting sites for intensive-level survey and nominations.
- Recent Section 106 topics:
 - High water issues remain a focus, relating to shore stabilization and erosion issues. Leland, Fishtown one significant example where the fishing shanties are actually being removed to have their piers replaced and elevated and will be reassembled in 2020.
 - The adaptation of a new CRM Plan at Isle Royale, placing cultural resources vs. wilderness resources. Significant consultation has taken place among stakeholders to try to determine what to do with the remaining cultural resources located in the potential wilderness zone. The latest twist is that National Park Service (NPS) came forward to bifurcate the CRM Plan process between wilderness vs. non-wilderness areas, for which SHPO and all other parties have objected. This situation has national implications for other NPS parks and sites which have wilderness and non-wilderness designated areas.
 - Proposed development in Saugatuck at the mouth of the Kalamazoo River. This is one of the last undeveloped river mouths in Michigan. A proposal for a new boat basin requires a U.S. Army Corps of Engineers permit which

triggers Section 106. Archaeological resources have been identified. More interestingly, the Gun Lake Tribe has just come forward with a proposal to designate the entire river mouth area as a Traditional Cultural Property site, which now stops the development process while the federal agency determines what the next steps may be.

- SHPO is also moving forward on a new tactic to get federal agencies in compliance with the Section 106 regulations. To be announced by the end of January, as of July 1, SHPO will no longer consider applications without the use of a qualified consultant to identify cultural resources. Much of this work in the past has been done internally by SHPO staff so this is pushing the work back onto the agencies as is formally outlined in the regulations. MDOT arrangement has been an example we are seeking to follow. This will not impact housing rehabs which are known to not have this capacity.
- Staffing: SHPO had 3 vacancies when we moved to Michigan Strategic Fund, and we have not yet been approved to refill any of these. Archaeologist position is on a priority list. Conway is about to retire effective January 24, 2020, so the question becomes what happens to SHP Officer. Conway's role as manager of the Office is a civil service position, but the position of the Officer must be appointed by the Governor. Conway will provide a letter to NPS which designates the Deputy SHP Officer will have the authority to sign on behalf of the Officer until such time that a new permanent or acting Officer is appointed.
- Conway also acknowledged the attendance at this meeting of Michele Wildman, (wildmanm1@michigan.org) the new Senior Vice President of Community Development at MEDC, the SHPO's new boss. Wildman welcomed everyone and thanked the Board for their commitment.

TODD WALSH, NATIONAL REGISTER COORDINATOR

In March of 2019, NPS proposed a number of rule changes to the National Register program. Some of these changes implemented legislative amendments passed in 2016. Other changes, however, were proposed that were not stipulated by that legislation, including a change that would require SHPOs to account for ownership by land area owned, and weight ownership votes accordingly, rather than the established method of one vote per owner. These changes would add significantly to the workload of each state's SHPO. NCSHPO recently indicated that NPS is moving forward with this change in procedure, which may take effect in the summer. The NCSHPO comments are contained in a one-page Board handout provided at this meeting.

2020 GOVERNOR'S AWARDS FOR HISTORIC PRESERVATION NOMINEES

Nominated Projects to receive 2020 Governor's Awards for Historic Preservation:

- M-86 Pony Truss Bridge relocation and rehabilitation, Pokagon Township, Cass County
- Fair Lane Estate restoration, Dearborn, Wayne County
- Calvin Coolidge School rehabilitation, Flint, Genesee County

- Ford Piquette Avenue Plant, Detroit, Wayne County
- Thunder Bay Island Light Station, Alpena Township, Alpena County

Motion to accept and recommend the five nominations as presented.

Motion by Jackson

Second by Baker

Vote 7-0 (recused: Anderson and Braynon)

NATIONAL REGISTER NOMINATIONS

Site: Great Lakes Manor, Detroit

Presented by: Kristine Kidorf, Kidorf Preservation Consulting

Moved for Approval: Braynon

Seconded: Ryzewski

Vote: 9-0

Criteria: A

Level of Significance: Local

Owner: A lot of material was lost during a 1980s era renovation, much of this was undone during the current rehabilitation project, which strives to meet the Secretary's *Standards*.

Board Comments: Braynon inquired about the reason NPS rejected the Part 1 Certification for use of the Federal tax credit for this project due to lack of integrity. At the previous Board meeting, the Board discussed NPS guidance regarding integrity. Kidorf replied that the civil rights context language was not yet finalized and it didn't seem prudent to assume it would be listed using this context, so it was decided to utilize the apartment building context which NPS has approved as the basis for the nomination.

Site: Warren Motor Car Company Complex, Detroit

Presented by: Cassandra Talley, Kraemer Design Group

Moved for Approval: Demas

Seconded: Gyure

Vote: 9-0

Criteria: A

Level of Significance: Local

Board Comments: Kreger inquired about the future of the graffiti art. The owners responded there will be a lot of demolition on the site of non-contributing buildings. The exterior graffiti will be cleaned off and removed, but interior graffiti will be maintained as part of the artistic makers' space. When the non-historic sections are removed, it will daylight many of the windows which are currently covered over and will reactivate significant portions of the structure. Jackson noted that on page 19 near the bottom, the Native American story should be clarified slightly to indicate that local tribes moved around. Talley agreed to revise.

Site: Michigan Avenue Historic Commercial District, Detroit

Presented by: Dawn Bilobran, 313 Historic Preservation

Moved for Approval: Jackson

Seconded: Baker

Vote: 9-0

Criteria: A, C

Level of Significance: Local

Audience Comments: Property owner of 3443 Michigan Avenue gave brief remarks, he has been working to rehabilitate 3443 and adjacent buildings and knows some of the history, including a bowling alley, among other uses. He indicated support for the nomination.

Comments: Two individual properties within this district were presented previously and submitted to NPS for listing (Grosfield and Reeber, May 31, 2019 meeting) but were turned back because of integrity issues. The district nomination of buildings between 22nd and 24th streets eliminates the integrity issue for individual structures. Ryzewski asked if any of the buildings had been previously listed, Bilobran responded that none of these buildings were previously listed. Demas inquired about the reference to post-1967 rebellion white flight on page 26, pointing out that most historians agree that white flight began after 1950 was a precipitating factor in the rebellion which followed in the late 1960s. Bilobran will clarify the language. Kreger pointed out that within the context of the Michigan Avenue Historic District, the Grosfield and Reeber Buildings' individual loss of integrity did not compromise the eligibility of the district as a whole.

Site: Guardian Angels Catholic Church, Manistee

Presented by: Mat LaMore, representing the Guardian Angels parish

Moved for Approval: Baker

Seconded: Jackson

Vote: 9-0

Criteria: C, a

Level of Significance: Local

Board Comments: Kreger asked if the Rundbogenstil style was appropriate to include in the nomination. Walsh replied that based on the work of the architect, including Rundbogenstil and Carolingian references is certainly appropriate. Kreger asked how the church was able to maintain so much of the original historic fabric of the church during and after the Vatican II movement. LaMore replied that over the course of the parish's history, it was under the control of two parish individuals for 80-some years and there was a clear interest in preservation, but there are perhaps more details yet to be uncovered.

LOCAL HISTORIC DISTRICT STUDY COMMITTEE REPORTS

AMY ARNOLD, STATE HISTORIC PRESERVATION OFFICE

Blue Bird Inn Historic District, Detroit

Board Comments: Ryzewski: One of the reports that this nomination relies upon was completed by a Wayne State archaeology graduate student, it would be good to add that this site has been given an state historical site file number of 20WN1201 for the significant artifacts uncovered at the site. In addition, over 2,000 documents were removed from the ceiling of this structure. This was the first archaeological site associated with the African American community in Detroit. Documents and photographs uncovered also inform that the robin egg blue exterior paint is not original to the period of significance, earlier photography shows a more medium blue. Jimmy Caldwell was the first known performer based on archival documents recovered from the site. Jackson asked if it was just a single building since it is referred to as a "district." Kreger noted that in Public Act 1969 of 1970, as amended, the state's Local Historic Districts Act, an historic district is defined as including one building or multiple buildings.

Eastern Market Historic District, Detroit

Board Comments: Bollman cited that the lack of photographs for significant buildings made it difficult to follow along with the text presented. Janese Chapman from Detroit Historic District Advisory Board indicated that not all available photos were sent for this project, in the future, photos will be keyed to the map and all available photos will be provided.

Gyure left the meeting at 12:47.

Ewart Depot Historic District, Ewart

Board Comments: None.

Elimination of Three Historic Districts-Administrative Update, Portage

Board Comments: None.

ANNUAL RESOLUTIONS, POLICIES AND BYLAWS

a. Signature Authority for Counsel

Motion: Braynon
Second: Baker
Vote: 8-0

Posting of Meeting Dates

Motion: Baker
Second: Ryzewski
Vote: 8-0

b. Adoption of Standards of Conduct, Conflicts of Interest, and Ethics Policy

Motion: Baker
Second: Braynon
Vote: 8-0

c. Adoption of Bylaws

Motion: Bollman
Second: Baker
Vote: 8-0

DATES OF NEXT MEETINGS

May 29, 2020; September 25, 2020; January 29, 2021.

ADJOURNMENT

Motion to adjourn: Anderson
Seconded: Braynon
Vote: 8-0
Meeting adjourned at 1:05 p.m.
Prepared by Nathan Nietering