

the legal foundation for a local historic district, however based on this and our reading of Public Act 169 [of 1970] we feel that there are significant constitutional violations in this case which we have outlined in the summary. We are talking about a house in a particular district that was never surveyed, the house is considered to be non-contributing and when we purchased it it was already suffering from demolition by neglect; our task was to get a permit to begin repairing the house. We feel we stayed within the confines of what this house once was [a tudor revival], and that our work reflects that architectural classification. WLPHEREOGHG □

Rebecca Savage – on item 9a., Detroit Savings Bank Southwest Branch:
Representing the City of Detroit Historic District Advisory Board (HDAB), which recently heard the presentation for this property and the board appreciated hearing the history and supports this nomination.

Kimberly Forshee – on item 9d., Gwen Frostic Studio:

As a co-owner of the Gwen Frostic Prints, we consider ourselves to be the caretaker for what Gwen created and believe she would be very excited by this opportunity. Thanks to Debra Johnson of the SHPO who wrote this nomination.

9. NATIONAL REGISTER NOMINATIONS

a. Detroit Savings Bank Southwest Branch, Detroit, Wayne County

Presented by Michael G. Smith

Board Comments: Anderson inquired about the meaning of “reclaimed” yellow brick, as used on the exterior. Smith responded the brick is all original, but the rubble was used to build up the exterior walls behind the limestone panel cladding and plaster on the interior. “Reclaimed” applies to brick that was likely taken from the two houses which previously occupied this site, and was reused, likely as a cost savings. Kreger indicated that it would be beneficial to note in the narrative summary description that Wirt Rowland was the architect, which introduces readers to this significant, though modest, gem of a building right from the beginning. Anderson inquired if the PDF documents the board received are size-reduced for transmittal and what the quality of the images actually is when submitted to NPS. Walsh responded that NPS requires TIFF files with listing documents, at the highest resolution. Braynon stated she appreciated the approach taken to discuss Rowland and his use of geometry in design, it was very interesting. Braynon noted there were two different dates referenced to start period of significance and inquired which is correct. Ryzewski added it was interesting to read about the status of banks as anchors within ethnic neighborhoods. She noted that in her professional archaeological work at the Blue Bird Inn jazz club in Detroit, there was a great document cache found, among which were checks cashed from the Detroit Savings Bank (DSB). Analysis of these showed that DSB was one of the few banks that would work with African American customers at a time of great discrimination. Smith added that DSB was oriented toward the working class and this seems in line.

Jackson inquired about future plans for the building. Denise Pike of Community Health and Social Services Center responded that CHSSC is the owner of the building and the vision is to create a child care center with an appropriate addition toward the rear of the bank, working with SHPO to make sure the new work is consistent with the Secretary of the Interior's Standards. Pike added that at the time this bank branch was functioning, the Delray neighborhood was Hungarian and Polish in ethnicity and this facility would have served those communities.

Motion to approve the nomination as presented.

Criteria and Level: A & C, local

Motion: Braynon

Second: Ryzewski

Vote: 8-0

b. Camp Black Lake, Ocqueoc Township, Presque Isle County

Presented by Mary Ann Heidemann

Board Comments: Kreger observed that this nomination includes a very good explanation of the physical integrity of the site in that it's what has not been built on or around this site that has enabled what is there to remain. Heidemann responded that the new use will be a youth outdoor camp; a very compatible use. The work of previous camp enrollees surrounds campers today. Kreger asked if there were any plans to recreate missing buildings or features. Heidemann responded that the Friends of Ocqueoc Outdoor Center group raised and received money to save and preserve the garage building for long term preservation and use as a craft classroom in the future. There is a proposal to place a picnic pavilion on the footprint of the craft paper sided building, to honor the location, overlooking the lake. Every building on the site is presently in active use. At one time, DNR proposed demolishing all of the buildings and returning the site to state forest use. It was only local interest that spurred turning the land over to the Presque Isle County.

Motion to approve the nomination as presented.

Criteria and Level: A, state

Motion: Baker

Second: Gyure

Vote: 8-0

c. Hickory Lodge No. 345, Hickory Corners, Barry County

Presented by Eugene Newell

Board Comments: Bollman noted that in the application, specific pains were taken to justify the new roof installed on the building to deal with

snow-load, but we should really expect to see that a low sloping unobtrusive roof was added to ensure continued use of the building, and there is no reason to apologize for this necessary change. Kreger noted on pages 20-21, there was some history of anti-Masonic “excitement,” but there wasn’t a timeframe mentioned as to when this took place, but it would be beneficial to have specific dates included here. Jackson inquired about historical archaeological remains on the property, and if the location of a privy was known. She expressed that if a plan to explore those historical archaeological remains ever came to be, be certain to use a professional, Walsh noted that a brief reference to the privy location can be added in a revision to the nomination before it is finalized.

Motion to approve the nomination as presented.
Criteria and Level: A, local
Motion: Bollman
Second: Jackson
Vote: 8-0

A lunch break was observed from 12:00noon until 12:20p.m.

d. Gwen Frostic Studio, Benzonia Township, Benzie County
Presented by Debra Ball Johnson

Board Comments: Anderson inquired if any drawings were prepared during the renovation of the house. Johnson responded that only sketches were prepared for certain features, which do not include any of the six additions. Braynon states she was really inspired with Gwen’s story and accomplishments. She inquired of the architectural classification as Organic, wondering if that was due to the site materials that were incorporated, or if this was due to the absence of a stated architect. Braynon also asked if any of the sketching sheds remained. Johnson responded her site visit did not allow her to determine if any remains of sketching shacks exist. She continued that Organic was selected as the classification due to the way the building and its natural materials blend with the surrounding landscape.

Motion to approve the nomination as presented.
Criteria and Level: B & C, local
Motion: Braynon
Second: Jackson
Vote: 8-0

e. Bailey Grocery Buildings, Lansing, Ingham County
Presented by Cassandra Nelson

Board Comments: Jackson inquired about adding the historical photographs presented at today's meeting and incorporating them into the final nomination document. Walsh responded that as long as permission can be obtained to include historical photos, they can be added to the document. Kreger emphasized that it is so important to nominate these "pocket" commercial buildings found in historic residential neighborhoods which are so frequently altered or lost because downtown-centered commercial districts dominate. Kreger questioned the use of the term "wrap-around" to fully describe the front display windows or if another phrase should be used. Kreger inquired about the location of the stairway to access the second story of the west building. Nelson responded that there is an entry on the façade and will double check that this description is in the nomination.

Motion to approve the nomination as presented.

Criteria and Level: A & C, local

Motion: Anderson

Second: Gyure

Vote: 8-0

f. Grosse Pointe Public Library, Grosse Pointe Farms, Wayne County

Presented by Kyle Keaffaber

Board Comments: The board discussed level of significance, state vs. local. Walsh stated that he was not sure there was a state level of significance absent [Marcel] Breuer's name and that association. There is no question of its significance, but it is not clear we can contextualize it yet at the state level. Gyure inquired about the level of significance of Saint Francis Church, Breuer's other work in Michigan. Walsh responded that the church is not yet listed. Walsh recalled that SHPO had submitted a request to National Park Service (NPS) for consideration of a National Historic Landmark (NHL) designation for St. Francis, which at the time was declined. Arnold of the SHPO clarified that NPS was interested to do the NHL, but that there was difficulty securing a consultant to do the project. Kreger thanked Keaffaber for noting in the nomination text that this library was almost lost, previously.

Motion to approve the nomination as presented.

Criteria and Level: C, local

Motion: Gyure

Second: Braynon

Vote: 8-0

10. LOCAL HISTORIC DISTRICT STUDY COMMITTEE REPORTS – Amy Arnold

a. First Baptist Church, Kalamazoo, Kalamazoo County

Board comments: None.

b. Pere Marquette Potter Street Station, Saginaw, Saginaw County

Board comments: None.

11. APPEALS – Jon Stuckey, Michigan Office of the Attorney General

a. Line v. City of the Village of Clarkston Historic District Commission

Board Comments: None.

Motion made that the Michigan State Historic Review Board takes the following action with respect to the matter of, Robert and Barbara Line, Petitioner v. City of the Village of Clarkston Historic District Commission, Respondent: namely, that the Board accepts and adopts all findings of fact, conclusions of law, and the recommended decision of the Administrative Law Judge as the Board's final decision in this matter; that the Board directs the Attorney General's office to draft a Final Decision and Order reflecting the Board's decision; and that the Board authorizes the Chair of the Board to sign and issue the Final Decision and Order on behalf of the Board.

Motion: Bollman

Second: Braynon

Discussion: Bollman stated he is concerned about this appeal. He indicated that his opinion the guardrails, which may not ideal, but are okay when considering this is a new building and seems to be a reasonable appeal by the Petitioner. He continued that in his own experience in the service with other historic district commissions (HDC's) he always sought a way to approve the COA [Certificate of Appropriateness] application, recognizing that the city's interests were protected by the Standards; that the owner also had interests, and that in his role as an architect to use skill and experience as a bridge, not a fence. Now, when presenting to HDCs; cannot focus on cost or that it looks 'good,' but must look to the [Secretary of the Interior's] Standards and to their text. Bollman cited Standards 3 and 9, and noted that the HDC referred to the house's "craftsman" style, however this is not a 1910s-1920s house, but instead is a 2010s neo-craftsman house. It is not the Review Board's purview to determine matters of what constitutes 'arbitrary' or 'capricious,' that is for the Administrative Law Judge to instruct. He concluded that he was disappointed this matter could not have been settled locally.

Vote: 8-0

b. Groleau v. Detroit Historic District Commission

Board Comments: Kreger noted the Review Board members did receive the Petitioner's Exceptions to the Proposal for Decision in advance of this meeting so that information may be factored in.

Motion made that the State Historic Preservation Review Board take the following action with respect to the matter of Wayne Groleau, Petitioner, v. City of Detroit Historic District Commission, Respondent, namely: that the Board accepts and adopts all findings of fact, conclusions of law, and the recommended decision of the Administrative Law Judge as the Board's final decision in this matter; that the Board directs its Counsel to draft a Final Decision and Order reflecting the Board's decision; and that the Board authorizes the Chair of the Board to sign and issue the Final Decision and Order on behalf of the Board.

Motion: Anderson

Second: Baker

Discussion: None.

Vote: 8-0

12. DATES OF NEXT MEETING

May 21, 2021, September 24, 2021, January 28, 2022

13. ADJOURNMENT

Motion to adjourn: Anderson

Second: Braynon

Vote: 8-0

Meeting adjourned at 2:10 pm

Prepared by Nathan Nietering