

Michigan State Historic Preservation Review Board Meeting Minutes September 20, 2024

Minutes of the State Historic Preservation Review Board Meeting

Friday, September 20, 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 (10:05), Lakota Hobia, Krysta Ryzewski, Ronald Staley

BOARD MEMBERS ABSENT

None.

STAFF MEMBERS PRESENT

Martha MacFarlane-Faes, Nathan Nietering, Haley Schriber, Ryan Schumaker, Sarah Surface-Evans, Todd Walsh, State Historic Preservation Office (SHPO)

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 10:02 a.m.

2. APPROVAL OF AGENDA

Motion to approve the agenda of the September 20, 2024, regular board meeting.

Motion: Devan Anderson

Second: Hobia

Vote: 9-0

3. APPROVAL OF MINUTES – May 17, 2024

Board Comments: None

Motion to approve the minutes as proposed.

Motion: Demas
Second: Bollman
Vote: 8-0 Abstained: Hobia

4. SHPO STAFF REPORTS

- a. SHPO Report – Ryan Schumaker and Martha MacFarlane-Faes
 - i. Schumaker acknowledged Review Board member Dean Anderson’s decision not to seek reappointment on the board at the close of the year and thanked him for his contributions and years of service.
 - ii. All of the properties from the previous meeting in May have been listed in the National Register.
 - iii. Schumaker acknowledged that while this meeting’s agenda is somewhat light, the next two meetings will include a larger number of National Register nominations for review and discussion. Walsh highlighted that a number of tax credit and historic district projects are moving toward completion, along with a grant-funded Multiple Property Documentation Form and several related individual nominations expected for May. Walsh indicated these drafts would be provided as early as possible ahead of their respective meetings to maximize the amount of time available for board members to review.
 - iv. Schumaker discussed the recent Executive Order 2024-5, which provides additional autonomy to the State Historic Preservation Officer to enter into inter-agency agreements and grant/invoice processing documents without involvement on every item from the Michigan Strategic Fund (MSF) board.
 - v. The Section 106 program has made great strides to reduce project review times over the past several months. New Programmatic Agreements and Memoranda of Agreement are also in the works for approval over the next several months.
 - vi. SHPO staff recently attended several recent conferences including the Vernacular Architecture Forum in the Keweenaw and the NAPC conference in West Palm Beach, Florida. Note that the Frank Lloyd Wright Building Conservancy conference will be in Detroit in late September and the MHPN 30th Anniversary Fall Benefit is October 20 in Adrian.
 - vii. In grant-related news, Schumaker shared:
 - 1. FY2025 Certified Local Government (CLG) grant application window will open October 1 with a deadline of February 3, 2025. A webinar will be offered this fall to go over the opportunity and requirements.
 - 2. FY2025 MLAP grant applications are currently being accepted through November 22.
 - 3. MISHPO was awarded an FY2023 African American Civil Rights grant from NPS to study African American

recreational tourism including sites listed in the Negro Motorist Green Book. The project will provide a statewide survey of properties and sites related to African American recreation and those included in the Green Book. Resources will include gas stations, rooming houses, and resorts. The survey report will include an extensive historic context on African American recreation tourism in Michigan. A Multiple Property Documentation Form (MPDF) and one National Register nomination will also be developed. An RFP will be released in the next 1-2 months.

4. Our FY2021 NPS Underrepresented Communities Grant for the Ferry Street Historic District survey and National Register nomination is moving toward completion. The historic district nomination is being presented to the board at today's meeting.
 5. Earlier this month, MISHPO applied for a FY2024 Underrepresented Communities Grant to study the architecture of African American architect Nathan Johnson. If awarded, the consultant will complete a reconnaissance level survey of Johnson-designed buildings and write a survey report and prepare an MPDF. This builds on an analysis of information compiled by Noir Design Parti, the Detroit-based non-profit documenting the work of Black architects in Detroit;
- viii. The City of Allegan has decertified from the CLG program. This was after several attempts by SHPO to reach out to the community to reconsider their decision. Allegan voluntarily repealed its local historic district ordinance and disbanded its HDC.
 - ix. Schumaker shared that the SHPO budget for FY2025 is being finalized and this will include funding for the next statewide historic preservation plan. Watch for updates in the new year with more information about engagement, planning, and timeline for this effort.
 - x. A new Preservation Brief has just been published relating to building codes and historic buildings.
 - xi. MacFarlane-Faes continued the report and noted that the federal tax credit program has moved to all-digital submission.
 - xii. After recovering from our significant backlog, review times for federal tax credit projects are much closer to "normal."
 - xiii. Review times for the state historic tax credit are also well within the accepted timeframes. New applications are still being accepted for owner-occupied/residential and small commercial bucket credits for 2024. Part 2 applications must be received by November 29 to be eligible for 2024 tax credit reservations. The 2025 tax credit opportunity will open on or about January 2, 2025.

- xiv. We are in the process of filling an architect vacancy which we have had for a few years now. An offer has currently been extended to our first choice candidate and we are hopeful they will accept.
- xv. MacFarlane-Faes shared some background and information about a recent effort by the Advisory Council on Historic Preservation (ACHP) in Washington DC which has issued draft program comment to provide an alternative to the Section 106 process for projects which have federal involvement and relate to climate resiliency, housing, and transportation projects.
 - 1. The National Council of State Historic Preservation Officers (NCSHPO) has already reviewed the draft program comment and has issued key observations. These will be provided to the board after this meeting.
 - 2. The program comment raises several concerns:
 - a. It will bypass SHPO consultation for any project that is not an adverse effect,
 - b. It relies on existing data, and does not ask for anyone with professional qualifications to undertake survey or identification,
 - c. It does not seek community input,
 - d. Tribal involvement and consultation will only take place for projects on tribal lands
 - 3. The ACHP has new leadership and is feeling pressure from the White House to be consistent with many of the policies and priorities coming from the federal government at this time.
 - 4. Public and stakeholder comments about the program comment are due by October 9. Any feedback board members can provide to the ACHP would be welcomed and helpful.
 - 5. MacFarlane-Faes highlighted that MISHPO already has existing PA's with several other agencies and local governments to provide efficient and consistent reviews for programs, and the program comment would be an alternative to these existing agreements.
 - 6. Schumaker noted that MacFarlane-Faes has convened a group of upper Midwest SHPO officers to discuss the proposed program comments and all share the same concerns.
- b. Archaeology – Sarah Surface-Evans
 - i. Surface-Evans thanked Walsh for allowing archaeology staff to review this meeting's National Register nominations and offer input regard archaeology potential in each place. They called attention to the Ferry Street Historic District and emphasized that there could be tremendous archaeological potential in this older neighborhood

which has been home to underrepresented communities for generations.

- ii. SHPO's historic properties database is moving forward. It went live for SHPO staff over the summer and staff are getting familiar with the new program. A new process for data entry as projects come in means new data is being uploaded every day. Historical, survey and archaeology reports which went out for digitization to a vendor late last year are starting to come back from the vendor and as they do are being added to database records. It is expected that both above-ground and archaeology consultants will be able to access the database sometime in 2025 and will find useful data to review.
- iii. So far for FY2024, 419 new archaeology sites have been identified across 53 counties. This represents over 12,000 acres of archaeological survey, more than triple the number of acres surveyed last fiscal year.
- iv. Over the summer, SHPO archaeology staff worked on a number of NAGPRA cases, including progress on the Edinger Collection which includes unassociated funerary objects. SHPO will host a strategic planning meeting with consulting tribes. Over the summer, Wayne State University student Brittney Eastin worked with MISHPO archaeology staff on NAGPRA related projects and state collection loan agreements for her museum studies internship.
- v. A repatriation event is scheduled for October 10 in partnership with the University of Michigan and the Michigan DNR which will repatriate ancestors to the Little River Band of Odawa Indians.
- vi. In August SHPO organized volunteers to assist with an unanticipated discovery of remains in Lapeer County on private property, returning those remains to the Saginaw Chippewa Tribe.
- vii. SHPO participated in a number of training events this summer.
- viii. Surface-Evans highlighted that in addition to creating a new identification form for Traditional Cultural Places/Landscapes (TCPs, TCLs), that topic was selected to be featured on this year's Michigan Archaeology poster. SHPO collaborated with Native artists, linguists, and THPO's to create this year's poster which will be printed in time for October, and be featured online with an expanded webpage of content.
- ix. Surface-Evans and Kate Frederick, staff archaeologist, presented at the Society for American Archaeology annual conference in April.
- x. Michigan Archaeology Day is October 5 and will be held at the Michigan History Museum here in Lansing in partnership with the Michigan History Center. SHPO will also produce an October calendar of statewide partner events for Michigan Archaeology Month.

5. PUBLIC COMMENT & CORRESPONDENCE

Summary of Correspondence:

No letters of support nor objections were received.

Summary of Public Comment:

Candice Calloway spoke in support of agenda item 6c. Jaylinn C. spoke in support of agenda item 6c. Christiana Arseneau spoke in support of agenda item 6a.

6. NATIONAL REGISTER NOMINATIONS

a. **Ferry Street Historic District, Niles, Berrien County**

Presented by Michael Webb and Tim Boscarino

Board comments: Demas complimented the nomination effort and suggested it might be worth directly acknowledging the tension of White attitudes in the area in the nineteenth century, which at that time was fairly antagonistic toward African Americans, despite the area also being an important route on the underground railroad. Hobia added that the prevalent racial attitudes of the time in this area were also informed by Indian removal, which was ongoing in this region until the 1850s. Daley noted that the nomination acknowledges that several empty lots are present in the district due to loss over time but the nomination is strengthened by highlighting the community aspect even if some resources are no longer extant. Bollman added that the case for significance is further bolstered by acknowledging that this is a living neighborhood, taking into account changes to the resources over time, and though they may not appear outwardly historic, the history they embody of the community and its fabric. Hobia suggested that in the discussion of early and settlement history in this region, the preparers reach out to the Tribal Historic Preservation Officers with the Pokagon Band of Potawatomi and the Citizen Potawatomi Nation to further refine the Native origin stories presented. Ryzewski noted that there have been several archaeological investigations of schoolhouse sites in Michigan which have informed our understanding of early school activities even if the buildings are no longer present, and it is likely the Ferry Street School site, though the building is lost, holds similar potential. Dean Anderson added that much like the misperception that when walking down the street “nothing looks historic,” the misperception that “there is no archaeology” is an equal pitfall, even if the history is somewhat recent. There is much potential for outbuilding studies and those of former building sites. Ryzewski noted that the local community appears to be supportive of further discovery in this neighborhood.

Motion to approve the nomination as presented.

Criteria and Level: A; Local

Motion: Dean Anderson

Second: Staley

Vote: 9-0

b. Dearborn County Club, Dearborn, Wayne County

Presented by Ian Tomashik

Board comments: Ferraro complimented Tomashik on his presentation and on the quality of the nomination. Demas stated that the nomination does a good job discussing the club's membership and their motivations and wondered if there were any records about the political or cultural guests who were invited to play here. Devan Anderson noted that he had similar thoughts as he had recently worked on a project at the Dearborn Inn, one of the first airport hotels in the country, and there may be an interesting association between the club and who Henry Ford would have invited to Dearborn, and potentially to play the course. Tomashik agreed and noted that the Fords liked to keep a close knit group of friends and they may not have invited many guests here directly by the 1930s. Ryzewski noted that Dearborn was a highly segregated city during the early period of the club and the nomination does a good job noting efforts and places where support staff worked on the property. Ryzewski wondered who the staff was, and if women were allowed to golf here. Demas added that at many northern clubs, the caddies hired were often African Americans from the south, in an intentional spirit of elitism. Tomashik noted that specific staff records were not available, and also added that women were allowed to golf and be members of the club, but not initially. Walsh acknowledged Tomashik's efforts in what became a much larger National Register project than initially envisioned, and also indicated that although the nomination draft reviewed by the board only indicates significance under Criterion A, we believe it is also eligible under Criterion C and if the board agrees the motion should be made to reflect this. The board agreed.

Motion to approve the nomination as presented with the addition of Criterion C.

Criteria and Level: A, C; Local

Motion: Devan Anderson

Second: Ferraro

Vote: 9-0

c. Detroit Association of Women's Clubs, Detroit, Wayne County

Presented by Rebecca Savage

Board comments: Demas noted that Detroit was a hotbed of women's progress advocacy and protests right at the start of the period of significance for this property and perhaps a notation about this should be

added to the discussion. Walsh added that this nomination is associated with the Civil Rights Movement and the African American Experience in 20th Century Detroit multiple property documentation form (MPDF) approved by this board a few years ago and that contextual information may already be compiled in that document to be added to this nomination.

Motion to approve the nomination as presented.

Criteria and Level: A, B; Local

Motion: Hobia

Second: Staley

Vote: 9-0

- d. Removal of USCGC *Bramble*, Port Huron, Saint Clair County**
- e. Removal of Jefferson Hall, Detroit, Wayne County**
- f. Removal of Cass Technical High School, Detroit, Wayne County**
- g. Removal of Park Avenue Apartment, Detroit, Wayne County**

Presented by Walsh

Walsh requested that the board vote on the removals as a package, and presented the removals in sequence. Dean Anderson noted that in the effort to place the first and only Michigan Historical Marker on a shipwreck, the *Bramble* played an important role in taking the marker to a point above the wreck of the tugboat *Sport* in Lake Huron, where it was lowered and placed on the wreck by divers. Devan Anderson asked if the *Bramble* was still owned by the coast guard when it was relocated. Walsh responded that it has been sold more than once for use as a local museum and then moved off the Great Lakes and sold again for an ill-fated project before its ultimate demise. Staley asked if there is a timing requirement by NPS for delistings to take place, as some of these properties had been demolished quite some time ago. Walsh responded that there is no formal notification mechanism for noting when a property is moved or demolished, we typically find out from GIS property searches, news articles or if someone in a community alerts us. Moves can be approved to maintain the designation but must be approved by NPS in advance.

Motion to approve the removals as presented.

Motion: Devan Anderson

Second: Ferraro

Vote: 9-0

7. LOCAL HISTORIC DISTRICT STUDY COMMITTEE REPORTS

Presented by Schriber

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

- a. Clarkston Village Historic District, Clarkston, Oakland County**

Board comments: Devan Anderson noted that surveys of this type are especially important in Michigan right now and inquired how Clarkston was able to undertake their survey and produce this report. Schriber invited SHPO survey coordinator Katie Kolokithas to the podium who briefly explained the history of the project as a volunteer citizen-led effort. Devan responded that the effort read as a professional report and offered his compliments. Ferraro asked if the resurvey was conducted using a tablet app. Kolokithas responded that they did not use a survey app for this project. Schumaker inquired if there was a reason the survey did not acknowledge Criterion A. Kolokithas responded that as it was a citizen-led effort, there may not be as thorough of background knowledge as to how something like Criterion A might apply in this case.

8. APPEALS

a. **Jack Mastantuono v. Northville Historic District Commission**

Presented by Wright

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

Board comments: Ferraro asked about the specified 6-month period of time to remedy the painting work and noted that the upcoming 6 months will primarily be cold weather season. Wright responded that the board may modify the Administrative Law Judge's (ALJ) recommendations as they see fit. Bollman inquired if certificates of appropriateness (CoA) have a specified end date. Ferraro responded that in her experience, 6 months was a standard issue but it could simply be extended for any reason. Devan Anderson indicated that in Detroit, a CoA was "forever" in that the work was appropriate no matter when it was undertaken. Devan asked if it was typical to issue a CoA for work that was non-compliant and wondered if it was possible to just remove the first ALJ recommendation (Item A). Dean Anderson asked if the prospect of trying to remove the paint from the building might do more damage than leaving the non-approved paint on the building. Devan affirmed that if the paint was removed in an unsympathetic way, it could do more damage, yes. Ferraro noted that there are several safe and appropriate chemical processes to remove paint from historic brick. Staley observed that an alternative treatment plan is also noted to be an acceptable course of action.

Motion to accept the Proposal for Decision with the following modifications: 1) Remove Item A and 2) allow up to 9 months to remedy the issue from the date of the Final Order: Ferraro

Second: Devan Anderson

Vote: 9-0

b. Travis Roberts v. Grand Rapids Historic Preservation Commission
Presented by Wright

Board comments: Ferraro suggested removing the phrase “...grandfathered in...” and replacing it with “...allowed to remain...” in the proposal for decision language.

Motion to accept the Proposal for Decision with the modification of the proposed language as noted above: Ferraro

Second: Hobia

Vote: 9-0

9. DATE OF NEXT MEETING

a. January 17, 2025

10. ADJOURNMENT

Motion to adjourn: Devan Anderson

Second: Staley

Vote: 9-0

Meeting adjourned at 12:27 p.m.

Minutes prepared by Nietering

DRAFT