

REGULAR HISTORIC RESOURCES COMMISSION MEETING
May 6, 2019

The Regular Historic Resources Commission meeting was called to order by Chairperson Brisson at 6:00 p.m.

Present: Members Hebert, Ballard, Brisson, Friday and Crongeyer

Absent: Members Porter and Bronson

Approval of Minutes, April 1, 2019:

Commissioner Ballard noted that it should state Embury Martin's Mill, on page 3 under Trails Town Application. Also, on page 5, sixth line from bottom change to: "Commissioner Ballard said we need to work together with the Historical Society to help each other." She then stated to the Board that she thinks there are opportunities to collaborate.

Motion by Hebert seconded by Friday to approve the Historic Resources Commission minutes of March 4, 2019 with the noted changes. Motion carried unanimously.

Other Business:

Termination of Historic Resource Designation – Walton House, 628 S. Huron Street - City Manager Eustice commented Mr. Lindsay stated he is okay with whatever the Commission decides. He explained Mr. Lindsay enclosed the front porch, which was not part of the original house and it was not restored back to its original state. This was challenged by former Commissioner Conboy. Chairperson Brisson clarified that Mr. Lindsay enclosed the porch after the Historic Resource Designation. He noted that Mr. Lindsay also sat on this Commission in the past. City Manager Eustice stated no action needs to be taken, with a comment made that the plaque needs to be removed.

Continued Discussion of Awards Program Criteria –Vice-Chairperson Hebert said she and Commissioner Friday still have not met on this matter and requested this be placed on the next agenda. Chairperson Brisson commented the Commission discussed having an award made at the annual Chamber banquet. Vice-Chairperson Hebert inquired as to who is going to talk with Scott Herceg at the Chamber. Chairperson Brisson stated he will talk with Mr. Herceg.

Update on Preservation Funding Sources/North Central Michigan College – Commissioner Ballard said there are 8 to 10 people that are signed up for this at North Central Michigan College in Cheboygan with Maartje Nolan, and there needs to be a minimum of 6. Ms. Nolan sent a letter to everyone that Commissioner Ballard gave e-mails for and Ms. Nolan has five points of what it is going to be about. Also, Ms. Nolan will be sending out a questionnaire to all the potential participants to get their feedback in terms of the nights she is suggesting, the hours and the program. If any participant wants anything added on to the program they are to let Ms. Nolan know. Commissioner Ballard went on to state this program will take place on Tuesday and Thursday evenings, which works best for her, unless it changes. There are also a couple people from the History Center that may attend. Commissioner Crongeyer explained it will either be 3 two hour workshops or 2 three hour workshops. There is no fee mentioned yet. Commissioner Ballard thought the fee was between \$100.00 and \$125.00, but is not sure if that depends on the number of people. Vice-Chairperson Hebert said she would like to add a person for attendance, Anna Jacobs, who is working with her now. Commissioner Crongeyer asked if this is the same workshop the Chamber of Commerce was working on for grant writing. Commissioner Ballard replied yes, but

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they were not even halfway organized yet. She talked with the Chamber and told them what she was doing because she knew they were doing something and she was told it was going to be a while before they are ready. Vice-Chairperson Hebert commended Commissioner Ballard on the work she has done on this.

Update on McArthur Home on Duncan Avenue – Commissioner Ballard said she called Mr. Tim MacArthur’s office today and he was not in, so she left a message and he will get back with her. Chairperson Brisson commented this will appear on the next agenda.

Public Comments: None.

Board Member Comments:

Carnegie Project – Vice-Chairperson Hebert informed the Commission she met again today with City Manager Eustice, NLEA, NEMCOG, USDA, the architect for the project, and Michigan Main Street (K. Guenther). They are going to zero in on exactly when they can start the application process with the USDA. There are a lot of little things to work out in terms of the eligibility of any work that has been done thus far and if the work is already in progress, the USDA will typically not touch the project. There have been some things done but thinks they can say that was maintenance and repairs and be okay on that issue. She mentions this because they finally did make a decision that the Carnegie itself will be the 501(C)3 entity and the other properties will be for profit entities. Vice-Chairperson Hebert said what she came away from the meeting today is that federal projects are tough in terms of the length of time they take to do the prerequisites they have and luckily they have Sherry Nelson, Joann Cromley and Chuck Suputo (Harbor Springs) who are going to do a parallel program of fundraising and membership and foundation appeal on a parallel track. She went on to state she thinks they are going to find out they are in a better position to do a foundation appeal then to wait for federal dollars to come in because of the restrictions that are on them. Vice-Chairperson Hebert further stated they are going to make the entire campus a planned unit development (PUD), which will be helpful whether they go to state, local, federal sources, or the philanthropic route. This will get underway right away. The Carnegie’s eligibility for the National Register has already been acknowledged and they are collecting the rest of the work for that. She said they are going to try and take what they learn from this process and apply it and share it with Mr. Bill Price for St. Charles Church; Mr. Price will have the benefit of some of the things they have learned going through the process. The City Manager has made Mr. Price aware that he could be eligible for brownfield redevelopment. Commissioner Friday inquired on the brownfield redevelopment. City Manager Eustice said there is a stipulation in the Brownfield Act where obsolescence is a reason to get funding; even though he is going to restore it back to its original state it can be a brownfield property. Vice-Chairperson Hebert asked that if anyone knows of artifacts that are related to the Church and has access to them it would be great because Mr. Price’s intention is to make it authentic. Somebody told her there are a lot of church organs available and asked that people keep their ears open for this. Chairperson Brisson commented that church goods are really pricey now. A brief discussion was held. It was noted that St. Charles cannot be a catholic church unless the Bishop buys it because the Bishop owns everything in the Diocese.

Newton-Allaire House – Commissioner Ballard commented the Newton-Allaire house has been trashed inside asking if the Commission does anything. Chairperson Brisson noted the Commission’s criteria usually has been on the outside following the Secretary of the Interior Standards. The Commission looks at the architectural integrity of the exterior that the public can view and is intact. As long as the exterior of the house is okay the designation should remain. Commissioner Ballard said the ornaments are removed. Chairperson Brisson said if it is completely gutted, the Commission could take it under consideration just to make a point that we were aware

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when it was designated its interior was intact and now it isn't. A brief discussion was held. Commissioner Crongeyer wondered if this home is on the real estate tour for this month. A brief discussion held on whether this tour is going to happen. Chairperson Brisson stated if the Newton-Allaire home was on the National Register of Historic Places it would still remain even with what has happened with the interior; it would still retain its National Historic Designation even in disrepair, but if it is stripped of all its ornaments on the exterior and becomes a shell, then the designation might need to be removed. Someone commented the Cheboygan Opera House being designated solely on its interior. A brief discussion held on the Opera House restoration.

Clarification – Commissioner Crongeyer said she wanted to clarify that at a previous meeting she thought that Rittenhouse furniture was in the Breaker's Bar, but that is no longer the case.

Trails Town Application – Commission Crongeyer presented what they have listed in the Trails Town Application from Topinabee coming north for historic properties.

VanAntwerp-Chlopan Home – Vice-Chairperson Hebert questioned the designation for the VanAntwerp-Chlopan home. City Manager Eustice said it was built in the 1950's. Chairperson Brisson commented it was lived in by two Mayors of the City of Cheboygan and it has historic association with City leadership and it is also a good example of a mid-century modern ranch.

Duncan Avenue Homes that Originally Came from Duncan City – Commissioner Crongeyer asked Commissioner Friday if he knows which two homes on Duncan Avenue were originally in Duncan City. Commissioner Friday stated multiple homes were moved from Duncan City, one being the Thompson-Smith home. Commissioner Crongeyer said she thought there were two and would like to know which ones before the information is lost forever. City Manager Eustice noted although these homes are not near the North Central State Trail or North Eastern State Trail, but they are near our bicycle trail from Cheboygan State Park to downtown.

Former Century Products Building – A brief discussion held on this property which is close to the Trail. Vice-Chairperson Hebert commented something good could happen to this property and then it could be added to the list. City Manager Eustice said he believes this building was built in 1916 or 1917 and there is a very good chance it is going to be purchased by Hope Networks for restoration, turning it into apartment complexes.

City Manager Eustice commented Commissioner Crongeyer is talking about historic properties in and around the Trails, which is a big component of the Trails Town Application; you designate certain areas near the Trail that have historic value or are historic resources. Commissioner Crongeyer noted that Kay from the History Center is gathering information on the rail car that is there so they can see if they can make that into something because that is right there at the Trail.

Former Huron Street Tabernacle – Vice-Chairperson Hebert informed the Commission she heard the owner of the former Huron Street Tabernacle is going to swing into action and do something with the building.

Building Next to Festival Square – Commissioner Crongeyer asked if the building next to Festival Square is close to the need to be torn down. City Manager Eustice replied not necessarily; structurally, other than the bunny wall, it is pretty solid. A brief discussion held on this building.

Adjournment:

Motion by Crongeyer seconded by Hebert to adjourn the meeting at 6:40 p.m.

Steve Brisson, Chairperson