

Intensive Level Survey Kick-off Informational Meeting

City of Grosse Pointe
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RESIDENCE OF MR. RALPH H. BOOTH, WASHINGTON ROAD, GROSSE POINTE, MICH.



Images from Grosse Pointe Architecture Facebook Group

Types of Historic Designation

National Register of Historic Places – primarily honorific, does not impose regulation or design review, allows owners of income producing properties to apply for a federal historic rehabilitation tax credit

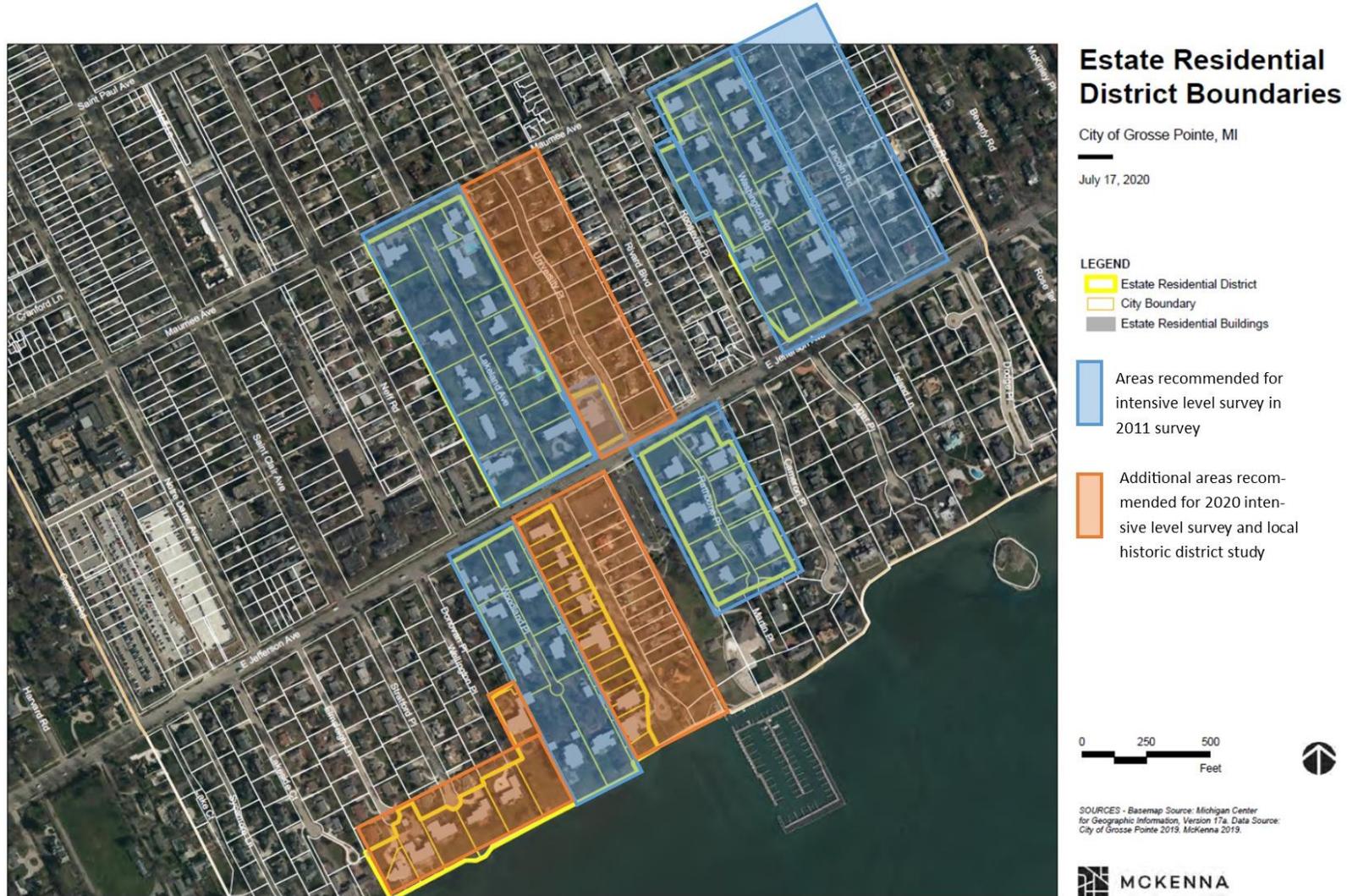
State Register of Historic Sites – only used in conjunction with the Michigan Historical Marker Program

Local Historic Districts – protects properties by requiring review and approval of any exterior changes

Benefits of a local historic district

- Protection of irreplaceable historic properties that tell the story of Grosse Pointe and its residents
- Protection of investments made in rehabilitating historic properties
- Review of any exterior changes to the buildings or land within the district by a local historic district commission – including demolitions and new construction
- Ensures any changes within the district are in keeping with *The Secretary of the Interior's Standards for Rehabilitation*
- *Michigan Local Historic Districts Act, Act 169 of 1970* is the state enabling legislation that governs district creation and administration

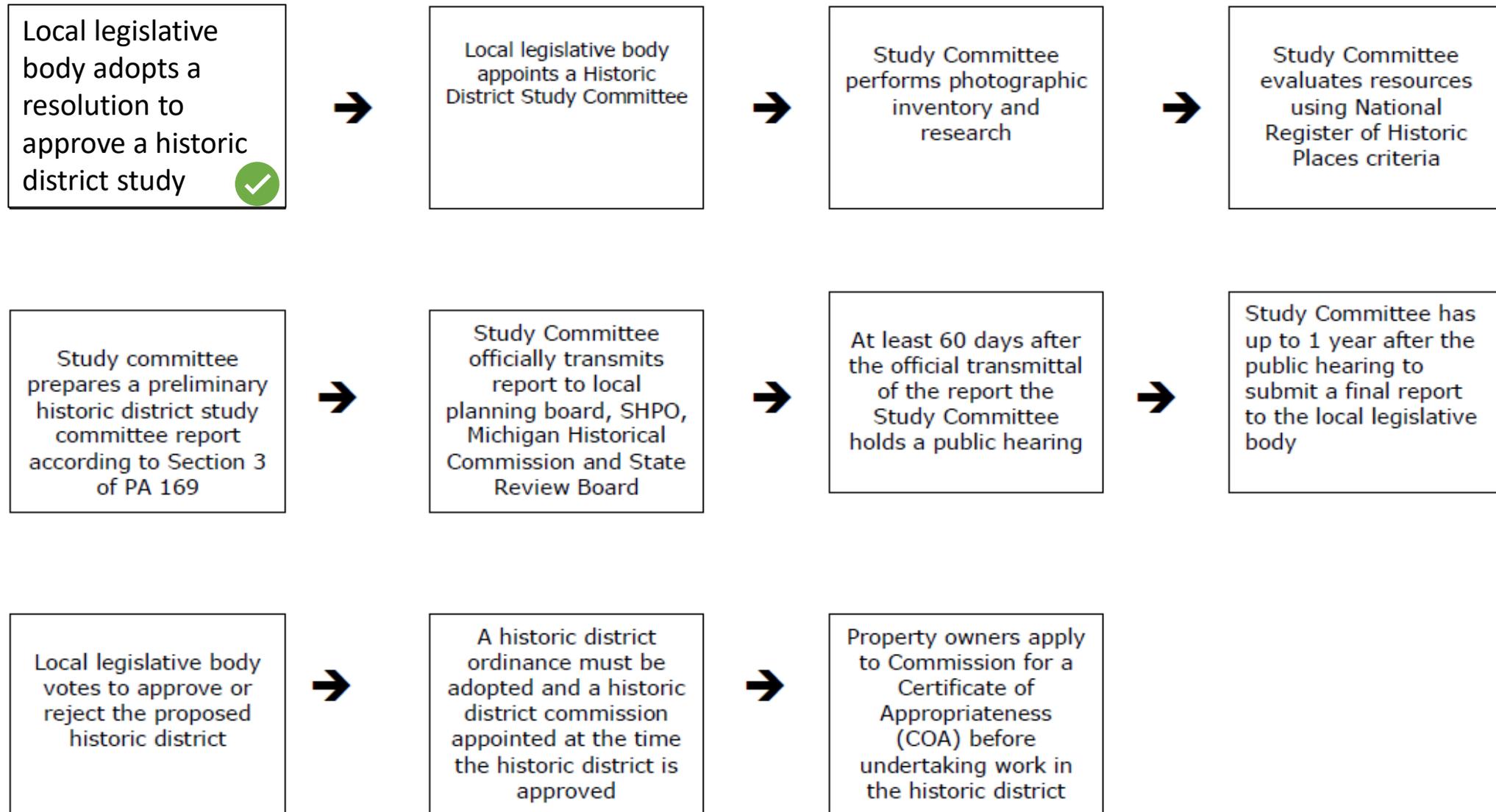
Survey/study area designated by City Council



What will the survey involve?

- General history of Grosse Pointe and more detailed history of the survey area
- Exterior photos of all of the buildings in the survey area
- History of individual properties in the survey area – date of construction, architect, original owners, owners of note
- Survey forms for every property
- Report with recommendations on possible districts
- Present survey findings to study committee at a public meeting

How to Create a Local Historic District



Historic District Study Committee

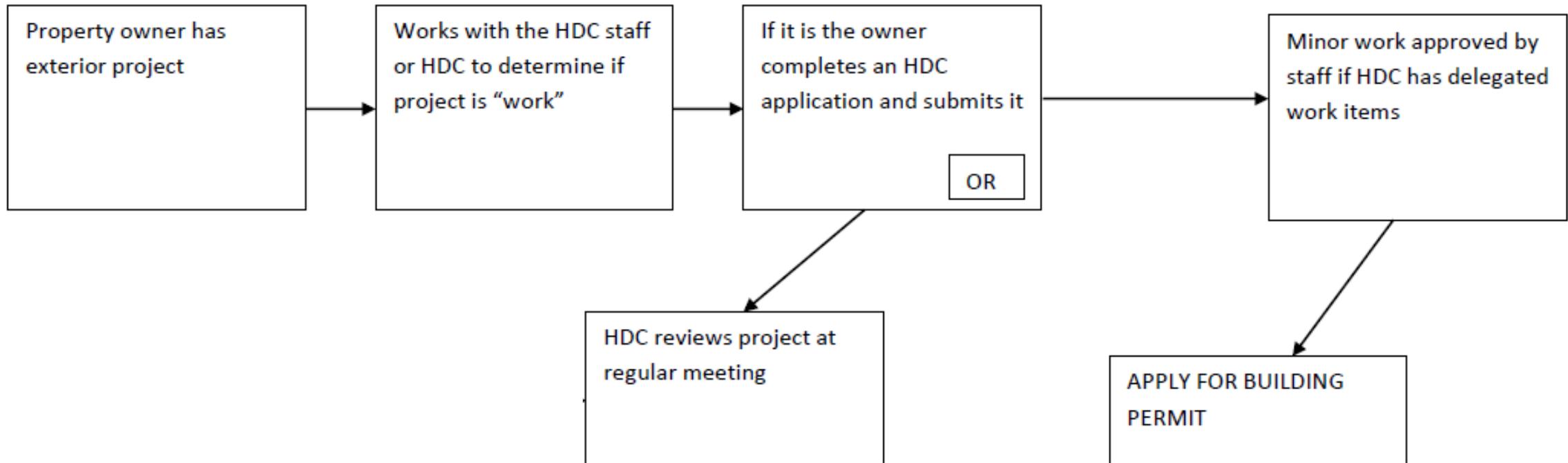
- Appointed by City Council
- A majority of members must have a clearly demonstrated interest in or knowledge of historic preservation, and shall contain representation from 1 or more duly organized local historic preservation organizations
- Committee conducts a photographic inventory, historic research, and evaluation of study area – study area is determined by City Council
- Professional assistance with the inventory and research, as well evaluation of the potential districts is allowed

Historic District Commission

- Ordinance sets how members are appointed
- Initial members appointed within 6 months of ordinance adoption
- 7 or 9 members, must be city residents
- A majority of the members shall have a clearly demonstrated interest in or knowledge of historic preservation
- At least 1 member from a list of citizens submitted by 1 or more duly organized local historic preservation organizations.
- Include as a member, if available, a graduate of an accredited school of architecture who has 2 years of architectural experience or who is an architect registered in this state.

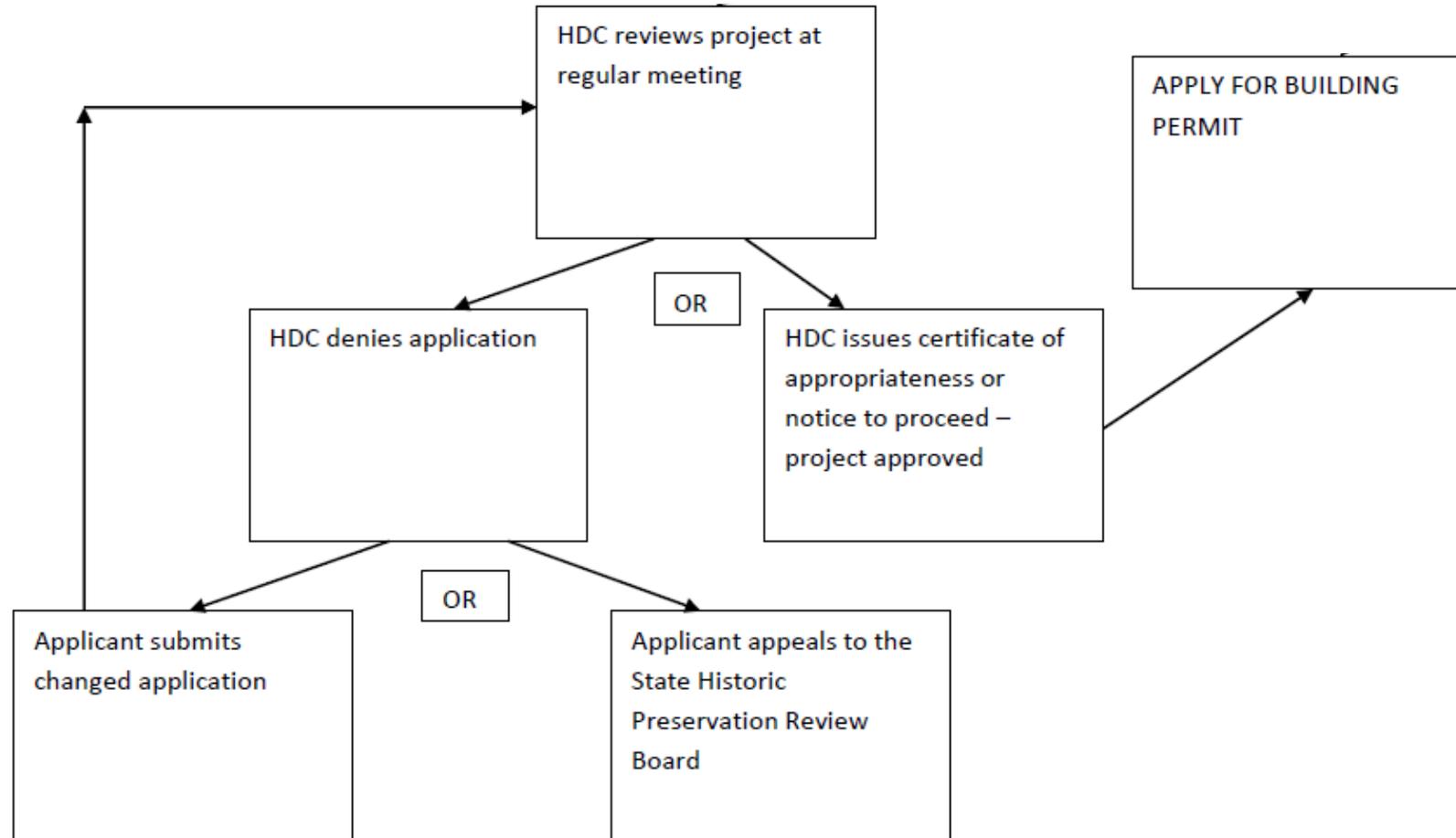
Historic District Commission Review Process Minor Work

In-kind roof replacements, storm door and window installation, walkway replacements, etc.



Historic District Commission Review Process Major Work

New construction, additions, window replacement, etc.



Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Send us your home's history!

Thank you to everyone who has already e-mailed us information – we appreciate it!

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MICHIGAN ARCHITECT AND ENGINEER

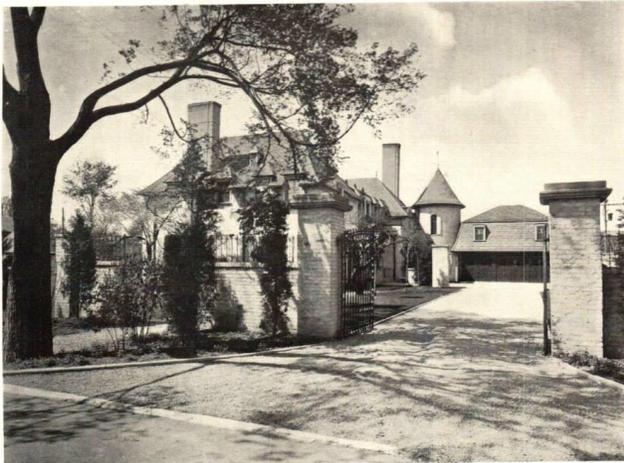


PLATE 33

GARAGE ENTRANCE
RESIDENCE FOR EDWIN H. BROWN, GROSSE POINTE
ROBERT O. DEBRICK, INC., ARCHITECTS, DETROIT, MICH.



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Questions and discussion