



Royal Oak

Agenda

Royal Oak Historic District Study Committee Meeting

Thursday, April 18, 2024, 10:00 p.m.

City Hall Conference Room 116

203 South Troy Street

Royal Oak, MI 48067

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.

	Pages
1. Call to Order	
2. Roll Call	
3. Approval of April 18, 2024 Meeting Agenda	
4. Approval of March 21 2024 Meeting Minutes	3
5. Public Comment	
6. Historic Preservation Observations in Royal Oak	
a. Lost	
b. Endangered	
a. 1413 Crooks Road (1927)	
7. Unfinished Business	
a. Vinsetta Bridges Historic District	7
a. Task Force	
Chair Donaldson, Chris Kraska and Eric Romain will represent HDSC with up to three members of the HDC.	
b. Historic Context Report Status	
Chronicle to provide report March 29 2024	
c. Marketing Presentation	
a. City Website Updates, Corrections and Additions	
a. 2023 Annual Report	
b. HDSC Google Drive Review: Move to Single Sign-in	
8. Potential Study Projects	

- a. WPA Murals at Royal Oak Middle School former Dondero High School
 - b. 703 Woodcrest Updates
Patrick Andras delivered letter to property owners.
 - c. Lockwood Presentation by Eric Romain
9. New Business
 10. Historic Group Reports
 - a. Historic District Commission
 - b. Historical Commission
 11. Committee Member Comments
 12. Adjournment



Royal Oak Historic District Study Committee Meeting

March 21, 2024, 7:00 p.m.
City Hall Conference Room 116
203 South Troy Street
Royal Oak, MI 48067

Present: Chairperson Tammis Donaldson
Patrick Andras
Chris Kraska
Jeffrey Ridley
Eric Romain
Leslie Snow
Leo Derdelakos

1. Call to Order

The meeting was called to order at 7:02p.m.

2. Roll Call

3. Approval of Agenda

Motion to approve the March 21, 2024, historic district study committee agenda.

Moved by: Leo Derdelakos
Seconded by: Chris Kraska

Motion Adopted

4. Approval of Minutes

Motion to approve the February 15, 2024, historic district study committee meeting minutes.

Moved by: Eric Romain
Seconded by: Leo Derdelakos

Motion Adopted

5. Public Comment

There was no public comment.

6. Historic Preservation Observations in Royal Oak

6.a Lost

6.a.1 Pasquales 31555 Woodward Avenue

6.b Endangered

Jeff Ridley asked about the unique building at 1413 Crooks built in 1927. Eric Romain and Chris Kraska will do more research on this property.

Eric Romain displayed SEMCOG map and Oakland County website with map of 1940 of Royal Oak.

7. Historic Group Reports

7.a Historical Commission

Patrick Andras reported he, Alex Kerrigan and Rick Karlowski will meet with three members of the historical society and Assistant to the City Manager Susan Barkman on April 2 2024 to discuss the potential of a merger. Civil War Day is May 18. There will be no March meeting as everyone on vacation due to spring break; next meeting April 24. Working on inventory which is a big project. HC will be marching in the Memorial Day Parade and members of the HDSC are welcome to join the HC.

7.b Historic District Commission

No updates to present.

8. Vinsetta Bridges Historic District

8.a Review Process and Next Steps

Everyone expressed pleasure the ordinance has passed and there was a nice story in C&G Royal Oak Review latest edition about the Vinsetta Bridges Historic District.

Now that bridges are designated they need treatment. Alan Higgins from State Historic Preservation Office said we need a structure report to begin. Chair Donaldson has done preliminary research. There are four treatments outlined by the Secretary of the Interior for the Nation Parks Service for historic properties: rehabilitation, preservation, restoration, and reconstruction. She also spoke with Alan Higgins of the State Historic Preservation Office who advised the first step should be to obtain a structure report and evaluate which bridges require treatments; and which treatments should be pursued.

Factors to consider: survey required; how does HDSC proceed to get treatment costs; establish guidelines; are there vendors willing to do a small project like this; how do we get a vendor to supply a scope of work and pricing without actually getting the award of contract will have to be

bid out. And, we know to get a Certified Local Government grant you cannot pick a vendor.

Staff liaison Schwanger suggested a task force comprised of two or three members of the HDSC and HDC. Chair Donaldson will reach out to Patrick Sharrak the HDC chair. Chris Kraska; and Eric Romain volunteered to represent the HDSC along with Chair Donaldson on the task force.

9. Unfinished Business

9.a Historic Context Report

New date of March 29th to receive the report. We will wait to see if we get and if the product is acceptable.

9.b 2023 Historic District Annual Report

City commission was pleased. And city attorney was complimentary.

10. New Business

10.a Marketing Preservation

Reviewed the city's website and there are several errors on the history pages. Group also felt the it should be under About Royal Oak. Need to clean up contact information as well because volunteers personal phone numbers and emails.

10.a.1 Review of Marketing Materials and Plan

Map with historic districts; resources to direct people to research their own homes; add the flow chart of "how to designate"; can all be added to the city website.

Leo Derdelakos received feedback from members on tweaks to documents he created and what other things we should include- resources, maps, examples, documents.

Check other communities to see what they are doing for best practices.

10.b Potential Historic Resources to be Studied

703 Woodcrest Patrick Adras hand delivered the letter. There has not been any response but it appears owners may be out of town.

10.b.1 Murals at Royal Oak Middle School

No updates.

11. Committee Member Comments

Chair Donaldson reiterated anyone interested in the Michigan Historic May 9-11, 2024. Jeff Ridley will let staff liaison Carol Schwanger now as he is interested.

Chris Kraska presented a report template for homes he has from former Chair Ruth Cleaveland. It could act as a log of homes/properties the HDSC does preliminary studies of but do not meet the full criterium for designation. The log includes a photo and "fun" facts" and would be a living history of the resources. These can be created in Microsoft Teams which allows everyone to contribute concurrently and it is online.

Chris Kraska used Jeff Ridley's home as an example. He was able to trace past owners (including Dondero family); how the home acted as a business The Lakeside Tavern. He also traced the surrounding properties including when the adjacent homes were built, their owners, when roads were built, how the pond became to be, transportation in the area. Many founding members of Royal Oak lived and/or property in addition to the Donderos, the Hagelstein, Hilzinger, Reynolds; Starr; Bradley, and Woods families.

12. Adjournment

Motion to adjourn the meeting at 9:11p.m.

Moved by: Patrick Andras

Seconded by: Chris Kraska

Motion Adopted

Vinsetta Bridges HDSC to HDC

Date; 3-22-24

From the NPS preservation briefs (scanned by the NPS and not very clear):

<https://www.nps.gov/orgs/1739/upload/preservation-brief-15-concrete.pdf>

<https://www.nps.gov/orgs/1739/upload/preservation-brief-36-cultural-landscapes.pdf>

Other sources;

file:///C:/Users/tammi/Downloads/PBrief-15_PresHistoricConcrete.pdf

Neighborhood support

Christopher Meister meister.arch@bignet.net

Hi Tammis,

All that was needed last night was to get the second reading passed. The groundwork was laid with the package your committee put together. I agree, just letting it pass without additional comment was the right course for the moment. Please keep me informed of your efforts and we will do what we can to help things along.

Chris

(Wife Katie)

SHPO

Hi Tammis,

I don't know that a full-blown HSR document is needed as that is typically a very comprehensive document that walks through the history of a property, changes to it over time, etc. I would think for this that a more straightforward treatment plan would be sufficient.



Alan Higgins

Grants Manager/Budget Specialist

Interim CLG Coordinator

State Historic Preservation Office

300 N. Washington Square

Lansing, MI 48913

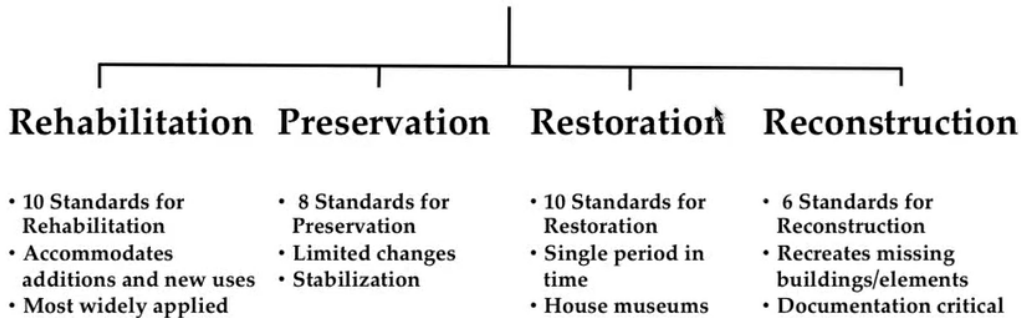
Cell: 517.256.4358

michigan.gov/shpo

Vinsetta Bridges Royal Oak MI

Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties

4 Treatments



Rehabilitation as a Treatment

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

Reconstruction as a Treatment

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

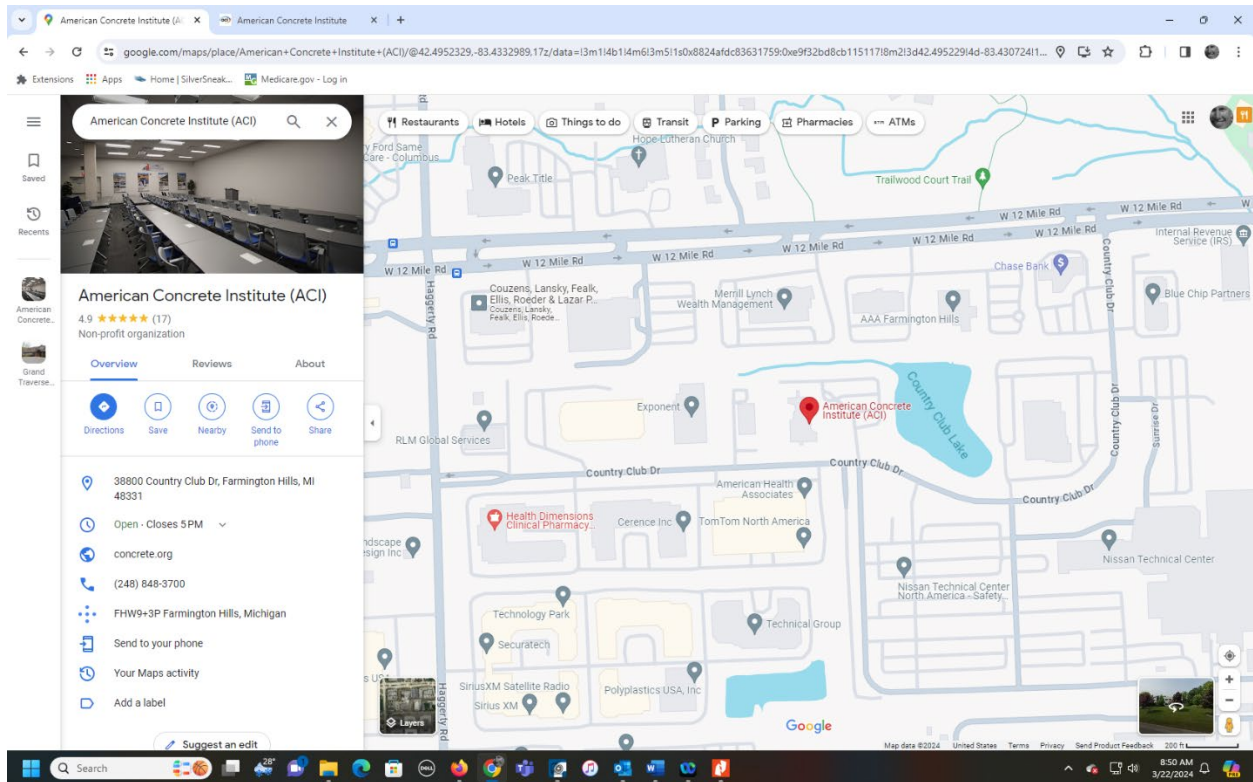
Research

<https://archive.org/details/SmallConcreteBridgesAndCulverts>

<https://onlinepubs.trb.org/onlinepubs/shrp/SHRP-S-360.pdf>

https://www.concrete.org/Portals/0/Files/PDF/ACI_History_Book.pdf

https://www.getty.edu/conservation/publications_resources/pdf_publications/pdf/concrete_biblio.pdf



<https://www.concrete.org/>

The ACI keeps coming up in my historical concrete searches. Base in Farmington Hills. Maybe a good contact for historical concrete investigations.

First Steps:

1. Task force; combination of (3) people from HDSC and (3) people from HDC.
2. Create as built drawings of each bridge.
 - a. Recommend a laser scan and CAD drawing.
 - i. Possible firm; RAW3. www.raw3design.com

Michigan Department of History, Arts and Libraries
Michigan Historical Center
State Historic Preservation Office

**Criteria for Evaluating Resources for
Inclusion in Local Historic Districts**

Legal Authority

Section 3(1) of Michigan's *Local Historic Districts Act*, 1970 PA 169 (MCL 399.203) states that counties, cities, villages and townships may, by ordinance, establish one or more local historic districts. The section further states that before a district is created, the legislative body of the local unit of government must appoint a historic district study committee. The section says that in evaluating the significance of historic resources to be included in districts, a committee shall:

"be guided by the selection criteria for evaluation issued by the United States secretary of the interior for inclusion of resources in the national register of historic places, as set forth in 36 C.F.R. part 60, and criteria established or approved by the department (of history, arts, and libraries), if any."

Applicable Definitions

The United States Secretary of the Interior promulgated a definition of the word "district" at 36 C.F.R. § 60.3, as follows:

"A district is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history."

Section 1a(i) of the *Local Historic Districts Act* (MCL 399.201a) indicates that the term "historic district" means:

“an area, or group of areas not necessarily having contiguous boundaries, that contains 1 resource or a group of resources that are related by history, architecture, archaeology, engineering, or culture.”

Criteria for Historic District Boundary Determinations

The criteria that a historic district study committee must apply when determining the historic significance of historic resources and the boundaries of historic districts are the criteria and considerations developed by the U.S. Secretary of the Interior for the creation of historic districts, as set forth in *National Register Bulletin 15: How to Apply the National Register Criteria* (pp. 5-6), *National Register Bulletin 16A: How to Complete the National Register Registration Form* (pp. 56-57), and *National Register Bulletin 21: Defining Boundaries for National Register Properties* (p. 2) [see Appendix].

Criteria for Establishing Single Resource Districts

The criteria that a historic district study committee must apply when establishing a single resource district are those set forth in the preceding paragraph, plus the criteria set forth below.

A single resource historic district in Michigan is one in which the single resource individually meets the criteria for eligibility established by the U.S. Secretary of the Interior for inclusion in the National Register of Historic Places on its own merit for:

Criterion A: Association with a significant person

Criterion B: Association with a significant event or pattern of history

Criterion C: Design and construction

Criterion D: Information potential

In other words, boundary selection is based on the nature of the resource's significance, integrity, and physical setting. However, a district is seldom defined by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

Examples of single resource historic districts would be: a county courthouse; a fire station; an armory; an isolated, intact farmstead; a house designed by Frank Lloyd Wright; the summer cottage of Ernest Hemmingway; or the first automobile plant where Henry Ford utilized mass production techniques.

Accordingly, a single resource historic district must be distinguishable from the surrounding resources in the immediate vicinity by virtue of geography, historic significance, or integrity.

Therefore, a single resource historic district **cannot**:

- share its significance of historic development or association with surrounding resources. If the resource does share those characteristics with surrounding resources, then the single resource district cannot stand alone and must be included as part of a larger district. Examples of inappropriate and thus impermissible single resource districts include one bungalow in the middle of a neighborhood of bungalows, or one Queen Anne or Italianate house in a larger neighborhood of Victorian style homes.
- be a commercial building, separated from a larger commercial district by demolition or new infill, if the building does not meet the National Register criteria on its own merit.
- be one contributing resource in a National Register of Historic Places designated district, if the resource does not individually meet the criteria for inclusion in the National Register.
- be based solely on property ownership.
- be based solely on the consent of property owners.

Single resource historic districts that the Michigan Historical Center determines to be inappropriately designated will not qualify for the state historic preservation tax credit.

Boundary Description

Each historic district study committee must issue reports. The historic district study committee report must include a written boundary description that is a legal description. Examples include: a legal parcel number; block and lot number; metes

and bounds; or the dimensions of a parcel of land, reckoning from a landmark, such as a natural or cultural feature.

Boundary Justification

A historic district study committee report must also include a boundary justification statement. The boundary justification statement shall be a brief and concise explanation of the reasons for selecting the proposed historic district boundaries. Each directional boundary shall be individually addressed in the boundary justification statement. A boundary's justification must be based on physical geography, historic significance, or physical integrity.

Photographic Documentation for Single Resource Districts

Streetscape photographs showing the resources located on both sides of the block on which a single resource district is being designated must be included with the historic district study committee report.

Additional Information and Questions

Requests for additional information, as well as questions about the criteria listed here, may directed to:

Ms. Amy Arnold
Preservation Planner
State Historic Preservation Office
Michigan Historical Center
Department of History, Arts and Libraries
717 W. Allegan Street
P.O. Box 30740
Lansing, MI 48909-8240

Ms. Arnold may also be reached by e-mail: arnolda@michigan.gov and by telephone: (517) 335-2729.

Approvals and Issuance*

Approved: June 24, 2002
Brian D. Conway, State Historic Preservation Officer

Established and Issued: August 19, 2002
Sandra S. Clark
Director, Michigan Historical Center
Department of History, Arts and Libraries

*Signed copy on file: State Historic Preservation Office, Michigan Historical Center

Appendix

National Register Bulletin 15: How to Apply the National Register Criteria states:

“A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. “ (p. 5)

“A district . . . is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.” (p. 6)

National Register Bulletin 16A: How to Complete the National Register Registration Form discusses in detail how criteria are to be applied, and states:

“A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcel ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.” (p. 56-57)

Bulletin 21: Defining Boundaries for National Register Properties states that boundary selection is “based on the nature of the property’s significance, integrity and physical setting.” Therefore, an individual property located within a larger area that meets the criteria for a multi-resource district, should not be singled out for designation as a single resource district. (p. 2)



**Historic District Study Committee Request to Study
 Vinsetta Boulevard Bridges for Historic Designation and Preservation**

March 8, 2022

The Honorable Mayor Fournier and
 Members of the City Commission:

As the property owners of the Vinsetta Boulevard Bridges, it will be necessary for the city commission to grant permission to the historic district study committee (HDSC) to research these structures for historic designation.

This would not automatically mean historic designation for the Vinsetta Boulevard Bridges. Part of the research will determine the history of the structures; significance to local, state and/or national history; connection to a notable community member or event; or significant architectural importance; and if it is an artifact.

Upon completion of the research a study report will be drafted and if the HDSC deems appropriate, they will submit the report to the city’s planning commission, state historic preservation office, Michigan Historical Commission and State Board of Review. It would then come back to this body for incorporation in the historic preservation ordinance to designate as historic.

Vinsetta Boulevard is on the engineering division’s 2023 schedule for pavement improvements. Historic designation would not prevent this work from being performed, it would just have to go before the historic district commission if the bridges are to be part of the improvements to ensure any changes are in keeping with the purpose and style of the historic district as it would pertain exclusively to the bridges.

Engineering does not foresee the paving improvements to impact the bridges as the improvements are the roadway only. However, you will note in a preliminary study conducted in 2006 it was discovered the wiring for the bridges’ illumination was destroyed in a previous paving endeavor (Attachment 1). Historic designation can prevent further damage to the bridges while still embracing upgrades, such as solar lighting on the bridges.

If the city commission agrees this would be a part of the history of the city they would like to potentially designate as historic, the following resolution is offered for adoption:

Be it resolved, the city commission hereby authorizes the Royal Oak Historic District Study Committee to begin research and study of the Vinsetta Boulevard Bridges for potential historic designation.

Respectfully submitted,
 Carol Schwanger
 Executive Assistant to the City Manager
 Staff Liaison to the Historic District Commission and Study Committee, and Historical Commission

Approved,

Paul J. Brake, ICMA-CM, CEcD
 City Manager

Vinsetta Bridges

Draft Proposal

November 2006

By ordinances dated December 19, 1994, the Royal Oak City Commission established the Royal Oak Historic District Study Committee in accordance with Michigan's Local Historic Districts Act, Public Act 169 (1970) as amended,

This proposed historic district is composed of four structures on the median of Vinsetta Boulevard from Woodward Avenue to 12 Mile Road in the City of Royal Oak as a historic district.

Boundaries

Property was recorded on Original Plat #362 entitled Vinsetta Park subdivision of Part of Sections 16 and 17, Royal Oak Township, Oakland County, Michigan approved October 11, 1915.

Percentage of Historic and Non-Historic Resources

The percentage for historic resource is 100 percent to 0 percent for non-historic resources. There are no other historic or non-historic resources in this proposed historic district.

Charge of the Study Committee

The Royal Oak Historic District Study Committee is charged with the mission of identifying, researching, and studying potential historic sites and districts within the city of Royal Oak. The research results are reported to the City and State in compliance with Michigan's Local Historic Districts Act PA 169 of 1970, as amended in 1992.

Members of the Study Committee

Historical Significance

Royal Oak traces its beginnings to the early years of the Republic and the years preceding the opening of the Erie Canal. In 1819 a road was extended from Detroit that followed the Military Road and the Saginaw Indian Trail to a point 12 miles north of Detroit. This road came to a large oak tree previously marked with an "H" by the surveyor Horatio Ball. The road then proceeded west until it joined Main Street in Pontiac. The township derived its name from this "royal oak" as referenced by the territorial Governor Cass.

Red Run was a tributary of the still extant Clinton River. Its source lay in a swamp near Nine Mile Road. It crossed Ten Mile Road, ran through the present-day Rackham Golf Course in Huntington Woods, and then coursed through Berkley (Muller). Red Run then crossed Woodward and entered Royal Oak under a bridge south of Catalpa Drive.

The Run (which the American Heritage dictionary defines as "a small, fast-flowing stream or brook") then turned northwest until it was spanned by a bridge about 400 feet northwest of Woodward Avenue, where the Run followed the course of Vinsetta Boulevard.

Vinsetta Boulevard was a prominent feature of the Vinsetta Park subdivision conceived by Arthur Bassett and neighbor Jay Vinton. The Vinsetta Park development plat was approved in August of 1915. The word Vinsetta was created by blending the "Vin" in Vinton with the "sett" in Bassett, a construction conceived by the wives of these gentlemen (Finlay). Bassett's son

Attachment 1

Arthur was responsible for the building of the Washington Square Building, a Royal Oak landmark and for a long time the highest building in Oakland County.

Four single-lane cement bridges were constructed in _____ to replace the wooden bridges that had spanned the Red Run. These bridges were located at the intersections of Mayfield Drive, Greenleaf Drive, Woodsboro Drive and Cedar Hill Drive. These bridges were built before Royal Oak became a city in 1921 and some residents remember fishing off these bridges in summer and skating on the creek in winter. The Red Run was contained in a sewer in 1926 and 1927 but the bridges remain as a reminder of our rural past.

Architectural Description of Structures

The bridges are examples of early 20th century neo-Grecian style. They were designed in quieter times as they are one-lane bridges that it is easy to imagine being crossed by horse-drawn vehicles. The bridges once were wired and were illuminated by electric lighting, but the conduits were destroyed when Vinsetta was paved. The base of the lights and the conduit clearly are still visible and some residents dream of replacing them with solar lights.