

2016 MHPN Annual Statewide Preservation Conference
“Resolve, Revolve, Evolve”

“A Battle of Designs: Albert Kahn and the Design of His 1924 Literary Building at the University of Michigan”

Summary:

Albert Kahn is recognized for his contributions to the development of Modern American industrial architecture between the turn-of-the-century and his death in 1942. Because of his preeminence in industrial design, however, Kahn’s civic, commercial, residential, and institutional commissions receive little acknowledgement. Such is the case in Ann Arbor.

Aesthetically competing buildings were going up on the University of Michigan’s Central Campus during the first three decades of the 20th century. Traditional campus designs – Beaux Arts, Collegiate Gothic, Classical - were highly prized. But it was Kahn’s work that dominated Campus between 1903 and 1938 with 23 university buildings ultimately defining the look we associate with Ann Arbor. His industrial and university buildings shared a design philosophy that addressed the needs of workers, and he developed at UM a distinctive academic architecture that supported students and faculty as they labored with knowledge in Modern and structurally-efficient settings.

Kahn and his detractors squared-off over the Literary Building, built between 1922 and 1924 to be the physical gateway to the intellectual life of campus. But the alignment of evolutionary forces favored Kahn. First, UM President Henry Tappan already had challenged the Classical curriculum, instead establishing a “scientific course of study” by 1855. Second, President Marion Burton continued Tappan’s curricular reforms, supporting Kahn to get the University’s intellectual endeavors housed in architecture that reflected them. Third, Michigan was a fast-industrializing state with manufacturers demanding of Ann Arbor the trained leadership they needed.

The Literary Building was built at the same time as the effusively-received English Gothic Lawyer’s Club. But Kahn remained true to the intellectual laborer, skillfully giving a nod to Classicism with a Doric portico and subtle ornamentation while otherwise creating a building with the regular massing, sophisticated ventilation, and oversized sash that supported the work inside. It remains in full use today.

Topic Statement:

Traditional design was prized at UM during the 20th century’s opening decades. Albert Kahn, however, created an academic architecture that housed scholars in settings as Modern as his industrial buildings. The evolutionary alignment of curricular reform, university leadership, and Michigan’s industrialization favored Kahn as he squared-off with detractors over his Literary Building.

Learning Objectives:

Participants:

- Consider the Traditional architectural styles that were considered appropriate for a prestigious university campus like the University of Michigan as the 20th century got underway.
- Discuss the design philosophy that Albert Kahn shared between his industrial and academic buildings.
- Study the 1924 Literary Building in particular to see how Albert Kahn utilized his distinctive academic architecture to support students and faculty as they labored with knowledge in settings as modern, cost-effective, and structurally-efficient as his industrial buildings.
- Define the evolutionary alignment of the scientific curricular reforms, university leadership, and industrialization of Michigan that favored Kahn’s designs in the end.

Sign Here: Identifying, Dating, and Describing Michigan’s Commercial Signage

Summary:

In the spirit of the 2016 theme, “Resolve, Revolve, Evolve,” and the sense of applying historic resources in ways that keep them relevant, this session will expand participants’ understanding of and ability to identify and describe the commercial signage so significant to our Michigan cultural landscapes. Signs can help tell stories about a property and a community—stories that speak to ownership, local needs and priorities, periods of use and transition, and nearby and national interests. By recognizing patterns in shape, style, materials, and characteristics from ornamentation to type, we can better learn to read signs as we would other historic documentation.

For example, the shape of a sign can provide clues to property establishment and use. The inverted-T shape gives a nod to the 1940s while signs with roto-spheres, balls, and starbursts point to our midcentury fascination with space. Materials also offer clues, as seen in the emergence of vacuum-formed signs as a non-neon means to updating a look and feel. Words can say so much: “Stag Only” on a tavern or “Businessmen’s Lunch” on a restaurant sign can help us date and describe.

Session attendees will discover the basics of sign history and trends over time, both statewide and nationwide, learn sign-based terminology essential to description, and through an enhanced appreciation for sign styles, themes, and characteristics, become better equipped to date the signs associated with their historic properties. We will discuss strategies for investigating signage, such as the use of city directories, newspapers, and sign production company records. Participants will also learn about the benefits of connecting with social media-based sign communities. To celebrate the conference’s return to Detroit, and because the city is such an important historical part of Michigan’s sign story, signs from Detroit are woven into an image-rich collection that spans the Great Lakes State.

Learning Objectives:

Participants will be able to:

1. Identify major commercial sign styles based on shape and materials
2. Recognize sign characteristics which speak to themes and local and national trends
3. Use and apply sign-based terminology in their research, writings, and fieldwork descriptions
4. Determine approximate dates of sign production, mounting, and use

Topic Statement:

What are fascia, inverted-T, and vacuum formed signs? How can we apply commercial signs as historic resources to our fieldwork? Through this session, you will discover sign history basics and trends over time, learn sign-based terminology, and become better equipped to date and describe the signs associated with historic properties.

Corktown Workers Row House

Topic Statement:

Corktown, Detroit's oldest residential neighborhood and business center for more than the Irish immigrants its name evokes, draws residents and investors from a variety of ethnicities, races and economic backgrounds. Primarily working class, it reflects social and economic changes that affected so much of Detroit's history, architecture, and social structure.

Summary:

The Workers Row House is representative of the residential housing once common in the city as it attracted labor from around the world and of the Irish immigrants who resided in this neighborhood since the 1830s. Its history reflects the social and economic changes that turned residential working class neighborhoods into poverty stricken, blighted areas, then revived them as the center of social change and economic revival. These eras can be seen in the changing ways residential buildings like the Workers Row House were used: as a three-unit row house, a sleep house for shift-workers, a single family home. Now, the building is being developed as both a museum that preserves and educates people about the history of Corktown and as a cultural center that offers a central place for both residents and visitors to gather, meet, be entertained and educated, to share community concerns and celebrate both its historical link to the development of the City of Detroit and provide a basis for the preservation of the history of its architecture and the culture of its residents. Programs are ongoing and progressing as plans for restoring the building and developing the site are underway. This presentation will show how it is possible to generate the funds needed for restoration efforts and to recruit public interest, including necessary volunteers, before a building has been fully restored or approved for occupation.

Learning Objectives:

- How economic changes affected the use of residential buildings and the social identity of the residents of the Corktown neighborhood.
- How preservation efforts contributed to the identity and continued existence of Corktown as a viable residential neighborhood despite social and economic changes that devastated or eliminated other areas of the city.
- How preservation of a building is more than restoring it to its original construction or appearance. It requires understanding how people lived or worked in it and its relationship to the neighborhood. It requires an appreciation of how it may have been used over time, how it met the needs of its residents, and how it represents the changing economy of the neighborhood.
- How the preservation of the history of a community can be conveyed and promoted by the use of sites and buildings under restoration or revival for public use that represent key elements in the evolution of a community's culture and history, such as social status, arts, labor and business enterprises, for example.

Passive Preservation: Vernacular Reuse of the Postindustrial Landscape

Summary:

This session proposes that the informal adaptive reuse of historical industrial buildings should be considered a legitimate, though currently unofficial, preservation strategy that contributes to the conservation of the postindustrial landscape and the protection of the cultural heritage they represent.

The Keweenaw Peninsula in Michigan's Upper Peninsula is rich with the remnants of historical copper industry buildings, structures, objects, and sites. Hundreds of properties under a diversity of ownerships are scattered across many miles of terrain, and while a handful of resources may be significant under the National Register criteria, most lack integrity. However, the continued presence of these features contributes greatly to the meaning of the landscape.

The vast majority of these remnants may be easily overlooked or dismissed when viewed from a traditional and official historic preservationist perspective. However, in spite of their questionable significance and compromised integrity, these buildings, structures, objects, and sites together form an significant landscape that represents an important period in Michigan's history of industrialization, economic growth, and social development.

Many buildings remain because they continue to be useful, not because of their perceived heritage value. While this continued vernacular reuse that has led to their informal preservation is in no way a substitute for adherence to *Secretary of the Interior's Standards for the Treatment of Historic Properties*, it does serve, in a broad sense, preservation goals—though these efforts are often unrecognized or even disparaged by many preservation professionals.

Due to its nature and scope, preservationists interested in the postindustrial landscape should consider alternative strategies, including the acknowledgement and endorsement of vernacular reuse that contributes to the passive preservation of the postindustrial landscape.

Learning Objectives:

- Learn about the diversity and scale of historical copper mining activity in the Keweenaw
- Consider the panoply of creative uses applied to otherwise unwanted industrial buildings
- Discuss the limitations and merits of an "unofficial" approach to preservation
- Contribute a diversity of perspectives to this ongoing exploratory research project

Topic Statement:

Though frequently overlooked or even dismissed when viewed through an official historic preservation lens, the informal and unofficial adaptive reuse of historical industrial buildings contributes greatly to the conservation of the postindustrial landscape of the Keweenaw Peninsula and to the protection of the cultural heritage they represent.

Developing a Framework for Historic Stewardship and Continued Growth: The Edsel & Eleanor Ford House Master Plan

Summary:

The Edsel & Eleanor Ford House Master Plan provides the first comprehensive evaluation of the property, (built between 1926 and 1929) since it transitioned from private residence to public use in 1978. It documents programmatic and physical requirements necessary to ensure stewardship, growth and longevity of the estate.

The planning process included delineation of areas on the estate to be preserved and conserved following the Secretary of the Interior's Standards for the Treatment of Historic Properties (historic core) and those areas that will support development of new operational, programmatic and revenue generating facilities and services. In addition, enhancements and/or upgrades to critical functions of the estate such as utilities, waterways, roadways, signage, lighting, visitor flow, traffic flow and parking, event usage, etc. were also identified.

Three zones were created to guide the treatment of the master plan's recommendations:

- 1) Historic Zone—Restoration and reconstruction of elements that will restore the site to its 1929-1943 period of significance.
- 2) North Development Zone—New construction in less historically sensitive areas and rehabilitation of existing building and site elements.
- 3) South Development Zone—As the least historically significant portion of the estate, it provides the greatest potential for future development. It is currently a meadow with no built structures, and much of it is outside of the Lake St. Clair floodplain.

Once the development zones were identified, the master plan could move forward with specific recommendations regarding programming, including improving the visitor experience, integrating sustainable practices into the maintenance and operation of the estate, interpreting Edsel Ford's interest in preserving habitat and protecting the environment and presenting opportunities that focus on the creation of a 'center of learning.'

Learning Objectives:

- 1) Significance of the master plan in identifying and documenting programmatic and physical requirements necessary to ensure growth and longevity for the Edsel & Eleanor Ford House estate.
- 2) Roles and responsibilities of the 501c3 organization (Edsel & Eleanor Ford House) in the management and operations of the Edsel and Eleanor Ford House estate.
- 3) Importance of utilizing the Jens Jensen cultural landscape in expanded educational programming and to help interpret Edsel Ford's interest in preserving habitat and protecting the environment.
- 4) Master planning process of understanding and translating the well-documented family history in the context of the historical estate development and its transformation from a private, family home into a center of learning for "the benefit of the public."
- 5) Process of planning for long-term design changes to the estate's cultural landscape and architecture (preservation, rehabilitation, restoration and reconstruction) for the national register listed Edsel & Eleanor Ford House as it moves forward with national historic landmark and local designations.

Topic Statement:

As the first comprehensive evaluation of the estate's historic Albert Kahn structures and Jens Jensen landscape since 1978, the master plan documents physical and programmatic changes important to ensure the estate's continued stewardship, growth and longevity. Within a year of

completing the master plan, the Ford House began implementation, including drainage and stormwater improvements, site restoration initiatives and new construction in the identified development zone.

#Michigan Places Matter! How Social Networking Can Bring Preservation to Non-Preservationists

Summary:

Every person, community, and organization has a place that matters to them. This is demonstrated in a variety of ways, including Governor Snyder's "place making" program. "Place" can be defined in a huge variety of ways – from the home of a founding settler, the studio of an artist that went on to gain international fame, or the open space where people gathered for a battle, rally, or music festival that was of historic importance. As preservationists we often know about these places, but the challenge is how do we share the importance with those outside the preservation community?

Based on a program promoted by the National Trust for Historic Preservation, the Michigan Historic Preservation Network's (MHPN) Michigan Places Matter program (or #michiganplacesmatter) gives participants a way to bring recognition and honor to the places that are important in our lives or to our community. Most importantly, Michigan Places Matter can bring attention to places facing preservation challenges or recognize successes.

Using the MHPN program advocates for a place have a forum for sharing the information about their special place. Information on the location, reason for significance, and a photograph or two of the building, site, or place, can be provided by anyone. This information will then be shared on the MHPN website and can be featured on the extensive social network established by the organization. Even the act of gathering the materials need for submission can be part of the place gaining recognition. For example, taking the photographs with a group of local advocates can resonate both with the local community as well as with everyone who sees the property on the website. The resulting photographs and information can assist the community in reaching beyond the traditional audience, sparking greater interest in your local place and historic preservation in general.

Learning Objectives:

Participants will:

- Learn about the MHPN Michigan Places Matters Program.
- Be introduced to the type of properties appropriate for the program.
- Discover how they can make the program work in their community.
- Understand the role that social media can play in reaching people beyond the traditional historic preservationist.

Topic Statement:

Promoting a historic property to those outside the preservation community can be a challenge. The Michigan Places Matter program can use social media to share the stories of our local places to create widespread interest and knowledge of each community's special places, threatened buildings, and preservation success stories.

Blight as a Potential Source for Material Recovery

Topic Statement

Major cities across the U.S. all have been dealing with widespread blight caused by the recent economic down turn and the suburbanization of populations. Demolition has offered a quick means of intervention to this growing issue. However, this option comes with environmental consequences. Deconstruction offers a sustainable alternative through resource and material recovery.

Summary

The Midwest and Detroit especially have been suffering from the ever growing issue of blighted and abandoned structures. The current trend is for the municipal government to acquire the land and then either send the property to tax auction or condemn the house for demolition. Deconstruction offers a sustainable alternative to demolition that allows for the diversion of waste from landfills and keeps building materials and components in their useful life cycle. Many of the blighted structures that land banks acquire still have building materials and items of age and possibly historical significance in the structure. A panel of experts comprised of a land bank member, a deconstruction/salvage expert, and historical expert and a member of the Michigan State University Center for Community and Economic Development would offer dialogue between the four areas revolving around the growing issue of property blight and abandonment and the current practices used in the intervention of the structures.

Learning Objectives

- Participates will learn about the costs and benefits associated with abandoned property demolition and material salvage.
- Participants will learn about the potential for reuse of salvaged building materials recovered from condemned structures and the potential market challenges.
- Participants will learn about the potential for historic value in the materials and architectural items salvaged from condemned buildings.
- Participants will learn about the innovative policies and practices that encourage material reuse and discourage the current trend of private sector property abuse, abandonment, and blight.

20 years/20 projects in Downtown Detroit

Summary:

The recent surge in redevelopment in Downtown Detroit has provided unique design opportunities and challenges for attendees to learn from. This session will review best practices in historic preservation, adaptive reuse and culturally significant design in the context of award winning residential, hospitality and commercial projects in the Motor City. We will navigate this topic by focusing on 20 rehabilitation projects from the past 20 years in Downtown Detroit - A time of great change within the city, and one that is still evolving before our eyes.

This presentation will focus on the challenges of historic rehabilitation work within the unique circumstances of Detroit; conditions that continually challenge typical notions of "preservation" and the ways that architects can engage existing buildings and urban landscapes through both architecture and story-telling. We will focus on some of the highlights (and lowlights) of rehabilitation, and how projects have been both successful with and struggled to meet the

Secretary of Interior Standards in that time. Projects will be selected carefully to illustrate how development has changed in the city over that time period.

Time will be spent talking through the economic realities of Detroit projects, and how the process of project financing often dovetails with the historic preservation process, architecture, and the continually evolving development community of Detroit.

While 20 projects presented within an hour may seem daunting, many will simply be reference points for more detailed case studies into the historic adaptive re-use process, but will nonetheless add depth and clarity to this very exciting period of change in one of the world's most important cities.

Learning Objectives:

- Navigating the regulatory process of adaptive-reuse projects:
 - Historic tax credits (HPCA – voluntary financial incentive program for projects located in national register historic districts)
 - Local historic review (HDC – non-voluntary design review required for projects located in local historic districts)
- Incorporating history and culture into design: the 'story' of every rehabilitation project.
- Understanding a building's place within a broader, changing community.
- Detroit Evolving: How historic redevelopment is evolving within the context of a changing Detroit.
- The lecture could serve as a more academic and data filled companion piece to the proposed walking tour of Downtown.

Topic Statement:

This presentation will focus on 20 projects from 20 years in Downtown Detroit - A time of great change within the city. Attendees will be presented with highly visual and evocative before and after photos of the work that give a very unambiguous picture of how much Detroit has evolved.

Incentives for Successful Preservation Projects – Parts I and II

Topic Statement:

Restoring or adaptively reusing historic buildings can make valuable financial incentives available. We look in-depth at the power of combining available incentives – the Federal historic tax credit program, Michigan's Community Reinvestment Program now in its fifth year of appropriations, and more. We discuss practical experiences including how to select a good consultant team for historic tax credit projects. Our conversation is meant for those already with a basic knowledge of project development who wish to use incentives to help secure conventional financing and make their preservation projects a reality. Significant time is provided for questions.

Summary Statement:

Restoring or adaptively reusing historic buildings can bring valuable financial incentives and more favorable loan terms to real estate development projects. Federal tax credits for historic rehabilitation, for example, remain key to financing historic preservation projects. Michigan's Community Reinvestment Program is now in its fifth year of an appropriation meant to replace Michigan's former Historic Preservation and Brownfield Tax Credits with grants and loans for

which preservation projects can compete; “creates jobs” and “addresses blighted properties” are among the selection criteria for program participation and clearly play to our desire to see historic preservation supported. We discuss such practical experiences as closing historic tax credit syndication transactions and choosing a good consultant team to complete historic tax credit projects. Our conversation is meant for those already with a basic knowledge of project development. By presenting examples of actual deal structuring for some great historic properties, this session shows you how these and other programs work, how they can function together, and how you can work with the government agencies, investors, lenders, accountants, attorneys, and preservation consultants who can bring these incentives to your project. A significant amount of time is made available for questions so that participants can apply what they have learned.

Learning Objectives:

Participants will:

- Understand the various financial incentives available for historic preservation projects – i.e. the federal historic tax credits, Michigan’s Community Reinvestment Program, and more.
- See how to integrate these incentives to harness significant tax credit equity investment and more favorable loan terms.
- Identify the likely parties who will work on successful financial packages to restore or adaptively reuse historic buildings; consider how to work together.
- Go through case studies that apply what has been discussed.

From the Ground Up: Archaeology and Revitalization in Detroit

Session Abstract:

As Detroit was experiencing social, political and economic upheaval in the 1960s and 1970s, archaeology in the city was experiencing something of a “golden age.” Extensive urban renewal projects in the downtown area provided an opportunity for archaeologists (primarily from Wayne State University) to salvage the city’s history, often working literally in the shadows of bulldozers. Detroit archaeologists were national trailblazers in the new specialty of urban archaeology, demonstrating that the common assumption that modern urban development had surely obliterated the archaeological record was simply incorrect. As the field of Cultural Resource Management (CRM) became more formalized during the 1980s, archaeological investigations continued throughout the city but at a slower pace, and were often conducted by private-sector consultants rather than university-based archaeologists. Then, as the city’s economy slowed down during the late 1980s and 1990s, urban archaeology in Detroit virtually vanished.

Beginning in 2006, archaeologists from Wayne State University returned to the city when they initiated the Corktown project, conducting excavations in one of Detroit’s oldest extant neighborhoods. In the decade since, urban archaeology in Detroit has experienced a renaissance as both academic and CRM archaeologists have conducted numerous projects throughout the city. Often, these projects have contributed directly or indirectly to community and economic revitalization efforts as Detroit tries to rebuild and redefine itself for the 21st century. The papers in this session will highlight some of these projects, focusing on the ways in which archaeology can play an important role in urban revitalization programs.

Learning Objectives:

1. The role of archaeology in historic preservation
2. Current approaches to public/community-based archaeology
3. The relationship between archaeology and community revitalization efforts in urban areas
4. The steps in the archaeological research and preservation process

Topic Statement:

Within the past decade numerous archaeological investigations have been conducted in Detroit, resurrecting a rich tradition of urban archaeology in the Motor City. Representing a variety of methodological approaches, these investigations have contributed greatly to community revitalization and preservation efforts in the city.

The Earth over Your Head: Understanding Slate and Tile Roofs

Summary:

This presentation conveys how to get the most out of a major roofing investment, by understanding the nature of the material, and the role of details.

First, I will explain the physical and mechanical characteristics of slate and tile, and why these historic and modern roofing materials are chosen for appearance, environmental issues and long-term value.

Next, we will review design requirements for slate or tile, how to specify these materials, and finally some of the unique requirements during installation.

The presentation is comprehensive, including new construction, restoration, and maintenance.

Learning Objectives

1. How to direct the project toward the best roof, starting at the very beginning
2. How to avoid common mistakes, and even some uncommon ones
3. How to coordinate the entire roof system
4. How to work with installers

Topic Statement

Historic roofing materials like slate and tile can often be a distinguishing trait of an old building. They are admired for their longevity, handsome aging qualities, and authenticity. By learning about the physical qualities of these materials, building owners, managers and design professionals can not only add decades to the life of an existing roof, but can design a roof to last a century or more.

Urban Living: Transforming Non-Residential Historic Buildings into 21st Century Homes.

Summary:

Cities across the U.S., in Michigan, and specifically downtown Detroit are seeing a growth in people wanting to live in the city. The demand for urban housing is rising led by millennials who

don't want to own cars, by empty nesters who want to trade yards for city culture, and many others who desire the walkable amenities of city living. The old downtown cores are seeing more existing buildings rehabilitated as housing.

As a new use, multifamily residential, these buildings must be designed around a specific set of code requirements and existing structural or other elements that were not designed to support people cooking, bathing, sleeping, and using current technology. Historic features of these buildings must also be preserved, especially if historic tax credits are funding the work. Incorporating historic elements from an office or a school into a residential building can be an additional design challenge.

For this session, a panel of four architects will present four case studies which exemplify the architectural, structural, mechanical, and code considerations involved in the transformation of a non-residential historic building into urban housing or hotel. The variety of the four case studies presented ensures the applicability of this panel session to a diverse audience. The projects that will be discussed include:

- A 1926 brick former high school in Fremont, Michigan that was rehabilitated into 34 units for low income seniors. Construction on this project was completed in May 2015.
- A 1953 mid-century modern glass curtain wall building in mid-town Detroit. Formerly professional offices, the building will be residential units. The design for this project is complete and construction is expected to being in the fall of 2015.
- A former taxi cab parking garage transformed into residential units in the Corktown neighborhood of Detroit. Under design fall of 2015, this project exemplifies issues with running mechanical systems to support people in a structure design to house cars.
- A 1926 former office building in downtown Detroit rehabilitated as a 106 room boutique hotel. This project allows for discussion of hotel requirements v. apartment units and examines how to solve egress requirements on a very tight urban site. This project will begin construction in early 2016.

Key design issues related to code compliance, unit layout in an existing building, and historic preservation of significant interior elements will be presented for each case study by the architect responsible for the design. Presentations will be focused on the issues related to the change in use so as to allow time at the end for questions and discussion with the audience.

Learning Objective:

1. Understand key code requirements related to a historic building where the use is changed to residential multifamily or hotel.
2. Understand the important existing building conditions that impact the layout of residential or hotel units in a historic building.
3. Understand historic preservation tax credit standards that impact the layout of residential units in a building which was originally not built for residential use.
4. Understand key issues related to inserting mechanical, electrical, and plumbing for residential within a historic building which was originally not built for residential use.

Topic Statement:

What do a 1926 brick school, a taxi cab garage, a glass curtain wall office tower, and a neglected narrow masonry office building in downtown Detroit have in common? All are being

transformed into new urban housing. This panel presentation will discuss these four diverse case studies focusing on the key considerations in the rehabilitation of a historic building for new residential or hotel use.

Addressing a Relentless Assault: Basing Your Masonry Building Restoration and Maintenance on Smart Water and Weather Management Strategies

Summary:

Water and weather are masonry's worst assailants. Winter's freeze-thaw cycles play havoc with masonry units and mortars. Humidity cannot migrate out when walls have impermeable exterior coatings. The list is endless. Our speaker considers these problems and others at three Michigan buildings.

The setting of the 1926 Eleanor and Edsel Ford House on Lake St. Clair in Grosse Pointe Shores is serene. But whipped by wind year-round and pummeled by winter's snow and rain, the English Cotswold mansion has constant restoration needs identified through its cyclical maintenance program. A walk-around each spring identifies where ferrous metal straps anchoring the Briar Hill sandstone have failed. As the anchors for the lintels and sills weaken, they too are replaced. Tuck-pointing is never-ending, using mortars that match the original.

Deterioration of the 86-foot-tall conical brick tower of the 1829 Fort Gratiot Lighthouse in Port Huron made restoration seem impossible. Water had penetrated its 36-inch thick base. Porous brick spalled during freeze-thaw cycles. When the cast iron lantern deck detached, water seeped in. And interior humidity was trapped by layers of exterior paint. Scaffolding encircled the tower during the project, allowing replacement of the outer wythe of over 33,000 bricks. Restoration of the deck along with a coating of breathable paint finished the work.

Completed in 1893 of Ionia Sandstone, the Romanesque-inspired First Presbyterian Church of Bay City suffered years of water damage. Spires had loosened and needed re-anchoring. Copper finials and gutters required repair or replacement. Stones in the middle of their column shafts were challenging to remove and replace. Wall failures required more than 150 stones and thousands of mortar joints to be replaced, while several huge stones at the base were "stitched together" by embedding stainless steel rods.

This is a discussion of how smart water and weather management strategies guide restoration and cyclical maintenance of all masonry properties.

Topic Statement:

Water and weather are masonry's worst assailants. Winter's freeze-thaw cycles cause havoc. Humidity gets trapped when walls have impermeable exterior coatings. The list is endless. We look at the Eleanor and Edsel Ford House, Fort Gratiot Lighthouse, and First Presbyterian Church of Bay City to see how smart management underpins restoration and maintenance.

Learning Objectives:

Participants will:

- Learn the basics of masonry construction, considering both the materials and the building techniques used to better understand the problems that can surface.

- Discuss common ways in which masonry can fail from the effects of water during freeze-thaw cycles, the inability of humidity to migrate out from the interior because of impermeable exterior coatings, inadequate ventilation, etc.
- Consider how smart water and weather management strategies require that all systems of a masonry building be considered so that work on one does not compromise another.
- Through the project case studies selected for the session, consider how methods of restoration can be chosen to address rusting metal reinforcement rods and anchors, spalling brick, paint removal, failing mortars, and more.
- Depending on the extent of restoration, repair, and replacement, consider decision-making in light of the U.S. Secretary of the Interior's *Standards for Rehabilitation*.

TOURS

Detroit's Houses of Worship:

Topic Statement:

The decorative interiors of Detroit's churches combines stained glass and wood carvings by well-known and some not so well-known artists...but all very interesting.

Summary:

This tour will include 4 or 5 churches of varying denominations, constructed between 1890 and 1940... will need a bus for transportation. 50 people maximum. The stained glass will include windows by Tiffany Studios, Willet Studios, Lamb Studio, Detroit Stained Glass and others. The type of glass used in these churches will be *painted images on art glass* and/or *opalescent* which was used predominately prior to World War II by Tiffany Studio and others. Examples of the types of glass will be discussed when viewed in the buildings, as well as painting techniques, etc.

The wood carvings on altars and reredos generally by German trained artisans but who came to US due to availability of work.

Learning Objectives:

5. Architects who designed the churches rarely were from Michigan, but New York born or European born and educated.
6. Style of the churches and the materials used.
7. Artistic connection between all aspects of interior decoration – stained glass, woodcarvings, and architectural designs.
8. 21st Century techniques for restoration and repairs of stained glass.

Midtown – The Evolution of an Urban Neighborhood

Guides: Lis Knibbe and Diane VanBuren

Tour: WSU MidCentury Modern Campus with Buildings by Yamasaki and Dow
Midtown Neighborhood Historic Districts – saving neighborhood from demolition with
Forest Arms as the case study.

Ferry Street - Inn on Ferry Street, CCS Headquarters and infill housing

Sugar Hill Historic District – a work in process

Woodward Avenue – Garden Theater Block and The Plaza – Midcentury Modern
adaptive use.

“20 years and 20 projects of historic rehabilitation in Downtown Detroit.”

The tour highlights the use of historic tax credits in rehabilitation work of projects completed in the last 20 years – starting with some of the long-time Detroit Property owners and developers continuing all the way up to the most recent Bedrock Real Estate projects. Also included will be fascinating history of downtown Detroit and the properties.

Because I have been giving tours of downtown for over twenty years from my time at Preservation Wayne, I’m experienced. Brian Rebain and Kraemer Design Group have also been involved in much of this work and can offer a historical, architectural, and personal perspective on the continually changing landscape of Downtown Detroit. Of course MHPN staff is welcome to speak to their involvement in the various projects as we tour.

Our proposal is for a walking tour of the Central Business District, including the Harmonie Park, Grand Circus Park, Lower Woodward, Financial District, and Capitol Park historic districts.

Attendees would be bussed or have to meet at Grand Circus Park, where the tour would begin.

We would begin and end at Grand Circus Park. With 20 buildings, the majority of stops will be exterior only, however, some interesting interiors, potentially the David Whitney Building, Dime Building, 1528 Woodward, First National Bldg, will be on the tour as well.