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Part of the human condition is that we are always seeking the newest invention, most recent innovation, or latest craze. But, how do we, as preservationists, deal with the notion that newer is better? As we learned, in part through the efforts of the 2015 Michigan Historic Preservation Network (MHPN) conference, even as preservationists, we are “Always Seeking Modern.” The joy of preservation is that with each new phase, we can recognize the “new,” and yet hold on to our love and understanding of what came before.

No one has ever designed or built anything to be outdated. Whether it be prehistoric 17th century Woodland Period shelters, the 18th century Fort St. Joseph at Niles, 19th century Victorians abandoning Classicism and experimenting with every building system from framing to plumbing, or 20th century Alden Dow perfecting the Unit Block, each sought to be original, inventive, new.

As preservationists, our attention is often drawn to the new or the new to us. In our travels across our hometown or our state, there is always opportunity to find something “new.” Perhaps we pause at a traffic light and notice for the first time the historic firehouse that has been adapted into residential use. Or, while visiting Lansing, we take in the restored Art Moderne store reinvigorated as a mixed-use facility. “New” could also be seeing the school we attended as children accepting new residents to dwell in its former classrooms. It is as preservationists that we can understand that “Always Seeking Modern” doesn’t mean turning our backs on the past – but instead we recognize that the past is always “new” too. Our challenge is to help everyone else recognize that our cultural past can play a major role in that ongoing quest for something new.

The Michigan Historic Preservation Network (MHPN), the only statewide membership organization focused on recognizing, preserving, and protecting Michigan’s cultural and historic resources, completed its thirty-fifth year in 2015. Our success is a direct result of working to engage local citizens within the community’s economy and cultural identity. Even as a statewide organization we recognize that preservation is always local.

Supported by the efforts of our enthusiastic volunteers, generous donors and funders, devoted project partners, and a dedicated Board of Directors, every year the MHPN increases its impact, reaching more and more people with our mission and protecting more of the places that matter. Our committees are populated with members who are passionate about their efforts, and the small staff is among the most effective in preservation in the entire country. We take methods developed through working with individuals and adapt them to provide solutions across a variety of issues, fostering a spirit of community and shared mission for everyone working with MHPN. This enables MHPN to maximize its workforce for the greatest effect. Committees and staff work with elected and appointed officials from the federal to the local level educating, advocating, and promoting the important role historic resources in every community can – and should – play in the future.

Through a variety of educational programming, ranging from small workshops and hands-on training, to the successful 35th Annual Historic Preservation Conference, MHPN seeks to expand the understanding of how historic preservation can improve our lives, and that just because something is old doesn’t mean it can’t be new to someone.

The MHPN staff continues to work diligently on programs and projects and with communities across the state to assist with local preservation efforts. MHPN/National Trust for Historic Preservation (NTHP) Greater Michigan Field Representative Amanda Reintjes worked with communities from Marquette to Jackson. MHPN/NTHP Southeast Michigan Field Representative Ellen Thackery continued her fine work with the unique preservation challenges of that part of the state. Emilie Evans served as the MHPN/NTHP Detroit Preservation Specialist for the first half of 2015. Since Emilie’s move to pursue a fantastic opportunity in New York, the Detroit Preservation Specialist has been Jennifer Reinhardt. Jennifer has embraced the City of Detroit and her role with MHPN/NTHP as she works with citizens, non-profits, local government agencies, and businesses in the city. Gary Scheuren, MHPN Program Director, has continued coordinating our preservation initiatives, including the tax credit partnership and the Michigan Preservation Fund programs. In October 2015, Xiaohan Bao, who started her career with MHPN as an intern and volunteer, began full-time work as MHPN’s Historic Properties Coordinator overseeing MHPN’s intervention fund and preservation easement program. And Katie Large, MHPN Assistant to the Director, continues to keep all of the staff and the office organized and running smoothly.

The 35th Annual conference, the MHPN’s largest preservation education and fundraising program, was held this year in Midland, Michigan. The program, “Always Seeking Modern,” offered five tracks of programming, including forty educational sessions, with both in-seat, off-site, and tours included. For the first time, there were two different pre-conference Great Michigan Road Trips offered. The first, led by our partners in the Michigan Barn Preservation Network (MPBN) and entitled “Preserving Heritage, Accommodating Change: Barns of Gladwin, Clare, and Isabella Counties,” visited five distinctive barns to discuss how they were being used and how they continue to benefit their respective communities. The MHPN-led tour, “Tradition and Innovation: Cities of the Bay Region,” wound its way from Midland to Frankenmuth, Saginaw, Bay City, and home again. Stops included houses of worship, museums, a restored city hall, and more. In addition to the MBPN, the MHPN continued our partnership with other organizations active in promoting preservation: MSHDA’s State Archaeologist and Michigan Modern: Design that Shaped America, enabling conference attendees to expand their understanding of Michigan’s places that matter.

The MHPN’s House Party in 2015 was carried out in partnership with Wayne Main Street. Taking to the streets of Wayne, attendees visited the ca. 1878 (now the Wayne Historical Museum) and to return for a formal tea! These fun events not only brought valuable donations into our coffers, they offered opportunities to reach out to new and different stakeholders. We continue to look for innovative ways to connect with those who are supporters of our mission, from a broad spectrum of disciplines, age groups, and geographic locations.

The accomplishments of the MHPN in the past year included training seminars, both with hands-on students and historic preservation commission members, advocacy efforts for resources across the state, and many, many more activities. None of these accomplishments would be possible without the incredible support of everyone involved.

Through our shared efforts and belief in our mission, we are able to advocate for and protect Michigan’s precious historic and cultural resources. Thank you!

Ruth E. Mills  
Board of Directors, President

Nancy M. Finegood  
Executive Director

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TREASURER’S REPORT

Prepared by Denise McGeen, MHPN Treasurer

With gratitude to MHPN’s staff, board, volunteers, and funders, the Network closed 2015 in a healthy financial state, having raised more dollars than projected and having kept our expenses in line with our budget. Our membership remained steady, our programming expanded, and our fundraisers were as successful as ever.

Together, the 2015 annual fundraising activities, which include the conference, Fall Benefit, and a house party, netted nearly $69,000. The conference, held in Midland this year, brought in 12% more than projected for the calendar year. The Fall Benefit, held atop the stunning Broderick Tower in Detroit, was a great success with twenty-one percent higher revenue than projected.

Revenue earned through grants made up approximately sixty percent of total revenue for the year. This includes a multi-year grant from the Knight Foundation awarded in 2014 for the Brick + Beam Detroit project, as well as grants from the Michigan State Housing Development Authority and the State Historic Preservation Office for preservation trades workshops. The NTHP Community Investment Corporation, along with The 1772 Foundation, supported the Jefferson Chalmers pilot project, and Quicken Loans and Bedrock helped support the Detroit Preservation program.

MHPN has had a remarkable year. In 2015, the Network took on precedent-setting projects and continued its efforts to change the narrative about the importance of historic resources statewide, despite an ongoing decline in political support for preservation initiatives. Thanks to our funders, to Executive Director, Nancy Finegood and her staff, to the Board of Directors, and to our volunteers, the Network successfully completed an ambitious year under budget and with tremendous momentum for the year ahead.

We thank our many donors, whose generous support helps ensure the Network’s reach and influence continues to grow, and our tireless volunteers, who have donated 5,000 hours in support of our mission.
Working with non-traditional partners is an important goal of MHPN.

In 2015 we participated with the Michigan Vacant Property Campaign (Pontiac, Oakland), a Michigan Downtown Association Workshop (Mackinac Island, Mackinac), and with a Main Street training program (Hart, Oceana).
The Michigan Historic Preservation Network mission states that “we advocate for Michigan’s historic places to contribute to our economic vitality, sense of place, and connection to the past.” In keeping with this, education is a hallmark of our annual efforts. Whether a Field Staff presentation, a workshop facilitated by a member of the Historic Resource Council, or a Board Member or Volunteer taking an opportunity to speak with members of the public about historic preservation at a meeting or conference, MHPN takes its role in preservation education very seriously.

Key to the success of the educational efforts of MHPN has been the ability to have field representatives. Since 2004, MHPN has shared field staff with the National Trust for Historic Preservation (NTHP). Currently, the field staff consists of a Southeast Michigan field representative (Ellen Thackery) and a Greater Michigan field representative (Amanda Reintjes). In 2015, Jennifer Reinhardt joined the MHPN/NTHP staff as the Detroit Preservation Specialist. Together, the field reps provide information, education, and advocacy assistance. Between January and December, 2015, Reintjes and Thackery assisted people in 108 communities in 59 counties (an amazing 71% of the total 83 counties) and traveled 9,076 miles.

These amazing statistics don’t include the huge number of miles traveled by Nancy Finegood, our Executive Director, Jennifer Reinhardt, the Detroit Preservation Specialist, or the MHPN Board and Volunteers.

**EDUCATE**

**WORKED WITH THE MSHDA ANNUAL CONFERENCE PLANNING GROUP:**

This is the fourth year the Development Committee has represented the MHPN on the Planning Committee for the Michigan State Housing Development Authority’s (MSHDA) annual Building Michigan Communities Conference, a gathering many times larger than our own spring conference. At MSHDA’s request, we developed several sessions focused on historic preservation topics as a means by which they can offer their participants additional program options. For the April 27-29, 2015 conference, we developed two sessions, “Downtown Jewels have their Historic Luster Restored: The Renovation of Detroit’s David Whitney Building (1915) and Lansing’s J.W. Knapp Company Department Store (1937-39), and “Traditional” Neighborhoods: Havens for Immigrant Settlement and Entrepreneurial Dreams.” The first session looked at two iconic buildings, while the second session considered areas where newcomers to the region claim buildings and make them their own, and establish a distinctive economic vitality.
**HISTORIC DISTRICT COMMISSIONER TRAINING**

In 2015, MHPN facilitated Historic District Commissioner training workshops in Cadillac (Wexford) and Jackson (Jackson). The Cadillac training was an Introductory Historic District Training, while Jackson completed the Advanced Historic District Commissioner training.

In addition to the formal, community-specific trainings, at the 2015 MHPN Conference, MHPN staff facilitated “Re-evaluating Significance: Reconsidering Your Community’s Newer Historic and Modern Resources.” The session, which took the place of the typical conference commissioner training, provided an opportunity to discuss how to work with properties that may have been overlooked in older historic district studies. The focus was specific to Modern Resources and considered how to evaluate their significance, their character-defining features, and the applications commissions are seeing for work.

**OWNERS OF HISTORIC PROPERTY**

MHPN and its partners facilitated many learning opportunities for homeowners in 2015. In March, MHPN provided a four-day wood window rehabilitation workshop in Kalamazoo, funded by our partners at MSHDA/SHPO. In June, with the Central Avenue Neighborhood Association, MHPN facilitated a homeowner windows and masonry workshop in Bay City.

The MiNeighborhoods program at MSHDA provided several opportunities for homeowners to learn some preservation techniques. Thanks to MSHDA, MHPN facilitated a MiNeighborhood workshop series in Muskegon in partnership with the Nelson Neighborhood Association. A wood window repair workshop occurred in February, masonry in June, and plaster repair in August. In June, MHPN facilitated a MiNeighborhood Porch Workshop in Flint, also thanks to MSHDA.

Careful not to appear as “outsiders” coming into the Jefferson-Chalmers community to merely rehab a house, MHPN continues to use the Preservation Demonstration Project as an opportunity to cultivate home repair skills amongst residents, forge strong relationships with community partners, and establish a reputation as a neighborhood resource. To this end, we achieved official status as a Detroit Land Bank Authority “Community Partner” organization and have participated in various community events such as Neighborhoods Day in August 2015, a one-day showcase of the work being done citywide to create a better Detroit. Joining existing activities hosted by community partners, MHPN hosted a historic walking tour, and a “building hug” of our Lakewood house. The activities of the program have provided an opportunity to bring preservation to the conversation with groups or individuals where it may not have been present in the past. One of the most positive outcomes has been the 2015 award of a grant from the Richard and Julie Moe Family Fund at the NTHP, which will be used to continue our commitment to community engagement.

**PRESERVATION TRADES TRAINING**

In March, MHPN facilitated a five-day MSHDA/SHPO-sponsored plaster workshop in Detroit in partnership with Mindfield and Integrity Building Group. Thirteen preservationists and underemployed contractors learned some preservation plaster basics and even how to make some decorative details. The workshop received rave reviews.

**PRESERVATION DEMONSTRATION PROJECT IN JEFFERSON-CHALMERS, DETROIT**

As part of MHPN’s continued community engagement and homeowner education efforts in Detroit’s Jefferson-Chalmers neighborhood, we facilitated three workshops in the fall of 2015. These workshops were all held at 845 Lakewood—MHPN’s Preservation Demonstration House—in conjunction with the Michigan SHPO, Detroit Land Bank Authority, Jefferson East Inc., Preservation Detroit, Creekside CDC, Hope Community Outreach and Development, and the Southeast Waterfront Neighborhood Association. Over sixty total participants attended the workshop series, which covered topics such as “Plaster Repair for Homeowners,” “Completing a Building Assessment,” and, back by popular demand, “Weatherizing Your Old House.” The evaluations were very positive and gave us ideas for future workshops in the area, including potential topics such as floor refinishing, plumbing, and electrical issues for old houses.
PARTNERSHIP FOR BUILDING REUSE, PRESERVATION GREEN LAB

In July 2015, MHPN was invited to join the Advisory Committee for the Partnership for Building Reuse – Detroit, a project of the NTHP’s Preservation Green Lab that brings together preservationists, local real estate developers, land use professionals, architects and designers, community development officials, planners, and policymakers to foster the market-driven reuse of vacant and underutilized buildings by removing technical, financial, and regulatory barriers to make building reuse easier and more likely.

MHPN helped to identify key stakeholders, participated in meetings focused on the barriers and opportunities associated with building reuse in Detroit, and offered feedback on the Draft Detroit Building Reuse Action Agenda.

BRICK + BEAM DETROIT

Brick + Beam Detroit, a platform connecting rehabbers to each other and to rehabs all over the city of Detroit and funded by the Knight Foundation, kicked off in 2015. The program is carried out in a partnership between MHPN, Preservation Detroit, and Detroit Future City. In July, MHPN facilitated a wood window workshop in Hamtramck, and in September, MHPN facilitated a Brick + Beam Detroit Weatherization workshop, in partnership with the Detroit Land Bank. More information on Brick + Beam and their programming is available at their website http://www.brickandbeamdetroit.com.

ANNUAL CONFERENCE

The MHPN was pleased to bring its 35th annual statewide conference to the City of Midland. Over 370 participants gathered at Northwood University on May 13-16, 2015. Drawn by the theme “Always Seeking Modern,” participants were enthusiastic about meeting in the city that was home to Alden B. Dow, Michigan’s Architect Laureate, and today offers one of the nation’s most impressive concentrations of modern architecture by Dow, Francis E. “Red” Warner, Jackson B. Hallett, Robert E. Schwartz, and others.

In addition to the five tracks of sessions and tours, there were many special events. Wednesday’s “Great Michigan Road Trips” provided guided travel in the region for 78 participants who either ventured into Gladwin, Clare, and Isabella Counties to study rural preservation guided by partner organization the Michigan Barn Preservation Network, or around the Bay Region counties of Midland, Bay, and Saginaw to study preservation-based revitalization. On Friday, Keynote Speaker Alan Hess, architect and architecture critic for the San Jose Mercury News, contextualized Michigan’s primacy to America’s Mid-Century Modern design. That same evening was the always popular Annual Preservation Awards presentation. Saturday, the programming continued in partnership with Michigan’s State Historic Preservation Office to present a full-day symposium titled “Michigan Modern: Design that Shaped America.”

The 2015 conference represented MHPN’s third largest among the MHPN’s 35 annual conferences held in 24 different communities. Thirty-six of Michigan’s 83 counties – or 43% - were represented in Midland and just over 5% of the audience came from out of state. Many participants tapped the 75 hours of continuing education credits offered for many sessions.

2015 HIGHLIGHTS

First, the Michigan Barn Preservation Network led “Preserving Heritage, Accommodating Change: Barns of Gladwin, Clare, and Isabella Counties” to study rural preservation. The MHPN guided tour traveled from Frankenmuth to Saginaw and Bay City on “Tradition and Innovation: Cities of the Bay Region.” The day-long tour featured speakers from the Bay County Historical Museum, the City of Bay City, the Castle Museum of Saginaw, Neumann/Smith Architecture, Commonwealth Cultural Resource Group, and the Michigan Department of Natural Resources.

AIA, AICP, and Master Citizen Planner (MCP) continuing education credits were offered for many sessions. MHPN recognizes that continuing education strengthens the value of the services professional conference attendees offer to their clients.

In 2015, MHPN expanded their outreach to universities and young preservation professionals. As part of this effort, Field Representative Amanda Reintjes presented to Calvin College History Majors about historic preservation basics, and what the field offers in terms of careers, attended a student/professional mixer at Central Michigan University (Mt. Pleasant, Isabella), and supervised an intern from Calvin College (Grand Rapids, Kent).
In 2015, MHPN continued its efforts to protect historic resources across Michigan. MHPN advocates both for historic places and for public policies that support historic preservation. Members of MHPN staff and Board of Directors supported community-based advocacy efforts, presented testimony before the Michigan House of Representative Committees, and traveled to Washington, D.C., to discuss historic preservation with our Federal representatives.

COMMUNITY ASSISTANCE


LEGISLATIVE UPDATES

At the state level in 2015, MHPN established a relationship with the firm of Kelley Cawthorne, and lobbyist Melissa Yutzy. In an effort to reach out to state legislators in their districts and demonstrate preservation activity, MHPN planned tours and held conversations with key legislators around the state. Among these efforts were a tour of Grand Haven Main Street with Senate Majority Leader Arlan Meekhof and Representative Amanda Price; a meeting with Senator John Proos in Buchanan; and Representative Barnett joined MHPN for a tour of Lansing’s Old Town.

MHPN Executive Director, Nancy Finegood, testified before the House Roads and Economic Development Committee in opposition to two bills, HB 4607 and HB 4608 that would significantly defund the Michigan Economic Development Corporation by removing $185 million from its budget and eliminating all its incentive programs, including the CRP program. Ms. Finegood also testified before the Senate Economic Development Committee in support of Public Act 210, the Commercial Rehabilitation Act, Senate Bill 556. Public Act 210, The Commercial Rehabilitation Act, which was set to sunset at the end of 2015.

MSHDA Director Elsenheimer joined the October 2015 public policy committee meeting to discuss MSHDA’s support of historic preservation and community revitalization.

At the national level, Nancy Finegood and Amanda Reintjes were among the Michigan delegation in Washington, D.C., for the 2015 Advocacy Day program. During their visits with four Representatives and both Senators, they discussed the importance of preservation and sought support for the Historic Preservation Fund.
2015 HIGHLIGHTS

For several years, the Belding Historic District Commission had not been receiving applications for work in their local historic district and decided to disassemble. In 2015, the City of Belding (Ionia) decided to reinstate their commission and begin looking at other resources in the community to designate as local landmarks.

It has been a long battle to save the Irish Hills Towers (Cambridge Township, Lenawee). This past year, MHPN board members and Field Reps supported local advocates in their efforts to communicate to the Cambridge Township Board that the towers are structurally sound and that they should be saved.

MHPN has been advocating for the Mack Building in Chelsea (Washtenaw) for several years, and, by late 2015, the city and a developer have come close to entering into a development agreement.

MHPN hosted Congressman Dan Kildee in Muskegon (Muskegon) Lakeshore Museum for a presentation on “Project Rebuild.” The draft proposal is envisioned as the next generation of the Neighborhood Stabilization Program (NSP); but with the important difference of shifting the focus from demolition to instead concentrate on the purchase, rehabilitation, and redevelopment of properties, a definite win for preservation.

As part of MHPN’s partnership grant with the SHPO and MSHDA, the City of Alpena (Alpena) participated in an in-depth Community Assessment. Residents, business owners, and city employees completed an online survey and participated in community meetings. The participants discussed the city’s historic preservation ethic and an action plan to further that ethic and engage more people in preservation-related activities in the city.

MHPN and the SHPO have assisted the City of St Clair (St Clair) with their historic district study committee efforts, and the city hopes to establish two local historic districts in early 2016.

In Detroit (Wayne), MHPN joined Preservation Detroit and other local organizations to advocate and preserve several significant resources in the city. Among these are the Eddystone and Park Avenue Hotels, both buildings designed by Louis Kamper in 1924 and 1925 respectively, and listed on the National Register of Historic Places, as well as designated single-resource local historic districts. Under extreme pressure from the planned hockey arena to demolish both buildings, in June, Thackery, Southeast Michigan Field Rep, wrote a statement for the Detroit Historic District Commission special meeting about the Park Ave Hotel, and Executive Director Nancy Finegood testified before the Historic District Commission. The Commission voted 3-1 to approve plans to demolish the Park Avenue hotel to make room for a loading dock. As part of the deal struck by the City Council, the Hotel Eddystone will be saved and redeveloped.

In June 2015, we welcomed Jennifer Reinhardt as the preservation specialist for MHPN and the National Trust for Historic Preservation (NTHP) to address rightsizing and preservation issues across Detroit. Jennifer has been working with organizations such as the Detroit Land Bank Authority, Department of Neighborhoods, Department of Planning & Development, and other agencies to connect with preservation resources as well as advocate for historic properties across the city.

MHPN nominated the Park Avenue Hotel for the National Trust for Historic Preservation’s top 10 Wins and Losses List for 2015; it was listed as the number one loss.
For a number of years, MHPN has been able to assist with the protection of Michigan’s historic places by holding easements. An easement is a legal instrument between the property owner and the MHPN which establishes perpetual protection by preventing inappropriate changes to the historic fabric. Holding a fully executed easement gives the MHPN the ability to work with current and future owners to safeguard the historic character, architecture, materials, and significance of the property. By the end of 2015, MHPN held twenty-one preservation easements and two conservation easements. Easements are held on properties in Marshall (Calhoun), Traverse City (Grand Traverse), Grand Rapids (Kent), Morenci (Lenawee), Bloomfield Hills, Pontiac, Lyon Township (Oakland), Ann Arbor (Washtenaw), and Detroit (Wayne). As the easement holder, MHPN carries out no less than one annual monitoring of each property to document current conditions and determines if the property is being maintained in compliance with the easement agreement. In addition to the easements held by MHPN, we also monitor two easements held by the NTHP—one in Traverse City (Grand Traverse) and the second in Milford (Oakland).

Another method available for MHPN to use in the protection of Michigan’s historic properties is the MHPN Intervention Loan Program. This program provides low-interest loans of up to $15,000 for repairs to historic buildings. The primary aim of this program is to stabilize historic properties that are threatened by one or more failures of major building systems. Further, this program is designed to align with, and support, other more comprehensive efforts to rehabilitate the building. Eligible applicants include non-profit organizations, municipalities, Downtown Development Authorities, Land Banks, Community Development Corporations, and religious organizations. The property must be owned by the applicant or be within the mission of the applicant.

MHPN also assists with the development and administration of local historic districts. These districts carry the greatest level of protection for historic resources. Through education efforts, MHPN aids in identifying the community’s character-defining resources, explains the process for establishing a district, and aids in the training of the Historic District Commissioners.

PROTECT

2015 HIGHLIGHTS

The Village of Kalkaska (Kalkaska), a Michigan Main Street community, expressed interest in beginning the local historic district designation process after a residential building was threatened with potential demolition and a neighborhood block was being encroached upon by an expanding hospital development. MHPN Field Reps worked with the Village Council and the Downtown Development Authority, providing information about the benefits of engaging in preservation, and attended a public meeting to answer questions from community members. A study committee has now been appointed and is working on a study report and determining boundaries of a proposed district.

The City of Rochester (Oakland) was studying local historic districts scattered throughout the city and sought help from MHPN to help explain what a district is and how it would work. This assistance has led to the identification, and report preparation for a number of resources, many threatened by development pressures.

Highland Park (Wayne) chose to designate the Highland Park Ford Plant Complex as a local historic district.
FALL BENEFIT

The MHPN hosted the 22nd Annual Fall Benefit on Saturday, October 3, 2015, at the spectacularly restored Broderick Tower, hosted by the building's owner and redeveloper, the Broderick Tower Development Team. Louis Kamper designed what was first known as the Eaton Tower, a beautifully conceived Neoclassical building constructed in 1928 on Grand Circus Park. Between 1890 and 1930, other high-rise commercial skyscrapers, elegant hotels, and movie palaces were built to line the streets leading to the park. At 34 stories in height, however, this tower stood out. In 1945, David Broderick, an insurance broker, purchased the building and managed it until his death in 1957. After numerous owners held the property over the next twenty years, the Higgins Family purchased it in 1976 and most recently, with other co-owners, invested more than $50 million to restore the Broderick Tower in 2011-2012 to accommodate retail, office, restaurant, and residential uses. During the project, the façade was cleaned and restored; inside, care was taken to preserve the historic lobby.

Eighty friends of the MHPN enjoyed the evening in one of the Broderick Tower's “sky top penthouses” overlooking the City of Detroit and, at our feet, Comerica Park. It was a spectacular view from the 34th floor as evening fell. Guests enjoyed strolling dinner fare and dessert, a hosted wine bar, live auction, great networking, and tours of the property's restoration as a residential, retail, office, and dining hub. Our generous hosts and guests helped create a memorable evening while also supporting MHPN programming.
2015 HOUSE PARTY

Our house party for 2015 was hosted by City of Wayne Main Street, with the 20 guests starting the day at their offices in the Wayne Historical Museum housed in the former Village Hall, a brick French Second Empire building dating from 1878.

The afternoon in this Select Level Michigan Main Street community began with an introduction to the Main Street process by Lindsey Wooten, Wayne’s Main Street Manager, who highlighted their accomplishments thus far. Attendees then walked a block to get an exclusive tour of the long-time vacant portion of the First United Methodist Church, which was built in 1929 and still retains much of its original features. Guests next followed a short walking route that allowed Lindsey to discuss the impact that urban renewal had on this six-square-mile-sized city that once was bustling in the days of the interurban rails and then later, during production at Willow Run. The group’s destination was one of Wayne’s Mid-Century Modern buildings with an especially dramatic interior center stair; the building a former bank awaiting revitalization. Returning to the Historical Museum, everyone enjoyed a formal tea luncheon and, for those who could stay just a while longer, an exclusive visit to one of Wayne’s newest businesses, a boutique gift shop that was just getting ready to open in time for the holidays.

People are always passing by the signs for the City of Wayne on I-94. This was a wonderful reason to stop in and learn about an historic 20th Century downtown that is rebuilding its vitality with assistance from the Michigan Main Street Program.

THE 2015 SUMMER & YEAR-END GIFT SOLICITATION

The Summer Solicitation message is intended to send people off on their summertime vacations in Michigan with some preservation-related destinations in mind. In 2015, the summer solicitation theme was “Summertime in Michigan is Looking Up!” From all of our MHPN photos taken over the past few years, we had found quite a collection of photos with audience members craning their necks to look up and see some special architectural feature or construction detail. The photos included people looking up at the highly decorative ceiling of the 1933 Library at the UM Law School in Ann Arbor, others with heads up to best view the rich Japanese-inspired décor of the 1928 Redford Theatre in Detroit, and yet others looking at the extraordinarily complex timber framing on the inside of the 1914 Fitzpatrick Family Farm barn in Beaverton.
AWARDS

The Awards Committee helps to raise awareness of historic preservation efforts and success stories across the state and provide good models and inspiration for future projects. State legislators are notified of award winners in their districts and invited to attend the awards ceremony. Legislators often provide honorary recognitions to these award winners. Contact information for award winners and their project partners (architects, contractors, etc.) are shared with the Membership and Historic Resource Council committees as part of an effort to recruit new members.

MHPN’s 2015 Historic Preservation Awards were presented at the 35th annual MHPN Conference on Friday, May 15, 2015, at the Griswold Communications Center on the campus of Northwood University in Midland. Ten award winners from across Michigan were selected in six categories, including: Building, Community, Preservation Gem, Government/Institution, Tax Credit, and the Network’s highest honor, the Lifetime Achievement Award.

WINNERS INCLUDED:

Building Award

The Bay City City Hall, Bay City. Following a devastating fire in 2010, the Richardsonian Romanesque City Hall underwent a targeted interior and exterior restoration, including the clay tile roof and grand Commission Chambers, returning this monumental building to the people of Bay City.

Chittenden Hall, Michigan State University, East Lansing. A meticulous restoration of the long-vacant former home of the University’s dairy and forestry programs created new space for the graduate programs that preserves the spatial quality and historic features of this charming building.

Knapp’s Centre, Lansing. For many years the heart of Lansing’s downtown shopping district, the former Knapp’s Department Store was transformed into mixed-use retail, office, and residential space, all while restoring the glory of its distinctive Streamline Moderne façade.
Government/Institutional Award
The Alden B. Dow Home & Studio in Midland, given in recognition of its careful stewardship of Alden B. Dow's architectural and artistic legacy and for its thoughtful and creative educational, interpretive, and academic programs.

Preservation Gem Award
The Westminster Presbyterian Church Roof and Steeple Restoration in Grand Rapids. The restored steeple and roof of the church symbolizes the steadfastness of the congregation's stewardship and the painstaking craftsmanship of the restoration team.

Community Award
The City of Muskegon, the Baker College Interior Design Program (Historic Preservation Class), Nakkia Grissom, Greenridge Realty, Inc., Kay Pittman, REALTOR, and the Michigan Coastal Credit Union for the rehabilitation of 1500 Leahy. Thanks to the vision, collaboration, and sheer persistence of this team, the Streamline Moderne residence in Muskegon was saved from demolition, restored, and is now giving new life to a local family.

Tax Credit Award
The David Whitney Building in Detroit. The rehabilitation of the David Whitney Building created much needed residential space downtown and has had a positive visual and economic effect on the surrounding area, demonstrating the far-reaching impact of historic tax credit projects.

Lifetime Achievement Award
Charles K. Hyde, Royal Oak. For over forty years, Charles K. Hyde has been documenting the history of Michigan, educating its citizens, and advocating for Michigan's historic places. He is familiar to many in the state for his scholarly yet entertaining histories of Great Lakes lighthouses and the state's automotive history.

Dawn F. Schumann, Douglas. Dawn F. Schumann has devoted her life to preservation advocacy and community activism on behalf of historic resources. She has a lifelong love for the Saugatuck-Douglas area, and is a fierce advocate for preserving and interpreting its history.

Thomas F. Trombley, Saginaw. Thomas F. Trombley's passion for historical detail has made him one of the state's most well-respected historians and a perfect advocate for the history of his hometown of Saginaw, where he has spent his thirty-five year career researching and promoting the city's historic resources.
The MHPN’s membership is diverse in profession, interest, and geography. While building stock and preservation concerns may vary community to community, our members from the U.P. to Detroit have one thing in common -- a desire to protect historic resources they know to be cultural assets and crucial economic drivers. In 2015, the MHPN continued to engage members and volunteers across the state through the annual conference, fall fundraiser, a house party, and workshops. Communications about upcoming activities and pressing issues were shared via email and social media. Members benefit from and provide support for the organization’s professional expertise related to the rehabilitation of historic buildings, protecting historic resources, community engagement, the training and development of Historic District Commissions, and the numerous other ways in which we help communities advocate for the protection of their built environment.

The Network is grateful for its 451 members in 2015. That number included 123 individuals, 15 organizations, 27 Historic District Commissions with 198 representatives, and 116 Historic Resource Council members.

VOLUNTEERS

In 2015, volunteers reported 45959.5 hours of work. That is the equivalent of $105,786.14.

2015 HIGHLIGHTS

In 2015, MHPN produced and distributed the 2014 Annual Report, as well as three issues of the Network News, including one hard copy and two electronic versions. We sent over 40 press releases and e-mail blasts covering topics as diverse as the fact that the MHPN, along with several other organizations, was the recipient of a grant from the Knight Foundation to establish the Brick+Beam program in Detroit to encouraging our membership to Shop Small the Saturday after Thanksgiving. Of course, there was also plenty of focus on the MHPN conference, Fall Benefit, and promoting a House Party in Wayne.

In 2015, MHPN expanded its social media efforts and reached new heights. Facebook, with both a page and very active group, had a combined audience of nearly 2,000 followers. Our followers are also significant in extending the reach of our postings beyond our main follower base to include over 3,500 people! Both the LinkedIn and Twitter accounts have grown in 2015 with a combined total of 500 followers.

The MHPN’s Historic Resource Council (HRC) published its 17th Annual Member Directory in 2015. This go-to source for preservation professionals grew again to include 114 member listings from across the state representing 41 different categories – interested readers can find everything from financing to architects and flooring to windows in the 70-page Directory. In addition to the production of the hard-copy version of the Directory, the HRC makes an electronic version available on the MHPN website.

For the fourth consecutive year, MHPN was also represented at Michigan Archaeology Day programming at the Michigan Historical Center. MHPN volunteers interacted with the more than 400 participants in the events. Included in the materials distributed were the kids’ preservation project materials (available under Preservation Kids at www.mhpn.org), including a number of color and construct models and word search puzzles. This opportunity enabled us to speak with youngsters and adults alike, sharing the programs and publications of MHPN with an audience that may not otherwise be aware of our work.
FUNDRAISING

THE TOTAL VALUE OF FINANCIAL SUPPORT DURING 2015 WAS $426,225 COMPRISING:

- **Grants**: $300,074
- **Cash and Cash Equivalents**: $85,198
- **In-kind Goods and Services Provided to the MHPN**: $17,127
- **Books and Auction Items Given Free to the MHPN for Sale and Bidding**: $13,013
- **Goods and Services Purchased for the MHPN**: $10,812

Financial support came from 208 individuals, businesses, foundations, organizations, educational institutions, governmental bodies, and grant-making entities. Many gave more than once during the calendar year resulting in 325 transactions being individually acknowledged and receipted.

AMONG THE MHPN’S MANY ACTIVITIES, THESE 5 ATTRACTED THE MOST SUPPORT DURING 2015:

- Programs: $291,661
- Conference: $56,542
- Fall Benefit: $19,975
- To be used for Greatest Needs: $19,943
- Operations: $16,745

The 19 members of the Heritage Society were an important part of the MHPN’s support base because each member pledges to make gifts totaling at least $1,000 in each of three consecutive years. To have these commitments made for consecutive years allows us to approach new projects and organizational development with greater confidence. In turn, that allows us to better serve our membership and the historic resources of Michigan. During 2015, the 19 Heritage Society members from among our total of 208 donors provided support totaling $52,326 of the year’s $126,150 total non-grant contributions — meaning, 9% of the donor base gave 41% of the non-grant support.
OUR 2015 SUPPORTERS

The Michigan Historic Preservation Network takes this opportunity to express its appreciation to those contributing to our success. Many donors have been supporting the MHPN for years; others are new. We thank you all!

What follows is the listing of our 2015 supporters making contributions post-marked, time-stamped by fax or e-mail, or hand-delivered to staff or the MHPN office between January 1 and December 31, 2015. Every effort has been made to ensure that all donors’ listings have been included correctly. If there are any omissions or errors, we sincerely apologize and will note a correction in next year’s annual report.

$10,000 or More:
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John S. & James L. Knight Foundation
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Heritage Society - Crystal Level - Founding Member
Michigan State Housing Development Authority - State Historic Preservation Office
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Quicken Loans & Bedrock Real Estate Services LLC
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State Historic Preservation Office, Michigan State Housing Development Authority
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Broderick Tower Development Team
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Capitol Park Partnership LLC, Detroit & Lansing
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Grunwell-Casher Company
Jelane Raycroft & Scott Cashero
Detroit, MI
Heritage Society - Copper Level - Founding Member
Jewelry Set in Stone
Stephen Kolokirnas, GIA AJP
Brighton, MI

HERITAGE SOCIETY GIVING LEVELS

Emerald: $33,334 & up
Silver: $10,000–14,999
Platinum: $25,000–33,333
Crystal: $5,000–9,999
Diamond: $20,000–24,999
Bronze: $2,500–4,999
Gold: $15,000–19,999
Copper: $1,000–2,499

Level achieved if donation amount is paid within range for 3 consecutive years.
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$250 - $499

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Up to $249

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