Strand Theatre (now the Flagstar Strand Theatre)
12 N. Saginaw Street - Pontiac, MI
Submitted by: West Construction Services
Photographer: Bob Davis
Kraemer Design Group

EAST MAIN REDEVELOPMENT | MILAN, MI
2018 MHPN, Tax Credit Award
2017 State of Michigan, Governor’s Award for Historic Preservation

THE DAVID WHITNEY BUILDING | DETROIT, MI
2015 MHPN, Tax Credit Award
2015 CAM, Project of the Year
2015 BD+C, Reconstruction Awards, Platinum
2015 CREW Detroit, Impact Award – Adaptive Reuse/Renovation
2015 ENR Midwest, Best Projects of 2015 – Renovation/Restoration
2015 IIDA Michigan, Interior Design Excellence Awards – Best mixed-use project over 10,000 SF

EASTERN MARKET SHED 3 | DETROIT, MI
2012 MHPN, Community Award for Contribution to Historic Preservation
2012 CAM, Magazine Special Issue Recognition Award
2012 ASCE, Michigan Chapter Quality of Life Award
2012 CREW Detroit, Impact Award

THE DURANT | FLINT, MI
2010 State of Michigan, Governor’s Award for Historic Preservation
2010 CREW Detroit, Impact Award

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Architecture | Interior Design | Historic Consulting

1420 Broadway | Detroit, Michigan | 48226 | p. 313.965.3399 | f. 313.965.3555 | www.thekraemeredge.com
THE HISTORIC RESOURCE COUNCIL (HRC) was founded as the Construction Trades Council (CTC) in 1996 as a task force of the Michigan Historic Preservation Network (MHPN). The original CTC was an expansion of the MHPN to include the “bricks and mortar” of preservation—the construction trades.

Through the years, we realized the need to expand this reach to all professionals involved in historic preservation projects, including architects, contractors, accountants, appraisers, attorneys, real estate professionals as well as state and local preservation organizations. Thus, in 2006 the CTC changed its name to indicate this inclusion—the Historic Resource Council (HRC).

The goal of the HRC is to provide a forum for experienced and new preservation professionals to exchange and develop experiences, skills and ideas. The HRC also strives to provide networking opportunities, such as:

- Publishing and distributing this annual Member Directory in which all HRC members are listed,
- Organizing the annual vendor showcase held at the MHPN spring conference,
- Coordinating the HRC track of sessions held annually at the MHPN spring conference
- Facilitating the hrc@mhpn.org email account for networking amongst HRC members, and
- Coordinating several networking events across the state.

The HRC also teams with the MHPN Education Committee to provide Practical Preservation Workshops throughout the state. These workshops are designed to teach historic home owners and commercial building owners the benefits of historic preservation, restoration techniques and methods, and invaluable ways to save time and money. Workshop presenters are typically HRC members who volunteer their time and efforts to share their knowledge with others.

The HRC Member Directory is published as the resource for individuals and companies in Michigan and surrounding areas looking for preservation professionals. The Directory is:

- Provided to all attendees at the annual MHPN conference,
- Distributed at MHPN educational programs and social events throughout the year,
- Mailed to over 80 Historic District Commissions and Main Street Programs throughout Michigan,
- Provided to each HRC Member for cross-marketing opportunities,
- On hand at the MHPN and SHPO offices in Lansing,
- Distributed by MHPN field staff to those calling MHPN for help on selecting preservation professionals, and
- Available online through the MHPN website: www.mhpn.org.

HRC is a membership level of MHPN. The primary benefit of being a member of the MHPN and HRC is the direct exposure of a firm’s services to a targeted audience of individuals and companies that require preservation-related services. Preservation is a unique and challenging sector of the construction and development industries. The construction trades and professionals that specialize in preservation are crucial to the success of the project. The MHPN and HRC need your ideas, experience, energy, and support to assure a voice for the preservation sector now and in the future. We look forward to working with you as part of the Michigan Historic Preservation Network and the Historic Resource Council!
The Michigan Historic Preservation Network

(MHPN) is a non-profit statewide organization founded in 1981 dedicated to creating awareness of Michigan’s rich cultural heritage and architectural history. With over 500 members, we advocate for Michigan’s historic places because they contribute to our economic vitality, sense of place and connection to the past.

MHPN would like to thank the following individuals for their efforts in making this 20th edition of the Member Directory possible:

Melissa Arrowsmith
MHPN Preservation Specialist - Detroit

Suzanne Bayer
Capitol Lighting Design and Restoration

Mallory Bower
MHPN/NTHP Field Representative

Tanner Brodhagen
Brod Solutions LLC

Cynthia Bruntjens
MHPN Assistant to the Director

Ken Czapski, AIA
MHPN Board Member; Sanders & Czapski Associates, PLCC

Cheryl Early, P.E.
MHPN Emeriti Leadership Council; Wiss, Janney, Elstner and Associates, Inc.

Jim Hardy
Spartan Printing & Promotional Products

Denise McGreen
MHPN President

Karen Nagher
MHPN Board Member, HRC Committee Co-Chair

Courtenay Oosterman
Courtenay Oosterman Design

Dan Schneider
Neumann/Smith Architecture

Ellen Thackery
MHPN Deputy Director

Dave Varney
MHPN Board Member; HRC Committee Co-Chair Century Builders MI

The current MHPN Board and Committee Chairs

A listing in the directory indicates that the company or individual is a dues-paying member of MHPN at the Historic Resource Council (HRC) level.

A listing in the directory does not constitute a recommendation or endorsement by HRC or MHPN; members are not evaluated by HRC or MHPN in any way. Users of the directory are encouraged to check references, review previous projects and interview prospective service providers to determine if their qualifications match your needs.

We appreciate the support of the businesses and individuals listed in this Member Directory. For more information on the Historic Resource Council, additional copies of the Directory, or to become a member, write, call or email us at:

The Michigan Historic Preservation Network
313 Cesar E. Chavez Ave., Lansing, Michigan 48906
T: 517-371-8080 F: 517-371-9090
Email: info@mhpn.org or hrc@mhpn.org Website: www.mhpn.org
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A commitment to the preservation of the character of our communities makes good economic sense: it enhances property values, creates jobs, revitalizes downtowns and neighborhoods, and promotes tourism.

As the state agency charged with preserving and interpreting Michigan’s historic sites, the SHPO administers the preservation tax credit program, aids communities who are establishing local historic districts, coordinates the National Register of Historic Places program, works with nonprofits and others seeking to preserve Michigan lighthouses, and reviews all federally funded or licensed projects for their impact on historic properties.

Learn more about SHPO’s programs and projects at: www.michigan.gov/shpo.
Accountants

Plante & Moran, PLLC

Mr. Gordon B. Goldie
gordon.goldie@plantemoran.com
2601 Cambridge Court, Suite 500
Auburn Hills, MI 48326
www.plantemoran.com
(248) 375-7430 Fax: (248) 603-5624

Accountant
Area: National | Residential/Commercial/Institutional

Plante & Moran can assist you in obtaining historic tax credits, New Markets Tax Credits and Opportunity zone equity. We can also help you maximize the value of these incentives and convert them into cash. We can also prepare financial projections, cost certification reports, annual financial statements and tax returns for your project.

Architects & Architectural Services & Resources

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Albert Kahn Associates, Inc.

Mrs. Heidi Pfannes
heidipfannes@akahn.com
(313) 202-7947
The Fisher Building
3011 West Grand Blvd., Suite 1800
Detroit, MI 48202
www.albertkahn.com

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Chicago, Illinois 60641
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(773) 545-1870 Fax: (773) 545-1898

Architecture
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(See ad on the left)
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rcase@aplusd.biz
36 East Michigan Avenue
Battle Creek, MI 49017
www.aplusd.biz
(269) 966-9037 Fax: (269) 966-9039
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www.cooperdesigninc.com
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Architecture
Area: Statewide | Residential/Commercial/Institutional

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tnemitz@cornerstone-arch.com
(616) 774-0100 #101
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Grand Rapids, MI 49504
www.cornerstone-arch.com
Fax: (616) 774-2956

Architecture, Interior Design, Historic Preservation, Sustainable Design
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tammis@ekocite.com
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Royal Oak, MI 48073
www.ekocite.com
(248) 629-7428

Architecture
Area: Statewide | Residential/Commercial/Institutional

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Finnicum Brownlie Architects
Mr. William Finnicum
wfinnicum@aol.com
PO Box 250650
Franklin, MI 48025
(248) 851-5022

Architecture, Historic Preservation, Adaptive Reuse,
Landscape Design and Downtown Revitalization
Area: Statewide | Residential/Commercial/Institutional

An environmentally conscious and progressive architecture / preservation firm, Finnicum Brownlie Architects believes the key to sound preservation design is responsiveness to people’s needs and sensitivity to an historic resource and its context. This approach to historic preservation preserves the past, provides relevance to the present and viability to the future.

(See ad on the right)

H2A Architects Inc.
Ms. Jacqueline Hoist
Jackie@H2Aarchitects.net
9100 Lapeer Road, Suite B
Davison, MI 48423
www.h2aarchitects.net
(810) 412-5640 Fax: (810) 658-4320

Architecture
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With a passion for protecting our heritage and environment, H2A is helping clients preserve their past while meeting the needs of today. H2A has preservationists and code specialists to help navigate a bright future for historic buildings.

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- NCARB (National Council of Architectural Registration Boards)
- LEED AP (Leadership in Energy Environmental Design)
- EDWOSB (Woman Owned Small Business)
- ICC (Certified Building Inspector)

HopkinsBurns Design Studio
Mr. Eugene C. Hopkins, FAIA
gene.hopkins@hopkinsburns.com
Ms. Tamara E.L. Burns, FAIA
tamara.burns@hopkinsburns.com
4709 N. Delhi Road
Ann Arbor, MI 48103
www.hopkinsburns.com
(734) 424-3344

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Area: National | Residential/Commercial/Institutional

HopkinsBurns Design Studio is committed to providing exceptional architectural services for restoring, preserving, maintaining and enhancing historically significant structures and environments. This commitment is based on our personal and professional values regarding preservation of our cultural history through the built environment and protecting our environmental future through sound material resource management.
John Dziurman Architects Ltd.

Mr. John Dziurman, AIA, NCARB
officebox@dziurmanarchitects.com
160 Oaklane Drive
Rochester Hills, MI 48306
(248) 608-0300 Fax: (248) 608-0875
04585 Lakeshore Drive
Charlevoix, MI 49720
(231) 547-9160
www.dziurmanarchitects.com

Architects, Planning, Historic Preservation, Consulting Services
Area: Statewide | Residential/Commercial/Institutional

In private practice since 1974, we specialize in historic preservation, adaptive reuse, downtown planning, art and culture economic implementation strategies, preservation consulting services, evaluation and study committee reports, local historic district commissions, National Register nominations and Federal Tax Credits. Our goal is to always add value to your programs and projects.

Kraemer Design Group, PLC

Mr. Robert Kraemer Ms. Maureen Kraemer
bob@thekraemeredge.com mo@thekraemeredge.com
(313) 965-3399 x210 (313) 965-3399 x206
1420 Broadway
Detroit, MI 48226
www.thekraemeredge.com
Fax: (313) 965-3555

Architecture, Interior Design
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From façade improvements and historic tax credit applications, to full-scale renovation, KDG is a full-service design firm with over 20 years experience in the industry.

(See ad on the inside back cover)

Lott3 Metz Architecture, LLC

Mr. Greg Metz Mr. Ted Lott
greg@lott3metz.com ted@lott3metz.com
645 Cherry SE
Grand Rapids, MI 49503
www.lott3metz.com
(616) 454-5175

Architecture
Area: Statewide | Residential/Commercial/Institutional

Lott3 Metz Architecture is an award-winning architecture, planning, and interior design firm that specializes in urban architecture projects (mixed use, single use, and residential). A main component of our urban architecture is historic preservation and adaptive reuse. Many of our projects have received state and federal historic tax credits.

LOOKING TO SHOWCASE YOUR PROJECT?

House Parties & BYOHH Events
(Bring Your Own Hard Hat)

Afterall, this is the Michigan Historic Preservation NETWORK! What better way to NETWORK than over delicious appetizers and desserts, refreshing drinks, and a spectacular venue? Or, perhaps you are more interested in the technical aspects of a project – you would like to share or learn more on how, why, which methods were/are being used on a project?

We need your support and commitment. Help promote the MHPN and raise much needed funds for our programs. Help us NETWORK with our faithful, new and potential members. Help us educate and advocate for our historic places. We will guide and assist you. All you need are a venue, commitment and willingness to host an event. Or, if you are unable to host at this time, do you know someone who might be willing to?

To learn more about these events or to offer ideas, please send contact information to:
info@mhpn.org
Neumann/Smith Architecture
Mr. J. Michael Kirk, AIA  Mr. Dan Schneider, AIA
mkirk@neumannsmith.com dschneider@neumannsmith.com
(313) 610-8831  (248) 352-9310 x1310
1500 Woodward Avenue Suite 300
Detroit, MI 48226
www.neumannsmith.com
Fax: (248) 352-8310
Preservation, Adaptive Re-use, Sustainable Design
Higher Education and Planning
Area: National | Residential/Commercial/Institutional
Full-service architecture, planning, and interior design firm with certified historical architects, preservation planning, federal historic tax credits, and adaptive re-use services. Experienced in wood frame, masonry, steel, curtainwall, and contemporary preservation techniques in a wide array of markets from university buildings to historic farmsteads.
(See ad above)

Progressive AE
Mr. Matt Dixon  Mr. Tom Short
dixonm@progressiveae.com shortt@progressiveae.com
(616) 447-3456  (616) 988-4912
1811 4 Mile Road NE
Grand Rapids, MI 49525
www.progressiveae.com
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Area:  National | Commercial
A forward-thinking national architecture and engineering firm that holds itself accountable to delivering strategic results – for our clients, our work, ourselves and our environment. Our core expertise areas include architectural, engineering, consulting, planning, and interior design.
Quinn Evans Architects

Ms. Ann K. Dilcher  Mr. Richard Hess
qea-mi@quinnevans.com  qea-mi@quinnevans.com
219 ½ North Main Street  4219 Woodward Avenue
Ann Arbor, MI 48104  Detroit, MI 48201
www.quinnevans.com
(734) 663-5888  Fax: (734) 663-5044

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Stewardship and sustainability are core ethics that embody every QEA project. We are a nationally recognized firm dedicated to sustainable design and helping communities preserve their cultural heritage. QEA provides full architectural services from feasibility studies, condition assessments and master planning through construction documents and construction administration. Additional services include historic tax credit applications, research and documentation for historic designations, architectural conservation and cultural landscape assessments.

(See ad on the inside front cover)

Sanders & Czapski Associates PLCC

Mr. Ken Czapski, AIA  Mr. Bill Sanders, ASLA
ken@sanders-czapski.com  bill@sanders-czapski.com
109 S Front Street, Suite 210
Marquette, MI 49855
www.sanders-czapski.com
(906) 273-1207  Fax: (906) 273-1208

Architecture, Landscape Architecture and Historic Preservation, Landscape Architects / Services
Area: Regional | Residential/Commercial/Institutional

Specializing in Maritime Preservation throughout the Great Lakes Region.

Shelter Design Studio, LLC

Mr. Stephen Pariseau
spariseau@shelterstudiollc.com

Mr. Jason Hayburn
jhayburn@shelterstudiollc.com
104 W. Fourth St., Suite 303
Royal Oak, MI 48067
http://www.shelterstudiollc.com/
(248) 629-7153  Fax: (248) 629-7154

Architecture and Planning
Area: Statewide | Residential/Commercial

Shelter Design Studio is a partnership of architects and design professionals. We specialize in revitalizing buildings with rich architectural character. Our solutions address the contemporary needs of our clients while maintaining the architectural heritage of the buildings we revive. We engage with our clients and their contractors to develop solutions to support sustaining our rich architectural heritage.

(See ad on the right)
Thomas Roberts Architect, LLC
Mr. Thomas Roberts, AIA
tom@thomasrobertsarchitect.com
2927 4th Street
Wyandotte, MI 48192
www.thomasrobertsarchitect.com
(734) 250-4032
Architecture
Area: Statewide  |  Residential/Commercial/Institutional
Thomas Roberts Architect is a small design firm that is committed to creating inspiring places that enrich the human spirit. Our Studio focuses on the adaptive reuse and preservation of historic buildings, additions to those buildings and new buildings in existing urban settings. Our clients include private developers, community development organizations, and public institutions.

(See ad below)

U.P. Engineers & Architects, Inc. (UPEA)
Ms. Karin R. Cooper,   Dr. John Arnold, AIA
AIA, LEED AP   jarnold@upea.com
kcooper@upea.com
100 Portage Street
Houghton, MI 49931
www.upea.com
(906) 482-4810  Fax: (906) 482-9799
Architecture, Structural Engineering, M/P/E Engineering,
Environmental Consulting, Surveying
Area: Regional  |  Residential/Commercial/Institutional
UPEA has five offices in Michigan and Wisconsin. We specialize in preservation and rehabilitation planning, including structural stabilization, preservation and maintenance, and rehabilitation of historic resources. UPEA’s services include environmental testing, planning, and resource documentation for schools, municipalities, and industrial sites.

WTA Architects
Mr. Kenneth C. Lemiesz, AIA
klemiesz@wtaarch.com
100 South Jefferson Avenue, Suite 601
Saginaw, MI 48607
www.wtaarch.com
(989) 752-8107  Fax: (989) 752-3125
Architecture, Historic Preservation, LEED
Area: Statewide  |  Commercial/Institutional
Established in 1947, our commitment to preservation began in 1975. Our staff includes Preservation Specialists (36CFR61 who provide expertise in the preservation, reconstruction, rehabilitation, and restoration of historic structures. As an award-winning firm, we are committed to the longevity of life and function of historic buildings. We are leaders in forensic investigation of building envelopes, moisture infiltration, and masonry evaluation/restoration.

(See ad on the right)
Bishop and Heintz, P.C.
Mr. Steven R. Fox
steve1@bishopheintz.com
440 W. Front Street
Traverse City, MI 49684
www.bishopheintz.com
(231) 946-4100 Fax: (231) 946-8543

Attorneys
Area: National | Residential/Commercial/Institutional
We are a Michigan law firm representing clients nationally with an emphasis in real estate, business, intellectual property, estate planning, non profits, and litigation. Of specific interest to the Historic Resource Council members, our expertise includes historic preservation and conservation easements, real estate development and tax credit incentives, municipal and administrative approvals, land use planning and disputes, construction and rehabilitation of historic properties, and construction lien law.

Nixon Peabody, LLP
Mr. David Schon
DSCHON@nixonpeabody.com
799 9th Street NW Suite 500
Washington, D.C. 20001-4501
www.nixonpeabody.com
(202) 585-8778 Fax: (866) 947-3496

Attorneys
Area: National | Commercial/Institutional
Specializing in tax-advantaged financing for historic rehabilitation including historic tax credits, new markets tax credits and renewable energy tax credits. Providing services nationwide for multifamily residential, commercial, mixed use, institutional and industrial properties with special experience in projects throughout Michigan.
Rentrop & Morrison, P.C.
Mr. Gary R. Rentrop
grentrop@rentropmorrison.com
Ms. Susan E. Morrison
smorrison@rentropmorrison.com
39572 Woodward Ave, Suite 222
Bloomfield Hills, MI 48304
www.rentropmorrison.com
(248) 644-6970 Fax: (248) 644-7141

Attorneys
Area: Statewide | Residential/Commercial/Institutional
As attorneys specializing in Land Use and Historic Preservation, we are committed to exceptional service for our clients. With decades of experience, we seek creative and practical solutions to legal problems. Whether representing individuals, municipal entities, non-profit groups, or corporations, we provide high quality, personalized service as efficiently as possible.

Warner Norcross + Judd
Mr. Kenneth Beall Tracey Lackman
kbeall@wnj.com tlackman@wnj.com
(517) 679-7408 (517) 679-7434
One Michigan Avenue Building, Ste. 410
Lansing, MI 48933
www.wnj.com

Attorneys
Area: National | Commercial
Warner Norcross + Judd is a Michigan law firm dedicated to serving clients of all sizes. Among its corporate focus, Warner attorneys specialize in economic incentives, real estate and tax credit services, with over $1 billion in economic incentives secured for development projects.

Banks
Please also see:
InSite Capital/Chemical Bank – Page 22

Building Inspections
Please also see:
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Wiss, Janney, Elstner Associates, Inc. – Page 21

InspectorMike.com
Mr. Michael G. Hoberecht
mike@inspectormike.com
45090 Thornhill Court
Canton, MI 48188
www.inspectormike.com
(800)-6-INSPECT Fax: (800) 297-1535

Home Inspections
Area: Regional | Residential/Commercial
Building inspection including well and septic inspections.

Inspection, Testing & Specialized Contracting Services
contact:
Kent Diebolt
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607-257-4049
Main Building • Illinois Institute of Technology • Chicago, Illinois
**Vertical Access**

Mr. Kent Diebolt  
kent@vertical-access.com  
(607) 227-3366  
PO Box 4135  
Ithaca, NY 14852  
www.vertical-access.com  
Fax: (607) 257-2129

Mr. Evan Kopelson  
evans@vertical-access.com  
(607) 257-4049

Consultant to Architecture and Engineering firms for building inspections  
Area: National | Commercial/Institutional

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(See ad on the left)

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Mr. Randy Klepinger  
theklep1@gmail.com  
4954 Pinckney Road  
Howell, MI 48843  
www.restorationtradesdirectory.com/portfolio/5981  
(248) 229-1668

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Area: National | Residential/Commercial

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john@mtcrestoration.com  
Mr. Kevin Doenier  
kevin@mtcrestoration.com  
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Grand Rapids, MI 49507  
www.mtcrestoration.com  
(616) 245-5970 Fax: (616) 245-5970

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Area: Regional | Residential/Commercial

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Mr. Todd Collins
tc.artisanrenovations@gmail.com
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Dryden, MI 48428
(248)794-5095

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Mr. Brian Black
info@grandriverbuilders.com
256 Garden Street SE
Grand Rapids, MI 49507
www.grandriverbuilders.com
(616) 454-9337 Fax: (616) 454-9267

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Detroit, MI 48226
www.jcbeal.com
Fax: (313) 963-3144

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bdavis@westconstruction.com
(248) 758-9925 ext. 109
Mr. Kyle Westberg
kwestberg@westconstruction.com
(248) 758-9925 ext. 111
79 Oakland Avenue
Pontiac, MI 48342
www.westconstruction.com
Fax: (248) 758-9926
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Grand Rapids, MI 49506

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EDUCATION
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Historic Preservation Program
Professor Nancy Bryk, Director
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(734) 487-7575
140F Strong Hall
Eastern Michigan University
Ypsilanti, MI 48197
www.emich.edu/geo/preservation
Fax: (734) 487-6979

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(See ad on the next page)

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*(See ad on the next page)*

**HISTORIC PRESERVATION ORGANIZATIONS**

Please also see:  
JMD Building Restoration – Page 25

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Lansing, MI 48906  
www.mhpnn.org  
(517) 371-8080  Fax: (517) 371-9090

Statewide Non-Profit Organization that advocates for Michigan’s historic places to contribute to our economic vitality, sense of place, and connection to the past.  
Area: Statewide | Residential/Commercial/Industrial

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Ms. Mary Lu Seidel
53 W. Jackson Blvd., Suite 350
Chicago, IL 60604

www.preservationnation.org
(312) 939-5547 Fax: (312) 939-5651

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Mr. Eric Kehoe
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MASONRY & CONCRETE CONTRACTORS

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- Grand River Builders - Page 16
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Cusack’s Masonry Restoration, Inc.
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Building Arts & Conservation LLC
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ron@bldgconservation.com
(734) 368-0838
206 South Ann Arbor Street
Saline, MI 48176
www.bldgconservation.com
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North Coast Window Works – Page 31

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(See ad on the next page)

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bek4450@aol.com
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Michigan Stained Glass Census

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Windows and Doors
Area: Regional | Residential / Commercial
We are commercial glazers for curtain walls, store fronts, and skylights as well as window units and doors. With over 20 years of experience we are recognized as ‘the most knowledgeable company in our industry.’ From residential to commercial buildings we help restore historic spaces to their original beauty while using the latest technology in energy efficiency and wood preservation.

Heritage Window Restoration LLC
Mr. Kevin Elzinga
heritagewindowrestoration@gmail.com
431 Paris Avenue SE
Grand Rapids, MI 49503
(616) 446-3503
Window Repair and Restoration
Area: Statewide | Residential/Commercial
Heritage Window Restoration offers repair and restoration service for your historic wood windows with a focus on energy efficiency while also preserving the historic characteristics of your windows in your home or business.

Historic Restoration LLC
Mr. Tim Bowman
info@historic-restoration.org
310 Harley Street
Jonesville, MI 49250
www.historic-restoration.org
(517) 425-0085
Window Repair and Restoration, Ceramic Tile
Area: Regional | Residential
Preservation of historic wood windows along with the design and construction of properly attractive wooden storm windows. Also offering repair and new installations of ceramic tile using conventional mortar beds from a third generation artisan. Doing our part to save what we can in two distinct trades.

North Coast Window Works
Mr. Peter Carroll
oldhomerehab@mac.com
1819 N. Pitcher Street, Suite 1
Kalamazoo, MI 49007
www.northcoastwindowworks.com
(269) 806-8551
Historic Window Restoration
Area: Statewide | Residential/Commercial
Making pre-1940 windows look new, function well, and energy efficient. Providers of high energy wood or aluminum storm windows. Specializing in architectural wood rot repairs.

(See ad below)
RJ Raven
Mr. Matthew Grusnis
matt@rjraven.com
255 Cottage Grove Street S.E.
Grand Rapids, MI 49507
www.rjraven.com
(616) 245-5684  Fax: (616) 245-4670

Windows and Doors
Area: Statewide | Residential/Commercial/Institutional

RJ Raven offers historic wood windows and doors. Storm windows, storm doors/screen doors.

Turner Restoration, LLC
Mr. James A. Turner
turnerrestoration@sbcglobal.net
P.O. Box 02775  1701 West Muhammad Ali Blvd., Bldg. C
Detroit, MI 48202  Louisville, KY 40302
(313) 574-9073  (502) 500-9087

Wood and Steel Window Restoration
Area: National | Residential/Commercial/Institutional

Mastering the Art of Practical Preservation.

Century Restoration, LLC
Mr. David Varney
davevarney8@gmail.com
608 Center Street
South Haven, MI 49090
(269) 686-6241

Woodworking and Millwork
Area: Regional | Residential, Commercial
Manufacturer of custom millwork and cabinetry.

Windows & Doors / Woodworking & Millwork

Bay View Handiworks congratulates the Michigan Historic Preservation Network on over thirty-five years of service as Michigan’s statewide membership organization for those interested in the conservation of our state’s historic places.

Bay View Handiworks
Please join us!
Complete and return this membership form today.

THE MICHIGAN HISTORIC PRESERVATION NETWORK

For Individuals and Households:
- $45  Basic Membership
- $25  Student (enclose copy of student ID)
- $25  Senior (age 60 and over)

For Other Entities:
- $80  Organization/Institution/Government
- $140 Historic Resource Council
- $150 Historic District Commission or Study Committee (up to 10 people)

A gift made to the MHPN in addition to your membership is much appreciated.
Please add $__________ to my membership as an additional gift.

Method of Payment:
Charge my: □ Visa  □ Mastercard  □ Discover  □ Check enclosed (payable to “MHPN”) #__________

Name on Card

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(CVV is the 3 digit verification code on the back of card - required to process card)

$ Total Amount to Charge

Member Name

Address

City, State, Zip

Email

Card Holder’s Signature

Please mail this form with your check payable to:
The Michigan Historic Preservation Network 313 Cesar E. Chavez Ave., Lansing, MI 48906
517-371-8080  fax 517-371-9090  info@mhpn.org
Gifts and donations are tax-deductible
Member support is essential because it keeps our not-for-profit organization financially healthy, which allows us to better serve the citizens of Michigan and to secure the future of important historic properties in the state.

CRYSTAL LEVEL MEMBERS
($5,000–$9,999 paid in a given year)

Janet L. Kreger
Ann Arbor - Founding Member

BRONZE LEVEL MEMBERS
($2,500–$4,999 paid in a given year)

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Mt. Clemens

Blackberry Window and Door Systems, Inc.
Kalamazoo (Michael Shields)

Steven R. Fox, Traverse City

Karp + Associates
Lansing (Richard M. Karp)

Nixon Peabody, LLP
Washington DC
(David F. Schon)

Turner Restoration
Detroit (James Turner)

COPPER LEVEL MEMBERS
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Ann Arbor (Fred Beal) - Founding Member

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Grunwell-Cashero Co., Inc.
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Pamela Hall O'Connor & Terry A. O'Connor,
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Plante & Moran, PLLC
Auburn Hills (Gordon B. Goldie)

Quinn Evans/Architects
Ann Arbor (Steven Jones) - Founding Member
Preservation Briefs

A Helpful Resource for Your Preservation Project!

The first Preservation Brief was published in 1975. Since then, over 40 more have been added to the series. Through these Preservation Briefs, the Technical Preservation Services division of the National Park Service has helped homeowners, preservation professionals, organizations, and government agencies by publishing these easy-to-read guides on preserving, rehabilitating, and restoring historic buildings. Each of these illustrated guides focuses on a unique building component or feature with such items as:

- **Historical background on materials and techniques**
- **Sources and references**
- **Applications for use of materials**
- **Repair and replacement**
- **Additional reading and resources**
- **Helpful organizations**

The 50 topics now covered by Preservation Briefs are:

1. Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
2. Repointing Mortar Joints in Historic Buildings
3. Conserving Energy in Historic Buildings
4. Roofing for Historic Buildings
5. The Preservation of Historic Adobe Buildings
6. Dangers of Abrasive Cleaning to Historic Buildings
7. The Preservation of Historic Glazed Architectural Terra-Cotta
9. The Repair of Historic Wooden Windows
10. Exterior Paint Problems on Historic Woodwork
11. Rehabilitating Historic Storefronts
12. The Preservation of Historic Pigmented Structural Glass (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic Steel Windows
14. New Exterior Additions to Historic Buildings: Preservation Concerns
15. Preservation of Historic Concrete: Problems and General Approaches
16. The Use of Substitute Materials on Historic Building Exteriors
17. Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
19. The Repair and Replacement of Historic Wooden Shingle Roofs
20. The Preservation of Historic Barns
21. Repairing Historic Flat Plaster – Walls and Ceilings
22. The Preservation and Repair of Historic Stucco
23. Preserving Historic Ornamental Plaster
24. Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic Signs
26. The Preservation and Repair of Historic Log Buildings
27. The Maintenance and Repair of Architectural Cast Iron
28. Painting Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic Slate Roofs
30. The Preservation and Repair of Historic Clay Tile Roofs
31. Mothballing Historic Buildings
32. Making Historic Buildings Accessible
33. The Preservation and Repair of Historic Stained and Leaded Glass
34. Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
36. Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
38. Removing Graffiti from Historic Masonry
39. Holding the Line: Controlling Unwanted Moisture in Historic Buildings
40. Preserving Historic Ceramic Tile Floors
41. The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
42. The Maintenance, Repair and Replacement of Historic Cast Stone
43. The Preservation and Use of Historic Structure Reports
44. The Use of Awnings on Historic Buildings
45. Preserving Historic Wooden Porches
46. The Preservation and Reuse of Historic Gas Stations
47. Maintaining the Exterior of Small and Medium Size Historic Buildings
48. Preserving Grave Markers in Historic Cemeteries
49. Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement
50. Lightning Protection for Historic Buildings

You can read all of the Preservation Briefs online at the National Park Service’s Historic Preservation Services website:

[www.nps.gov/tps/how-to-preserve/briefs.htm](http://www.nps.gov/tps/how-to-preserve/briefs.htm)

Preservation Case Studies are also provided at [www.nps.gov/tps/how-to-preserve/tech-notes.htm](http://www.nps.gov/tps/how-to-preserve/tech-notes.htm) discussing topics ranging from Woodwork to Masonry to Windows and more.
THE SECRETARY OF THE INTERIOR’S STANDARDS
for the Treatment of Historic Properties &
Guidelines for Rehabilitating Historic Properties

Standards for Preservation

PRESERVATION IS DEFINED AS
the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic 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. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

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. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

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.

Standards for Reconstruction

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.

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.

PRESERVATION AS A TREATMENT.

When the property’s distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered 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.

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.

REHABILITATION AS A TREATMENT.
When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

RESTORATION IS DEFINED AS
the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

1. A property will be used as it was historically or be given a new use which reflects the property’s restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period 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.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. 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.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

10. Designs that were never executed historically will not be constructed.

RESTORATION AS A TREATMENT.
When the property’s design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.
For many years, MHPN has been providing the following workshops to communities and organizations around the State. Would your community benefit from hosting one or more of these sessions? Contact info@mhpn.org or call 517-371-8080 for all the details!

**Practical Preservation Workshops**

**BUILDING ASSESSMENT 101:**
Considering purchasing an older home or small commercial property, and want to know the main trouble spots to look for and how to evaluate them? Participants learn how to complete a basic building assessment and how to determine whether signs of disrepair indicate a simple cosmetic problem or serious structural failure.

**GENERAL MAINTENANCE FOR HISTORIC BUILDINGS:**
Learn of the problems common to many older structures, how to remedy them, and how to institute a maintenance program that will prevent the need for many future repairs.

**MASONRY MAINTENANCE & REPAIR:**
Investigate stone and brick as building materials, and examine some common issues associated with their deterioration and repair. Participants will learn how to assess mortar conditions, how and when to re-point (often referred to as tuckpointing), how and when to replace stones or bricks, and the importance of selecting and using the right replacement mortar.

**PAINTING FOR LONG-LASTING RESULTS:**
Learn how to prepare historic surfaces for painting, including interior and exterior wood, brick, and other materials. Cleaning and patching techniques necessary prior to repainting will be demonstrated, and participants will learn and practice painting methods using the most appropriate tools. Also, methods for safely removing lead-based paint will be addressed.

**PLASTER AND STUCCO REPAIR:**
Learn various methods for repairing and restoring plaster and stucco surfaces — both on flat and decorative features — and also learn maintenance tips to keep homes looking great well into the future.

**PORCH REPAIR:**
Learn how to diagnose problems, how to repair columns, railings, deck ing, and steps, and maintenance tips.

**ROOF RESTORATION:**
Wood, metal, and slate roofing materials and components such as gutters and flashings will be examined, and instruction as to how to assess their age and condition will be provided. Participants will learn how to troubleshoot, maintain, and repair their roofs and roof components, and how to hire the right contractor for the job.

**WINDOW RESTORATION & REPAIR:**
Learn what it takes to repair and restore wood and steel windows. With the right upgrades, window repair and restoration often provides the same or better energy efficiency than new windows, costs less than replacement, and protects the building’s historic integrity.

**Historic District Workshops**

**HOW TO ESTABLISH A LOCAL HISTORIC DISTRICT:**
Learn why Michigan communities decide to protect their historic resources, how to use the State enabling legislation, how to garner support for districting activities, and the process of establishing a local historic district.

**HISTORIC DISTRICT COMMISSIONER TRAINING:**
Learn about the Michigan enabling legislation that allows a community to establish a commission and locally designated historic districts, the nationally accepted preservation standards to use when making commission decisions, due process, the appeals process, how to work with property-owners in the district, and more.
HISTORIC DISTRICT COMMISSIONER
ADVANCED TRAINING:
This workshop moves beyond the basics and wrestles with more complex issues. The advanced workshop includes more in-depth discussions of legal issues such as hardship and demolition by neglect, and it includes two to three optional modules the commission chooses. Possible selections include: hazardous materials (lead paint and/or asbestos), new construction in the local district and issues to consider, substitute materials, or weatherization. MHPN brings in additional subject matter experts as needed for these trainings.

LOCAL HISTORIC DISTRICTS FOR PROPERTY OWNERS:
MHPN can facilitate this session as part of a public meeting about local historic districts. It includes two parts: the presentation (45-60 minutes), and the interactive discussion/question-and-answer period with audience members (30-60 minutes, depending on the audience and the municipality). The presentation discusses what a local historic district is and its purpose, how it affects the property owner, the process of establishing a district, and the local historic district commission and how it makes its decisions. We then facilitate dialogue with the audience members, answering their questions and discussing their concerns about local historic districts and the district process.

Presentations

DESIGN GUIDELINES:
Explains what design guidelines are, what they can/can’t do, how to create them, how to evaluate them, the common elements, and various examples.

HISTORIC PRESERVATION EASEMENTS:
Explains what a historic preservation easement is, how it benefits the property owner, the effect on property rights, what an easement includes, and the process of attaining one. Describes the MHPN easement program and features the unique case study of Bowers Harbor, the first MHPN/Land Conservancy easement partnership in Michigan.

ECONOMIC BENEFITS
1. Investing in Michigan’s Future
2. Historic Preservation and Community Revitalization
3. The Value of Historic Preservation

HISTORIC DESIGNATIONS – NATIONAL REGISTER, STATE HISTORIC SITES/ MARKERS, LOCAL HISTORIC DISTRICTS
1. Understanding Historic Designations
2. Making the Case for your Historic Resource – How To Apply National Register Criteria
3. Local Historic Districts

INTRO TO PRESERVATION AND WHY PRESERVE?
1. Intro to Preservation
2. Why Preserve?

MICHIGAN PRESERVATION FUND (GRANT):
Identifies what it is, who can apply, eligible activities, the application process and grant deadline cycles.

RESEARCHING/EXPLORING HISTORIC BUILDINGS
1. Researching Your Historic Building
2. Historic Buildings as Artifacts
3. Be a Building Detective
4. Secretary of the Interior’s Standards for Rehabilitation

INTRODUCTION TO GRANT WRITING:
Provides an introduction to successful grant-writing and covers the dos and don’ts of proposal writing. Stresses the importance of relationship-building as part of the proposal-writing process.

ROLE OF THE NONPROFIT
1. The Role of the Nonprofit in Historic Preservation: Specific to MHPN and NTHP. Includes overview of how preservation gets done and how MHPN and NTHP fit into the picture, what both groups offer and why they play an important community role in preserving historic resources.
2. MHPN Services and Programs: Includes MHPN services/programs such as education and advocacy efforts, easement program, annual conference, annual preservation awards, and networking opportunities.

For more detailed information visit: www.mhpn.org
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(Advertisers listed in bold)

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<td>Paulson’s Construction</td>
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<td>Preservation Detroit</td>
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<td>WTA Architects</td>
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Lower Woodward Ave. Historic District - Detroit, MI
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The Peacock Room - Fisher Building - Detroit, MI
January 2018 - Submitted by: Steve Bohnet
Restoration Work Around Michigan

David Stott Building - Historic Elevator Lobby and Exteriors
Sept. / Nov. 2018
Photography by Carlson Productions
Kraemer Design Group

Submitted by: Grand River Builders

Saint Rita Apartments
Detroit, MI - February 2019
Submitted by: Shelter Design Studio
Photographer: Steve Pariseau

Submitted by: Grand River Builders

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