



network news

Michigan Historic Preservation Network

April 2014

MHPN Conducts Innovative Survey

By Emilie Evans, MHPN/NTHP Detroit Preservation Specialist

The Michigan Historic Preservation Network (MHPN), in conjunction with Preservation Detroit and other local partners, executed a historic resource survey that utilized over 50 volunteers, four questions, and smartphone technology in just two weeks. The purpose of the historic resource survey was to provide a data overlay of a historic preservation perspective that would help inform demolition decisions in six target areas identified by the Detroit Land Bank Authority (DLBA): Grandmont Rosedale, University of Detroit/Marygrove, Jefferson-Chalmers, Southwest, North End, and Morningside/East English Village.

This survey was born out of the circumstances surrounding Hardest Hit Fund (HHF) dollars, initially intended for foreclosure prevention assistance, which were re-allocated to fund the demolition of blighted properties. This \$52 million in federal HHF dollars that came to Detroit—out of a total \$100 million to Michigan—were determined by the US Treasury to “be an investment, not typical government spending” thereby not triggering Section 106 review and skirting any preservation input (read more about it at: <http://www.preservationaction.org/hardest-hit-fund-used-for-demolition-tax-reform-threat-hc-garamendi-joins-caucus/>). This unfortunate precedent set by Michigan is now being followed by Ohio and others, much to the distress of preservation advocates on the ground.

In Michigan, the Michigan State Housing Development Authority (MSHDA) elected to exclude National Register-listed historic districts from HHF-funded demolition, but areas determined to be eligible National Register historic districts were left on the chopping block. The Detroit Land Bank Authority (DLBA)—the entity responsible for implementing the use of Detroit’s HHF dollars—building upon an established relationship with MHPN,

invited us to the table and welcomed the survey as a valuable tool to help inform their demolition decisions.

MHPN asked surveyors—primarily professionals with experience in historic preservation, architecture or architectural history—to evaluate every building in eligible National Register historic districts within the six HHF target neighborhoods. Using smartphone technology, surveyors were asked to assess each building’s architectural integrity, determine whether it was in keeping with neighborhood character, evaluate the intactness of the block, and note whether the building warranted further research.

The survey complemented the citywide Motor City Mapping project, an undertaking that has gotten a great deal of press recently. The results from the Motor City Mapping project will help guide demolition decisions by DLBA and other city agencies. MHPN designed and executed its historic resource survey to be complementary and compatible with the mapping project to allow for easy overlay and analysis of the data.

The Detroit historic resource survey would not have been possible without MHPN’s partnerships with the DLBA, Quicken, Bedrock, Data Driven Detroit, and LocalData. The project demonstrated that historic preservation has the ability to make meaningful, timely contributions to demolition decisions that have the potential to redefine a city’s built environment. While the

field is often stereotyped as being reactive and oppositional, this survey provided an opportunity for MHPN and Preservation Detroit to play proactive and positive roles going forward in helping to guide implementation of demolition money in Detroit and to sit at the table with decision-makers to offer collaborative and constructive input. *



MHPN’s Emilie Evans, left, works with a volunteer on the smartphone survey (courtesy of Amy Elliott Bragg).

Make it a Jackson Weekend!

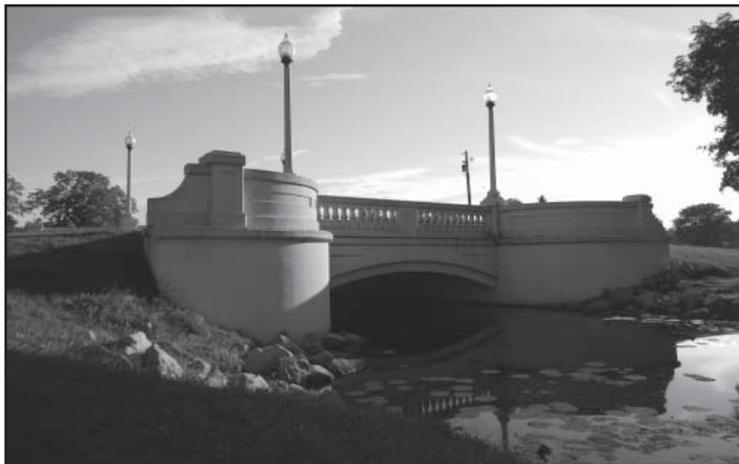
Are you headed to Jackson for the conference May 14- 17, 2014? Hopefully you will consider all the wonderful things to do and will “Make it a Jackson Weekend“ too! Whether you look for sporting activities, a cultural experience, something to do with your entire family or on your own, there is a lot to do in Jackson!



Just a few things you can do in Jackson this May: hang out downtown (courtesy of Elaine Robinson)...

Are you a golfer? Then take advantage of one (or more) of the 29 public or municipal golf courses in the area. Yes, you read that right, 29, and that doesn't include the putt-putt courses! If you want to go for a walk or ride a bike without the need to stop to golf, try out the Intercity Trail/Falling Waters Trail. The two trails extend just under 14 miles to connect downtown Jackson with the Village of Concord following the abandoned path of the Michigan Central Railroad.

Looking for an equally scenic walk/bike ride, but not quite as long? Then check out the path at the Sparks Foundation County Park (Cascades Park) which is just over a mile long and provides views



...visit Cascades Park (courtesy of Jessica Puff)...

of the world famous Cascades. The Sparks Park also includes a basketball court, baseball fields, playground areas, and the newest addition, the Urban Fishery which is stocked with blue gill and large-mouth bass and includes a picnic gazebo and wheelchair accessible fishing pier.

Another amazing outside experience can be found at The Dahlem Center, where a hike along their five-miles of trails pass through diverse habitats including those of Crouch Creek, a tributary to the Grand River, several wetlands, and an oak savannah.

Would you rather do something inside? Check out the Second Saturday at Art 634. The historic building is home to a variety of artists' studios galleries open to the public. Don't miss the wonderful galleries and collection of historic buildings at the Ella Sharp Museum; the Lee Conklin Reed Organ Museum operated by the Hanover Horton Area Historical Society in the National Register listed Hanover High School; Ye Old Carriage Shop featuring antique and classic cars, including Jackson made cars (including a 1902 Jaxon) in nearby Spring Arbor; or the Grass Lake Depot and Whistle Stop Park which includes a an 1887 Romanesque stone building, and Victorian gardens.



...or see the buildings at the Ella Sharp Museum (courtesy of Jessica Puff).

This is just a start with the variety of things to do in Jackson. Check out the farmers market, stand in the Saturday morning line at Hinkley's Bakery for an amazing doughnut, or spend some time exploring the amazing selection of wineries and craft beer distilleries. Stop in at the antiques stores, visit a charming historic building filled with the latest in fitness gear and bicycles, catch a movie or live performance at the Michigan Theatre of Jackson, or shop at the best toy store in Michigan (really!).

Any way you do it, we hope you make it a Jackson weekend! ✨

2014 Slate of Nominees to the MHPN Board of Directors

As part of the upcoming Annual Meeting, several changes will occur to the MHPN board. The first is the pending departure from the board by three current board members. Departing the board will be Elaine Robinson, who is completing her ninth consecutive year (third three-year term). Grace Smith will be leaving at the end of her first three-year term on the MHPN board. Finally, departing part way through his first three-year term is Scott Lowell. Each of these board members has served with great dedication and we wish to thank them for their service.

The proposed slate of incoming officers includes: Ruth E. Mills, President; David Varney, Vice-President; and Denise McGeen, Treasurer. The Secretary position is currently vacant.

The nominating committee is pleased to announce that three board members have agreed to stand for re-election. These individuals are Cheryl Early (Plymouth), and Greg Jones (Ann Arbor) for their third three-year terms, and Richard Karp (Lansing), for a second three-year term.

There are two new incoming board members on the slate of nominees. Each prospective board member has provided a statement regarding their experience and what they would bring to their service. Excerpts from each of these are provided below.

Dawn Bilobran, Detroit

We are pleased to welcome Dawn on the board as the official representative of Preservation Detroit. Dawn is a recent graduate of the Master's program at Eastern Michigan University. She is a lifelong Michigander and is proud to call downtown Detroit home where she serves on the Board of Directors of Preservation



Dawn Bilobran (courtesy of The Christman Company)

Detroit, the city's oldest and largest architectural preservation organization. Dawn works for The Christman Company as a Historic Preservation Specialist and Project Coordinator. She is passionate about sharing the social, economical and cultural benefits of historic preservation and increasing appreciation for the State's built heritage.

Nancy Villa Bryk, Ann Arbor

Nancy is a full-time professor in the Eastern Michigan University Historic Preservation Program. She comes to historic preservation as a museum professional who researches, re-interprets, and physically reinstalls historic houses that serve as public museums. Nancy was a museum educator for many years and has worked collaboratively with other cultural partners as well as with formal educators. She is looking forward to leveraging her knowledge of and links to these groups to extend the reach of MHPN. *



Nancy Bryk (courtesy of Nancy Bryk)

Proposed 2014-2015 MHPN Board Members and Staff

OFFICERS

Ruth E. Mills, Ypsilanti *

President

David Varney, South Haven *

Vice President

Vacant

Secretary

Denise McGeen, Detroit*

Treasurer

Melissa Milton-Pung, Ypsilanti

Immediate Past President

EXECUTIVE COMMITTEE

Robin Adair, Ann Arbor

Kenneth Czapski, Marquette

Michael Kirk, Dearborn

Emily Jarvi, Lansing

DIRECTORS

Dawn Bilobran, Detroit*

Christine Bowman, Jonesville

Nancy Villa Bryk, Ann Arbor*

Ron Campbell, Flint

Randy Case, Battle Creek

Rob Dwortz, Grand Rapids

Cheryl Early, Plymouth*

Richard Hosey, Detroit

Tim Hunnicutt, Dewitt

Gregory Jones, Ann Arbor *

Aaron Jonker, Grand Rapids

Richard Karp, Lansing*

Karen Nagher, Detroit

Gary Rentrop, Bloomfield Hills

Tom Roberts, Wyandotte

Greg Saxton, Midland

James Schmiechen, Douglas

MHPN STAFF

Nancy M. Finegood

Executive Director

Amanda Reintjes

MHPN/NTHP Field Representative

Ellen Thackery

MHPN/NTHP Field Representative

Emilie Evans

MHPN/NTHP Detroit Preservation Specialist

Katie Large

Assistant to the Executive Director

Gary Scheuren

Program Director

*As nominated



Michigan Historic Preservation Network

313 E. Grand River Ave.
Lansing, Michigan 48906
517.371.8080

Address Correction Requested

Non-Profit Org.
U.S. Postage
PAID
Lansing, MI
Permit # 37



Printed on Recycled Paper

*To join MHPN, get more information about
our organization and its activities,
and to see a list of upcoming events, please
go to our website at*

www.MHPN.org

*Please
Join us!

Complete
and return
the attached
membership
form today.*

For Individuals and Households:

- _____ \$40 Basic Membership
- _____ \$20 Student (enclose copy of student ID)
- _____ \$20 Senior (age 60 and older)

For other entities:

- _____ \$75 Organization/ Institution/
Government
- _____ \$120 Historic Resource Council
- _____ \$150 Historic District Commission or
Committee (up to 10 members)

Add an optional extra gift to your membership:

- _____ \$50 Sustaining
- _____ \$100 Patron
- _____ \$250 Sponsor
- _____ \$500 Benefactor

Method of Payment:

_____ Check enclosed (payable to 'MHPN') Charge my: _____ Visa _____ Mastercard _____ Discover

Name on Card _____ Member's Name _____
 Phone _____ Street Address _____
 Credit Card Number _____ City/State/Zip _____
 Expiration Date M/Y _____ Email Address _____
 CVV (3 digit verification code on back of card) _____ (required to process card)

Card Holder's Signature _____

MHPN, 313 E. Grand River Ave., Lansing MI 48906 517-371-8080 fax 517-371-9090 info@mhpn.org

Proposed 2014 Bylaw Changes

This year, there are several changes that the Board of Directors is proposing to the MHPN Bylaws. These changes are designed to clarify issues relating to term limits, amount of time spent off the board, and the appointment of the Executive Committee. These individual sections are provided below, as required by Article XI of the Bylaws. The approval of the changes will occur at the Annual Meeting, held this year at the Annual Conference, May 15, 2014.

Proposed deletions are in ~~strike-out~~ and proposed additions are in **BOLD**.

Article V – Board of Directors:

8. Continuous service on the Board of Directors by any person is limited to a maximum of three (3), three-year (3-year) terms, for a total of nine (9) continuous years of service; approved leaves of absence, or any other interruptions in service, are included within the nine (9) continuous years of service and do not extend that time period.

- a. This limitation of nine (9) continuous years of service shall not apply to the ex officio service of the Immediate Past President who, if not yet relieved of their office by their successor stepping down from their Presidency, shall serve as a voting member of the board for a tenth (10th) continuous year of service to provide counsel and advice, but in no case shall any person serve for more than ten (10) continuous years.
- b. It is recognized that if the Immediate Past President is not yet relieved of their office at the close of their tenth (10th) continuous year of service, there may be one (1) or more years when there is no current Immediate Past President serving as a member of the Board.
- c. **If a member of the Board of Directors has served the maximum of three (3), three-year (3-year) terms and steps down, they may return to begin serving another maximum of three (3), three-year (3-year) terms after at least one (1) full year has passed. Similarly, if a member steps down before serving the maximum number of terms, or steps down from service during any one of their terms, they may return to begin serving another maximum number of terms after at least one (1) full year has passed. In both instances, stepping down from Board service for at least one (1) full year applies each time these situations occur for a member.**

RATIONALE: The MHPN has wisely built in a number of formal moments when a Board member steps down from service.

For example, already included in our bylaws is the requirement that after both first and second three-year terms, a current board member must again be brought before the full membership for a vote to continue serving. In other words, just because a member is currently serving on the board and has another three years that he/she can serve, doesn't mean that he/she will be elected to do so.

And at the end of a third three-year term, the board member must step down. This amendment makes clear that if a board member interrupts their service or has served the maximum number of years of continuous service, they must wait at least a full year before being considered for nomination again. The year allows the Nominating Committee, the Board, and ultimately the full membership to consider if continued service is desirable. It also allows new leadership to grow when established leadership has stepped down, at least for a time. Leaves of Absence are not addressed in the by-laws, but rather, in the Board Member Leave of Absence policy passed in 2007. A Leave of Absence is limited to two-to-six months and specifically is stated to not extend the term of the board member.

Article V – Board of Directors:

3. The Board of Directors shall have the power to appoint any MHPN member in good standing or official representative of a member organization, commission, professional/corporation, HRC, or affiliate group in good standing to fill any vacancies that may occur in its membership until the next election; appointees shall be chosen from nominations provided by the nominating committee.

- a. **Someone appointed to fill a vacancy is not assured that the Board of Directors will vote to approve their nomination in the next general election. If chosen by the Nominating Committee, voted by the Board of Directors to be part of its slate of board nominees for presentation at the Annual Meeting, and approved by a vote of the full membership, the person shall begin their first three-year (3-year) term at that time.**
- b. **Someone chosen by the Board of Directors to fill a vacancy is sometimes filling a vacancy opened by a Board member who has stepped down from board service. Filling the vacancy, however, is not defined as completing the former Board member's term or in any other way being responsible for his or her activities.**

RATIONALE: We have been making mid-term appointments for some time. We have established the habit of having their first

Proposed 2014 Bylaw Changes, continued

elected term of service be the first of their maximum of three, three-year terms. This change puts this in writing.

Article V: Board of Directors:

1. The Board of Directors shall determine its size, to consist of from twelve (12) to twenty-eight (28) voting members.
 - a. Board members are not required to live in the State of Michigan, but if they do not, they must have a demonstrated interest in positively supporting Michigan's preservation activities.
 - b. Up to nine (9) voting members **to serve the first of a maximum of three (3), three-year (3-year) terms each** shall be elected at each Annual Meeting ~~to serve for three-year (3-year) terms.~~
 - c. The Immediate Past President shall be a voting member of the Board of Directors *ex officio* and be counted as one of its twelve (12) to twenty-eight (28) voting members.

RATIONALE: Just as we stagger new board members on a commission so that they don't all step down at the same time, this is to guard against have MORE than 9 people on the board step down in tandem if, for example, they all serve their maximum of three 3-year terms. In other words, it is not meant to count those returning for second and third 3-year terms in the total 9 because we lose our flexibility to 'catch up' if there is an imbalance on the board – e.g. a higher number than usual step down mid-term. And of course, the upper limit on any slate is established by not exceeding the 28 number limit on the board set in the by-laws.

Article V: Board of Directors:

5. The business of the MHPN between meetings of the Board of Directors shall be directed by an Executive Committee of between eight (8) and twelve (12) members to consist of the officers; chair or co-chairs of committees; and as many at-large members **of the Board** as may be needed, elected to the Executive Committee by the Board of Directors from among its own membership. **The election of the members of the Executive Committee shall be conducted by the Board of Directors at the time of the Annual Meeting after the full membership**

votes on the composition of the Board for the upcoming year. The Executive Committee shall exercise the full power of the Board of Directors in directing activities and expenditures, following policies as set by the Board. The Board of Directors shall **approve provide approval of** the actions of the Executive Committee through **approval acceptance** of the Committee's minutes at the quarterly Board of Directors meetings.

RATIONALE: Because the term "at-large" frequently applies to an organization's full membership, it would be smart to clarify in this section that "at-large" applies to choices made from among the entire membership of the Board of Directors only.

We have been lax in securing Board of Directors approval of the members of its Executive Committee and simply have been having the current members of the Executive Committee name additional members to its body at its first regularly scheduled meeting after the Annual Meeting. Inasmuch as the Board of Directors depends on the Executive Committee to conduct its business between its quarterly meetings but remains fully responsible for all decisions and work of the organization, it is inappropriate not to secure its approval as per the bylaws. Logistically, it seems easiest to hold the Annual Meeting at the spring conference, close the Annual Meeting, and then, as part of the agenda, simply ask for a vote by the new Board to approve a prepared slate of Executive Committee members. Not to follow this timing would mean having the Executive Committee taking votes between the Annual Meeting and the Annual Retreat that could be called into question.

Finally, it has become clear while conducting some of our higher profile business – i.e. approving easements, entering into tax act partnerships, etc. – that a vote by the Executive Committee has to be as binding as a vote by the Board of Directors. Thus, the Board of Directors cannot be "approving" the votes of the Executive Committee on a quarterly basis because that suggests that if its approval is not forthcoming, the Executive Committee decisions could be changed. Rather, the minutes of a full board meeting should indicate that the votes taken by the Executive Committee are "accepted." This is not dissimilar to the acceptance of the Treasurer's report rather than voting on it. *

***Come Party with MHPN! We have two house parties scheduled for this summer:
June 14: Jazz Night at Cliff Bell's Jazz Club, Detroit
August 3: Comfort Station 100th Anniversary Party/Gallery Walk, Old Town Lansing
Keep an eye out for more details!***