LETTER FROM THE PRESIDENT

Transitions. That is the word that describes the Michigan Historic Preservation Network and the statewide preservation community in 2019.

MHPN said good-bye to our long-time executive director in 2019. After 17 years at the helm, Nancy Finegood chose to retire and we hosted a celebration of her leadership and preservation successes. Over 200 friends and family gathered at Dearborn’s Fair Lane to thank her and wish her well. We again celebrated her leadership in May, when MHPN received a Governor’s Award for Historic Preservation for our Preservation Trades Programs statewide.

In April, we were fortunate to welcome Mark Rodman as our new director. Mark was the former deputy state historic preservation officer in Colorado and previously served as the executive director of Colorado Preservation, Inc. He spent the summer traveling Michigan, learning the state, seeing many of our historic sites, and meeting a number of you—our loyal supporters.

We also saw Michigan’s State Historic Preservation Office (SHPO) move from the Michigan State Housing Development Authority (MSHDA) to the Michigan Economic Development Corporation (MEDC). We appreciate all the support provided by our friends at MSHDA and look forward to continuing that relationship. We also are excited to expand our relationship with MEDC, a group with whom we have worked through Michigan Main Street, the Community Revitalization Program, and the Michigan Council for Arts and Cultural Affairs.

This year also saw the founding of the Cultural Advocacy Network of Michigan—a group of statewide organizations that will advocate for support of cultural and arts programs, including archaeology and historic preservation. (www.canmichigan.org)

With all the changes, MHPN continued to focus on what has made this organization a vital part of Michigan communities—providing advocacy and education and supporting preservation projects statewide.

Legislation was reintroduced in January to reinstate the historic preservation tax credit in Michigan. It received a boost at MHPN Advocacy Day and got its first hearing in the Senate Finance Committee in December. We have developed a strong coalition of organizations to advocate. With your continued support of this important legislation, we can see it signed into law before the legislative session ends in 2020. Learn more at www.miimpact.com.

MHPN continues to offer quality educational programs. In 2019, we worked across Michigan supporting preservation efforts and projects in 39 counties and offered over 25 educational experiences around the state, including presentations and workshops, and we conducted 10 Community Assessments. Our 39th Annual Conference held in Holland was a huge success. In September, we threw a party at the Pontiac Little Art Theater to celebrate with our friends and champions.

On the ground, we continued to support preservation projects. We added to our loan portfolio of projects through financial support of the Cheboygan Carnegie Library. We invested in major historic projects in Ypsilanti and Mobile, Alabama. (They asked, needed our support, and we happily obliged—it’s great to know our reputation has made us known outside our state.) And in Detroit, one of the projects in which MHPN had invested was completed. In addition, we added a 26th preservation easement to our portfolio.

Through all the transitions experienced in 2019, MHPN’s board and staff has ensured that the organization did not miss a beat in keeping our mission front and center. Without your support and assistance, none of this would be possible. Thank you for making 2019 another successful year for the Michigan Historic Preservation Network.

Denise McGeen
Board President
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PHOTO CREDITS
Cover: Farmington Downtown Development Authority and David Lewinski.
WELCOME, MARK RODMAN!

MHNP welcomed Mark Rodman as the organization’s new executive director in April, 2019. Prior to joining the Network, Rodman was deputy state historic preservation officer for History Colorado (SHPO), overseeing the Office of Archaeology and Historic Preservation and the State Historical Fund. Rodman previously was operations manager for the $50 million tax credit rehabilitation of the 600,000 square-foot Revolution Cotton Mill in Greensboro, NC. From 2002-08, he served as executive director of Colorado Preservation, Inc. Rodman also worked as director of operations for Preservation North Carolina and an operations manager for Wachovia Bank. He began his career as operations supervisor with the Parks, Recreation and Tourism Department of the City of Rock Hill, SC. Rodman holds a master’s degree in Historic Preservation Planning from Cornell University and an MBA from Winthrop University. Mark hit the ground running in Michigan, implementing a variety of strategic initiatives and advocating tirelessly for the reinstatement of the state historic tax credit. MHPN is pleased to welcome Mark to Michigan and is glad to have him leading the organization!

A FOND FAREWELL TO NANCY FINEGOOD

After 17 years as MHPN’s executive director, Nancy M. Finegood retired in 2019. Through Nancy’s leadership, MHPN has grown and evolved into an organization known not just in Michigan, but in communities across the country for having both excellent and innovative programming and partnerships.

Nancy joined MHPN in 2002 as its second-ever executive director. During her tenure, she spearheaded several initiatives now fundamental to the organization’s programming, grew the staff into a team of preservation advocates, and positioned MHPN as a leader in the field.

Nancy’s list of notable accomplishments is too long to document here, but a few examples of Nancy’s leadership, creative thinking, and hard work are highlighted below. Nancy was instrumental in the development of MHPN’s partnership in historic tax credits for rehabilitation projects, a program that helps ensure historic rehabilitation projects are financially feasible. With funds raised from this program, MHPN has seeded and manages a revolving loan fund that supports historic rehabilitation projects statewide.

Nancy also positioned MHPN to embark on its own property redevelopment projects. MHPN first renovated a historic railroad line comfort station in Lansing’s Old Town district for its headquarters. MHPN followed in 2016 by renovating a home in Detroit’s Jefferson-Chalmers neighborhood as part of a multi-year partnership with community residents and leaders, incorporating preservation practices into community development.

In 2018, MHPN launched the Living Trades Academy, the outcome of a vision Nancy had for an intensive historic building trades program for unemployed and underemployed workers. The nine-week pilot took place in Detroit’s North End neighborhood. The program came on the heels of many years of practical preservation workshops and window restoration intensives around the state, as well as trades training programs in Detroit Public Schools, that Nancy and the MHPN staff have facilitated.

Finally, Nancy led numerous successful advocacy campaigns for historic properties at the federal and state level. Notable examples include 2016’s fight to keep Michigan’s Local Historic District act intact and MHPN’s current support of the Michigan Historic Preservation Tax Credit, which will reinstate the low-cost, high-return program that assisted owners of Michigan’s historic properties from 1999-2011.

These are a few big examples of what will become Nancy’s legacy at MHPN, but they hardly scratch the surface of her impact here. The organization, and the preservation community in Michigan, have benefited in countless ways from having such a strong leader for so many years. Nancy has been a joy to work with and a mentor to many. MHPN wishes her all the best in her retirement.
In May, 2019, MHPN was honored to receive a Governor’s Award for Historic Preservation from the State of Michigan for the organization’s innovative Preservation Trades Programs statewide. The award recognizes the Network for connecting homeowners, entrepreneurs, contractors, students, and others to valuable knowledge in the preservation trades. From simple repair of historic flat plaster to teaching high school students over a semester about historic preservation and related skills, and from multi-day workshops training under-employed contractors how to launch and keep a wood window repair business, all the way to the 2018 nine-week hands-on Living Trades Academy that taught multiple preservation skills on site, MHPN has been committed to teaching people how to care for their historic places.

As State Historic Preservation Officer Brian Conway noted in his award presentation, “MHPN has had hundreds of students attend its programs; some have gone on to start their own businesses, and communities are enthusiastic about having MHPN come to town for a Block Build or Practical Preservation Workshop. These innovative training opportunities better equip Michigan residents for skills-based jobs and will enable community preservation efforts long into the future.”

Thank you to Governor Whitmer and to our colleagues at the State Historic Preservation Office for recognizing MHPN’s efforts!

ADVOCACY

ADVOCATING FOR POLICY

In January, State Senator Wayne Schmidt introduced Senate Bill 54, and Representative Ben Frederick introduced its companion bill, House Bill 4100. These bills will re-establish the state historic tax credit program. The program was in place from 1999 to 2011 and was very popular and successful, generating $9.58 in expenditures for every $1 invested in the program. Preservationists supported the bills all year, advocating for them as a large group at February 26’s Advocacy Day, meeting individually with legislators at coffee hours and in offices, and writing support letters for the bills. In December, the Senate Finance Committee held a hearing on SB 54 and many preservationists attended to show support. MHPN will keep working to support these bills through 2020.

In March, MHPN staff members Ellen Thackery and Melissa Arrowsmith collaborated with other Michigan advocates to discuss funding historic preservation programs with legislators in Washington, DC in coordination with Preservation Action’s Advocacy Week.

ADVOCATING FOR HISTORIC PLACES

MHPN field staff support community efforts to preserve historic places all over the state. MHPN’s field services include responding to hundreds of inquiries and requests, participating in and facilitating community meetings, conducting educational sessions, and providing expert public testimony.

Through our partnerships and work with local organizations, MHPN impacts communities throughout the state based on individual community priorities. In 2019, 39 of Michigan’s 83 counties accessed MHPN’s field services or attended/hosted an MHPN educational event. (See map on page 5).

The Southeast Michigan field representative actively assisted residents and property owners all over her region in 2019, and was especially active throughout the year with local residents and local governments in Dearborn, Milan, Bay City, Perry, and Pontiac. She facilitated educational experiences in Farmington Hills and Flint, as well as elsewhere. Some of the resources that benefited from her assistance include private homes, sacred places, schools, commercial structures, and industrial buildings such as mills and waterworks.

In 2019, the MHPN field staff assisted many communities throughout Greater Michigan as well and facilitated a number of educational opportunities. Some of the communities actively assisted include Alma, Evart,
Norwood, Ludington, Three Rivers, Paw Paw, and the following counties: Leelanau, Ingham, Manistee, Grand Traverse, Berrien, Delta, and Calhoun counties, as well as others. MHPN staff facilitated a presentation in Norwood to discuss the feasibility of rehabbing and maintaining their historic township hall, worked with city leadership and developers in Vicksburg, and provided resources and encouragement for Evart to begin pursuing a local historic district. Continuing advocacy issues included assisting the Saugatuck Dunes and Isle Royale National Park. The types of resources that benefited from field assistance include private homes, paper mills, historic township halls, historic churches, and commercial districts.

The Detroit Preservation Specialist participated in several key efforts during 2019. She continued working with and supporting Detroit’s Jefferson-Chalmers neighborhood, participating in their planning meetings and providing resources to the Vanity Ballroom team as they planned the rehabilitation of the building. She was active in advocating for the preservation of the Detroit Saturday Night Building and with the group Detroiters for Parking Reform. She helped many groups find resources and funding, including the Brodhead Armory and the Omega Psi Phi fraternity for their house on Ferry Street. She was also active in the effort to fund the Detroit Housing Trust Fund to preserve affordable housing in the city, and in support of Hamtramck Stadium’s effort to obtain a $50,000 MEDC grant.
TRAINING AND EVENTS

MHPN facilitated over 25 educational programs in 2019, including two realtor workshops, three pop-up preservation offices in communities, eight historic district commissioner workshops, presentations to MSU students and at the Small Town and Rural Development Conference, co-hosting with partners a Detroit event shining a light on Civil Rights Champion Willis Graves, and presenting in many communities from Norwood to Vicksburg and from West Branch to Dearborn, with lots of places in between.

The Michigan State Housing Development Authority supported these efforts through a grant from their Housing Preservation Fund. That grant award strengthened MHPN’s field services and work in Detroit, and supported five historic district commission workshops, the realtor workshops, the pop-up offices, nine Phase 1 Community Assessments, and one complete Community Assessment (Phases 1 and 2) in Ludington. MHPN is grateful for that support.

Preservationists gathered in Holland on the historic campus of Hope College May 16-18. The theme for the 39th annual conference, “Toolkits and Wheelhouses,” brought together over 350 participants and 70 presenters. Participants saw what tools successful programs—both new and seasoned—keep honed in their toolkits to make preservation work, and which communities have preservation firmly in their wheelhouses. What was shared applied to traditional downtowns and neighborhoods, archaeological resources, architectural treasures of the recent past, Legacy Cities, shoreline and agricultural communities, and more. “Real Estate is the Name of the Game” was the topic of Keynote Speaker Myrick Howard, president of Preservation North Carolina. Design and planning professionals chose from 47 continuing education program hours accredited by AIA and AICP. A “first,” the Annual Awards Evening was held in a military facility, Holland’s historic 1925 National Guard Armory.
MHPN 2019 ANNUAL PRESERVATION AWARDS

The Michigan Historic Preservation Network annually presents awards to outstanding projects, people, and organizations that exemplify historic preservation in Michigan. In 2019, twelve awards were presented in five categories.

WINNERS INCLUDED:

LIFETIME ACHIEVEMENT AWARDS:

Dean L. Anderson, Okemos, in recognition for his 45-year career documenting Michigan’s archaeological sites, educating the public, and advocating for site protection.

Laura Rose Ashlee, Okemos, in recognition for her 32-year career at the State Historic Preservation Office. Laura’s contributions were many, but her key achievement while at SHPO was the Historical Marker Program, where she wrote the text for hundreds of markers statewide.

Nancy Finegood, Eaton Rapids, in recognition of her exceptional leadership for MHPN during her 17-year tenure as its executive director. During that time, she guided some of the organization’s greatest successes.

Eugene C. Hopkins, FAIA, Ann Arbor, for his career preserving the architectural and cultural heritage of Michigan and the nation. Gene’s work has resulted in the preservation of some of Michigan’s best-known and most loved places.

BUILDING AWARDS:

The Cadillac House, Lexington, for the rehabilitation of one of the oldest remaining hotels in the state. The project attracts new visitors, created new jobs, and inspired the Village to begin a new master plan.

Grandview Marquette Apartments (Holy Family Orphanage), Marquette, for the transformation of a long-vacant local landmark into a vital community asset, featuring 56 units of high-quality affordable housing.

The Mehlhose Ice Cream Building, Wyandotte, for the rehabilitation of the 1907 Mehlhose Ice Cream Building. The project has brought local and regional attention to Wyandotte and to the importance of preservation.

The SVRC Marketplace (Saginaw News Building), Saginaw, for the transformation of the News Building into the SVRC Marketplace—a beacon of Saginaw’s revitalization, resulting in job creation, more access to fresh produce, and increasing economic development for the community.

TAX CREDIT AWARDS:

The Capitol Park Lofts, Detroit, for the rehabilitation of the vacant 1912 building into a mixed-use development, adding needed housing units and anchoring the revitalization of a key location downtown.

The Wurlitzer Building (Siren Hotel), Detroit, for the rehabilitation of the long-vacant 1926 Wurlitzer Building, reimagined as the Siren Hotel. The hotel now has a lively first floor, 106 rooms, and panoramic views upstairs.

GOVERNMENT/INSTITUTION AWARD

Oakland County, for the Main Street Oakland County Program, the nation’s only county-wide Main Street program. It has been supporting downtowns as vibrant districts, created jobs and new businesses, and spurred the rehabilitation of over 100 historic buildings.

PRESERVATION GEM AWARD:

Cooley Memorial Fountain, University of Michigan, Ann Arbor. The fountain, completed in 1940, was leaking after many years and the bronze sculpture had been damaged and weathered. Conservators restored the sculpture’s original color and patination and, underneath, the plumbing was redesigned to correct leaks and increase system longevity.
LOANS

Intervention Loans

The MHPN Intervention Loan Program provides low-interest loans 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. The property must be 50 years of age or older and be located in Michigan.

Applications are accepted from 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.

The loan funds may be used for:

- The repair and replacement of building systems that threaten the integrity of the historic building (e.g. HVAC, roofing, foundations, plumbing, structural elements and electrical systems).
- Mothballing or rehabilitation of the building, if the requested funding contributes to a comprehensive rehabilitation plan.

Predevelopment Loans

The MHPN Predevelopment Loan Fund provides financial support for projects rehabilitating historic buildings in Michigan. The property must be 50 years old or older and both non-profit and for-profit organizations are eligible to apply. The loan covers reasonable third-party costs that occur in the early stages and are necessary to making the project happen. These include: accounting, application fees, financing fees, appraisals, architectural and engineering, environmental assessment, licenses and permits, and others. Acquisition will be considered.

2019 LOANS

Intervention Loans

- Calhoun County Land Bank for 26 Fremont Street, Battle Creek - 2018
- Hackett Auto Museum, Jackson - 2018
- Cheboygan Carnegie Library, Cheboygan - 2019

Predevelopment Loans

- 1108 Water Street, Bay City - 2017
- Thompson Block, Ypsilanti - 2017
- Casa Del Rey Apartments, Pontiac - 2017
- Brush Park Mansion (now retired), Detroit - 2018
- Hackett Auto Museum, Jackson - 2018
- Pablo’s Mexican Restaurant REO Town, Lansing - 2018
- Cheboygan Carnegie Library, Cheboygan - 2019
EASEMENTS
During 2019, MHPN continued its role in protecting Michigan’s properties through easements. MHPN holds 26 easements in total, including a Detroit easement donated in 2019 (please see the map below).
Each easement is a legal instrument between the property owner and MHPN, which establishes perpetual protection by preventing inappropriate changes to the historic fabric. As the easement holder, MHPN carries out at least one annual monitoring of each property to document current conditions and determine if the property is being maintained in compliance with the easement agreement.

Third Street Garage.

Easement
Ann Arbor (4)
Bloomfield Hills (1)
Detroit (3)
including Third Street Garage, 2019
Grand Rapids (10)
Lyon Township (1)
Marshall (2)
Pontiac (1)
Royal Oak (1)
Traverse City (3)

Number in parentheses indicates the number of easements held in each location.
TAX CREDIT PROJECTS

Participating in real estate projects and bringing value, while helping ensure a project’s historic character will be preserved and maintained, is one more way that MHPN is supporting preservation and revitalization in communities statewide and beyond. MHPN has partnered with developers on real estate projects that used the state historic preservation tax credit (currently unavailable) and the Michigan brownfield tax credit; MHPN’s involvement helps ensure a project is a financially viable and successful rehabilitation.

In early 2019, MHPN signed the agreement to invest in Ypsilanti’s Thompson Block. (The state tax credits were approved for the project in 2011 and remained available when the project resumed with a new developer after a disastrous fire.) The project is expected to bring a restaurant, whiskey bar, and 20 apartments to Depot Town. Also this year, MHPN signed an agreement to partner in the transformation of a historic skyscraper, the Merchants National Bank Building, in Mobile, AL. MHPN was invited to participate as no local partner was available. The 18-story building is expected to house 84 apartments with commercial, retail, and restaurant space on the ground floor.

One of the projects that included MHPN as a partner—Detroit’s Farwell Building on Capitol Park—was completed in 2019. It reopened in August after being vacant 30 years, and was almost entirely leased up six months later. MHPN is proud to have contributed to the success and completion of this prominent landmark in the Capitol Park Historic District.

FALL BENEFIT

MHPN’s 25th Annual Fall Benefit took place on September 28 at Pontiac’s Little Art Theatre—“The PLAT”—located in historic downtown Pontiac, the first time the event was held in that city. Our venue started life as a modest 1868 Italianate commercial building. In the 1950s, every shred of exterior detailing was damaged or destroyed during installation of a “modern” metal storefront. New owners purchased the building in 2015, intent upon bringing it back to life. Employing a lively color palette and creatively-interpreted replacements of missing architectural details, they transformed the building into a popular entertainment space.

Our enthusiastic guests packed the small theater. Popular activities highlighted the evening, including tours, networking, live and silent auctions, and the special presentation of an MHPN honor—a Government / Institution Award for Main Street Oakland County.
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 2019 supporters who made contributions between January 1 and December 31, 2019. Financial support came from 209 individuals, businesses, foundations, organizations, educational institutions, governmental bodies, and grant-making entities.

For a 2019 financial statement, please contact the office.

The members of MHPN’s Heritage Society—a giving club established in 1999—are an important part of our support base because each member pledges to make gifts totaling at least $1,000 in each of three consecutive years. Having these commitments allows us to approach new projects with greater confidence and better serve the historic resources of Michigan and our members and partners. Heritage Society members are noted below.

### $10,000 or more:

**The Christman Company - Lansing & Detroit**
Ron Staley and Chelsea Sturza
Lansing, MI  
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**Kidorf Preservation Consulting**
Kristine Kidorf
Detroit, MI  
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Pamela Hall O’Connor and Terry A. O’Connor
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**Steven R. Fox with Bishop & Heintz, P.C.**
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**Michigan State Housing Development Authority**
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Annie Rubel
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OUR 2019 SUPPORTERS continued...

**Heritage Society Giving Levels**

The giving level is maintained when the annual donation amount falls within range for three consecutive years.

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<th>Level</th>
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<td>Copper</td>
<td>$1,000-2,499</td>
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**Dawn F. Schumann**
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Bingham Farms, MI

**Automotive Hall of Fame**
Eva Holinski
Dearborn, MI

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Shari Vandervest
Ludington, MI

**Kristin Bartlett**
Ypsilanti, MI

**Dawn Bilobran**
Detroit, MI

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**Mallory Bower**
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**Detroit Historical Society**
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**Grand Rapids Public Museum**
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**Rosalyn A. Johnson**
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Salvatore Parillo
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Mary Liz Curtin
Clawson, MI

**Bryan Lijewski**
East Lansing, MI

**David Lilly**
Detroit, MI

**Judith A. Lindstrom**
Bloomfield, MI

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OUR 2019 SUPPORTERS continued...

Sarah Lippert  
Fenton, MI

Martha  
MacFarlane-Faes  
Lansing, MI

Jennifer J. Mach  
Livonia, MI

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McLean & Eakin  
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Milton-Pung  
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Rick Neumann  
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Ionia, MI

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