

March 2024 News from the Michigan Historic Preservation Network



Announcing the introduction of Michigan House Bill 5430!

Sponsored by State Rep. Joey Andrews, HB 5430 proposes game-changing updates to the Michigan Historic Preservation Tax Credit

Gov. John Engler signed the first Michigan Historic Preservation Tax Credit into law in 1999. The 25% credit was integral to restoration projects from Detroit to Menominee. Phased out in 2011 by Gov. Rick Snyder, the program had leveraged \$71 million in credits to generate more than \$1.46 billion in investment in Michigan rehabilitation projects. It leveraged an additional \$251 million in federal tax credits and led to the creation of 36,000 jobs.

The Michigan preservation community immediately started advocating for the credit's return. The effort gained traction but did not succeed. In the 2020 lame duck session, however, the Legislature passed PA 343, reinstating the popular program for both income-producing and residential projects. The drawback was the credits were capped at \$5M, an amount proven to be woefully inadequate when the application portal opened on June 15, 2022. Commercial credits were claimed within just over 5 hours and residential credits closed in 13 days.

Fast forward to April, 2023, however, when State Rep. Joey Andrews proposed to sponsor a bill to raise the \$5M credit cap to \$100M and make other enhancements to PA 343. A large MHPN work group collaborated with his office on a bill enrolled as HB 5430 on February 7. If you visit the MHPN's Advocacy Page at www.mhpn.org/state/, you can read the bill and compare it to the current 2020 law to see what game-changing updates are proposed.

Here are a few key points that will support passage of HB 5430:

- Preservation projects help meet Gov. Gretchen Whitmer’s housing goal of building *or rehabilitating* 10,000 housing units. Preservation work provides housing at all price-points and for all age-groups, sustainably recycling all types of historic buildings – from schools to mills and factories.
- While big economic development programs are needed for large cities, preservation projects frequently are the best fit for small towns and mid-sized communities. With passage of HB 5430, the credits can fill financing gaps for large projects but also help historic buildings in communities with fewer than 5,000 people.
- A preservation project’s return on investment provides enormous local benefits. Often being smaller, projects tap local lumber yards and hardware stores for construction materials. Those who work on them can be hired locally, which means they spend their earnings locally and pay local taxes.

There are many more points! For example, preservation projects are recognized for advancing sustainability. They keep demolition waste out of landfills. They curb urban sprawl by utilizing existing infrastructure. They conserve the embodied energy invested during initial construction and, with state-of-the-art retro-fitting, make any building a top-notch energy saver.

Or consider the success Michigan preservationists have had keeping traditional downtowns and neighborhoods vital. In addition to being appealing to both young professionals and retirees – and everyone in between – these authentic, walkable places are cultural centers for their regions and heritage tourism destinations.

Please visit the MHPN’s Advocacy page at www.mhpn.org/state/ as we provide you with fact sheets, sample city council resolutions, and more. Your support is needed if HB 5430 is to succeed.

Current Sponsors

**Joey Andrews, Noah Arbit, Erin Byrnes, Donovan McKinney,
Veronica Paiz, Rachel Hood, Felicia Brabec, Jim Haadsma,
Penelope Tsernoglou, Carrie Rheingans, Jimmie Wilson Jr.,
Helena Scott, Jason Hoskins, Phil Skaggs, Jaime Churches**

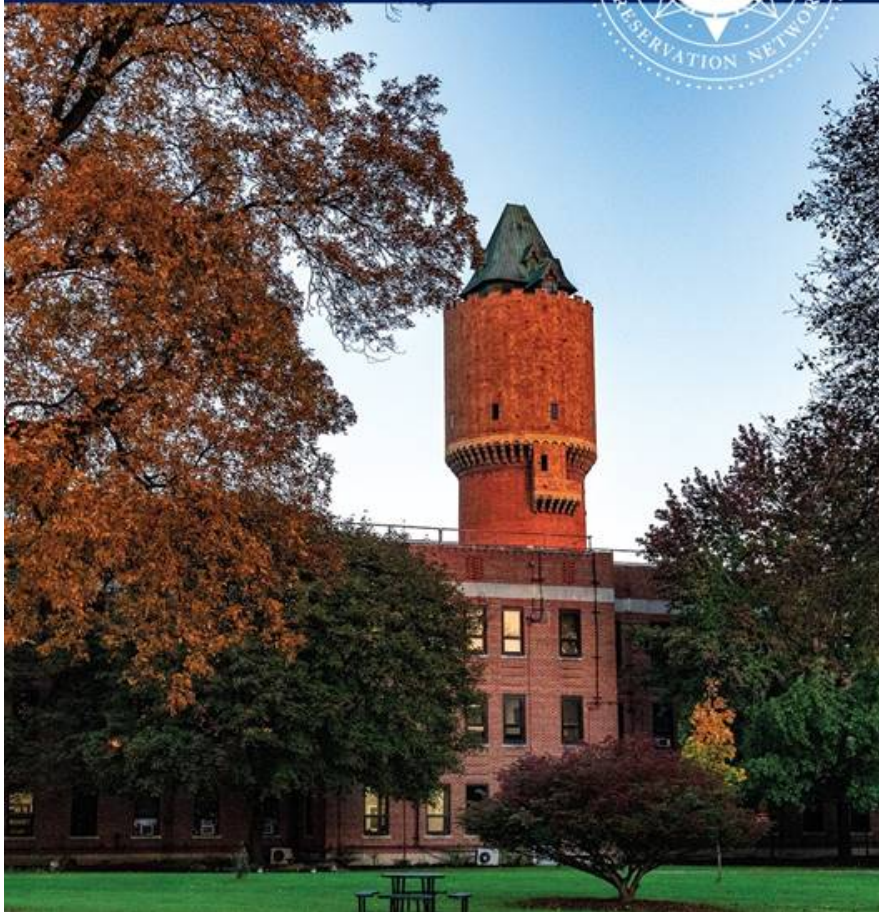


CONFERENCE REGISTRATION NOW OPEN!

THE MICHIGAN HISTORIC PRESERVATION NETWORK presents
the FORTY-FOURTH ANNUAL STATEWIDE PRESERVATION CONFERENCE
at the John E. Fetzer Center, Western Michigan University

THE COLLABORATIVE SPIRIT

THURSDAY-SATURDAY, MAY 9-11, 2024
Kalamazoo, Michigan



2024 Cover, Kalamazoo State Hospital Water Tower. PHOTO CREDIT: William Dyer

www.mhpn.org/conference/



PHOTO CREDIT: The Detroit News

Please tell us if your community has faced this situation

BRIEF SUMMARY OF THE ISSUE: Public Act 98 of 2017 is the Educational Instruction Access Act. The Act prohibits a school district or local government from refusing to sell property to a charter or public school or from taking other actions designed to keep those entities from using the property for a legitimate educational purpose. Public Act 7 of 2018 expands upon this to prohibit deed restrictions on school buildings more expressly than the initial Act. This has given rise to school boards demolishing buildings solely to prevent them from being purchased by charter schools. State Rep Noah Arbit and State Sen. Rosemary Bayer have introduced HB 5025 to repeal the Educational Instruction Access Act. A hearing recently took place before the House Education Committee. Community efforts to save the historic Roosevelt School in Keego Harbor (photo above) were an important part of the hearing's testimony. *The following questions seek your feedback on the loss or rehabilitation of historic schools, not on school choice positions.*

Please email info@mhpn.org if any of the following apply to your community. We welcome a photo, age of your school and how many classrooms, and the size of its property.

- Has your community had a school demolished?
 - If so, were you aware if Public Act 98 of 2017 played a role in the decision to demolish?
- Has your community rehabilitated a school for a new use?
 - If so, were you unaware of Public Act 98?
 - If aware of Public Act 98, did your community simply choose to proceed?

One of the MHPN's Most Popular Programs Featured at the Statewide Conference in May



PHOTO CREDIT: April Bryan

**Saturday, May 11, 2024
9:00 AM – 12:00 PM**

**"Wood Window Workshop for Owners of Old Houses"
Fetzer Center, Western Michigan University, Kalamazoo**

**NOTE: Saturday's program can be purchased
a la carte at www.mhpn.org/conference/**

For years, the Michigan Historic Preservation Network has been your source for training on how to keep your historic windows in good working order for years of additional life. The format of the training has varied to meet the needs of communities. Some are a several hour demonstration or an all-morning, hands-on program like we'll have in Kalamazoo. Some programs have been for several days, or a segment in a training program on various preservation trades, or a comprehensive two-week program from which some students emerge ready to start their own businesses. In spite of windows being one of any historic building's most character-defining features, there is a paucity of professionals available to work on them. Maybe you're a home-owner wanting to develop your skills. But you might just be setting out on your preservation career, or perhaps re-tooling for the next chapter. Could working with windows be an area of interest for you?

Consider taking a look at window restoration on May 11. Here are the details:

Windows made from old-growth wood are dense, weather-resistant, meant to be repaired, and are an important architectural asset in an old house or building. 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.

North Coast Window Works President Peter Carroll teaches the anatomy of a wood window and demonstrates how to: remove wood sashes from their frames, take wood windows apart, remove old glazing and replace it, and add weather stripping to increase energy efficiency. Peter has an old window or two on hand so that interested participants can try their hands at some of the skills. Lead-safe work practices and safe paint removal are discussed, but we are not generating any lead dust or removing any lead paint in this workshop. Storm window options and sash cords are also discussed.

This session uses the Secretary of the Interior's *Standards for Rehabilitation*; National Park Service Preservation Brief 9, "The Repair of Historic Wooden Windows;" and the Window Preservation Standards published by the Window Preservation Standards Collaborative. The session includes data from studies from around the country as well as anecdotal evidence of window efficiencies from the speaker's own experiences and through his work with the National Window Preservation Alliance.



starting at \$200

Save the Date for MHPN'S 26th

HISTORIC RESOURCE COUNCIL DIRECTORY

Don't miss out on a great marketing opportunity!
Registration Opens April 8, 2024

MHPN's Historic Resource Council Directory is posted on mhpn.org and distributed to over 2,000 MHPN members, Historic District Commissions, local Main Street programs, MHPN event attendees, and property owners & advocates.

mhpn.org/historic-resource-council-directory/

Coming to the MHPN's 44th Annual Conference?

Here's What We're Offering in Track 3...

(Registration NOW Open!)

The MHPN's 44th Annual Statewide Preservation Conference is Thursday, May 9, through Saturday morning, May 11, 2024. It's headquartered at the Fetzer Center at Western Michigan University in Kalamazoo. One of the best ways to begin thinking about attending is to look at your choices of presentations and tours, all of which are organized into four tracks. These last two months, we discussed Track 1: Theme, and Track 2: Information. This month, we're looking at Track 3: Case Studies & Applied Skills – "For those who need to know about the design needs of historic buildings, traditional trades, and current building and development practices – the tools that make collaboration effective." Track 3 is sponsored by Grand River Builders, Inc., Grand Rapids.



Thursday: “The Former Michigan Central Station Reimagined – A Complex Collaboration Coming to a Close.” IMAGE CREDIT: Quinn Evans

Here’s what’s being presented in Track 3:

Thursday, May 9, 2024:

10:30 AM – 12:00 Noon: “Creative Collaboration: A Requirement to Adaptively Reuse a School and a Nursing Home.” Grand Rapids Christian High School required a unique ownership and multi-use adaptive reuse to fully integrate historic preservation and low-income housing tax credits. All brought their own complex design requirements. Fulton Manor also required a uniquely creative vision to use the building to its fullest potential without destroying mid-century Modern details.

1:30 PM – 2:30 PM: “Navigating New Construction in Historic Districts.” For Historic District Commissioners, property owners, and design professionals, working with new construction in historic districts is challenging. When the Secretary’s *Standards* tell you only that new work should be differentiated from the old, understanding your district’s distinguishing design characteristics can guide you to answers. Comparative examples test your understanding.

2:45 PM – 4:00 PM: “The Former Michigan Central Station Reimagined – A Complex Collaboration Coming to a Close.” The former Michigan Central Station is symbolic of both the decline and resurgence of Detroit. Acquired by Ford Motor Company in 2018, the station has been reimagined and undergone a comprehensive, multi-year rehabilitation. With the station project nearing completion, this presentation provides an update on the transformation that has occurred.

4:15 PM – 5:15 PM: “Lead Paint: The Hazard and the Reality.” Lead paint is ubiquitous in historic buildings, especially homes. But what is the perceived hazard, the real hazard, and which regulations and reviews have an impact on people dealing with historic buildings? From homeowners to contractors, and from historic district commissions to low-income housing agencies, all need to understand mitigation

Friday, May 10, 2024:

10:15 AM – 11:45 AM: “Lights On Downtown!” “Lights On Downtown” is an initiative to introduce housing into the upper levels of historic buildings in the traditional downtowns of cities outside Michigan’s larger metropolitan areas. Three projects – a restaurant in Marshall (pop. 6,822), a commercial building in Ionia (pop. 13,378), an Opera House in Alma (pop. 9,488) – show how it was done.

3:45 PM – 5:00 PM: “Preservation Myth Busting.” We’ve heard it before – “It’s cheaper to build new”... “Building new is greener and energy efficient” ... “You can avoid barrier free laws and building codes if your building is ‘historic.’” A little bit of truth and a lot of misconceptions. Get the facts and be able to dispel these and other myths.

Saturday, May 11, 2024:

9:00 AM – 12:00 PM: “Wood Window Workshop for Owners of Old Houses” -
The Annual Historic District Commissions Program (but open to all!) SEE DESCRIPTION ABOVE.

Want to review all the session and tour abstracts for more detail, learning objectives, and speaker bios? Visit the conference landing page -- www.mhpn.org/conference/-- and tap the button labelled: “Complete Abstracts for Sessions & Tours.” Please know that you do not need to declare your interest in any sessions or a track. You can mix and match your activities. The complete conference brochure is on the conference landing page as is access to both on-line and hard-copy registration.

The MHPN’s 44th Annual Conference is underwritten by:



**MICHIGAN
ECONOMIC
DEVELOPMENT
CORPORATION**



Upcoming March and April MHPN Webinars

MHPN's monthly webinars are free and open to everyone.

**March 28, 2024, 1:00 PM – “Restoration of the Book Tower in Detroit”
(working title)**

REGISTRATION OPENS SOON!

**April 11, 2024, 1:00 PM – “Passport to the Past: Out and Proud: LGBTQ
History in West Michigan”**

REGISTRATION OPENS SOON!

Did you miss a webinar or want to review it again or share it?
Past webinar recordings are [available](#) on the MHPN’s YouTube Channel!



The MHPN's Webinar Series is supported in part by the Michigan Arts & Culture Council. Do you have a great webinar idea you'd like to discuss with us? Contact info@mhpn.org. Topics from the informational, to the hands-on, to the scholarly are welcomed.

Check out our conference sponsors in the brochure at www.mhpn.org/conference/

2024 Sponsors – Our Special Thanks

The Michigan Historic Preservation Network takes this opportunity to express its appreciation to those who are sponsors of the Forty-Fourth Annual Statewide Preservation Conference. Many donors have been supporting the MHPN for years; others are new. We thank you all!

\$10,000 or more

Michigan Economic Development Corporation and Michigan State Historic Preservation Office, Lansing



\$5,000 - \$9,999

Bay View Handworks, Michigan



\$2,500 - \$4,999

BlackBerry Window & Door Systems, Kalamazoo
The Christian Company Historic Preservation Group – Lansing, Detroit, Grand Rapids
Grand River Builders, Inc., Grand Rapids
Kalamazoo Historic Preservation Commission and the O'Connor Fund for Historic Preservation in Kalamazoo, Kalamazoo
Kiefer Preservation Consulting, Detroit
Kraemer Design Group, Detroit
Janet L. Kreyer, Ann Arbor
Wolverine Building Group, Grand Rapids



\$1,000 - \$2,499

AIA Michigan, Livonia
Dean L. Anderson, State Archaeologist (Retired), and Laura Rose Ashler, State Historic Preservation Office (Retired), Okemos
Anonymous, Michigan
Peter Basso Associates & Blumhart, a division of Peter Basso Associates, Inc., Troy
Building Arts & Conservation, Saline
Clannad Foundation, Wrightville Beach, North Carolina
Hamilton Anderson Associates, Detroit
Melinda A. Hill, Rochester
ICC Commonwealth Historic Preservation, North Tonawanda, NY
Integrity Building Group, Detroit
Mercantile Community Partners, Grand Rapids
Michigan Historic Preservation Network Board, Emeriti, Committees, and Staff, Michigan/U.S.
Oakland County Economic Development & Community Affairs, Waterford
Quinn Evans, Ann Arbor
Park Smith, AIA, Flint
SmithGroup, Detroit



\$500 - \$999

Architecture + design Inc., Battle Creek
Conference on Michigan Archaeology, Michigan
Amanda D. Davis Photography, Mt. Clemens
EverGreene Architectural Arts, Brooklyn, NY
Edsel and Eleanor Ford House, Grosse Pointe Shores
The Mannik & Smith Group, Inc., Maumee, OH
National Restoration Inc., Milford
Preservation Ladies & Gents, Michigan/U.S.
The Saartinen (Michigan) Chapter of the Society of Architectural Historians, Michigan
Gary Schaefer, East Lansing
Pam and Jon VanderPloeg, Grand Rapids
Kathleen H. Wendler, Detroit
WTA Architects, Saginaw



\$250 - \$499

Building Conservation Associates, Inc., Detroit
Family & Friends of David Evans Endowed Scholarship Fund, Michigan/U.S.
H2A Architects, Davison
HopkinsBarns Design Studio, Ann Arbor
Rod Kreyer and Betsy LaVier, Satellite Beach, FL
Martha MacFarlane-Faes, Deputy State Historic Preservation Officer, Lansing
McIntosh Potts Architects, Birmingham
Morgan Stanley, Patrick J. Brantje, Financial Advisor, East Lansing
Pamela Hall O'Connor & Terry A. O'Connor Endowed Scholarship Fund, Kalamazoo
Past Perfect, Inc., East Grand Rapids
Louisa Papper Endowed Scholarship Fund, Ann Arbor
Plastic Moran, Michigan
Thomas Roberts Architect, LLC, Wyandotte
Elsaine H. Robinson Endowed Scholarship Fund, Clinton Township
Rieter Associates Architects, Ann Arbor
Sanders & Czapski Associates, Marquette
Stacy Tehorzynski and David Casack, Ionia
Sylvia & Dave Tillman Endowed Scholarship Fund, Dearborn
Wis. Janney, Elstner Associates, Inc., Bingham Farms



Up To \$249

Patricia Austin, Ann Arbor
Sally Band, Ann Arbor
Casack's Masonry Restoration Inc., Ithaca/Ann Arbor
Kathy Daquette, Ann Arbor
Ann Eton, Laguna Woods, CA
Nancy Finegood, Berkeley
Ina Hanel-Gendreich, Ann Arbor
Kathleen Holtz, Chelsea
Steven Jones, Ann Arbor
J. Michael Kirk, Rochester Hills
Barbara Watt Krueger, Hartland
Ted J. Liggel, Ph.D., Lumberville
Carol Mall, Ann Arbor
Richard Neumann Architect, Potosky
Pamela & Terry O'Connor, Kalamazoo
Margaret Paulus, Jeton Village, WY
Ellen Rammsburgh, Ann Arbor
Ceci Riecker, Dexter
Dawn F. Schumann, Douglas
Grace Shackman, Ann Arbor
Charlotte Whitney Stevens, Olivet
Bene Tyler, Ann Arbor
Sison C. Winberg, Ann Arbor

SPECIAL SPONSORSHIPS TO BE RECOGNIZED

EXPENSE FUND FOR VOLUNTEERS AND SCHOLARS
Bay View Handworks, Michigan Historic Preservation Network, Richard Neumann Architect, Dawn Schumann, Stacy Tehorzynski and David Casack

PROGRAMMING
The MHPN's programs are supported in part by the Michigan Arts and Culture Council.



10 Every effort has been made to ensure listings are correct. If there are omissions or errors, we sincerely apologize and will make corrections on conference signage and when we list our conference donors in the 2024 or 2024 Annual Reports contributors' list.

THANK YOU FOR READING!



Xiaohan Bao Smith (she/her) – for comments, questions, and to un-subscribe

Project Manager

Michigan Historic Preservation Network

Phone: 517-515-0980 | Email: xbaosmith@mhpn.org

313 E César E. Chávez Avenue | Lansing, MI 48906

www.mhpn.org