



MICHIGAN HISTORIC PRESERVATION NETWORK

August 2026 Newsletter

MHPN supports the sustainability and economic viability of Michigan's historic places through advocacy, education, and direct action.

Advocacy Alert

The Michigan Historic
Preservation Network **opposes**
the recent revisions to Section 106.



The Michigan Historic Preservation Network opposes the recent revisions made to Section 106

On July 24, the Advisory Council on Historic Preservation (ACHP) approved destructive revisions to 36 C.F.R. Part 800 (Section 106) of the National Preservation Act in a 21 to 3 vote. These revisions are set to be reviewed by the Office of Management and Budget and then published in a Notice of Proposed Rulemaking (NPR) in the Federal Register. Traditionally, there is a 30-day public comment period after the NPR. The revised regulations will effectively destroy the Section 106 process and they pose a direct threat to the preservation of the nation's rich heritage.

The revisions have not been officially released to the public. Some groups and individuals, however have released the red-lined draft and the final draft of revisions. You can find the [redlined version here](#) and the [draft revisions here](#).

The following are highlights of the most damaging changes to Section 106, as proposed and passed by the ACHP. The many revisions are extensive and constitute the most significant and sweeping changes we have seen since the passage of the National Historic Preservation Act (1966, as amended).

The revisions will:

- Make early consultation with SHPOs and THPOs optional: SHPOs, THPOs, local governments, and the public will only be allowed to comment if the federal agency believes it's helpful, but not disruptive to project timelines and costs.
- Reduce the Section 106 process and reporting to a single agency document: the consultation process will be replaced with a single report produced by the federal agency. Once the report is drafted, the federal agency can decide if it is to be circulated for comment.
- Curtail SHPO and THPO roles further: SHPOs and THPOs would no longer be able to reject a finding that no historic properties are affected. The federal government will not be required to consult with Native American tribes or seek their expertise.
- Remove historical significance to cultural landscapes: Landscapes currently deemed significant would no longer be considered historic properties under a revision that makes physical locations "geographically compact." Large areas of land such as mountains, valleys, bodies of water, canyons (think Grand Canyon) won't qualify as property for the purposes of Section 106.
- Limit areas of potential effects by removing the indirect effects as a form of adverse effects.

"Removing the guardrails contained in Section 106 will bypass the critical process that requires community involvement and expert review for the sake of fast tracking federal projects like highways, pipelines, and even certain data centers," said MHPN executive director Bill Wood. "Michigan's cultural and historic legacy deserves to be protected, and Section 106 is a critical tool for doing so. I encourage everyone who is concerned about this to consider filing a

public comment as well as contacting Governor Whitmer's office and your elected officials in Washington."

MHPN Board President Melissa Milton-Pung notes, "We're set to lose as much or more than the combined impact of Urban Renewal and the mid-20th century freeway expansions that plowed through city centers. Losses will be disproportionately concentrated on traditional cultural properties and non-white historic sites and landscapes. These changes would eliminate public input, requirements to consult with tribal sovereign nations, cultural landscapes like battlefields and sacred lands will be exempt from being considered, and in many cases, entirely eliminate historic reviews for federally funded or permitted projects under exemptions like data centers and housing expansion."

On July 30, the National Trust for Historic Preservation held a webinar attended by over 5,000 registrants. [You can view the webinar recording here](#). MHPN urges members to contact their U.S. and state representatives, as well as Gov. Whitmer, and the ACHP. It is also essential to talk to your local media about these sweeping changes to the National Historic Preservation Act. Consider sharing Section 106 success stories with your community.

Contacts:

ACHP: <https://www.reginfo.gov/public/do/eAgendaViewRule?pubId=202510&RIN=3010-AA10>

Reid Nelson

Advisory Council on Historic Preservation

Phone: 202 517-0200

Email: rnelson@achp.gov

Kelly Yasaitis Fanizzo

Advisory Council on Historic Preservation

Phone: 202 517-0200

Fax: 202 517-6381

Email: kfanizzo@achp.gov

The National Trust has created some easy action items. Please see below, and help spread the word!

Section 106 FAQ: <https://act.savingplaces.org/hsq>

Marketing kit (help spread the word through your social channels, email and newsletters): <https://socialpresskit.com/nationaltrust#advocacy-action-section-106-under-threat>

Contact your Governor:

<https://support.savingplaces.org/page/101008/action/1?ea.tracking.id=Partner>

Contact your Member of Congress:

<https://support.savingplaces.org/page/100753/action/1?ea.tracking.id=Partner>

Share Section 106 Success Stories:

<https://support.savingplaces.org/page/100989/survey/1?ea.tracking.id=Partner>

Additional Information

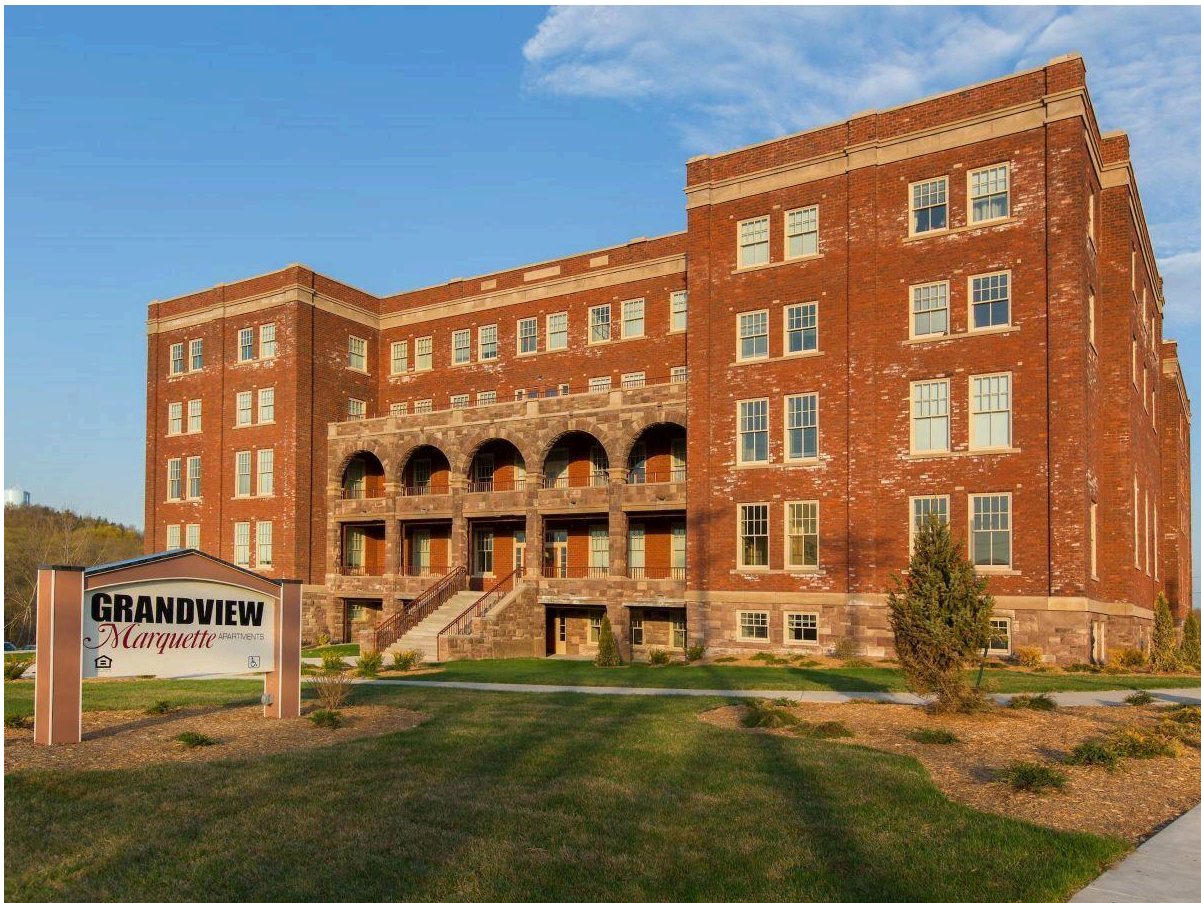
[American Institute of Architects](#)

[National Association of Tribal Historic Preservation Officers](#)

[The National Conference of State Historic Preservation Officers](#)

[Society for American Archaeology](#)

[Preservation Action](#)



Listed on the National Register in 2015, the Holy Family Orphanage (now Grandview Apartments) was constructed in 1914-1915 from designs by architect William E. Reynolds of Green Bay, WI. Today, Community Action Alger-Marquette (CAAM) operates the 56-unit apartment complex which includes fourteen units supporting families in need. The original chapel remains as a community space. Photo: Barry Polzin, Barry J. Polzin Architects

Second call for conference abstracts

MHPN invites you to submit a session abstract to be considered for its 47th Annual Statewide Historic Preservation Conference. The conference theme is "The Roof Over Our Heads: Preservation's Role in Solving Michigan's Housing Crisis." Conference dates are Thursday, May 13 through Saturday, May 15, 2027, at the Hannah Community Center in East Lansing.

The conference abstract portal is open! Abstracts are due by Sunday, September 27 at 11:59 p.m. [Click here to find the "Call for Abstracts – Information for Speakers" and also the Session Abstract Submission Portal via Whova.](#)

This year's theme allows for a variety of pertinent topics to consider, such as:

- Adaptive recycling of non-traditional buildings into housing
- The pros and cons of increasing density in historic neighborhoods with "Accessory Dwelling Units" (ADUs)
- "Lights on Downtown" initiatives to add housing in the upper stories of downtown buildings

- “Missing Middle” programs that provide new, multi-unit, residential-scale homes compatible with historic districts of single-family homes
- “Pattern Book Homes” that create new infill housing evocative of the last century

Would a session idea of yours be a good fit? Talk with us! Thursday and Friday are the major program days. Approximately 24 sessions are needed for three program tracks. Theme Track abstracts should focus on housing topics. Information Track and Applied Skills Track abstracts, however, don’t necessarily have to on housing.

The Theme Track welcomes presentations that explore the housing options provided by older buildings of all types, by new infill buildings, for different housing markets, at varied price points, for rental or purchase. While not expected to be workshops, successful abstracts will look into specifics – i.e. finance structuring, who was on the project team, what were the challenges. Having more than one speaker may best serve this purpose.

Abstracts are welcomed from Michigan’s Upper and Lower Peninsulas as well as from other states and Canada and may come from individuals and panels.



An optional tour for benefit guests will take place before the party begins at the Rochester Hills Museum at Van Hoosen Farm, its Dairy and Calf Barns pictured here. Photo: DIMA Media.

Registration is now open for the 32nd Annual MHPN Fall Benefit

When: Saturday, October 3, 2026

Where: The Rochester Hills Museum at Van Hoosen Farm, 1005 Van Hoosen Rd., Rochester Hills, MI

From 5 to 8:30 p.m. there will be a buffet dinner, complimentary beer and wine, awards ceremony, and more! Complimentary guided tour exclusively for guests

will take place from 3:30 to 5 p.m.

[RSVP by Tuesday, September 22, 2026](#)

We have great friends who sponsor the Annual Fall Benefit! Interested in being one of them and receiving sponsor benefits? Click on the RSVP link above to become an event sponsor or simply learn more.

This is a great time for MHPN members to meet our new executive director, Bill Wood. We look forward to seeing you in October!



Going on tours is a summertime pleasure! We loved being in the Soo for our conference in 2025. How about heading back for a long weekend to see the things you missed, such as St. James Episcopal Church in Sault Ste. Marie pictured here! Photo: Melissa Milton-Pung

Your financial support in the summer is very important!

August is the perfect month for those last few road trips. Before you head out, however, please remember to contribute to MHPN; our work continues year-round.

Click on the Donate Now button below to donate online. Or you can call 517-371-8080 or send a check payable to "MHPN" and mail to MHPN, 313 East Cesar E. Chavez Ave., Lansing MI 48906.

Last month, a few readers told us they were seeking “new” historic towns to visit. We recommend exploring the communities involved in the [Michigan Main Street Program](#) or look through past [MHPN conference brochures](#) to get ideas.

See you when you get back!

Donate Now



Lillian Gerrits was one of this year's group of eleven conference scholars. She is starting the Master's degree program in Preservation Studies at EMU. Here she is with fellow scholar, Jake Flaviani, at the Thursday evening Opening Reception where all the scholars gather to meet each other. Photo: April Bryan

A note of thanks from conference scholarship recipient Lillian Gerrits

Last month, we shared Irma Guzman's note of thanks. This month, Lillian Gerrits expresses her gratitude for being an MHPN scholarship recipient.

May 21, 2028

To the funders of the Preservation Ladies and Gents Scholarship,

My name is Lillian Gerrits and I am a student starting my master's degree in Preservation Studies at EMU in the fall. I was so honored to be able to attend the Michigan Historic Preservation Conference in 2026. It was amazing to be able to meet other scholars from around Michigan and talk about where the preservation field is going. I also enjoyed the opportunity to attend so many

different session lectures. One that particularly stood out to me was the session on cemetery preservation, hosted by Thomas Henthorn, who spoke about how a lack of centralization means that long term planning for preservation in cemeteries often falls by the wayside.

I also loved being able to walk around the Ford House. It is such an incredible building with a fascinating history, and it was absolutely fascinating to have a standard tour and a behind-the-scenes tour. It was such a wonderful opportunity to meet so many experts and hear them discuss the unique buildings, objects, and situations they have been able to work on, both at the Ford House and in general.

Thank you all for this incredible opportunity! I would never have been able to attend the conference if not for your generosity.

Lillian Gerrits

Preservation *Ladies & Gents*

EMU'S PRESERVATION PROGRAM ACTIVISTS

Preservation Ladies & Gents is an over-30-year-old informal network of activists affiliated with the Graduate Program in Historic Preservation at EMU. They have funded a scholarship for years. We thank them!



MHPN holds an easement on the Peter Dougherty Mission House in Traverse City. Photo: Peter Dougherty Society

Celebrating 20 Years of the MHPN's Easement Program

Not everyone knows MHPN has had an Easement Program for two decades!

An easement is a legal contract between the property owner of a historic property and MHPN. With an easement, the owner grants an interest in their property rights to the MHPN and the Easement Program provides permanent legal protection in return. An owner who donates an historic preservation easement may be eligible for tax benefits.

Becoming an easement holder was of interest to MHPN early in its founding. The organization believed the program aligned with its mission of helping to conserve historic places important to the state. In its early years, however, the organization lacked the resources necessary to manage and enforce easement restrictions in perpetuity. By the early 2000s, however, the MHPN had the necessary experience and financial capacity to carry the program forward.

MHPN accepted its first three easements on these properties in 2006:

- The Book Cadillac Hotel, a grand Detroit landmark built in 1923-1924 from a design by Louis Kamper.
- The Peter Dougherty Historic Home Site, a vernacularly-styled, post-and-beam home built in 1842 on Mission Peninsula north of Traverse City.
- The Heydon Washington Street Properties in Ann Arbor, including a Greek Revival-style Methodist Episcopal Church Parsonage built in 1858 and the brick Queen Ann-style Jacob Hoffstetter House built in 1887.

The MHPN now holds 26 easements and there's an interest in adding more. [Read about the MHPN's easement program here.](#)

Upcoming Webinars

Historic Tax Credits
Thursday, August 27
1 - 2 p.m.
AIA: 1 LU; AICP: CM 1

What are tax credits? Who can claim a tax credit? How are tax credits turned into dollars?

This webinar will focus on "what's next" after a building is listed on the National Register of Historic Places or certified as contributing to the significance of a "registered historic district."

Historic tax credit (HTC) programs are indirect federal and state subsidies used to finance the rehabilitation of historic buildings. HTCs are designed to incentivize private investment by offering income tax reductions, which in turn closes financial gaps, encourages developers to turn vacant properties into income-producing spaces (like apartments or retail), and revitalizes local communities.

Register for Free

Did you miss a webinar or wish to review it again? [View past webinar recordings](#). Do you have a great webinar idea you would like to explore with us? Let us know by emailing us at contact info@mhpn.org.

MHPN workshops are supported in part by the Michigan Arts & Culture Council and the National Endowment for the Arts.



Preservation news you can use!

Sam Beauford Woodworking Institute announces new architectural carpentry and preservation program

New 1,520-hour diploma program will launch at SBWI's new \$16.5 million campus in Adrian Township

Sam Beauford Woodworking Institute (SBWI) announced that its new Architectural Carpentry & Preservation program has received approval from the Accrediting Commission of Career Schools and Colleges (ACCSC), a recognized accrediting agency of the U.S. Department of Education. The approval clears the way for SBWI to welcome the program's first class in fall 2027.

The one-year program will provide intensive, hands-on training for students interested in preserving, restoring and recreating the architectural elements that give historic buildings their character.

The first academic year is scheduled to begin August 30, 2027, with graduation on June 3, 2028. Successful students will earn a Professional Diploma in Architectural Carpentry & Preservation.

"This approval represents an important step forward for SBWI and for the preservation trades," said Luke Barnett, president and co-founder of Sam Beauford Woodworking Institute. "It's an opportunity for employers to get skilled people, and an opportunity for students to make a living doing something that they love."

The program responds to a growing need for craftspeople who possess both traditional carpentry skills and an understanding of contemporary preservation standards. Students will train for work involving historic doors, windows, trim, stair systems, cabinetry, millwork, finishes and other architectural elements.

The two-semester curriculum moves students from foundational woodworking and new construction into advanced preservation practice and fieldwork. The program will be based at SBWI's new \$16.5 million campus at 5201 Forrister

Road in Adrian Township. The purpose-built campus will provide expanded training facilities for SBWI's career programs and support immersive instruction in architectural carpentry, historic preservation and related skilled trades.

During the first semester, students will work primarily in the studio, building skills in measuring and marking, drawing, architectural history, stick-frame carpentry, casework, door and window construction, cabinetry, staircases, carving, bending techniques and lathe-turned architectural work.

In the second semester, instruction will move from the studio to historic properties in the surrounding community. Students will apply their skills under real-world conditions while studying repair, restoration, stabilization, building codes, material identification, site safety and field documentation.

The curriculum draws from the Secretary of the Interior's Standards for the Treatment of Historic Properties, emphasizing repair over replacement and the retention of historic materials whenever possible.

Students will also develop competencies in OSHA safety requirements, lead-safe work practices, building investigation, estimating, scheduling, budgeting, proposals, construction documentation and project management.

SBWI developed the curriculum with input from a national team of carpenters, preservationists, architects, engineers, project managers, trades professionals and educators. The group represented union and non-union career pathways, large firms, independent shops, nonprofit organizations and higher education. Michigan State University helped facilitate and host the subject-matter expert meetings that guided the curriculum's development.

The program will be limited to 18 students. Participants will receive individualized instruction from two lead instructors, supported by a studio or field assistant and SBWI's academic and administrative team.

At the new campus, students will train in dedicated bench and machine rooms with access to professional equipment, hand tools, technical resources and career-support services.

Graduates will be prepared for careers including restoration carpenter, finish carpenter, preservation technician, historic building contractor, architectural millworker, cabinetmaker, historic window and door restoration specialist, construction supervisor or building inspector, residential remodeling professional and design-build entrepreneur.

Prospective students may apply, request information or learn more at <https://sbwi.edu/architectural-carpentry-preservation>. There is no application fee.

MHPN Historic Resource Directory

Find preservation professionals, services, and resources

[Search by Category / View Directory](#)



[Manage](#) your preferences | [Opt Out](#) using TrueRemove™
Got this as a forward? [Sign up](#) to receive our future emails.
View this email [online](#).

313 East Cesar E. Chavez Avenue | Lansing, MI 48906 US

This email was sent to xbaosmith@mhpn.org.
To continue receiving our emails, add us to your address book.

emma®