

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – February 5th, 2020
******* 7:00 PM*******

- 1) Roll Call**
- 2) Approval of the HDC Minutes of January 15th, 2019**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Draft Michigan Statewide Historic Preservation Plan 2020-2025**
 - 4. January Demolitions**
- 8) Adjournment**

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

**HISTORIC DISTRICT COMMISSION
MINUTES OF JANUARY 15, 2020**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, January 15, 2020. Chairman John Henke called the meeting to order at 7:00 p.m.

1) ROLLCALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members, Gigi Debbrecht, Natalia Dukas, Patricia Lang (arrived 7:15 p.m.); Student Representative Klea Ahmet

Absent: Board Members Doug Burley, Michael Willoughby; Alternate Member Kevin Filthaut

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

01-01-20

2) Approval Of Minutes

Motion by Ms. Dukas

Seconded by Mr. Deyer to approve the HDC Minutes of December 4, 2019 as submitted.

Motion carried, 4-0.

VOICE VOTE

Yeas: Dukas, Deyer, Henke, Debbrecht

Nays: None

01-02-20

3) Courtesy Review

None.

01-03-20

4) Historic Design Review

None.

01-04-20

5) Sign Review

None.

01-05-20

6) Study Session

A. 2020 Action List

City Planner Dupuis presented the item.

Mr. Deyer said the only change he would suggest would be moving the Historic Home Plaques and the Eco City Survey to the top of the list. He said he would try and locate a copy of the Eco City Survey among his files.

Ms. Dukas said training or standards regarding new and emerging materials would be helpful.

It was agreed that the HDC would add updating the 1992 survey of Wallace Frost homes in Birmingham to their 2020 Action List.

The HDC also endorsed City Planner Dupuis redesigning the HDC Board Applications.

B. CLG Community Partnership Program

The HDC discussed the prospect of updating the 1992 survey of Wallace Frost homes as part of the Community Partnership Program and of surveying the little San Francisco area of Birmingham.

Ms. Debbrecht suggested possibly creating a list of manufactured housing from the 1920s located in Birmingham, or more specifically a list of Sears manufactured houses located in Birmingham.

After discussion the HDC asked City Planner Dupuis to apply for resources to survey little San Francisco, seeing it as the application most likely to be successful.

01-06-20

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

B. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. December Demolitions

01-07-20

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:30 p.m.

Nicholas Dupuis
City Planner

DRAFT

Michigan Statewide Historic Preservation Plan 2020-2025

DRAFT

State Historic Preservation Office
Michigan Economic Development Corporation
300 N. Washington Square
Lansing, Michigan 48913

Brian D. Conway, State Historic Preservation Officer
Jeff Mason, CEO, Michigan Economic Development Corporation
Gretchen Whitmer, Governor, State of Michigan

Prepared by

Amy L. Arnold, Preservation Planner
Michigan State Historic Preservation Office
Lansing, Michigan
December 2019

**** NEED CURRENT DISCLAIMER**

This report has been financed entirely with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or you desire further information, please write to:

Office for Equal Opportunity
National Park Service
1849 C Street, N.W.
Washington, D.C. 20240

Table of Contents

Methodology

Vision

Success Stories 2014-2018

Challenges and Opportunities

Goals and Objectives

Goal 1: Targeted Preservation Education

Goal2: Expand Preservation Funding Opportunities

Goal 3: Increase Diversity in Historic Preservation

Goal 4: Build Stronger Partnerships

Goal 5: Maximize Communication

Michigan's Historic Resources

Threatened Resources

Diversity in Michigan Overview

Bibliography

Introduction

The next five years will be a time of evolution for historic preservation in Michigan as a significant number of state-level preservation professionals instrumental in the establishment of Michigan's historic preservation programs move on. At the State Historic Preservation Office (SHPO) the retirement of the State Historic Preservation Officer, National Register Coordinator, State Archaeologist, and Communications Coordinator has resulted in a combined loss of more than 130 years of experience in the preservation of Michigan's history. Other recent retirements included the Executive Director of the statewide non-profit, the Michigan Historic Preservation Network (MHPN) who had served for 20 years, and the director of the Historic Preservation Program at Eastern Michigan University who taught in the program since 1991 and served as its director since 1998. In addition, in August 2019 the SHPO was moved by a Governor's Executive Order to the Michigan Strategic Fund and is now housed with the Michigan Economic Development Corporation (MEDC). MEDC puts a high value on placemaking. Their strategic focus includes developing attractive places that draw new industries and talent and ensuring that Michigan remains an appealing tourist destination. Changes like this can be both positive and negative, new people bring new ideas, but the wisdom based on experience is lost and partnerships can unravel if not continuously nurtured. The start of a new decade in 2020 will certainly be the beginning of a new era for historic preservation in Michigan.

What will the new era look like? This plan should serve as the framework for moving historic preservation forward. It is meant to be flexible enough to be used at all levels of planning by a wide range of organizations and agencies responsible for the economic development, the aesthetics, and stewardship of the history of Michigan's communities. A series of public planning workshops were held in Spring 2019, and when asked to prioritize the state's preservation goals for the next five years, participants chose Education as the number one priority. A recurring reason for targeting Education was to help people understand the value of preservation in order to increase investment in the reuse and protection of historic resources. But workshop participants supported Education with a twist. Rather than just promoting the rules and regulations of preservation programs, they wanted to concentrate on telling Michigan's story in order to gain emotional buy-in and empathy for historic sites. Another issue of high importance was reaching out to a broader audience. Workshop participants want Michigan's historic preservation community to be more inclusive of diverse populations and to regions of the state that have been underserved in the past. Increased use of technology as a means of sharing information about historic resources and the establishment of new partnerships to help bring historic preservation into the mainstream of decision-making throughout the state were also singled out as important areas of concentration.

It is time to roll up our sleeves and seize hold of this opportunity to recreate historic preservation in Michigan for the 21st Century. Working together, we can take the next five years to redefine the role of historic preservation in the state and ensure it remains relevant to Michigan's future.

Vision for Michigan

Michigan is a model of successful historic preservation through shared awareness, engagement, and investment.

Core Commitments

As a **Model**, Michigan is a leader in developing and implementing new approaches to preservation that other states will want to adopt.

Successful preservation programs are relevant and incorporated into all levels of planning in Michigan.

A **Shared** preservation program includes underrepresented communities, increases participation in underdocumented regions of the state, and establishes new partnerships.

Awareness is a result of increasing preservation education opportunities to address a variety of diverse populations, needs, and capacities as well as making historic resource data more accessible through technology.

Engagement is story telling. Connecting buildings to the lives of the people and the events that shaped Michigan to give meaning as to why historic resources should be protected and preserved, add to community value, and make preservation about more than rules and regulations.

Investment provides the funding, tools, and personnel needed to implement effective preservation programs throughout Michigan.

SUCCESS STORIES 2014-2019

The Long-Awaited Rehabilitation of Detroit's Michigan Central Depot

The Michigan Central Depot completed in 1913 was once the grand Beaux Arts symbol of Detroit's success and the stepping off point to the bustling city. Since its abandonment in 1988 the building has loomed over Detroit, a thirty-year reminder of the city's losses, Rust Belt deterioration, and the \$18 billion debt it carried before declaring bankruptcy. Now the depot will once again be a positive symbol, this time of Detroit's rising. In 2018 the Ford Motor Company purchased the depot and is embarking on a \$350 million redevelopment of the property.¹ It will serve as the center of a larger mobility research campus Ford is creating in the Corktown neighborhood on Michigan Avenue. The project area was designated a Renaissance Zone by the Michigan Strategic Fund and the rehabilitation will take advantage of federal historic preservation tax credits. The long-awaited rehabilitation of the Michigan Central Depot marks a major turning point in Detroit's comeback.

Michigan Heritage Restoration Program

In 2015, the State Historic Preservation Office (SHPO), in partnership with the Michigan Economic Development Corporation (MEDC), and the Michigan State Housing Development Authority (MSHDA), was able to establish the Michigan Heritage Restoration Program (MHRP) as a result of a one-time \$600,000 line item included in the state budget. The competitive grant program assisted the restoration and preservation of six projects in historically designated neighborhoods around the state. Including matching funds, a total of \$1,060,298 went toward the rehabilitation of Michigan's historic resources.

Michigan Heritage Restoration Program Grants			
Community	Project	Grant Amount	Match Amount
Albion	Mary Sheldon Ismon House (Community Center) 2 nd and 3 rd Floor Completion	\$127,581	\$85,054
Detroit	Ford Piquette Plant Exterior Stabilization	\$ 90,420	\$ 77,080
Detroit	Indian Village Historic Street Lights	\$ 65,323	\$435,498
Dexter	Gordon Hall Exterior Rehabilitation	\$124,328	\$ 82,886
Franklin	Broughton House (City Hall) Rehabilitation	\$125,760	\$ 83,840
Ironwood	Ironwood Carnegie Library Rehabilitation	\$ 42,487	\$ 22,991
Kalamazoo	Vine Neighborhood Central Corners Building Rehabilitation	\$ 63,000	\$ 25,200

Michigan Historic Preservation Network Partnership Grant

The SHPO assisted in securing a Partnership Grant for the Michigan Historic Preservation Network (MHPN) through MSHDA. Between 2014 and 2018 the MHPN received over \$660,000 in grant funding enabling them to provide preservation services to local communities across the state. Some of the historic preservation programs they were able to implement included:

- Two Preservation Field Service Representatives
- Community Assessment Program
- Historic District Commissioner Training
- Pop-Up Preservation Programs
- Practical Preservation Workshops

- Detroit Education and Capacity Building
- Battle Creek Block Build
- Youth Build Program with Randolph School

Highland Park Ford Plant Designated a Local Historic District, Highland Park

The Highland Park Ford Plant designed by industrial architecture pioneer Albert Kahn and built in 1910, has worldwide significance as the site where Henry Ford introduced assembly line production and the \$5.00-a-day wage. Both concepts were instrumental in providing affordable transportation for the masses and facilitating the growth of the American middle class. In making the automobile the preferred form of transportation, Henry Ford literally changed the world. The plant was listed in the National Register of Historic Places and designated a National Historic Landmark in 1989. The city of Highland Park took steps in 2014 to protect this world class resource by designating it a local historic district.

Detroit's Belle Isle Becomes a State Park

After nearly two years of discussion, the Michigan Department of Natural Resources (DNR) officially took operational control of the 900-acre Belle Isle park from the city of Detroit in February 2014. Established in the 1880's, Belle Isle is one of the nation's large urban parks inspired by the creation of Central Park in New York City. Under the terms of a renewable 30-year lease between the City of Detroit and the DNR, Belle Isle becomes Michigan's 102nd state park and marks the beginning of an unprecedented era of intra-governmental cooperation and collaboration. A SHPO liaison is working with representatives from DNR, the Michigan Department of Transportation (MDOT), private partners, and a Friends group as they plan and implement improvements on the island. Projects to date have included planning the reuse of the historically significant former Island Police Station, the "White" House and the stables, and the rehabilitation of picnic pavilions and restroom facilities throughout the park. The city of Detroit received Certified Local Government grant funds to rehabilitate the park's Aquarium, designed by Albert Kahn and George D. Mason in 1904, and the Anna Scripps Conservatory. There are plans to update the National Register nomination for the park to demonstrate national-level significance.

Cliff Mines Environmental Restoration Project, Keweenaw Peninsula

Between 1840 and 1955, copper was extracted from the Cliff Mines in Michigan's Keweenaw Peninsula. The work brought immigrants from Ireland, Cornwall, and Germany to the state. When the mines closed, the abandoned buildings and infrastructure were left to deteriorate on the landscape. In 2010 the Environmental Protection Agency (EPA) awarded the Michigan Department of Environmental Quality (DEQ) a grant to remove copper contamination and restore the watershed in the peninsula and the SHPO began consultation with DEQ regarding the restoration project. The Cliff Mines site is an extensive archaeological site that includes the remains of a nineteenth century copper mining operation and an associated town site. There are substantial deposits of stamp sands – a waste product produced during the processing of copper ore – across the site. The DEQ proposed to remove the stamp sand deposits as part of a plan to remediate copper contamination in the Eagle River which flows through the site. The SHPO asserted that the stamp sands are part of the mining landscape, and as such contribute to the eligibility of the site, which was listed in the National Register of Historic Places in 2011. Years of negotiation finally resulted in the adoption of an engineering plan in 2014 that solved the copper contamination problem in the river while leaving the stamp sands as intact as possible, thus preserving the integrity of the mining landscape.

Detroit African American 20th Century Civil Rights Sites Project

In 2016 the National Park Service (NPS) awarded the SHPO an African American Civil Rights grant of \$49,500 to undertake a survey of 20th Century African American Civil Rights sites in the city of Detroit. The project resulted in the completion of a Multiple Resources Property Nomination, the Intensive Level Survey of thirty sites, five National Register of Historic Places nominations, and a Civil Rights sites bike tour. In conjunction with the project, Michigan State Historical Markers will be placed at three sites: the Birwood Wall, Sojourner Truth Homes, and the Walk of Freedom (Cobo Hall, now TCF Center). In 2019

SHPO received a second NPS Civil Rights grant for \$500,000 to assist the Historic King Solomon Baptist Church in Detroit in repairing the church roof. The church complex was the site of many civil rights events including Malcolm X's influential "Message to the Grassroots" speech. To further the documentation of Civil Rights sites, the city of Detroit Historic Designation Advisory Board (HDAB) secured a 2018 Underrepresented Communities grant to inventory the historically black Eight-Mile Wyoming Neighborhood in Northwest Detroit. Since 2014 the city has designated more than five African American-related sites as local historic districts including Brewster Wheeler Recreation Center, Prince Hall Lodge, and the West Grand Boulevard African American Arts and Business District where the offices of architect Nathan Johnson and Motown's Hitsville Museum are located.

Detroit Civil Rights Sites National Register of Historic Places Nominations

Birwood Wall
New Bethel Baptist Church
Rosa and Raymond Parks Flat
Shrine of the Black Madonna
WGPR TV-William Banks Broadcast Center

MiSHPO Database

After several years of planning, in 2016 the Michigan SHPO launched MiSHPO, a project to improve the SHPO's internal database and provide a GIS platform for architectural, thematic, and archaeological sites, surveys, Section 106 reviews, and tax credit projects. An upgrade to the internal database was completed in December 2019, and the GIS platform went live for use by the SHPO and MDOT cultural resource staff working under an interagency agreement. The SHPO is partnering with the State of Michigan's Center for Shared Solutions to digitize existing archaeological site and survey maps. Cleanup of above-ground site data and digitization of above-ground survey locations is ongoing and being done by SHPO staff. The SHPO hopes to secure further funding to make the data available outside of the State of Michigan firewall for use by federal, state, and local agencies as well as consultants and the general public. This future phase of the project is also expected to encompass an online portal for submission of Section 106 and tax credit projects to reduce turnaround times for reviews.

The move from hand-drawn paper maps to an electronic mapping platform has already improved the staff's ability to realize project and site locational relationships in a way not previously available. It is anticipated that the ability to share the data in the system with outside partners will facilitate the collection of survey data as well as allow for improvement in protection efforts.

Major Investment Projects Bring Landmark Buildings Back to Life

Once the architectural gems of local communities, big iconic buildings are considered white elephants when they sit vacant and deteriorating for decades. Their size, and the cost of rehabilitation, can make it difficult to find a successful reuse for them. But when one is found, they become beacons of hope, spur

community redevelopment, and once again provide a reason for local pride. A few of the many successful redevelopment projects that stood out over the past five years include:

- **The Cadillac House, Lexington.** Opened in 1860, the Italianate wood frame building was in continuous operation as a tavern and 30-room hotel until 2016. The Roxbury Group of Detroit purchased the property in 2017 and completed a \$3.5 million restoration in 2018 using federal historic preservation tax credits. The project received a 2019 Governor's Award for Historic Preservation and a 2019 Building Award from the Michigan Historic Preservation Network.

Over \$44 million was invested to create affordable housing in three historic buildings that are landmarks in their communities.

- **Holy Family Orphanage, Marquette.** Vacant for 35 years, the five-story orphanage building had trees growing in it when it was purchased by Home Renewal Systems (HRS) of Farmington, Michigan. A local landmark building that stands on a bluff above the city of Marquette, it was rehabilitated for affordable housing in 2018. The \$16.2 million project included \$2.5 million in federal historic preservation tax credits as well as funding from MSHDA's low-income housing tax credit.
- **Calvin Coolidge Elementary School, Flint.** Closed in 2011, the red brick Collegiate Gothic school was built in 1928. It was purchased by a non-profit, Communities First Inc., in 2015 for rehabilitation as 54 mixed income apartments and commercial space. The \$16.5 million project received a \$1.5 million performance grant from the Michigan Strategic Fund.
- **Hall of the Divine Child (Norman Towers), Monroe.** Built in 1918 as a co-educational Catholic school, the building was serving as market rate senior housing when it was purchased by the Building Blocks Non-Profit Corporation. The more than \$12 million project utilized a \$1.3 million low-income housing tax credit to rehabilitate the former school for affordable and market-rate senior housing.

Apartments and Bank Branch Context, Detroit

In 2014 the State Historic Preservation Office collaborated with Quinn Evans Architects, Inc. on a three-year project to develop historic contexts and the preparation of Multiple Property Documentation Forms for apartment buildings and bank branch buildings in Detroit. Completed in 2017, the project will facilitate the review of properties in the city that can take advantage of the federal historic tax credits.

Community Revitalization Pilot Project: Jefferson-Chalmers Neighborhood, Detroit

Once a thriving commercial district established in the 1920s, the Jefferson-Chalmers Neighborhood in northeast Detroit has experienced hard times in recent years. In 2013 the MHPN received a grant that began the effort to stabilize the neighborhood and help tip it toward success. Over the past five years the MHPN partnered with the SHPO, Preservation Detroit, Detroit Future City, Jefferson East, Inc. as well as other local groups to plan for and facilitate a multi-phase revitalization pilot project. The initiative includes strategies such as hands-on masonry rehabilitation and weatherization workshops for homeowners, street and alley clean-up, and assistance with preservation tax credit applications. The focus of Phase I of the project was on activities and practices that could catalyze reinvestment and encourage revitalization of the neighborhood overall. Phase II was a two-part, youth-focused community involvement project. Phase III, the physical rehabilitation of several properties within the neighborhood, began in 2015.

Michigan Modern Exceeds Its Goals

The Michigan Modern project began in 2008 with the goals of raising awareness of Michigan's 20th Century resources, identifying the state's modern architects and designers and their work, establishing Michigan's rightful place in the history of Modernism, and rebranding Michigan through its outstanding design heritage. Following a successful exhibition and symposium entitled *Michigan Modern: Design that Shaped America*, held at Cranbrook Art Museum in 2013, the project continued to make great strides over the past five years, culminating in advocacy awards from DOCOMOMO USA, the Michigan Historic Preservation Network, and AIA Michigan.



In 2014 the *Michigan Modern: Design that Shaped America* exhibition and symposium were reimaged at the Grand Rapids Art Museum and Kendall College of Art and Design; a Michigan Modern symposium was held in Midland in 2015; and the *Minds of Modernism* exhibition created for the Michigan History Center in 2017. An invitation to participate in Palm Springs Modernism Week 2015 resulted in an entire day devoted to Michigan Modern. In 2016 the book *Michigan Modern: Design that Shaped America* was released receiving a Michigan Notable Book Award. As a result, Michigan Modern lectures were given at Palm Springs Modernism Week 2016, at South by Southwest in Austin, Texas, and in New York City, Seattle, Los Angeles, Chicago, Tucson, Denver, Columbus, Indiana, and in communities across Michigan. Numerous articles about Michigan Modern appeared in national publications and in 2018 a second book, *Michigan Modern: An Architectural Legacy* was released.



Highlights of the results of the Michigan Modern project include:

Michigan's first Mid-Century Modern residential local historic district was designated, the Thornoaks neighborhood in Ann Arbor Township, Washtenaw County. The subdivision was platted in 1957 by architect James Livingston, a graduate of the University of Michigan architecture school, and developer E. E. Kurz, through their company Tech, Inc. The neighborhood contains 31 single family homes in a rural setting. The designation was made possible through a 2018 Certified Local Government (CLG) grant to Washtenaw County.



The listing of the Modern resources in the National Register of Historic Places between 2014-2019 included:

Max and Esther De Pree House, Zeeland

Charles Eames designed this house for Max De Pree, then the CEO of the Herman Miller Furniture Company and the son of its founder. The house is based on a model De Pree saw at the Eames Office in Los Angeles. Built in 1954 it sits next to the small Modern Traditional home in the modest neighborhood in which the De Pree's were living at the time. It is one of the few homes Eames designed after his time at Cranbrook and entry into furniture design.



William Hawkins Ferry House, Grosse Pointe Park

Built in 1964 for W. Hawkins Ferry, an architectural historian, art collector and patron, and a strong supporter of the Detroit Institute of Arts. Ferry authored the definitive book *Buildings of Detroit, A History*. Designed by Detroit-architect William H. Kessler to accommodate Ferry's art collections, the Ferry House received the Award of Excellence from *Architectural Record* in 1965.



Northfield Gardens and Plumbrooke Estates, Southfield

Southfield, an early inner-ring suburb of Detroit, is the site of the Northland Center, one of the nation's first automobile-oriented shopping centers designed by Victor Gruen and opened in 1954.

- **Northland Gardens** was platted in 1956 by the Hudson-Webber Realty Company, the real estate arm of Detroit's J. L. Hudson Department store. Hudson's was behind the development of the Northland Center and by constructing model homes nearby they were able to showcase their products. The 48-acre neighborhood consists of mostly high end, Ranch style homes built between 1957 and 1967. Smokey Robinson and other Motown stars once lived in the neighborhood, one of the few racially integrated suburbs in Detroit at the time.
- **Plumbrooke Estates**. The 27.5-acre linear neighborhood is comprised of seven cul-de-sacs platted in 1960. The neighborhood's ninety-five houses, typically in the Ranch, Colonial Revival, and Contemporary styles were chosen by buyers from six styles offered by the developer.



- **The Flint Municipal Center** campus constructed in 1957 consists of five International Style buildings color-coded by porcelain enameled panels, a domed auditorium, and the sculptural “Trilon” that serves to vent an underground structure. The design concept is attributed to New York City planner Robert Moses and was executed by the Detroit firm of H. E. Beyster and Associates. The campus bears a strong resemblance to Eero Saarinen’s design for the General Motors Technical Center in Warren, Michigan, which opened a year earlier in 1956.



Michigan Modern Websites

As a result of the Michigan Modern project, three independent websites were founded by local organizations to promote Modern resources in their communities and offer information on the work of regional architects.

Mid-Century Modern Midland

midcenturymidland.org

Midland was the home of Michigan architect-laureate Alden B. Dow who inspired many local architects, including Jackson Hallet, Glenn Beach, Robert Swartz, and Francis “Red” Warner, who built modern homes in the area. Mid-Century Modern Midland is an all-volunteer project associated with the Alden B. Dow Home and Studio. It received a Modernism in America Award from DOCOMOMO USA in 2019.



A2Modern

a2modern.org

a2Modern was the first regional website to identify and promote Michigan’s modern heritage. Ann Arbor is the home of the University of Michigan (UM) architecture school founded in 1908 by architect Emil Lorch. A contemporary of Frank Lloyd Wright, Lorch worked to turn the revolutionary ideas of Chicago’s Prairie School into a formalized education program making UM one of the nation’s first architecture schools to base its curriculum on modern design. The work of UM architecture professors can be found throughout the community.



West Michigan Modern*wmmmodern.org*

West Michigan Modern seeks to identify and promote Modern resources not only in the city of Grand Rapids but all along Michigan's west coast. The region's close connection to Chicago and the presence of modern furniture giant Herman Miller, contributed to its rich Mid-century design heritage.



**Michigan Modern Books
by Michigan Authors
2014-2019**

Michigan Modern: Design that Shaped America, Amy Arnold and Brian Conway

Michigan Modern: An Architectural Legacy, Brian Conway and James Haefner

Mid-Michigan Modern, Susan Bandes

Albert Kahn in Detroit, Michael Hodges

Yamasaki in Detroit: A Search for Serenity, John Gallagher

Yamasaki: Humanist Architecture for a Modernist World, Dale Gyure

Alexander Girard Architect: Creating MidCentury Modern Masterpieces, Debora Lubera Kawsy and Ruth Adler Schnee

Where Today Meets Tomorrow: Eero Saarinen and the General Motors Technical Center, Susan Skarsgard

Herman Miller: A Way of Living, Amy Auscherman, Sam Grawe, and Leon Ransmeier

Changing Climates - Challenges and Opportunities

What Will Generational Changes Mean for Preservation?

In 2019 Michigan was ranked twelfth in the nation in aging population.² Twenty-one Michigan counties, mostly in the Upper and Upper Lower Peninsulas and the Thumb, now have majority populations over 50 years of age. Predictions by the the Pew Research Center are that in 2019, for the first time,

Michigan's Population by Age	
Under 18	21.7%
18 and 64	61.1%
65 and Over	17.2%
U.S Census Bureau. July 2018	

Millenials (23-38 year olds) are poised to surpass Baby Boomers (55-73 year olds) to become the largest living generation in America.³

So what does a changing population mean for historic preservation in Michigan? Most historic preservation programs were established in the

early-1970s, after the passage of the National Historic Preservation Act in 1966, a peak time for the Baby Boom population in the state. Boomers brought the same level of activism and civic participation to historic preservation that drove the youth and counter-culture movements of the era. To keep preservation relevant and thriving, it must attract a younger generation. While Millennials have an appreciation for historic resources, their interest does not conform to traditional historic preservation practices.

Generations by Label		
Generation	Year Born	Age Group
Traditionalists	1926-1945	74-91
Baby Boomers	1946-1964	55-73
Generation X	1965-1980	39-54
Millennials	1981-1996	23-38
Generation Z	1997-2012	7-22
Workfront.com		

According to a survey of Millennials conducted by the National Trust for Historic Preservation, 97% said they feel, "It's important to preserve and conserve buildings, architecture, neighborhoods, and communities."⁴ Because they prefer an "authentic" experience, the majority felt it was important to keep communities culturally diverse, preserve the character of a neighborhood, and to protect the places that define our heritage and represent what it means to be an American. Fifty-eight percent said they feel historic preservation is important because it tells "our story, our history." What Millennials didn't want is to think of historic buildings in terms of "community revitalization" and "adaptive reuse," preferring instead to support preservation through their actions—frequenting the places that practice it. This could mean staying at a historic hotel, attending happy hour at a bar or eating in a restaurant in a historic building. Around 62% of the Millennials polled said they have not personally been involved in a preservation activity.⁵

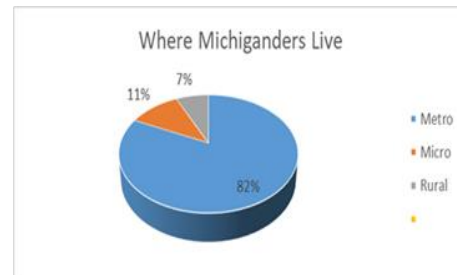
² Laitner, Bill. "Michigan is aging faster than the rest of the U.S.--here's why." *Detroit Free Press*. June 10, 2018.

³ Fry, Richard. "Millennials projected to overtake Baby Boomers as American's largest generation." *FactTank*. Pew Research Center. March 1, 2018.

⁴ *Millennials and Historic Preservation: A Deep Dive into Attitudes and Values*. Edge Research. National Trust for Historic Preservation. June 28, 2017, p.3.

⁵ Ibid.

Most Millennials in Michigan live in urban areas, typically in counties with major universities such as, Ingham, Kalamazoo, Kent and Washtenaw counties, or within the city of the Detroit. This could present a future challenge for preservation since 32 of Michigan's 81 counties are considered rural and the majority of those rural counties have a population over 50 years of age.⁶ Finding ways to connect the interests of older residents in Michigan's rural communities with the interests of the state's growing young, urban population will be imperative over the next five years if those rural resources are to continue to survive. Creating authentic experiences, telling the story of a community, and defining our diverse heritage will help to make historic preservation relevant in the years to come.



Technology – A Challenging Necessity

A recurrent theme throughout the statewide planning workshops was expanding the use of technology in historic preservation in Michigan. Introduced in 1992, in a just few short years the internet revolutionized the communication industry worldwide. With the introduction of 3G networks in 2001, smart phones rapidly gained popularity among the general population. According to a 2019 report by the Pew Trust, today 81% of the phones owned in America are smart phones, an increase of 46% in eight years.⁷ The report also noted that, "A growing share of Americans now use smartphones as their primary means of online access at home. Today roughly one-in-five American adults are 'smartphone-only' internet users." To no one's surprise, a majority of smart phone owners are the younger generations—96% of 19 to 29-year-olds own a smart phone, as do 92% of 30 to 49-year-olds.⁸ A major challenge in Michigan is that there is still a gap between rural and urban access to the internet. In 2019, 5.74% of the state's population still live in areas with no broadband providers.⁹ These are likely the same rural areas with aging population and that are already underserved by historic preservation programs.

Michigan's Technology Gap

According to *Connected Nation Michigan*, 368,000 Rural households in Michigan have no access to broadband internet. In urban areas, only 42.9% have access to very high-speed internet (1 gigabit per second)

Participants in the preservation planning workshops identified three areas of technology related to historic preservation that should be addressed over the next five years:

⁶ *Exploring Michigan's Urban/Rural Divide*. Citizens Research Council of Michigan. Report 400. April 2018.

⁷ *Mobile Fact Sheet*. Pew Research Center Internet & Technology. June 12, 2019. <https://www.pewinternet.org/fact-sheet/mobile/>

⁸ Vogels, Emily. "Millennials stand out for their technology use, but older generations also embrace digital life." *FactTank*. Pew Research Center.

September 9, 2019

⁹ Gibbons, Lauren. "Lack of high-speed internet leaves rural communities behind." *MLive*. June 28, 2018.

- **Data Collection** - Digital photos, use of iPads, software targeted for survey data collection, and the electronic submittal of data to a centralized database are important issues for 21st Century historic resource survey projects.
- **Data Sharing** – Local governments, state agencies, public institutions, and travel promotion organizations all have their own data collection systems. Understanding what information is already available and establishing partnerships to increase data sharing is a priority.
- **Data Access** – Being able to easily retrieve historic resource data is important for planning initiatives at all levels. One of the federal mandates for State Historic Preservation Offices is to maintain a statewide historic resource database. Michigan’s SHPO has been working on the development of a GIS-based survey system for more than ten years. Technical and financial circumstances have impeded the state’s ability to complete a historic resource data collection system that can be utilized by communities across Michigan. However, since 2014, with funding assistance from the Michigan Department of Transportation, substantial progress has been made. Known as MiSHPO, the GIS-based system was completed and can be used internally by the SHPO, though more work is needed to create a gateway that will make it available to the public.

Changing Cultural Norms Affect Historic Resources

While Southern states are grappling with the fate of the symbols related to their Confederate heritage, Northern states are also facing challenges about the portrayal of the nation’s history. One example is the *Fountain of the Pioneers* in Kalamazoo completed in 1940 by Alfonso Ianelli, a Chicago-based sculptor that worked with architect Frank Lloyd Wright to design the iconic sprite statues for Chicago’s Midway Gardens. Built by the Works Progress Administration (WPA) in Kalamazoo’s Bronson Park, the stream-line Art Deco fountain depicts a Native American on bended knee in front of a white settler. In 2005 protests arose over the fountain due to its perceived negative portrayal of Native Americans. At that time, a local citizens group began working with the Match-E-Be-Nash-She-Wish Band of Pottawatomi to weigh the significance of the fountain as the work of an important artist against the outdated world view of Native Americans that the work of art he created represents. The group agreed upon a solution, the fountain would remain in place and be used as a teaching opportunity and an informational panel explaining the controversy and the issues would be erected nearby. The fountain was listed in the National Register of Historic Places in 2016 and in 2017 the city approved a major rehabilitation plan for Bronson Park.¹⁰ The SHPO awarded the city of Kalamazoo a Certified Local Government grant to complete plans and specs for the fountain restoration. However, the current political climate fostered renewed protests against the fountain and this time city officials voted to remove it. The complex issues represented by the *Fountain of the Pioneers* debate will no doubt be encountered by other Michigan communities over the next five years. Tackling the larger



Fountain of the Pioneers, Kalamazoo, Afonso Ianelli

¹⁰ Barrett, Malachi. “Public debates meaning of fountain in Kalamazoo’s Bronson Park. *MLive*. November 21, 2017, updated January 19, 2019.

issue of how we decide to interpret our nation's history will have a lasting effect on how historic resources are valued and protected in the future.

Climate Change Threatens Michigan's Historic Resources

Events of the past five years have shown that Michigan can no longer ignore the implications of climate change. Rising water levels in the Great Lakes have put the state's coastal historic resources at risk.¹¹ Increased rainfall has overtaxed aging infrastructure leading to flooding. Scientists predict that changes in temperatures and wind patterns will result in an increase in wildfires in the upper regions of the state.¹² Examples of climate related events that have already begun to affect Michigan's historic resources include:

- At Orchard Beach State Park on Lake Michigan near Manistee, 1,500 feet of beach is now under water. The 75-foot sand bluff on which stands a stone picnic shelter built in 1940 by the Civilian Conservation Corps (CCC) is eroding. The Michigan Department of Natural Resources is looking at options to protect the historic structure, including moving it.¹³
- The limestone block foundation of the Waugoshance Lighthouse, Michigan's oldest offshore lighthouse built in 1851, is rapidly being washed away due to wave action from high water levels. Located near the entrance to the Mackinac Straits, the lighthouse is only accessible by boat making repairs difficult and costly. On shore lighthouses are also in danger where breakwaters and seawalls are being damaged and deteriorating. It is already projected that water levels will continue to rise in 2020 and breaches in water protection will start to impact the historic resources.¹⁴
- Jefferson-Chalmers a historic neighborhood with homes built along canals where Lake St. Clair meets the Detroit River, experienced extended periods of flooding in July 2019 due to excessive rain, high lake water levels, and disintegrating infrastructure.¹⁵
- Fishtown, a historic commercial fishery in Leland Township near Traverse City, is suffering from rising water levels due to increased rainfall. Docks that once rose four feet from the water's surface are now just inches above. Water damage has resulted in rotting foundations and led to talk of moving three of the historic shanties from their original location.¹⁶
- The General Motors Technical Center, a designated National Historic Landmark in Warren, Michigan, experienced flooding of its underground tunnel system in 2014 due to record rainfall. The company's archival drawings and material were damaged but efforts to preserve them were successful and they were moved to a new location.¹⁷
- Archaeologically sensitive coastal and inland river landscapes are eroding, impacting shipwrecks and waterside sites and burials. For example, three miles of M-185, the loop road that rings the

¹¹ "What Climate Change Means for Michigan." United States Environmental Protection Agency. August 2016.

¹² Fair, David. "Issues of the Environment: Wildfire Risk Increasing in Michigan Due to Climate Change." December 5, 2018. The Break. WEMU.org

¹³ Keith, Emma. "Historic wedding spot at state park could plunge into Lake Michigan." *Detroit Free Press*. September 11, 2019.

¹⁴ "High water, erosion threaten to topple historic Lake Michigan lighthouse." *MLive*. October 24, 2019.

¹⁵ Keith, Emma and Ann Zaniwski. "Flooding in Detroit's Jefferson Chalmers neighborhood could last for weeks." *Detroit Free Press*. July 11, 2019.

¹⁶ Malewitz, Jim. "Surging Great Lakes threaten Michigan's beloved Fishtown." *The Bridge*. June 11, 2019.

¹⁷ Amend, James. "Flooded GM Tech Center on Mend; Design, R & D Still Closed." *WardsAuto*. August 14, 2014.

exterior of Mackinac Island, washed out in October 2019.¹⁸ The Island has long been associated with Native Americans that used it as a summer base for fishing and navigating the Great Lakes for thousands of years. A shipwreck was exposed on a Lake Michigan beach near the city of Muskegon in 2019 due to strong winds and massive storm surge.¹⁹ Another shipwreck, buried in the sand dunes of Hoeft State Park on Lake Huron, was also exposed and archaeologists were summoned to document and record it.²⁰ The increasing quantity of areas affected by environmental change, combined with state and federal fast track response needs for archaeology resource documentation and protection, becomes even more complicated due to short staffing of archaeologists at the state level.

Preservationists need to be aware of the growing threats to historic properties in their regions and begin planning to address future dangers. Being prepared with a stabilization plan and working proactively to secure the funding to implement it should be a priority for Michigan's communities.

A Flat Economy Means Reduced Preservation Services

Michigan was hard hit by the Great Recession in early 2000 when the automobile industry teetered on the brink. More than 800,000 jobs were lost in Michigan between 2000 and 2009, peaking at a 15.4% unemployment rate. The recovery of the auto industry helped to improve the state's economic climate considerably and in 2019 the unemployment rate is at 4.1%. However, there are indicators that the road ahead may still be rocky.²¹ Because of the state's continued reliance on one industry, the automobile, Michigan is ranked 49th out of the 50 states that would see a quick recovery should another recession occur. Some economists think Michigan's current low unemployment rate too optimistic and suggest it is more likely at 7.6%. There is also a widening gap between socio-economic classes in the state—most of the new jobs being created in Michigan are lower-paying service jobs. Michigan's flat economy has had a negative effect on historic preservation in the state. The loss of revenue collected by local governments through taxes and permits has fallen and this, along with changes in revenue-sharing instituted by state government in 1998, have caused Michigan cities to struggle to provide basic services like police and fire protection to their citizens.²² Thus, professional historic preservation staff have been cut and investment in historic preservation activities such as historic resource survey, National Register of Historic Places nominations, and preservation education opportunities have been reduced.

¹⁸ 'High water, waves wash out parts of M-185 surrounding Mackinac Island.' *MLive*. October 22, 2019.

¹⁹ "Shipwreck emerges from Lake Michigan near Muskegon coastline." *MLive*. December 3, 2019.

²⁰ Riddle, Julie. "High waters, strong winds tossing historic wrecks ashore." *The Alpena News*. January 27, 2020.

²¹ VanHulle, Lindsay and Mike Wilkinson. "After 10 years of steady growth, Michigan's economy faces headwinds." *The Bridge*. July 9, 2019

²² Lupher, Eric. "History of State Revenue Sharing." EMU Urban Planning Studio. January 31, 2012.

https://csrcmich.org/PUBLICAT/2010s/2012/EMU_USRS_History_01-31-12.pdf

GOALS & OBJECTIVES 2020-2025

Goal 1: TARGETED PRESERVATION EDUCATION

1. Establish Historic Building Trades Programs at Community Colleges and Universities
2. Provide Training on How to Conduct Historic Research
3. Make Historic Preservation Education Opportunities More Widely Available to the Public
4. Hold Regular Historic Preservation Trainings for Historic District Commissions
5. Create Youth Education Programs and Establish Mechanisms to Reach the K-12 Audience

Strategy

Develop a three-prong approach to preservation education: 1) create youth-oriented programs to establish early engagement, 2) provide easily accessible preservation education programs that are offered on a regular basis to meet the needs of changing staff and populations, and 3) develop construction trades programs to increase the number of preservation contractors in Michigan in order to drive down rehabilitation costs.

Objectives

1. Establish Historic Building Trades Programs at Community Colleges and Universities

One of the biggest complaints expressed about rehabilitating historic properties is the cost. Increasing the number and availability of trained crafts people in Michigan that can repair historic windows, masonry, etc. will create a competitive market bringing down the cost of repairs. Over the past five years the statewide preservation non-profit, the Michigan Historic Preservation Network (MHPN), has been successful in offering seminars in local communities on window, masonry, and plaster repair. With support from MSHDA and the SHPO they also developed pilot projects in construction trades with the Randolph Center in Detroit and the Calhoun Area Career Center in Battle Creek. A next step would be to broaden the effort by working with established college construction trades programs to create ongoing preservation trade curriculums. Historic preservation practices should also be linked to sustainability and energy efficiency building programs in existing construction trades programs in Michigan.



2. Provide Training on How to Conduct Historic Research

Participation in historic preservation programs such as the National Register of Historic Places, historic preservation tax credits, Section 106 Review, and local historic districts requires undertaking extensive research in order to document the historic significance of a resource or district. Workshop participants felt that more training should be offered on how to do historic research and to explain what is looked for by reviewers to ensure that these processes move more smoothly and efficiently. Understanding research methods is especially important in the documentation of 20th century resources as thorough, compiled histories such as those completed in the nineteenth century, have not been undertaken in the modern era. Though the internet has made accessing general information easier, use of primary sources is required for most preservation research. These documents are not online, which means visiting an archive or a library local history section. Preservationists should expand partnerships with local history organizations, museums, historical societies, libraries, and archives to offer seminars on how to conduct historic research.

3. Make Historic Preservation Education Opportunities More Widely Available to the Public

To date, preservation education has typically been the responsibility of the State Historic Preservation Office (SHPO) and the Michigan Historic Preservation Network (MHPN). Thus, training availability is limited by staff numbers and access to funding. Planning workshop participants provided the following examples of how to make preservation training more widely accessible in Michigan:

- Better use of technology such as webinars, videos, etc.
- Use social media as a teaching tool. One example, create fun posts that highlight a single historic feature, like decorative corbels, and provide a definition and examples.
- Increase preservation participation in professional organization conferences and offer continuing education credits for preservation trainings.
- SHPO and MHPN staff should develop programs to train more trainers—professionally qualified people that can provide historic preservation training at the local or regional levels.

4. Hold Regular Historic Preservation Trainings for Historic District Commissions

Potential Education Partners

American Institute of Architects
 Certified Local Governments
 Historic District Commissions
 Local Historical Societies
 Local Libraries
 Michigan Afterschool Association
 Michigan Archival Association
 Michigan Association for
 Supervision and Curriculum
 Development (ASCD)
 Michigan Association of Planners
 Michigan Building and
 Construction Trades Council
 Michigan Community College
 Association
 Michigan Department of Education
 Michigan Department of Natural
 Resources
 Michigan Historic Preservation
 Network
 Michigan History Center
 Michigan History Society
 Michigan Library Association
 Michigan Municipal League
 Michigan Realtors
 Michigan State University
 Extension
 Main Street Communities

Historic district commissioners must be knowledgeable about a variety of subjects such as architectural styles, historic and replacement building materials, construction methods, laws and regulations, and local community history. The number of commissioners on a historic district commission can vary from 5 to 9, depending on a community's population, and they are appointed for 3-year terms. Michigan currently has 78 communities with historic district commissions. That means there are more than 600 commissioners in the state at any one time and the turnover of commissioners is constant. Historic District Commissioners are volunteers and Michigan's financially strapped communities have little funding available for trainings. Creating commissioner training programs that are offered on a regular basis, are easily accessible, and are available at a reasonable cost should be priority.

5. Create Youth Education Programs and Establish Mechanisms to Reach the K-12 Audience

It was important to planning workshop participants that preservationists work with educators to relate existing places in local communities with the concepts taught within the broad continuum of Michigan's history. This type of knowledge would increase understanding of a resources historic significance and help to integrate the consideration of historic resources in the decision-making process at all levels—local, regional and state. Examples provided by workshop participants of the type of actions that could be developed include:

- Create a teacher training program based on state professional development requirements that incorporates historic preservation concepts into history education in Michigan's schools
- Create K-12 preservation education programs for use both in schools and outside of schools, i.e. after school programs, scouting programs, YMCAs, etc.
- Use new mediums to reach younger audiences: coloring books, books, apps, and websites.

GOAL 2: EXPAND PRESERVATION FUNDING OPPORTUNITIES

1. Reinstate the State Historic Preservation Tax Incentive
2. Establish a State Historic Preservation Endowment Fund
3. Increase the Number of Grants Available for Historic Preservation Activities
4. Develop Funding Eligibility Criteria and Approval Processes that Address the Needs of Underrepresented Communities
5. Secure New Funding Sources for Historic Preservation

Strategy: Due to the current economic climate, in the short term, look for ways to include funding for preservation activities within existing related programs (CDBG, landbanks) and create new partnerships with organizations and agencies that would benefit from funding preservation activities.

Objectives

1. Reinstate the State Historic Preservation Tax Credit

By far, the top priority of preservationists in Michigan is the reinstatement of the state historic preservation tax credit. First established in 1999, it provided a 25% credit for rehabilitation work on designated historic properties. Due to the recession and state budget crisis, Governor Snyder ended the program in 2011 along with most other state tax credits. The state preservation tax credit was very popular in local communities as it was available to homeowners for

maintenance projects, like replacing a roof or repairing windows, and enabled small scale development projects that improved a community's sense of place. Today, Michigan is one of only fifteen states in the nation that do not have a state historic preservation tax credit. A push to revive the credit is being led by the statewide non-profit Michigan Historic Preservation Network (MHPN) and more than twenty Michigan communities have passed resolutions of support.

Michigan State Historic Preservation Tax Credit Summary 1999-2011

- \$71 million in tax credits
- \$1.46 billion in historic resource investment
- \$219 million in federal tax credits leveraged
- 36,000 jobs created

2. Establish a State Historic Preservation Endowment Fund

An endowment fund is a source of perpetual income created through gifts made by the public and private sectors. The capital is grown by investment until enough interest is generated to fund specified projects. An exceptional example of an endowment fund that supports historic preservation is the Lily Endowment Fund in Indiana, founded in 1937 with gifts of stock from the Eli Lilly Corporation. The fund's capital now totals over \$11 billion and they have given out over \$9 billion in grants. Over the years, it has funded many preservation projects including the historic resource survey of Indiana's counties. It recently provided \$14 million to the National Trust for Historic Preservation Saving Sacred Places initiative to help preserve historic churches. Establishing a preservation endowment fund in Michigan would be a long-term investment in the state's ability to create attractive places that improve the quality of life of its citizens, attract new businesses and talent, and ensure Michigan captures a significant share of the cultural heritage tourism market.

3. Increase the Number of Grants Available for Historic Preservation Activities

At the present time, the number of available incentives for preservation activities in Michigan is small compared to the need. Grant programs that do fund rehabilitation projects are typically limited to resources owned by non-profits or that are publicly owned. To increase preservation activities in Michigan, it is imperative that new funding sources be identified. The planning workshop participants suggested that a “mini-grant” program might be developed to provide progressive funding for a project. Once the first phase of a project was completed satisfactorily, the applicant could apply for a second grant, and so on. Another idea was to develop a stronger partnership between historic preservation and land banks, perhaps by a statutory mechanism

4. Develop Funding Eligibility Criteria and Approval Processes that Address the Needs of Underrepresented Communities

As America’s cultural landscape changes, we become more aware that historic preservation programs developed in the 1970s were created under a long-standing Euro-centric vision of the nation’s history. To be more inclusive, the experiences of minority groups in Michigan need to be identified, documented, and designated. Understanding the history of Michigan’s underrepresented communities such as Native Americans, African Americans, Asians, Latinos, Arabs, the LGBTQ community, and women can be challenging. Circumstances often prevented minorities from recording a traditional, written history. Consideration of the history of these cultures must be approached differently, relying more on intangible documentation such as oral histories, traditions, music, and an understanding of sacred places. It must also be approached with empathy as, for some groups, sharing their experience might be hampered by distrust, fear, or the desire to forget a painful past. For underrepresented communities that have had little or no stake in property ownership throughout their history—typically due to circumstances beyond their control—historic preservation’s standard, place-based approach to evaluating sites may not be appropriate. Designation of historic resources associated with minority populations qualifies those properties to use preservation incentives. To correct the inequality of the ratio of white to minority designated sites, a new points system and/or dedicated funding for these resources should be considered.

5. Secure New Funding Sources for Historic Preservation

One of the main hinderances to historic preservation is the perception that it is too costly to repair historic features and much cheaper to replace them with new. This short-sighted approach picks away at the character of a community and over time destroys its authenticity—a quality recognized as important in drawing talented, younger age groups. Finding funding to assist with smaller preservation projects is necessary. One example, the city of Detroit recently partnered with Bank of America on a 0% loan program for property owners in qualified neighborhoods in the city. Similar programs for designated historic districts in other communities should be sought. In 2015 the Michigan Historic Preservation Network produce a white paper that reviewed preservation incentives and placemaking projects in Michigan. It noted that communities can establish a Historic Neighborhood Tax Increment Financing Authority under Public Act 530 of 2004, yet to date no community has established one. Finding out why this is not considered a viable option should be a priority and then work to adjust the legislation or better promote it. One strategy considered by workshop participants was better integration of historic preservation in government activities. For example, historic resource survey could be included in the

monies allotted for community master plans. Land banks could assist in rehabilitating historic properties to make them more marketable. The availability of federal CDBG funding for historic resource survey could be explored since it would expedite the environmental review process required for CDBG funded projects. Workshop participants also suggested that a percentage of permitting fees for activities affecting historic resources might be used for proactive preservation activities like identification and research, the first steps in designation and protection.

DRAFT

GOAL 3: INCREASE DIVERSITY IN HISTORIC PRESERVATION

1. Increase Diversity in Michigan's National Register of Historic Places Nominations
2. Diversify Membership in Michigan's Historic Preservation Organizations
3. Increase the Number of Minority Professionals Working in the Historic Preservation Field
4. Offer More Historic Preservation Training Opportunities to Underserved Communities

Strategy

Use the identification and designation of minority-related historic resources as an education tool for historic preservation practices in order to increase minority participation in preservation programs.

Objectives

1. Increase Diversity in Michigan's National Register of Historic Places Nominations

National Register nominations completed before 2000 are typically lacking in information related to the activities of minority communities, even when that history was significant. Besides making minorities feel invisible, it creates a lop-sided view of Michigan's history. The omission of minority history can also limit access to preservation incentives and thus the preservation of affiliated historic resources. There needs to be a targeted effort to document and register minority-related sites as well as to ensure that minority history is included in all future National Register nominations when appropriate. One funding source is the National Park Service Underrepresented Communities Grant Program established in 2014 to diversify National Register nominations.

Albert Kahn Residence/Detroit Urban League Headquarters



A good example of the lack of diversity in Michigan's National Register nominations is the property at 208 Mack Avenue in Detroit. Designed and built by architect Albert Kahn in 1914 as his home, the house was purchased as the headquarters of the Detroit Urban League (DUL) in 1944. The DUL has played a significant role in the Civil Rights history of Detroit since its founding in 1916. At the time the National Register nomination for the residence was completed in 1976, the DUL had occupied the Kahn residence for over 30 years—almost the same length of time as Albert Kahn. However, the only mention of the DUL in the National Register nomination is as the owner.

2. Diversify Membership in Michigan's Historic Preservation Organizations

America's earliest historic preservation organization was the Mount Vernon Ladies' Association founded in 1853 to save Mount Vernon, the home of George Washington on the Potomac River. As women's preservation groups formed in local communities, preservation gained a reputation of being "little old ladies in tennis shoes." Later preservation efforts were associated with wealthy philanthropists who provided funding to save high style resources built by the local elite. In the 1960s, preservationists embraced radical activism—standing in the way of a wrecking ball or being chained to a fence to protect a historic resource from demolition for urban renewal. Throughout all these phases, the preservation community has remained of interest to pretty much an entirely white population. To increase the number of minorities involved in preservation organizations, there should first be a more inclusive approach to

interpreting Michigan's history. To meet the needs of underrepresented communities, preservationists need to find a meaningful way to reach out and to provide preservation education programs that they will see as a benefit to the protection of their history.

3. Increase the Number of Minority Professionals Working in the Historic Preservation Field

Preservation professionals must meet federal educational standards developed by the National Park Service (commonly known as 36 CFR Part 61 qualifications) in history, archaeology, architectural history, architecture or historic architecture. Preservation professionals are typically employed by state and local governments, consulting firms, and architectural and engineering firms. Though State Historic Preservation Offices (SHPO) were established in the 1970s after the passage of the National Historic Preservation Act in 1966, it wasn't until 1996 that the National Park Service first introduced diversity into its preservation programs by creating an enhanced role for Native Americans through the establishment of Tribal Historic Preservation Officers (THPO). As of December 2019, there were 194 federally recognized THPOs in America; twelve in Michigan. To interest more minorities to take up careers in historic preservation, the field must first make itself more meaningful to them by identifying, documenting, and designating the resources related to a more inclusive definition of history. There should be increased outreach in high schools and universities about preservation-related careers. One of the largest historic preservation programs in the country is at Eastern Michigan University located in Ypsilanti, Michigan, and the state's preservation community should work with them to find ways to increase minority participation in their preservation education programs.

4. Offer More Historic Preservation Training Opportunities to Underserved Communities

An underserved community can be a minority group, but it can also be a region of the state that has not experienced much preservation activity or education. Conducting an analysis to determine these groups and regions and proactively reaching out with preservation education programs that specifically address their needs is imperative.

GOAL 4: BUILD STRONGER PARTNERSHIPS

1. Partner with Stakeholder Institutions, State Agencies, and Local Community Organizations to Increase Awareness of Historic Preservation at All Levels
2. Work to Introduce Legislation to Require the Review of State-funded Projects
3. Build and Strengthen Relationships between Stakeholders to Engage the Public and Bring Relevancy to Historic Resources
4. Connect People through Cultural Heritage Tourism and Use Technology to Reach a Broader Audience

Strategy

Concentrate on storytelling to make Michigan's history engaging and relevant to a wide range of people. Use community master planning and heritage tourism initiatives as a bridge to increase collaboration between historic preservation and other interest groups. Adopt a regional approach to storytelling to incorporate more resources and reach a broader audience.

1. Partner with Stakeholder Institutions, State Agencies, and Local Community Organizations to Increase Awareness of Historic Preservation at All Levels

"Silos" is an overused, but apt, term that expresses how organizations with similar goals typically operate. Each works separately and independently, with little interaction or communication, relying on their own limited resources. Over the next five years, the Michigan preservation community should embark on stronger, more coordinated efforts to bring different groups together to strategize and develop broad-based, targeted planning initiatives that will benefit both the state's historic resources and local economies.

2. Work to Introduce Legislation to Require the Review of State-funded Projects

The National Historic Preservation Act of 1966 "requires federal agencies to consider the effects on historic properties of projects they carry out, assist, fund, permit license, or approve." Originally adopted in response to the devastating destruction of urban renewal in local communities, the review process provides an avenue for the general public and interested parties to comment on how an action will affect a historic resource. If it is determined to have a significant adverse impact, then a feasible alternative is sought.

At least sixteen states, including Indiana, Wisconsin, Minnesota, Montana, California, New York, Georgia, and Washington have adopted state-level environmental protection acts that trigger a review process when state-funding, licensing, and/or assistance occurs. A state like Michigan would benefit from additional protection of its historic and natural resources since they are crucial to the success of

one of its top industries, tourism. It would also further the state's ability to maintain an attractive environment that is appealing to world-class businesses and talent.

3. Build and Strengthen Relationships Between Stakeholders to Engage the Public and Bring Relevancy to Historic Resources

To be relevant, historic preservation must become part of the day to day activities of local communities and their local governments and organizations. Increasing knowledge of historic resources through master planning initiatives, downtown redevelopment programs, etc. is one way to achieve this. Working with museums and historical societies to build stronger connections between the community's historical narrative and its existing historic resources would also be beneficial.

4. Connect People through Cultural Heritage Tourism and Use Technology to Reach a Broader Audience

Participants in the planning workshops believed increasing the ability to tell Michigan's story is imperative to making historic resources relevant in communities. They cited initiatives such as the Iron Ore Heritage Trail in the Upper Peninsula, as a successful program because it enables individual resources to be interpreted within the larger history of the region. Thus, a broader marketing approach can be used to reach a wider audience. To promote cultural heritage tourism initiatives, the preservation community should make better use of current technologies such as Instagram, Apps, and Wayfinding sites.

A BENEFICIAL PARTNERSHIP: NATURAL AND HISTORIC RESOURCES

With over 9.9 million people, Michigan is ranked among the top ten states in total population. However, 7.4 million Michiganders live on just 6.4% of the state's land area. In contrast, 93.6% of Michigan is rural, housing 2.5 million of the total population. According to a 2016 report, Michigan is not ranked among the top ten states that invest in its natural resource economy. Creating stronger partnerships between groups that protect and promote Michigan's historic and natural resources would enable the development of authentic experiences, the type that attract talent, business and younger generations to the state.

GOAL 5: MAXIMIZE COMMUNICATION

1. Develop a Statewide Historic Preservation Marketing Plan
2. Increase the Historic Preservation Presence on Social Media
3. Develop Historic Contexts that Engage a New Audience through Storytelling
4. Use Historic Resource Survey and Designation of Sites Associated with Underdocumented Areas and Underrepresented Communities to Reach a Broader Audience
5. Highlight the Connection between Historic Preservation and Environmental Sustainability

Strategy

The process of creating a marketing plan can serve as the tool that brings diverse organizations and new partners together. An understanding of the markets that preservation should reach will help to determine the stories and contexts that should be developed and the regions of the state that should be targeted for resource identification and documentation. These can then be used for a social media campaign that will help to expand the reach of historic preservation around the state.

Objectives**1. Develop a Statewide Historic Preservation Marketing Plan**

Old patterns and methods won't work when trying to reach new audiences. Preservationists can't expect people to come to them, they need to actively reach out to underserved communities, minorities, women and others. Since 2010, the decline of printed newspapers and the rise of the digital media has made communication even more challenging. In the past a notice in the paper would reach the entire community. Today, people can pick and choose how they get their information. Understanding the different avenues of communication of diverse groups and learning to utilize those, instead of relying on traditional methods, is essential for expanding diversity and inclusion in historic preservation. Simply placing a post on the SHPO's social media platform will not reach new audiences. Preservation organizations need to come together to develop a strategic, networked approach to reaching new markets and communities across the state. A marketing plan would identify communication strengths and weaknesses, provide measurable goals, define target markets and the strategies for reaching them.

2. Increase the Historic Preservation Presence on Social Media

The internet is integrated into society more than almost any other technology. Over the past 15 years, social media has risen as a dominant form of news and information transmission, which can be both created and accessed by anyone at a moment's notice. It is the best way to reach a large volume of people in a very short time.

How can preservationists reach a younger audience to first plant the seeds of a preservation and sense of place mindset? A recent survey by *Business Insider* determined that Generation Z, those born between 1995 and 2015, show strong preferences toward Instagram, Snapchat, and YouTube video as their preferred platforms to share news and stories.²³ This supports the idea that social media is becoming more image-based, utilizing photos and videos to tell entire stories. Fortunately,

preservation's main subjects can be well positioned to capture attention and be shared by users of all ages. The preservation community must make a concerted effort to stay up to date and engage with users of these platforms in order to fully reach this target audience.

The State Historic Preservation Office uses social media platforms to share preservation success stories and demonstrate the value of preservation across and beyond the state. Subject to a state social media management policy, SHPO's present use of Facebook and Twitter allows us to highlight our own programming and opportunities and share relevant news from communities and other agencies. We recognize this is now reaching an audience which continues to skew to an older demographic. Broadening our reach to another platform such as Instagram would allow SHPO to further tap its trove of photographic resources to highlight the past and future of Michigan's historic built environment and reach younger demographics.

3. Develop Historic Contexts that Engage a New Audience through Storytelling

History educators are calling for the abandonment of the traditional "chronological" approach to history in use since the 1920s, for a thematic approach that emphasizes the "the historical roots of contemporary events." A thematic approach allows for the inclusion of modern history and the history of diverse groups. As a result, history becomes alive and meaningful when it is presented within a frame of reference young people can understand. The idea of thematic contexts is not new to historic preservation, but a term like storytelling is undoubtedly more relatable to the general public. It can grab the imagination of a wider-ranging audience and encourage broader local participation through a variety of people and organizations. Telling a story can make it easier to market cultural tourism opportunities. Over the past ten years, the SHPO has undertaken the development of regional contexts such as the West Michigan Pike Historic Route, the Michigan Lighthouse Project, Michigan Modern, and 20th Century African American Civil Rights in Detroit. Other organizations have also been successful in telling a larger story that crosses community boundaries. The MotorCities National Heritage Area was established in 1998 to promote the history of the automobile industry in metro Detroit and Southern Michigan and the Iron Ore Heritage Trail in the Upper Peninsula. These are successful examples of how the broader story can act as the umbrella under which individual resources can be identified, interpreted and protected.

4. Use Historic Resource Survey and Designation of Sites Associated with Underdocumented Areas and Underrepresented Communities to Reach a Broader Audience

Following the implementation of the National Historic Preservation Act in 1966, federal funding was made available to survey above-ground historic resources in the states. Limited personnel and time often resulted in only those areas with concentrated populations or known high style buildings being documented. Undertaking historic resource survey in underdocumented and/or rural areas of the state would not only provide needed data on historic resources, it would serve as the basis for a communications program to reach broader audiences.

5. Highlight the Connection between Historic Preservation and Environmental Sustainability

Though preservationists have been aware of this connection for some time, a strong case in favor of its support, one that grabs the imagination of the general public, has not yet been made. As the dangers of climate change begin to dominate our politics and we become more ecologically conscious, the time is right to strengthen the connection. Historic preservation is "greener" than new construction because it

maximizes the use of existing materials and uses established infrastructure. Retaining a historic building rather than demolishing it reduces landfill waste—many historic buildings were built to last for much longer than the 30-year cycle of contemporary buildings. Historic buildings were constructed with low tech, high performance features such as transoms, high ceilings, recessed windows, and large overhangs, that addressed their regional climate and site location. When operable, they reduce energy consumption. There should be renewed concentration on increasing partnerships and finding the right messaging that captures the imagination of the general public so that they equate historic preservation and environmental sustainability.

DRAFT

Michigan's Historic Resources 2014-2019

All historic preservation programs are based on the criteria established by the National Park Service for the National Register of Historic Places. These criteria state that a historic resource must be 50 years of age or older, unless they have proven special significance. A historic resource can be a building, object, structure, site, or district that is significant for its association with an important person or event and/or has architectural or design significance. A historic resource must retain integrity, which is based on a review of its location, design, workmanship, setting, materials, feeling and association. Historic resources can be above- or below-ground or even underwater.

The first step in historic preservation is the identification of resources, which is typically accomplished through historic resource survey. Once resources are identified, they can be designated through an honorary listing in the National Register of Historic Places or protected by establishing local historic districts. The following is an overview of the Michigan SHPO's historic resource identification and designation programs for 2014-2019.

Historic Resource Survey

In June 2017 in preparation for the introduction of a statewide GIS-based historic resource database, the SHPO hired a survey coordinator. While the public access to the database has been delayed due to technical issues, the groundwork for a stronger survey program in Michigan is being set. The SHPO above-ground survey manual was updated in 2018 and is now available online. In 2018 and 2019 reconnaissance level survey, typically undertaken for environmental review projects, totaled more than 198,983 acres. For the same time period, intensive-level survey, required for local historic district studies and National Register nominations totaled more than 3,481 acres. Examples of the types of surveys that were completed between 2018 and 2019 include a survey of the Michigan Air National Guard Cultural Resources for Selfridge Air Base, a survey of resources in Hart Plaza in Detroit designed by renowned artist Isamu Noguchi, and the resurvey of the city of Northville, whose initial survey completed in the 1970s was out of date.



Flint Modern Survey

A reconnaissance-level survey of Flint's Modern resources identified buildings constructed within the city limits between 1940 and 1970 to encourage their protection and reuse. A total of 338 properties were surveyed.

National Register of Historic Places

The National Register of Historic Places is the official list of America's historic places that are worthy of preservation. Between 2014 and 2019 the State Historic Preservation Office partnered with property owners, developers, communities, and organizations from around the state, as well as state and federal agencies to list 118 historic properties in the National Register of Historic Places. Those properties comprise more than 1,700 individual resources that range from Woodland Period archaeological sites to some of the state's finest examples of Modern architecture to shipwrecks and nationally significant murals.

Over the last five years 31 historic districts were listed in the National Register, including 9 historic downtowns:

- Blissfield
- Clare
- Escanaba
- Grand Haven
- Hart
- Mount Pleasant
- New Center (Detroit)
- Owosso
- Oxford
- Saint Louis



The Amuse Theater Building in Hart c. 1935

Listing in the National Register of Historic Places enables property owners in a designated district to utilize federal historic preservation tax credits to rehabilitate historic buildings.



Michigan School for the Blind, Lansing, 1912

Individual properties can also be listed in the National Register and can qualify for federal tax credits if they are income producing. Investment in National Register-listed properties has greatly contributed to the transformation of Michigan's communities and local economies. Just one example is the rehabilitation of former school buildings for a new use. Several Michigan school buildings including the Lincoln School in Owosso, Portland High School in Portland, the Holy Family Orphanage in Marquette, and the Michigan School for the Blind in Lansing were transformed into residential housing that serves a wide range of people and incomes.

In addition to the 31 districts, over the past five years 64 individual buildings, 2 objects, 16 sites, and 5 structures were listed in the National Register. A sampling of Michigan's National Register listed sites for 2014-2019 is found below. These properties are significant for the stories they convey about our shared history.

- The Francis Metallic Surfboat, a lifesaving boat now housed at the Saugatuck-Douglas Historical Society that was used between 1849 to 1857; the Keweenaw Waterway Lower and Upper Entrance Lights, and shipwreck sites like the KYLE SPANGLER, the NORMAN, and the PEWABIC tell us about our maritime history.
- The Grande Ballroom in Detroit was a popular rock music venue where world famous bands like The Who, Grateful Dead, Cream and The Byrds played. It not only tells us about the evolution of music and entertainment in Detroit, it helps us understand the social history of the 1960s.
- Brockway Mountain Drive, an 8-mile scenic drive near Copper Harbor, tells us about the work of the Depression-era federal relief agencies, the economic history of the Keweenaw peninsula, and the early development of Michigan's automobile tourism industry.
- The Eric and Margaret Ann (Davis) Brown House, a Usonian house in Kalamazoo designed by Frank Lloyd Wright, and the homes that University of Michigan architecture professors Robert C. Metcalf and William Muschenheim designed for their families in Ann Arbor showcase how Michigan is a center of Modern architecture and design.
- The Independent Order of Oddfellows (IOOF) Centennial Building in Alpena tells us about the history of fraternal organizations in Michigan.
- Former industrial properties like the Lee Paper Company Mill in Vicksburg, the Ford Motor



Brockway Mountain Drive near
Copper Keweenaw Peninsula



Company
Plant in
Brooklyn,
and the
Record
Printing
and Box

Company Building in Battle Creek, provide important information about Michigan's industrial history.



IOOF Centennial Building, Alpena built in 1876 as a commercial building and purchased by the IOOF in 1901

Traditional Cultural Properties are those properties that are eligible for listing the National Register

because of their association with cultural practices or beliefs of a living community that (a) are rooted in that community's history, and (b) are important in maintaining the continuing cultural identity of the community. Two Traditional Cultural Properties were listed in the last five years, both recognizing the historic significance of Native American culture. Rice Bay in Watersmeet Township was listed in 2015 for its significance in Ojibwe culture, and Minong (Isle Royale) was listed in 2019 for its connection to the traditional beliefs and practices of the Grand Portage Band of Lake Superior Chippewa (Ojibwe).

Local Historic Districts

Local historic districts protect historic resources by requiring that any exterior work in a designated local historic district be reviewed by a historic district commission using the *Secretary of the Interior's Standards for Rehabilitation*. The Michigan Local Historic Districts Act (Public Act 169 of 1970) enables communities to adopt a local historic district ordinance, which provides the process for creating and administering local historic districts. Seventy-eight Michigan communities have adopted historic district ordinances in compliance with the Act. To create a local historic district, the local unit of government must appoint a historic district study committee that researches the history of the proposed district, determines the district boundaries, and photo-documents each resource in the district. Between 2014 and 2019, 69 local historic district study committee reports were submitted to the SHPO for review. To examples are:



**United Sound Systems Recording Studio
Local Historic District, Detroit**

An iconic recording studio established in 1933, United Sound was popular with musicians who were able to record without having a contract with a major record label. Musicians from all genres recorded at United Sound including jazz artists Charlie Parker and Miles Davis, rockers Del Shannon and Bob Seeger, and the Queen of Soul, Aretha Franklin. Bluesman John Lee Hooker recorded his first album at United Sound. Barry Gordy learned the music business there and modeled Motown's recording studio after it. Since 1992 when a proposed expansion of I-94 in Detroit was announced, United Sound has been threatened with demolition. Identified as significant through a Section 106 review, local activists demanded its protection and the city of Detroit designated it a local historic district in 2014. The Michigan Department of Transportation (MDOT) announced in 2019 it had purchased the property and will move it over one lot and prepare it for resale.

Earl Young Homes Local Historic District, Charlevoix

Established in 2015, this district consists of eleven homes designed and built in the 1930s by Earl Young, a local insurance company owner. Young briefly studied architecture at the University of Michigan but preferred building whimsical stone structures in the folk art tradition. The cottages are scattered throughout Charlevoix and are commonly referred to as "Mushroom Houses."



Certified Local Governments

A federal-state-local partnership administered by the National Park Service and SHPO, the Certified Local Government (CLG) program provides a framework for communities to effectively coordinate historic preservation interests with other community initiatives. Thirty municipalities in Michigan currently participate in the CLG program, 7 of which were certified between 2014 and 2019: Calumet, Escanaba, Franklin, Manistee, Northville, Northville Township, and Owosso.

The CLG program assists communities in supporting a place-based vision for identifying, protecting, and celebrating historic places important to the fabric of their communities. SHPOs are required to provide 10% of the federal Historic Preservation Fund monies they receive to CLGs, which has enabled the inclusion of historic preservation in community planning and enhancement activities. Such activities include but are not limited to architectural surveys, thematic studies, National Register nominations, feasibility studies, rehabilitation projects, adaptive reuse, and public educational activities. SHPO continues to support the activities of its CLGs through ongoing technical assistance and HPF grant funding that enables CLGs to strengthen their local preservation programs. Between 2014 and 2019, more than \$700,000 was awarded to over 15 CLG communities for preservation planning activities and preservation projects.

Since hiring a new CLG Coordinator in 2019, SHPO has been revisiting the structure of its CLG program to identify ways to strengthen the partnerships between SHPO, participating communities, and other state agencies. Through engagement with local stakeholders and implementation of new technical assistance activities and incentives, SHPO has renewed its commitment to making the program meaningful for Michigan's communities.



Belle Isle Aquarium in Detroit designed by architects George Mason and Albert Kahn c. 1904. Rehabilitation work to the building, including roof and window repairs, were accomplished through a series of CLG Grants.

Michigan's Certified Local Government Grants 2014-2019

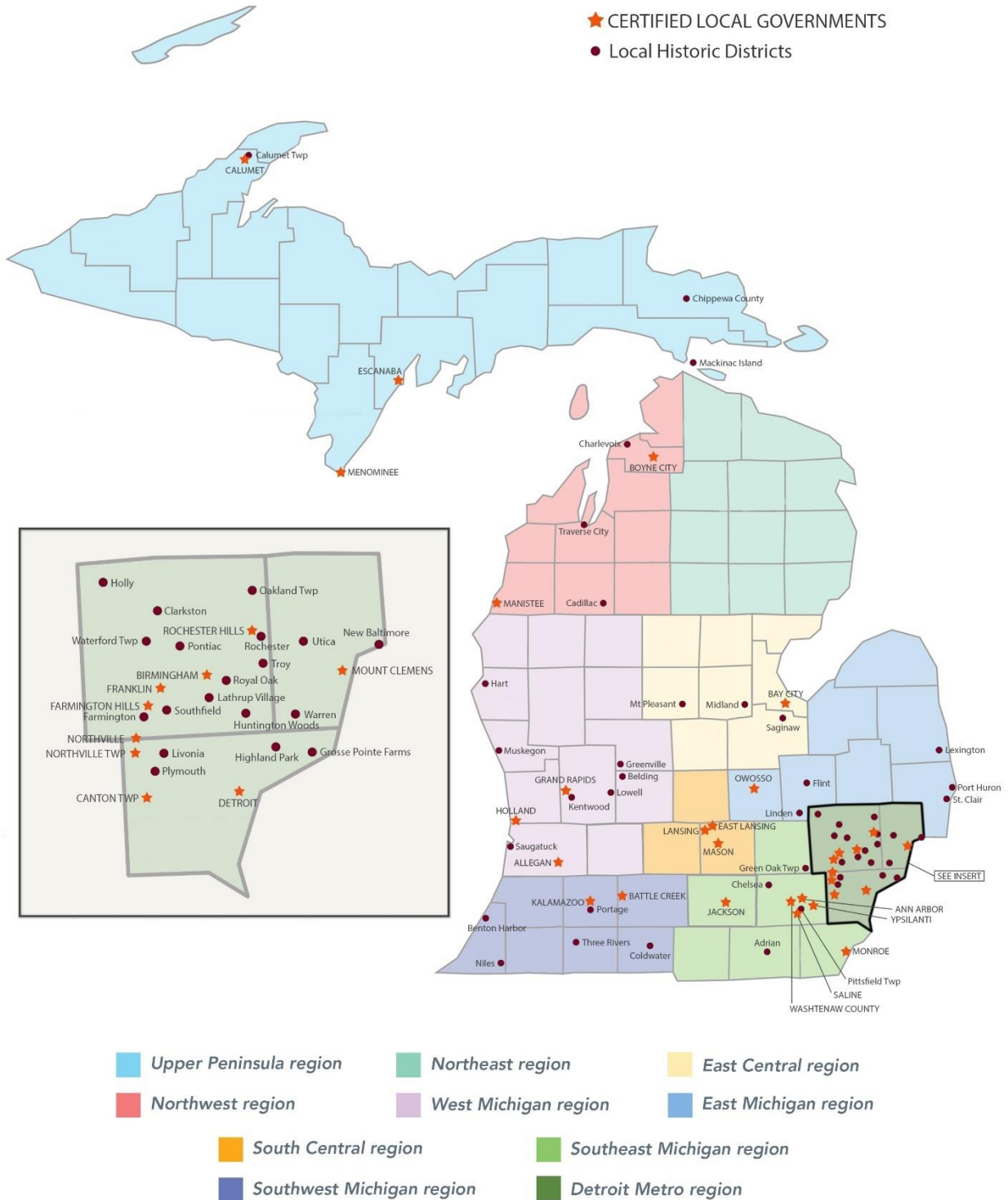
Total Amount Awarded: \$710,703.00

Year	CLG Community	Grant Project
2014	Allegan	Old Town Allegan Historic District. Revision of the National Register Nomination to include Mid-Century Modern Resources 1930-1965
	Detroit	Belle Isle Aquarium. Repoint Masonry and Repair Windows and Chimney Structure
	Holland	1914 Post Office (Holland Museum). Window Rehabilitation and Replacements and Masonry Repair
	Mt. Clemens	Train Depot. Remove and Replace Roof
2015	Saline	Rentschler Farm. Complete a Conditions Assessment Report for 13 Buildings on the Farm Site.
	Detroit	Belle Isle Aquarium and Anna Scripps Whitcomb Conservatory. Complete Plans and Specs for Re-Opening Passage between the Two Buildings
	Detroit	Scarab Club. Remove and Replace the Roof and Skylight
	Menominee	Menominee Opera House. Rehabilitation of the South façade. Remove Brick and Replace with Formed Metal Cornice
2016	Allegan	Griswold Theater. Masonry and Tuckpointing
	Grand Rapids	Heritage Hill & Heartside Historic Districts. Revision of the National Register Nominations to include Mid-Century Modern Resources 1930-1965
	Detroit	Ford Piquette Plant. Emergency Roof Stabilization
	Detroit	Fort Wayne. Site Survey and National Register Nomination
	Washtenaw County – Ann Arbor Township	Thornocks Neighborhood. Survey and a Local Historic District Study Committee Report
2017	Detroit	Philip A. Hart Plaza. National Register Nomination
	Northville	Northville Historic District Intensive Level Re-Survey
	Franklin	David Broughton House (Franklin Village Hall). Historic Window Repair
	Ypsilanti	National Alliance of Preservation Commissions Training Camp
	Kalamazoo	National Alliance of Preservation Commissions Training Camp
	Detroit	Ford Piquette Plant. Roof Removal and Replacement
2018	Washtenaw County – Dexter	Gordon Hall. Plans and Specs for Interior Rehabilitation
2019	Detroit	Cass Corridor. Intensive-level Survey
	Washtenaw County-Northfield Township	Northfield Township. Reconnaissance-level Survey
	Detroit	Fort Wayne. Stabilization and Mothballing Plan for 26 Unoccupied Buildings
	Franklin	Davit Broughton House (Franklin Village Hall). Roof and Copper Gutter Replacement



National Alliance of Preservation Commissions Training Camp, Kalamazoo, 2019

Michigan's Local Historic Preservation Programs



August 2019

Michigan Main Street

The Michigan Main Street program, an affiliate of the National Main Street Center, has been working since 2003 to rebuild strong communities through a preservation-based economic development strategy. The Main Street approach focuses on organization, design, and promotion to achieve economic vitality in traditional downtowns. Participating communities are attractive and walkable and provide mixed activities and experiences that create an authentic sense of place.

There are three progressive levels within the Michigan Main Street program:

- Engaged - This is the first program level where basic information is collected and organizational needs are addressed.
- Select – The second level where programming implementation begins including board trainings, hiring a Main Street Director, etc.
- Master – After participating at the Select level for 5 years, these communities mentor others entering the program.

There are currently 29 communities participating in the Michigan Main Street.



Howell, Michigan, received the Great American Main Street Award from the national Main Street America 2018. Howell established its Main Street in 2005 and has rehabilitated 158 downtown buildings over the past 15 years bringing new businesses and a vibrant energy to the community.

Michigan Main Street Communities 2019

Community	Level
Adrian	Engaged
Blissfield	Master
Boyer City	Master
Charlevoix	Select
Charlotte	Select
Cheboygan	Select
Dearborn	Engaged
Downtown Lansing	Master
Dundee	Engaged
Eaton Rapids	Select
Ewart	Select
Flat Rock	Engaged
Grand Haven	Master
Grayling	Select
Hart	Master
Howell	Master
Kalkaska	Engaged
Lapeer	Select
Mexicantown-Hubbard Communities, Detroit	Select
Milan	Select
Niles	Master
Old Town Lansing	Master
Otsego	Master
Owosso	Master
Saline	Master
Sault St. Marie	Select
Three Rivers	Select
Wayland	Master
Wayne	Select
Michigan MiPlace	miplace.org

Federal Historic Preservation Tax Credit

The federal historic preservation tax credit supports the rehabilitation of income producing properties by providing a 20% credit on qualified rehabilitation work that meets the *Secretary of the Interior's Standards for Rehabilitation*. The program, a partnership of the National Park Service and the Internal Revenue Service, has been administered at the state level by State Historic Preservation Offices for over 40 years. The federal preservation tax credit supports not only the rehabilitation of individual buildings, it also promotes the revitalization of communities. While the program does support large scale development, in 2018 over half of the 1,013 rehabilitation projects completed nationwide were under \$1 million and 18% of the projects were \$250,000 or less. The National Park Service estimated that nationally in 2018 alone the federal preservation tax credits generated 129,000 in jobs and contributed \$7.4 billion to the Gross Domestic Product (GDP).

In Michigan, between 2014 and 2018 a total of 190 new federal preservation tax credit applications (Part 1) were received. The following table shows the number of federal tax credit projects completed (Part 3 applications) in Michigan each year.

Federal Historic Preservation Tax Incentives: Michigan		
Year	Part 3 Applications Approved	Estimated Qualified Rehabilitation Expenses
2018	29	\$237,689,882.00
2017	29	\$158,712,989.00
2016	17	\$132,442,994.00
2015	28	\$266,133,287.00
2014	15	\$72,041,995.00
Total	118	\$867,021,147.00

Easements

"Easement" is a general term used to cover a variety of legal documents related to historic resources. It could mean a covenant, which is usually attached to a deed, an easement, or some other type of agreement. Easements require property owners to maintain and repair the property according to the *Secretary of the Interior's Standards for Rehabilitation*, and to send proposed plans for work on a building to the SHPO for review prior to construction. When properties are transferred from federal or state government to counties, townships, cities, non-profit organizations, or private individuals they come with perpetual easements. Limited time easements are utilized when work on a property is undertaken through a grant. The length of an easement can be anywhere from five to sixty years, depending on the grant. In some cases, when the work the grant has financed is not visible on the exterior, the owner is required to open the property for a minimum of twelve days per year for the public to see what their tax dollars have financed.

The Michigan Historic Preservation Network (MHPN) administers an easement program, as does the SHPO. The SHPO currently has a total of 128 easements, 27 of which were established between 2014 and 2019. Easements cover a wide range of resources. SHPO currently oversees easements on 60

lighthouses, 10 bridges, 40 buildings, 5 sites, and 3 streets. Ninety-three are perpetual easements and 35 are for a limited time period.



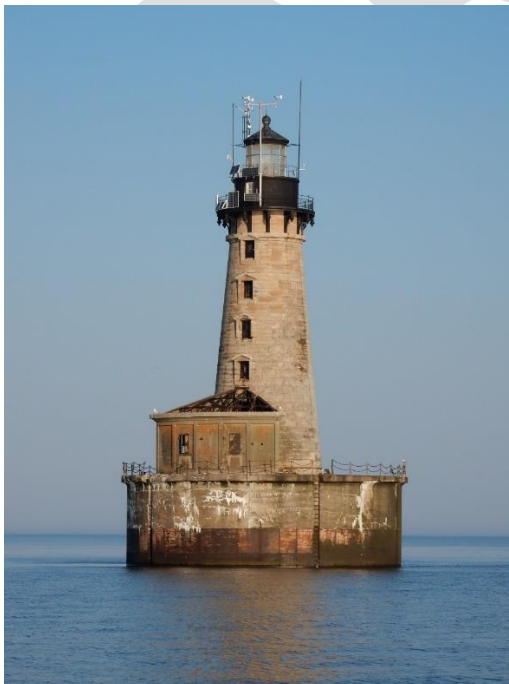
Ford Piquette Avenue Plant, Detroit, 1904
National Register listed 2002

The first building built and owned by the Ford Motor Company, it is the birthplace of the Model T and the site where the idea of the moving assembly line was conceived. Time-limited historic preservation easements were placed on the property when it received Certified Local Government (CLG) grants for brick repair and roof replacement.



Dorr Felt Mansion, Laketown Township, Ottawa County, 1927
National Register listed 1996

An outstanding example of Classical Revival architecture, this residence was designed by the Grand Rapids firm of Frank P. Allen and Son as the summer home of Chicago businessman Dorr Felt, the inventor of the Comptograph adding machine. A perpetual historic preservation covenant was placed on the property when it was transferred from the State of Michigan to Laketown Township.



Stannard Rock Lighthouse, Marquette County, 1887
National Register listed 1973

Located in Lake Superior twenty-five miles from the nearest land, a perpetual Historic Preservation covenant was placed on the property when the federal government transferred the lighthouse to a non-profit owner in 2015. Private charters in the area allow passengers to view Stannard Rock from the water.

Michigan Lighthouse Assistance Program

Michigan is bordered by 4 of the 5 Great Lakes and has over 3,280 miles of freshwater shoreline; the longest shoreline of any state except Alaska. To aid navigation Michigan built more than 120 lighthouses, more than any other state. It continues to preserve the most thanks to programs like the “Save Our Lights” specialty automobile license plates. First issued in 2001 to assist with the maintenance and



rehabilitation of our historic beacons, proceeds from the sale and renewal of the plate fund the Michigan Lighthouse Assistance Program (MLAP)

grants. Between 2014 and 2019, more than \$688,000 in grants were awarded resulting in a total investment of over \$1.1 million. Twenty projects ranging from rehabilitation work to the development of plans and specifications and historic structure reports were completed.

To promote the sale of the lighthouse license plate, the SHPO annually publishes postcards and a historic lighthouses of Michigan map. These publications are sent directly to lighthouse stewards for distribution and are also supplied to the Michigan Department of Transportation’s 14 welcome centers. More than 100,000 maps and 75,000 postcards were distributed over the past five years.

In 2016, MLAP grant funds were used as matching funds for a National Maritime Heritage Program grant awarded by the National Park Service. As a result \$246,000 supported historic structure reports for four offshore lights, as well as a public awareness and education campaign.



Eagle Harbor Lighthouse in the Keweenaw Peninsula was built in 1871.

MLAP Lighthouse Grants 2014 - 2019		
Year	County	Project
2014	Cheboygan	Cheboygan River Front Range Light Porch Pier & Foundation Repair
	Keweenaw	Manitou Light Station Dock Rehabilitation
	Menominee	Menominee North Pier Light Historic Structures Report
	Huron	Port Austin Reef Light Dock Rehabilitation
2015	Charlevoix	Charlevoix South Pier Light Exterior Repainting
	Luce	Crisp Point Lighthouse Exterior Rehabilitation
	Grand Traverse	Old Mission Point Light House Foundation Repair
	Delta	Sand Point Lighthouse Exterior Repainting
	Van Buren	South Haven Light Keepers Dwelling Roof Rehabilitation
2016	Van Buren	South Haven Lighthouse Exterior Repairs and Paint
	Keweenaw	Gull Rock Light Station Historic Structure Report
	Keweenaw	Manitou Island Light Station Historic Structure Report
	Alpena	Thunder Bay Island Light Station Historic Structure Report
	Marquette	Stannard Rock Light Station Historic Structure Report
2017	Ottawa	Grand Haven South Pier Entrance Light Exterior Rehabilitation
2018	Chippewa	DeTour Reef Light Station Exterior Rehabilitation
	Alpena	Thunder Bay Island Fog Signal Building Roof Rehabilitation
2019	Leelanau	North Manitou Shoal Light Historic Structure Report
	Wayne	Grosse Ile Lighthouse Exterior Rehabilitation and Painting
	Keweenaw	Eagle Harbor Lighthouse Window Rehabilitation



Crisp Point Lighthouse built on Lake Superior west of Whitefish Point in 1875.

Environmental Review/Section 106

The Environmental Review/Section 106 process requires federal agencies to consider the effects of federally assisted undertakings on historic properties for above- and below-land and underwater resources. The State Historic Preservation Office administers and participates in the review process, but final responsibility falls to the federal agency. Projects can range from infrastructure projects like cell tower placements and pipeline and road construction projects to the application for the permit to cross wetlands. Sometimes federal agencies such as Housing and Urban Development (HUD) will provide funding for special projects like window weatherization or lead paint abatement. If a project is determined to have an adverse effect on historic resources, a legally binding agreement with the federal agency undertaking the project is established. Mitigation can be one result of the consultation process and can take many forms from photo-documentation and recording the history of a resource to providing funds to survey or designate other historic resources in the community outside the project area. Between 2014 and 2018 the State Historic Preservation Office reviewed a total of 18,206 Environmental Review/Section 106 projects.

Archaeology

The SHPO maintains a record of the over 23,000 land sites and 1,500 shipwrecks found in Michigan. The state archaeologist investigates archaeological sites on state-owned land and bottomlands; issues research permits; collaborates with tribal, federal, state and local agencies; provides environmental review for federal projects; curates the state's archaeological collection; and interprets and protects Michigan's archaeological sites.

Archaeology Staffing

Since 2010, Michigan's archaeology program has been operating with a reduced staff. The recent retirement of the State Archaeologist and the loss of a limited term archaeology position under a shared agreement between the Michigan Department of Natural Resources and SHPO since 2012, reduced the state's archaeology staff from three to one in 2019. This creates a real challenge for the state as it jeopardizes resources, impacts project timelines and budgets, stymies state data and collections management, slows Native American Graves Protection and Repatriation Act (NAGPRA) compliance and leaves little assistance for law enforcement, landowners, and tribes responding to unanticipated discoveries. The need for full Archaeology staffing will only intensify over the next five years as Michigan faces increased infrastructure development, road construction, energy projects, shoreline erosion and new recreation/tourism projects. One suggestion has been is to legitimize the State Archaeologist position through a state law. SHPO will continue to work with its



Archaeology and the Flint Water Crisis

In 2014 the city of Flint switched its water source to the Flint River resulting in a health crisis as lead from old pipes leached into the city's drinking water. Work is now underway to replace Flint's old water service lines and that means extensive excavation is occurring throughout the city. The uncovering of a Native American burial site led to a signed agreement between the state, city, and the Saginaw Chippewa Tribe of Michigan in 2017. It ensures an archaeologist will now be on-site during all excavations related to service line replacements.

partners to stabilize and strengthen the state archaeology program until hiring needs can be addressed.

Sanilac Petroglyphs LiDar Project

An on-going effort was established to preserve the rock carvings at Sanilac Petroglyphs State Park in Sanilac County. The SHPO Archaeology staff, in collaboration with the Michigan History Center, the Michigan Department of Natural Resources, the Saginaw Chippewa Indian Tribe of Michigan, and Ziiibiwing Center of Anishinabe Culture & Lifeways, was awarded over \$50,000 in Cultural Resources Fund grants to support the conservation, documentation, and interpretation of the site and to improve the park's trail system. The grants will help visitors to understand their importance to tribal people, their significance as an archaeological site, and enable them to explore the natural setting surrounding the petroglyph site. In 2018, the Michigan Department of Transportation partnered with the group to digitally map the Sanilac Petroglyphs using terrestrial LiDAR and close-range photogrammetry. Comprehensive digital mapping will be repeated every five years to track the preservation of these fragile carvings and contribute to tribal-led educational initiatives. This project highlights cross-cultural resource co-management and the role of tribal knowledge and archaeology in historic preservation.



Thunder Bay National Marine Sanctuary Significant Boundary Increase

Michigan borders four of the nation's five Great Lakes, among the largest freshwater lakes in the world and state-owned land includes approximately 38,000 acres of Great Lakes bottomlands. SHPO archaeologists collaborate with a variety of partners, including the Thunder Bay National Marine Sanctuary and the Underwater Salvage and Preserve Committee, to protect shipwrecks and other cultural resources on state bottomlands. Since the release of our last 5-year plan, Thunder Bay National Marine Sanctuary, a NOAA-state partnership with strong public support, expanded its boundaries from 448 square miles to 4,300 square miles. One of the most treacherous stretches of water in the Great Lakes, due to fog, rocky shoals, and sudden squalls, to date over 100 shipwrecks have been discovered within the boundaries of the sanctuary.

Archaeology Day

SHPO continues to increase awareness of the state's approximately 14,000 years of human history and archaeological resources by supporting an educational poster campaign and a state Archaeology Day. The posters highlight important sites and subjects from urban archaeology to early hunting technology to the Tuskegee Airmen in Michigan. Posters link to additional information on the SHPO website and are widely distributed to schools and communities. A partnership of the Michigan History Museum and the SHPO, Michigan Archaeology Day draws visitors of all ages to explore exhibits, lectures, demonstrations and hands-on activities planned by volunteers from government agencies, universities, private firms, tribes and public nonprofits. The event has drawn record attendance in recent years, annually hosting over a 1,000 visitors and volunteers.

Michigan's Most Threatened Resources

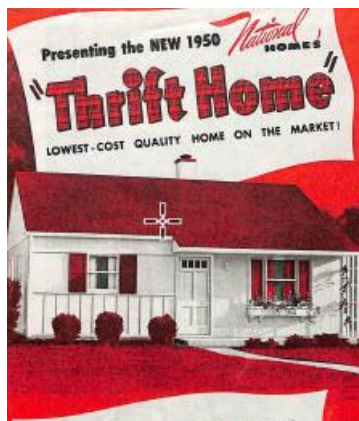
Planning workshop participants identified and prioritized the historic resources in Michigan that they think will face the greatest challenges over the next five years. The top five are:

1. Underrepresented Communities Resources

Inclusion and diversity at the local, state, and national level must become a central focus in historic preservation. As the nation's population changes and accepted values are challenged, it is imperative that we tell the comprehensive story of America from all viewpoints. Unfortunately, Michigan is behind in documenting resources and developing historic contexts for most of its underrepresented communities including Native Americans, Hispanics, African Americans, Arabs, Asians, the LGBTQ community, and Women. Underrepresented communities should be encouraged to utilize historic preservation programs such as the National Register of Historic Places and the federal preservation tax credits to ensure their history is not lost. Identification of sites significant to the histories of underrepresented communities must be of the highest priority if preservation is to continue to be relevant in the future.

2. Small, Single Family Homes and Working Class Neighborhoods

During the early years of the Great Depression, between 1928 and 1934, there was a 92% decrease in home construction. To address the problem, President Roosevelt established the Federal Housing Administration (FHA) as part of the New Deal. The FHA introduced a mortgage financing structure that made homeownership as affordable as renting. They also set national building standards for home builders and created four basic house plans that were assured to receive FHA funding. The push was to build small houses of 950 to 1,000 square feet to quickly address the housing shortage. Housing construction stopped again in 1941 as war broke out and construction materials were



restricted to military use. Housing construction was limited to shelter for defense workers for the duration of the war and again the concentration was on small homes that could be built quickly. After the War, America's housing crisis reached its peak as thousands of G.I.s returned to civilian lives. Private developers platted subdivisions of small houses in the Ranch, Cape Cod, and Minimal Traditionalist styles to meet the acute need. Prefabrication, an innovative method that made housing construction fast and inexpensive, was promoted. Planned communities with schools, community centers,

and curving residential streets were populated by the growing baby boom generation. Today, the rich history of these simple homes is underappreciated, if not forgotten. The thousands of homes built during this period are viewed monolithically and are easy targets for demolition and replacement by larger homes and McMansions.

3. Traditional Cultural Properties

A traditional cultural property is one defined by the National Park Service as “based on its associations with the cultural practices, traditions, beliefs, lifeways, arts, crafts, or social institutions of a living community.” A traditional community is one that has beliefs, customs, and practices that have been passed down through the generations, are shared, and help to define the traditions of the community. They can include burial grounds, fishing or hunting grounds, religious ceremonial sites, or places from which a culture draws spirituality. Traditional cultural properties have not been well defined by Michigan’s preservation community. As a result, the preservation approach to these resources has typically been reactive rather than proactive.



Saugatuck Dunes

A controversy surrounding the proposed construction of a marina and houses on the North Shore of the Kalamazoo River in Saugatuck demonstrates how traditional cultural properties can be affected by development. Two Native American tribes claim the area is culturally significant as a place historically associated with fishing and with native practices of growing of wild rice. Historians are working to make the case that the area is significant as a cultural landscape for its relationship to the history of the Ox-Bow Art School founded in 1910 and associated with the Art Institute of Chicago. Many artists came to Saugatuck to paint because of the pristine landscapes the dunes provided.

4. Church and Religious Buildings



Between 1937 and 1976, 70% of Americans were members of a church. Membership numbers began to slowly decline in the 1970s, and around 2000 there was a sharp 20% decline in church memberships. The decline in church attendance signals a generational change—only 42% of Millennials consider themselves church members.²⁴ Church buildings are typically some of the most architecturally significant structures in a community. They reflect the work of important designers and architects and showcase the decorative arts and the use of high quality materials. However, the size and scale of many pre-World War II churches make them difficult for dwindling and/or aging congregations to maintain or sell for a new use. Postwar churches of simple, modern design often utilized experimental materials and design concepts that make

²⁴ Jones, Jeffrey M. “U.S. Church Membership Down Sharply in Past Two Decades.” *Gallup*. April 18, 2019. <https://news.gallup.com/poll/248837/church-membership-down-sharply-past-two-decades.aspx>

upkeep challenging. They also are often underappreciated by the general population unfamiliar with modern design principles.

5. Downtowns

Traditional downtowns are affected by both economic success and failure. As cities and communities experience growth, historic buildings are demolished for new construction. During downturns, buildings can be rehabbed inappropriately to attract new occupants or left unmaintained so that they slowly fall into decay and need to be demolished. Over the years, changes in living and shopping patterns have driven businesses from downtown centers in both rural and urban areas. Shopping centers, malls, lifestyle centers, as well as populations shifts, have all contributed to the decline of traditional downtowns.



Small towns like Cassopolis in Cass County (population 1,703) suffer from high business vacancy rates due to competition from chain stores and large, regional shopping areas.

Prioritized List of Michigan's Most Threatened Resources Identified by Public Planning Workshop Participants Spring 2019

Underrepresented Communities Resources and Cultural Landscapes
 Small, Single Family Homes and Working Class Neighborhoods
 Traditional Cultural Properties
 Churches and Religious Buildings
 Downtowns
 Agricultural and Rural Resources
 Industrial Properties
 Landscapes-Designed Urban and Rural
 Mid-century Modern Resources
 Cemeteries and Burial Grounds
 Bridges and Other Engineering Structures
 Working Waterfronts
 Lakeshore Properties
 Schools
 Lighthouses
 Archaeological Sites

Planning workshop participants requested that Michigan's preservation plan provide information on the diverse communities in Michigan.

DIVERSITY IN MICHIGAN – An Overview

Michigan is a majority white state. Though its overall population has been steadily growing over the past thirty years, from about 7.8 million in 1990 to almost 10 million in 2018, the state's white population has declined from 84.2% in 1990 to 79.3% in 2017. African Americans, Michigan's second largest population, have remained stable at around 14%. The largest change increase in minority populations was a rise in the state's Asian/Pacific Islander population, from 1.2% in 1990 to 3.5% in 2018. Michigan's Hispanic population increased from 3.3% in 2000 to 5.2% 2018.

Michigan's Population by Race 2018*	
White	79.3%
African American	14.1%
Hispanic	5.2%
Asian	3.4%
Native American	0.7%
U.S. Census Bureau 2018	

Michigan's white population is not monolithic, and many different ethnic groups have contributed to the State's history throughout the years. For example:

- Led by Jesuit missionaries, the French were among the state's first white explorers and settlers
- The English commercialized the Native American fur trading industry
- Danes, Swedes, and Finns came to work in the lumber camps in Northern Michigan
- Germans and Eastern Europeans were actively recruited to establish farms in Michigan after the state's massive forests were logged off
- Laborers from Italy and Wales worked the copper and iron mines in the Upper Peninsula
- The automobile enabled Greek, Lithuanian, Eastern European, and other ethnic workers from Chicago to establish resort areas in Southwest Michigan where they eventually set down permanent roots
- South Haven was once the site of a large Jewish resort community gaining it the reputation as "The Catskills of the Midwest"



Danish Hall, Ludington

The vestiges of these different cultures can still be found throughout Michigan in a wide range of historic resources—churches, community halls, villages, restaurants, farmsteads, sauna buildings, camps and resorts—that have survived the decades. Because these groups were Caucasian, it was easier for them to assimilate into mainstream American society. As a result, within a generation many were abandoning their ethnic heritage, which they saw as old-fashioned and out of step with modern America

society. Thus, the humble, vernacular buildings that represent a variety of ethnic cultures are becoming exceedingly scarce throughout the state.

AFRICAN AMERICANS

At just over 14%, African Americans are Michigan's largest minority population. Michigan's African American population began to increase in the early nineteenth century, when Michigan played an important role in the Underground Railroad as abolitionists assisted escaped slaves. One example, a group of former slaves was able to settle near the village of Vandalia in Cass County where they were given land by the local Society of Quakers.

The majority of African Americans moved North between 1917 and 1970 in what is known as the Great Migration. Shortly after the Civil War, the initial gains seen by African Americans in the South were lost as the repressive practices of Reconstruction made it harder for them to own land, obtain an education, and find employment. Jim Crow laws meant to institute segregation and suppress representation were enforced through violence and lynching. The sharecropping system ensured they would never gain economic freedom or success. As Northern cities industrialized, Southern blacks left the harsh rural life for what they hoped would be more opportunity. They did gain some success, however, even in the North they were met with prejudice, especially in housing and employment. Though pushed into segregated communities and relegated to low paying jobs, Michigan's African Americans still managed to develop a rich cultural heritage while continually working to break down restrictive racial barriers.

The accompanying chart shows how the pattern of settlement for African Americans in Michigan correlates to industrialization and the availability of jobs. In 1917 Southern blacks were moving to Detroit to work at the Ford Motor Company plants in Highland Park and River Rouge after the introduction of the assembly line and the \$5.00 a day wage plan. Henry Ford had a strong relationship with Detroit's black church leaders whom he relied on to find black workers for Ford plants. During World War II, work for African Americans in Michigan's defense plants increased due to the implementation of federal regulations requiring equal opportunity in employment. The growth of black populations in Benton Harbor, Flint, Lansing, Muskegon, and Saginaw related directly to the establishment of foundries in those communities, whose owners often recruited Southern Blacks. Royal Oak Township in Southern Oakland County was home to a large population of black defense workers during World War II. The black population in Lake County in Upper Lower Michigan is due to its location as the site of a nationally known black resort, Idlewild, that attracted a wide range of black vacationers and entertainers between 1920 and 1970.

AFRICAN AMERICANS BY COUNTY

County	% African American
Wayne	40.0%
Genesee	21.5%
Berrien	16.0%
Muskegon	15.6%
Oakland	14.8%
Ingham	13.9%
Washtenaw	13.6%
Kalamazoo	13.2%
Calhoun	12.8%
Macomb	12.6%
Luce	12.5%
Kent	11.7%
Lake	10.8%
Saginaw	10.5%
U.S. Census 2018	

HISPANC/LATINO

There were few Hispanics in Michigan at the start of the 20th century with the census recording only 56 in 1900 and 82 in 1910.²⁵ Larger populations began coming to Michigan in the 1920s to work in Detroit's Ford plants or as migrant farm workers. During World War I Mexican laborers were recruited by the railroad companies to replace men serving in the Armed Forces. In the 1930s, fruit growers in Southwest Michigan travelled to the Valley region of Southern Texas and actively recruited Mexican and Tejano (people of Mexican heritage born in Texas) workers to undertake seasonal work. These migrant workers typically arrived in April to pick fruits and vegetables, returning to Texas in the late fall. Michigan beet growers in the Saginaw/Bay City area recruited replacement workers from San Antonio, Texas, when the state's beet laborers attempted to unionize in 1938.

During World War II, the United States government established a guest worker program, the Mexican Farm Labor program, commonly known as the Bracero program. It allowed Mexican farm laborers to enter the



Templo Bethel, SW Grandville Avenue, Grand Rapids. Hispanics first came to Grand Rapids in the 1920s as railroad laborers. Southwest Grandville Avenue has traditionally been the center of Hispanic life in the city.

United States and remain year-round. Because some growers took advantage of migrant workers by paying lower wages, providing poor housing, and violating civil rights laws, the program was ended in 1964. Over time, Michigan's need for Mexican migrant workers declined as mechanization replaced the hand labor once required for harvests. By then, many Hispanic families had chosen to settle in Michigan as permanent residents. Today, the state's largest Hispanic populations are still found in the agricultural counties of West Michigan.

Michigan Counties with Hispanic Populations Greater than 5%

County	Per Cent of Population
Oceana	14.9%
Van Buren	11.6%
Kent	10.6%
Ottawa	9.7%
Saginaw	8.4%
Lenawee	8.0%
Ingham	7.7%
St. Joseph	7.9%
Gratiot	6.2%
Wayne	5.9%
Newaygo	5.8%
Muskegon	5.7%
Berrien	5.5%
Bay	5.4%
Eaton	5.3%

**Population trends by rank and county. Michigan, 2017. Michigan Department of Community Health.*

²⁵ Alvarado, Rudolph Valier and Sonya Yvette Alvarado. *Mexicans and Mexican Americans in Michigan*. East Lansing: Michigan State University Press, 2003.

McCourtie Park in Somerset Center on U.S. 12 is an excellent example of *trabajo rustico*, a Mexican folk art form of sculpting concrete into faux wood. In the 1930s Mexican artists George Cardoso and Ralph Corona were hired to construct bridges and pavilions on the W.L. McCourtie Estate. The park is listed on the National Register of Historic Places.



Mexicantown, Detroit

Mexicans working assembly line jobs at Ford Motor Company began settling in Southwest Detroit along Bagley Street in the 1930s. Numerous mutual aid societies associated with the different regions in Mexico were established in the city and Ford offered English language classes to its workers. The community continues to thrive today.

ASIAN AMERICANS

The United States census lumps a host of ethnic populations under the label Asian—Indian, Filipino, Chinese, Laotian, Vietnamese, and Japanese are just some of the many different cultures comprising that category. Michigan's Asian population is the fastest growing immigrant population in the state, increasing 39% between 2000 and 2010. A majority of Michigan's 287,881 Asian population lives in Southeast Michigan with 44% located in three counties: Oakland, Wayne, and Washtenaw.²⁶ The city of Hamtramck has the largest concentration of Asians at 24.4% of the city's total population. Cities with the fastest growing Asian populations are Auburn Hills, Novi, and Springfield. Other Michigan communities with an Asian population of over 5% (as of 2019) are Houghton, Kentwood, Warren, Center Line, Sterling Heights, Wixom, Rochester, and Madison Heights.



2018 State Fact Sheet-Michigan. AAPI Data. Asian and Pacific Islander American Vote.

People from Far Eastern nations began immigrating to Michigan in the late nineteenth century, mostly to the city of Detroit. According to a *Detroit Free Press* article, only one Chinese citizen was noted in the city of Detroit in 1872, but by 1929 there were about 1,500 Asians living in the city. Most had come to

²⁶ Michigan. 2018 State Fact Sheet. AAPI Data

work for the Ford Motor Company. Henry Ford had attempted to set up a training program in China in order to expand Ford's market there in the 1920s, though unrest in that country curbed his efforts. To thwart labor organizers, in 1922 Ford brought Asian Americans from Hawaii to work the Ford Motor Company's assembly lines. The 1920s also saw the first East Indians settling in Michigan. Some came to work at the Detroit Ford plants, while others came to attend programs at the University of Michigan (UM).²⁷ Filipinos came to Ann Arbor through an educational program the UM established in the Philippines in 1899 and operated through the 1950s. As a result of the program, by the 1930s Michigan had one of the largest Filipino populations in the United States outside of California. Like most people of color in Detroit, Asians were forced by *de facto* segregation practices and restrictive racial covenants to



Forest Lawn Cemetery
11851 Van Dyke, Detroit

A burial plot for Detroit's Chinese residents was established here in 1918. The Chin family plot is the burial site of Vincent Chin, who was killed in 1982 by two white men who, angered by the loss of Detroit's auto industry to foreign manufacturers, beat him because they thought he was Japanese.

settle in East Detroit in the Paradise Valley area. A Federal Writer's Project author noted in the 1930s that the corner of St. Antoine and Lafayette Streets in Detroit was a multicultural area dominated by Asians. Detroit's Chinatown originally developed along a three-block section of Third Avenue between Michigan Avenue and

Porter Street in the 1940s. In 1959, it was demolished for urban renewal. At that time, a small concentration of Chinese businesses relocated to the 400 block of Peterboro Street, while others chose to relocate to suburbs like Troy.

Michigan's rural communities welcomed Japanese Americans during World War II. As a means of securing release from an internment camp, Japanese Americans could sign a loyalty pledge. They were then encouraged to leave California and

Michigan Cities with the Largest Asian Populations

City	% of Total Population
Hamtramck	24.40%
Troy	23.68%
Novi	21.84%
Auburn Hills	16.55%
Farmington	16.40%
Ann Arbor	15.88%
Springfield	15.78%
Farmington Hills	12.29%
East Lansing	12.03%
Rochester Hills	11.91%

Kolmar, Chris. "These are the 10 Michigan cities with the largest Asian Population for 2019." *HomeSnacks*. Homesnacks.net.



Stanley Hong's Mania Café, Detroit

Restaurateur Stanley Hong owned two restaurants in Detroit. This one was designed by black architect Nathan Johnson.

²⁷ Wilkinson, Sook and Victor Jew. *Asian Americans in Michigan: Voices from the Midwest*. Detroit: Wayne State University Press, 2015:20-70.

disperse across the country. The U.S. War Relocation Authority issued a pamphlet in 1944 entitled *Farming in Michigan*, directly targeted to Japanese Americans and encouraging them to move to rural communities like Niles, Eau Claire, Wayland, St. John and Lapeer to grow apples and other crops. In 1965 changes to federal immigration law ended quotas that had been in place to limit the number of immigrants from specified countries like China. For the next decade the nation's Asian American population grew. Between 1975 and 1980 Asian populations from Cambodia, Laos, and Viet Nam fleeing the Viet Nam War came to Michigan.

ARAB AMERICANS

The largest population of Arabs living in the United States is found in Southeast Michigan, centered in the city of Dearborn.²⁸ The first wave of Arab immigrants came to the Detroit area in the late 19th century, when a silkworm disease led to a collapse of the silk-weaving industry worldwide. A second wave of Arabs, the majority Palestinian Muslims, came to work at the Ford Highland Park plant around 1916 to take advantage of the \$5.00 a day wage. They were followed by immigrants from Yemen and Iraq in the 1920s. The earliest Arab neighborhoods were located in Hamtramck and Highland Park near the Ford plant and on Jefferson Avenue near the Chrysler Plant in East Detroit. The first Muslim mosque built in America was constructed in Highland Park around 1919, but by 1927 it was virtually abandoned as the Arab population followed the Ford Motor Company to Dearborn when the River Rouge Plant was completed. Today, 30% of the population of Dearborn is Arab. Michigan's Arab population is itself diverse including people from Lebanon, Syria, Palestine, Egypt and Iraq.²⁹



Sacred Heart Chaldean Church, 7 Mile Road, Detroit, 1975.

²⁸ Abraham, Nabeel and Andrew Shryock. *Arab Detroit. From Margin to Mainstream*. Detroit: Wayne State University Press. 2000.

²⁹ Hassoun, Rosina J. *Arab Americans in Michigan*. East Lansing: Michigan State University Press. October 24, 2005.

NATIVE AMERICANS

The history of Native Americans in Michigan dates to the Stone Age (10,000 B.C). Initially hunters and gatherers, by 7,000 B.C. they had developed small farming settlements, mostly along the state's rivers, as well as seasonal fishing villages on its lake shores. Native Americans have contributed much to Michigan's history, from its name to the discovery of major copper deposits in the Upper Peninsula. In the 17th and 18th centuries, they assisted Jesuit Missionaries and early French explorers navigating rivers and trails through the Michigan wilderness and provided guidance to English trappers, hunters, and fishermen. Today, 0.7% of Michigan's population is Native American, with the majority population found in the counties near the Mackinac Straits. In 2019, there are twelve federally recognized Native American tribes located in Michigan. All twelve of Michigan's federally recognized tribes have a Tribal Historic Preservation Officer (THPO) to carry out the administration related to the preservation of historic resources.

Michigan Counties with the Largest Native American Populations

Mackinac	18.0%
Chippewa	18.28%
Baraga	15.8%
Schoolcraft	10.4%
Luce	6.3%
Alger	5.2%

**Population trends by Rank and County. Michigan, 2017. Michigan Department of Community Health.*

Federally Recognized Tribes in Michigan

Native American Tribe	Headquarters Location
Bay Mills Chippewa Indian Community	Brimley
Grand Traverse Bay Band of Ottawa and Chippewa Indians	Suttons Bay
Hannahville Indian Community	Wilson
Keweenaw Bay Indian Community	Baraga
Lac Vieux Desert Band of Lake Superior Chippewa	Watersmeet
Little River Band of Ottawa Indians	Manistee
Little Traverse Bay Band of Odawa Indians	Harbor Springs
Match-e-be-nash-she-wish Band of Potawatomi Indians of Michigan	Shelbyville
Nottawaseppi Huron Band of the Potawatomi Indians	Fulton
Pokagon Band of Potawatomi Indians	Dowagiac
Saginaw Chippewa Indian	Mt Pleasant
Sault Ste. Marie Tribe of Chippewa Indians	Sault Ste Marie

The majority sites associated with Michigan's Native American history are archaeological or below-ground though there are significant cultural landscapes and above-ground historic resources as well. According to the National Park Service, Native American heritage sites typically fall into one of the following three categories:

- Cultural landscapes or geographical locations associated with traditional belief systems about the origins of mankind and its relationship to nature
- Places where ceremonies associated with traditional cultural practices were carried out
- Locations associated with the lifeways of Native Americans such as economic, education, social, artistic, etc.

Preservationists have not fully come to understand how to address cultural landscapes associated with Native American belief systems as they do not easily fit within the constructs of the National Register of Historic Places criteria, which were designed to address architectural resources. Working to develop better guidelines is a matter that needs to be addressed over the next five years.



**The Mount Pleasant Indian Industrial Boarding School
Mount Pleasant, Isabella County**

Established in 1893 as a means of assimilating Native American children into the state's predominately white culture, it was the only federal boarding school in Michigan and the principle boarding school for many tribes throughout the Great Lakes. In operation until 1934, the regimented boarding school accommodated 300 students per year from kindergarten to eighth grade. While in residence, Native American children were forbidden to speak their native language, honor their culture, or practice their spirituality. The children performed manual labor—laundry, farm work, and cleaning—for most of the school day, though they did also receive academic instruction. The 320-acre site consisting of 37 buildings was listed in the National Register of Historic Places in 2018 and serves as a reminder of the forced decimation of Native American culture.

Sanilac Petroglyphs, Sanilac County

Deeded to the State of Michigan in 1971 and today a protected Michigan State Park, the rock carvings of archers, handprints, and other figures were made over 1,400 years ago. They are the only prehistoric rock carvings found in Michigan, to date. Because they were carved in fragile sandstone, the petroglyphs are constantly threatened by the weather and graffiti.



LGBTQ Populations

Though it is difficult to obtain accurate data on LGBTQ population numbers, according to an estimate by the U.S. Census in 2018 about 313,500 people or 4% of Michigan's total population identify as gay. Of the fifty states, Michigan ranks 29th in the size of its LGBTQ population.

In 2014 the National Park Service announced the LGBTQ heritage initiative to increase the number of LGBTQ sites listed in the National Register. At that time, out of over one million National Register sites, only five could be identified as LGBTQ.³⁰ To assist in the identification, evaluation and protection of LGBTQ related sites, in 2016 the National Park Service released a historic context for LGBTQ history in America. By 2017, there were sixteen LGBTQ sites listed in the National Register.³¹ To date, Michigan

has done a poor job of identifying and designating LGBTQ sites.



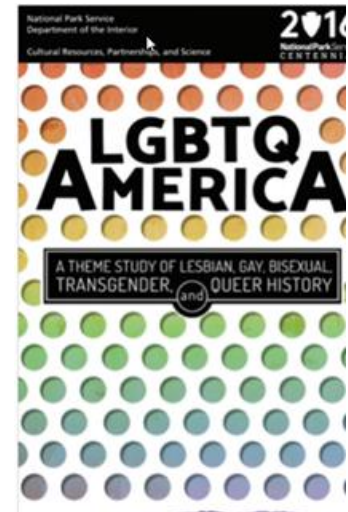
Dunes Resort, Saugatuck

Historically, the resort town of Saugatuck in West Michigan has been welcoming to the gay community. Since 1900 the beautiful sand dunes

surrounding this picturesque village have attracted painters and artists. When the Art Institute of Chicago established

the Ox-Bow Summer Art School in Saugatuck in 1910, the area became known to a wide range of open-minded, creative people from Chicago and between 1930 and 1960 the village's LGBTQ population grew. By 1960, Saugatuck's Blue Tempo Bar was serving as the region's gay community center. The Dunes Resort founded in 1981 is one of the largest gay resort destinations in the Midwest.³² Since 2016, the Saugatuck-Douglas History Center has operated the "Gay History Project" to document Saugatuck's LGBTQ-related historic sites.

Two of Michigan's university towns, Ann Arbor and East Lansing, have provided safe havens for the state's LGBTQ community—both passed ordinances against discrimination in 1972. Though it is in an area with a conservative Dutch Reform history, the city of Grand Rapids has a strong tradition of acceptance due to the large design community associated with the city's successful furniture industry. The city of Flint was home to the State Bar at 2512 Dort Highway, a blue-collar bar that was an openly gay establishment operating from the late 1950s to the 1990s. In the Detroit-area the first gay neighborhood was downtown on Monroe Street near the theater district. It later moved up the Woodward Corridor in the area referred to as the University Cultural District, before moving to Palmer



³¹ Springate, Megan E. *The National Park Service LGBTQ Heritage Initiative: One Year Out*. The George Wright Forum. Vol 34. No. 3. 2017:394.

³² Fox, Emily. "How the largest gay resort in the Midwest is in Michigan's 'Bible Belt'." *Michigan Radio*. January 11, 2016

Park.³³ Today the Detroit suburb of Ferndale is considered one of Michigan's most inclusive communities for LGBTQ citizens. Ferndale and the nearby town of Pleasant Ridge have the highest percentages of same-sex couple home ownership in Southeast Michigan. Once a typical blue-collar working-class town, Ferndale's local government has worked to create a progressive, open-minded atmosphere since the 1980s. In 2017 Ferndale became one of the first local governments in the nation to officially recognize the Gay Pride flag by displaying it in the city council chambers.



Ferndale

Women's History

As of July 1, 2018, the U.S. Census estimated that women comprise just over half or 50.8% of Michigan's population. However, the identification and documentation of the historic resources related to women's history for some reason have not been a priority in Michigan and very few significant women's sites are designated.

Though there have always been independent women who have managed to find success despite the limitations encountered in a male dominated world, American women had few legal rights until the mid-nineteenth century. In 1848 women came to understand that until they could vote that scenario was unlikely to change. The Women's Suffrage Movement emerged in 1848 in Seneca Falls, New York, and for the next 72 years, women worked tirelessly to gain the right to vote. In Spring 1899, the 31st Annual Convention of the National American Woman's Association was held in Grand Rapids at the invitation of the city's Susan B. Anthony Club.³⁴ Lectures were held in facilities around the city and Susan B. Anthony herself gave a standing room only speech at Park Congregation Church.³⁵



St. Cecilia Music Center (top) and Park Congregational Church, Church in Grand Rapids were the sites of a national Suffragette meeting in 1899.

³³ Michael, Jason. "A Hundred Reminisce About Historical Detroit Gay Bar Scene." PrideSource. *Between the Lines*. April 11, 2018

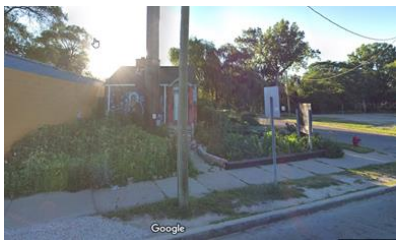
³⁴ Stanton, Elizabeth Cady and Ida Husted Harper, eds. *History of Woman Suffrage 1883-1900*. Volume IV. Indianapolis: Hollenbeck Press, 1902

³⁵ *Announcement*. Susan B. Anthony Speaker. Library of Congress. <https://www.loc.gov/resource/rbcmil.scrp1004602/?sp=1>

In Michigan, women's groups were actively working to obtain suffrage since the 1850s. Women organized Ladies Libraries and Women's Clubs to provide educational opportunities for women by making books available and sponsoring lecture series. Activist groups, like the Michigan State Suffrage Association in Battle Creek, were formed to stage rallies and protests. In 1904 a Michigan woman, Dr. Anna Howard Shaw, was named president of the National American Woman Suffrage Association. Women's organizations finally convinced the Michigan legislature to adopt a state constitutional amendment giving women the right to vote in state elections in 1918, two years before the 19th amendment was ratified by the U.S. Congress.³⁶



Ladies Literary Club, Ypsilanti. Formed in 1897, they purchased this Greek Revival house for use as a clubhouse in 1914.



Feminist Federal Credit Union, Detroit

brother) co-signed for her. The Feminist Credit Union was a symbol of growing financial independence for women.³⁷

In 1973, the Feminist Federal Credit Union, the first of its kind in the nation developed by and for women, was established in Detroit during the height of the Women's Liberation Movement. According to its founders, at the time a bank would not loan money to a woman unless a male (husband, father,



Belrockton Dormitory, Belding. A major Michigan silk mill operated by the Belding Brothers was an early employer of female workers. Women came from all over Michigan to work at the mill and the company built three dormitories to house its female employees. The only surviving dormitory, the Belrockton, was built in 1906 and once housed 100 workers.

³⁶ *Michigan and the 19th Amendment, June 10, 1919.* National Park Service. Nps.gov

³⁷ "Forty-Four Years Ago a Female-Run Credit Union Paved the Way for Women's Financial Independence." *Michigan Credit Union League & Affiliates.* August 25, 2017. https://mcul.org/News?article_id=27513.

Over the next five years, Michigan's preservation community should work to include members from its diverse communities in its organizations, actively seek to understand the state's diverse heritage, identify and document the historic resources associated with Michigan's minority communities, and opening preservation programs and incentives to the benefit of all its citizens.

Michigan's most diverse communities

County	Community	Diversity Index, 2010	% White	% Black	% American Indian	% Asian	% Hispanic	% Native Hawaiian	% Other	% Two or more race	Population	Population Change (00 -10)
Van Buren	Covert Township	72.6	50.2%	24.2%	1.7%	0.3%	30.5%	0.0%	19.2%	4.4%	2,888	-8.1%
Oakland	Pontiac	67.9	34.4%	52.1%	0.6%	2.3%	16.5%	0.0%	6.2%	4.5%	59,515	-10.3%
Saginaw	Saginaw	66.3	43.5%	46.1%	0.5%	0.3%	14.3%	0.0%	5.2%	4.4%	51,508	-16.7%
Wayne	Ecorse	66.0	44.0%	46.4%	0.8%	0.3%	13.4%	0.0%	4.0%	4.6%	9,512	-15.3%
Wayne	River Rouge	64.2	39.4%	50.5%	0.6%	0.2%	11.2%	0.1%	4.2%	5.0%	7,903	-20.3%
Wayne	Hamtramck	63.6	53.6%	19.3%	0.3%	21.5%	1.5%	0.0%	0.6%	4.7%	22,423	-2.4%
Eaton and Ingham	Lansing	63.1	61.2%	23.7%	0.8%	3.7%	12.5%	0.1%	4.3%	6.2%	114,297	-4.1%
Chippewa	Kinross Township	61.9	53.2%	31.4%	11.2%	0.5%	1.8%	0.0%	0.2%	3.6%	7,561	27.7%
Berrien	Oronoko Township	61.5	63.4%	18.5%	0.5%	8.0%	11.5%	0.8%	4.4%	4.4%	9,193	-6.6%
Muskegon	Muskegon	60.2	57.1%	34.5%	0.9%	0.4%	8.2%	0.0%	2.6%	4.5%	38,401	-4.3%
Kent	Grand Rapids	60.1	64.6%	20.9%	0.7%	1.9%	15.6%	0.1%	7.7%	4.2%	188,040	-4.9%
Berrien	Benton Township	58.3	42.0%	51.7%	0.5%	0.4%	6.0%	0.0%	2.9%	2.5%	14,749	-10.1%
Saginaw	Buena Vista Township	58.0	31.5%	61.1%	0.6%	0.3%	9.3%	0.0%	3.3%	3.2%	8,676	-15.9%
Washtenaw	Superior Township	58.0	59.0%	30.1%	0.2%	5.7%	3.8%	0.0%	1.3%	3.7%	13,058	21.6%
Wayne	Romulus	57.8	50.5%	43.1%	0.5%	1.1%	3.0%	0.1%	0.9%	3.9%	23,989	4.4%

Tanner, Kristi. "Michigan's Most Diverse Communities." *Detroit Free Press*. October 23, 2015. Fifteen communities in Michigan had a diversity index score of over 50% based on the 2010 census. Information was compiled by USA Today. The diversity score for the state of Michigan over all was 39.

Bibliography

A Path to Good-paying Careers for all Michiganders: Creating Places across Michigan Where People Want to Live and Work. Michigan Future, Inc. December 2018.

Annual Report on the Economic Impact of the Federal Historic Preservation Tax Credit (FY 2014 to 2018). National Park Service. Rutgers, Edward J. Bloustein School of Planning and Public Policy.

Dams, Peter. *The Future of Historic Preservation in the State of Michigan: A Comprehensive Report of Public and Stakeholder Input April-June 2019.* Lansing: Michigan State Historic Preservation Office. September 2019.

Local Historic Districts and Property Values in Michigan Neighborhoods. Michigan Historic Preservation Network. Lansing, Michigan. 2016.

Michigan Broadband RoadMap. Michigan Infrastructure Commission. August 2018.

Review of Michigan Economic Development Incentives for Historic Preservation Placemaking Projects: A White Paper. MHPN Placemaking Incentives Task Force. Michigan Historic Preservation Network. Lansing, 2015.

Ten Years of Excellence: The Economic Impacts of Main Street in Michigan. PlaceEconomics. Washington, D.C. May 2014.

U.S. Census. www.census.gov.

Websites

Michigan State Historic Preservation Office

https://www.michigan.gov/leo/0,5863,7-336-78421_54317---,00.html

Michigan Historic Preservation Network <https://www.mhpn.org/>

Michigan Main Street <https://www.miplace.org/programs/michigan-main-street/>

National Register of Historic Places <https://www.nps.gov/subjects/nationalregister/index.htm>

National Park Service Preservation Briefs <https://www.nps.gov/tps/how-to-preserve/briefs.htm>

CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

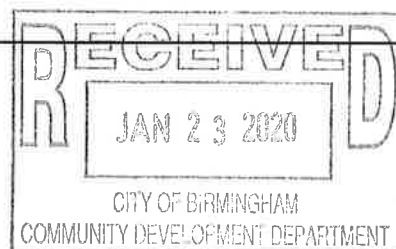
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

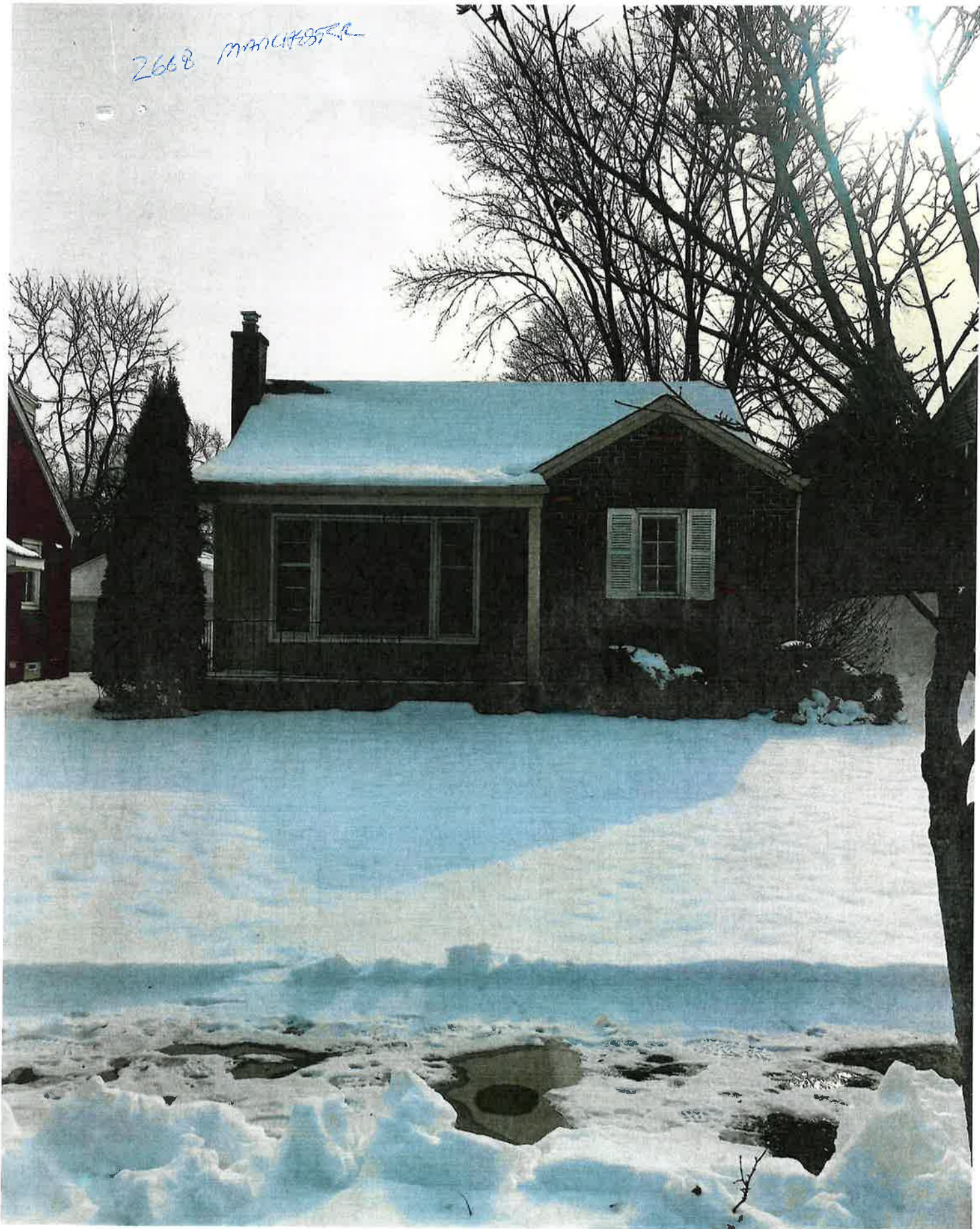
Project # _____

APPLICATION FOR DEMOLITION PERMIT

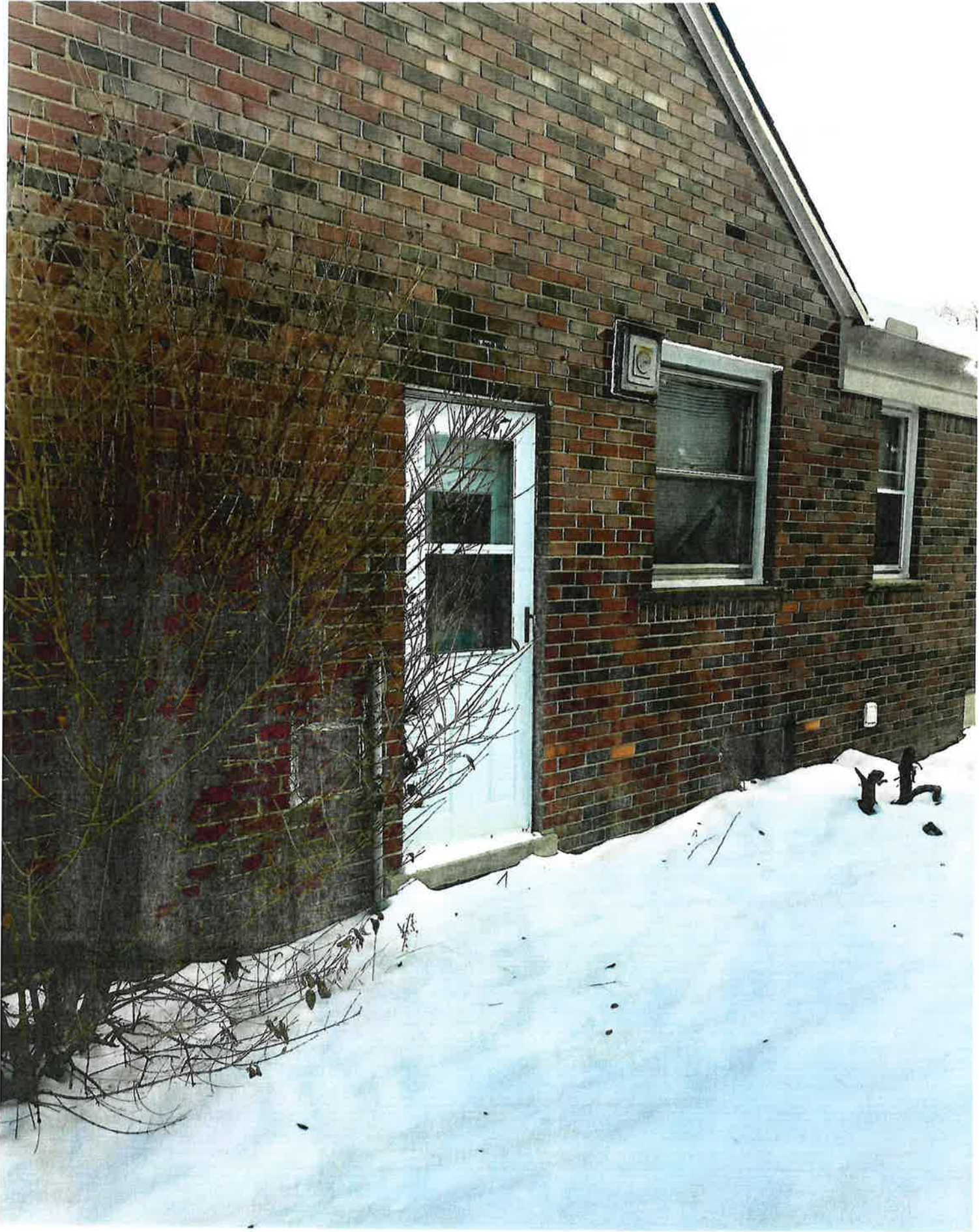
I. Project Type / Location			
<input type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS 2668 MANCHESTER		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-20-30-428-007	LOT NUMBER 296
II. Applicant / Project Contact Information			
A. Applicant			
NAME CAPPUSO BUILDING LLC		ADDRESS 14970 TECHNOLOGY	
CITY SHREVEPORT	STATE MI	ZIP CODE 48315	TELEPHONE NUMBER (Include Area Code) (586) 855-6633
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS cappuso.homes@comcast.net	
B. Owner or Lessee			
NAME THOMAS CAPPUSO		ADDRESS 2845 DORCHESTER	
CITY BIRMINGHAM	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Include Area Code) (810) 343 3401
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS cappuso.homes@comcast.net	
C. Architect or Engineer			
NAME JOE ORLANDO		ADDRESS 17500 23 MILE	
CITY ATLANTA	STATE MI	ZIP CODE 48044	TELEPHONE NUMBER (Include Area Code) 586 524-6278
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME CAPPUSO BUILDING LLC		ADDRESS 14970 TECHNOLOGY	
CITY SHREVEPORT	STATE MI	ZIP CODE 48315	TELEPHONE NUMBER (Include Area Code) (586) 855-6633
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS cappuso.homes@comcast.net	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101154743		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER 2102215652		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 46-1947660			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) ACCIDENT FUND			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

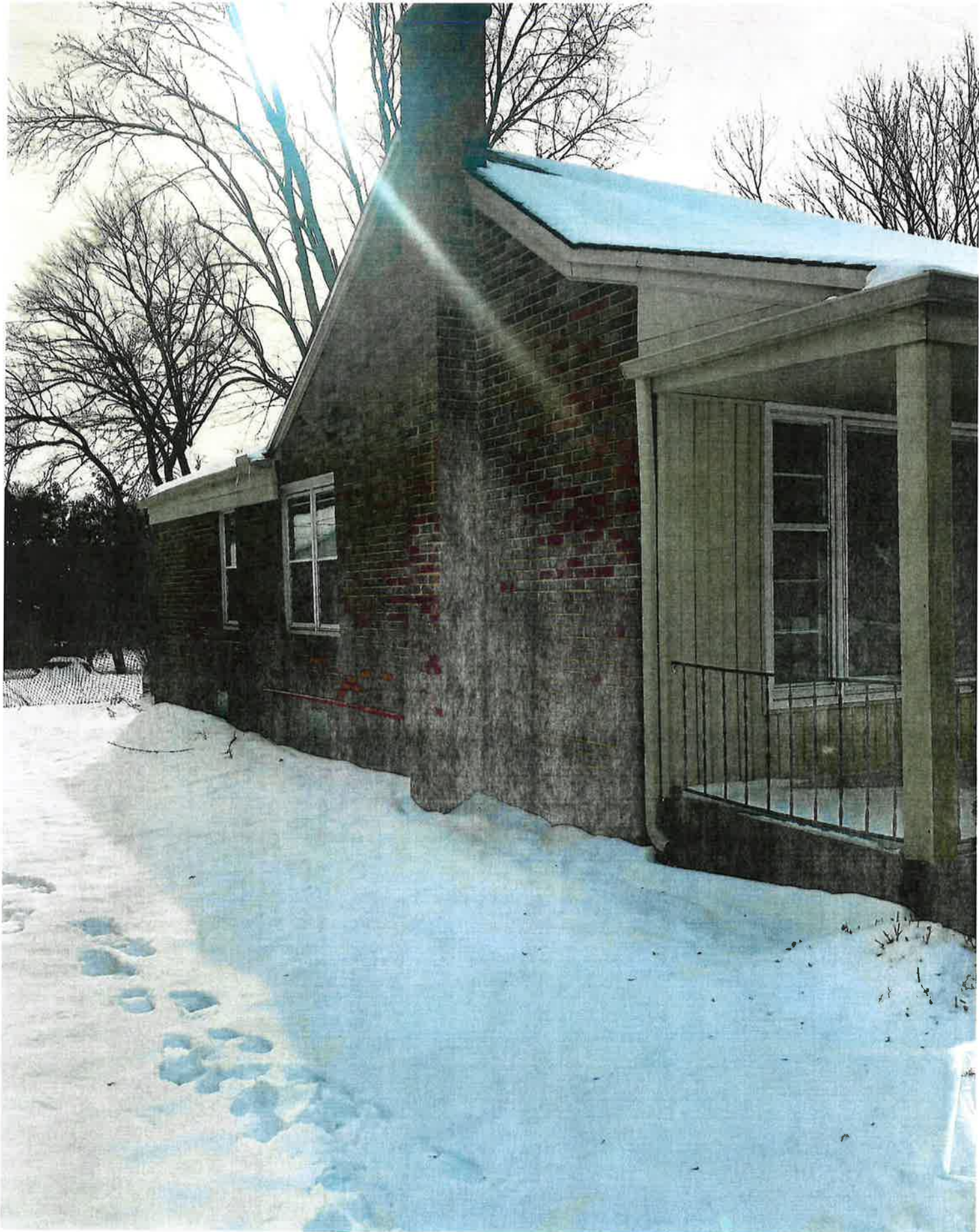


2668 mmckessr











CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

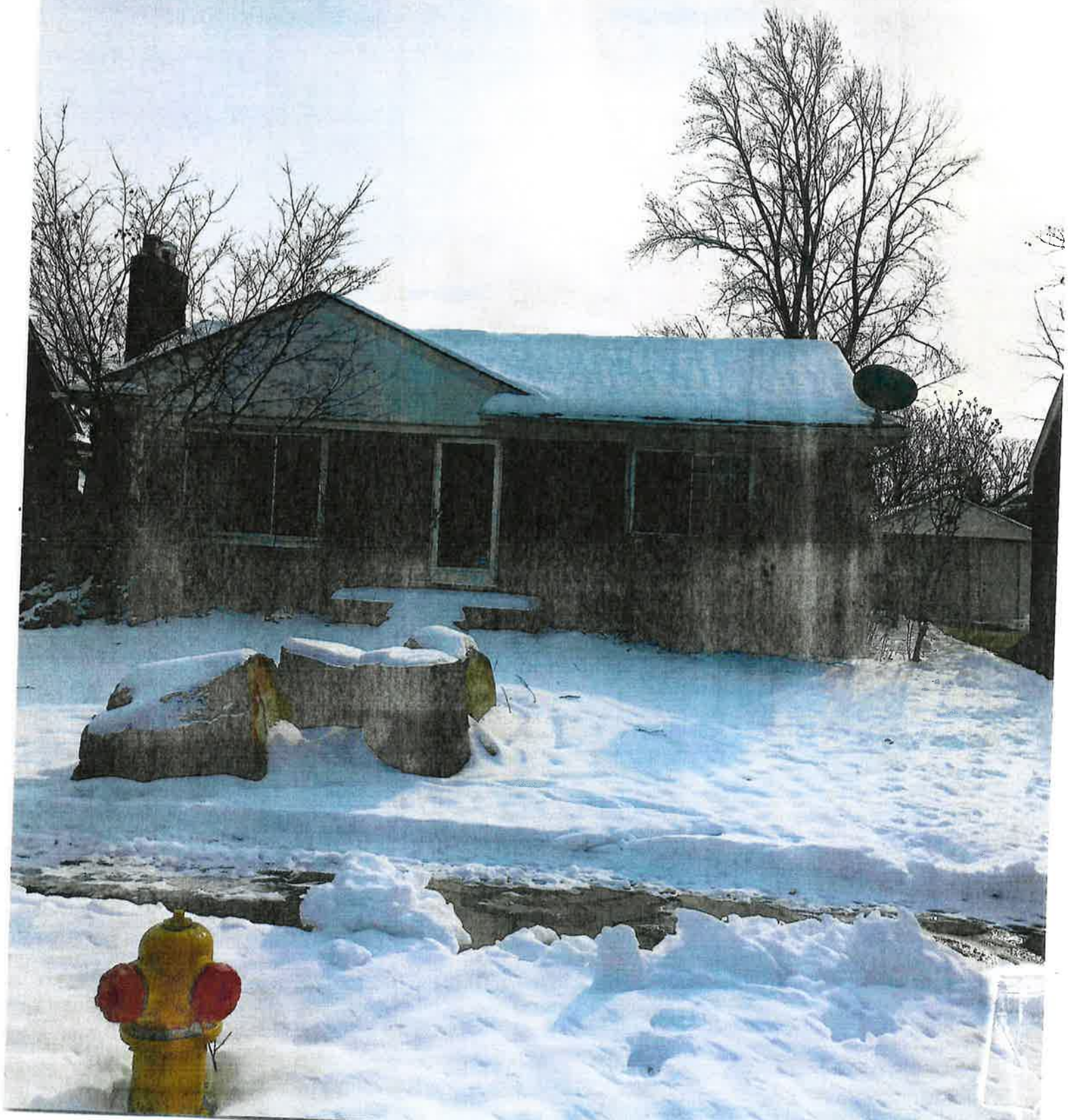
Permit # PD20-0007

Project # JD5FB-0002

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
<input type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____					
ADDRESS <u>2168 MANCHESTER</u>			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>08-20-30-404-009</u>		LOT NUMBER <u>269</u>
II. Applicant / Project Contact Information					
A. Applicant					
NAME <u>CAPPUSO BUILDING LLC</u>			ADDRESS <u>14970 TECHNOLOGY</u>		
CITY <u>SHELBY TWP</u>	STATE <u>MI</u>	ZIP CODE <u>48315</u>	TELEPHONE NUMBER (Include Area Code) <u>(586) 855-6633</u>		
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS			
B. Owner or Lessee					
NAME <u>TALL TIMBER TRAIL</u>			ADDRESS <u>14970 TECHNOLOGY</u>		
CITY <u>SHELBY TWP</u>	STATE <u>MI</u>	ZIP CODE <u>48315</u>	TELEPHONE NUMBER (Include Area Code) <u>(810) 343 3401</u>		
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*			
C. Architect or Engineer					
NAME <u>JOE ORLANDO</u>			ADDRESS <u>17500 23 MILE</u>		
CITY <u>MACOMB</u>	STATE <u>MI</u>	ZIP CODE <u>48044</u>	TELEPHONE NUMBER (Include Area Code) <u>(586) 524-6278</u>		
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>j.orlando@comcast.net</u>			
LICENSE NUMBER			EXPIRATION DATE		
D. Contractor					
NAME <u>CAPPUSO BUILDING LLC</u>			ADDRESS <u>62481 Morning Side Dr.</u>		
CITY <u>Washington</u>	STATE <u>MI</u>	ZIP CODE <u>48094</u>	TELEPHONE NUMBER (Include Area Code) <u>(586) 855-6633</u>		
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>cappusohomes@comcast.net</u>			
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101154743</u>			EXPIRATION DATE		
COMPANY BUILDERS LICENSE NUMBER <u>2102219652</u>			EXPIRATION DATE <u>5/31/21</u>		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>46-1947660</u>					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>ACCIDENT FUND</u>					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)					

2168 MANCHESTER











CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
 Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

Permit # JDSF

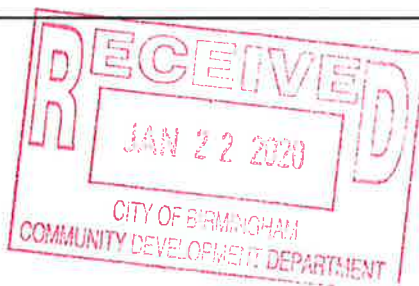
PD20-0003

Project # JDSF-180060

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE <input type="checkbox"/> HOUSE AND ATTACHED GARAGE <input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE <input type="checkbox"/> DETACHED GARAGE <input type="checkbox"/> COMMERCIAL BUILDING <input type="checkbox"/> EXTERIOR <input type="checkbox"/> INTERIOR NON-LOAD BEARING <input type="checkbox"/> SHED <input type="checkbox"/> OTHER _____			
ADDRESS <u>2761 DORCHESTER</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>08-20-30-476-026</u>	LOT NUMBER <u>36</u>
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>CAPPUSO BUILDING LLC</u>		ADDRESS <u>62481 Morning side</u>	
CITY <u>WASHINGTON</u>	STATE <u>MI</u>	ZIP CODE <u>48094</u>	TELEPHONE NUMBER (Include Area Code) <u>586 855-6633</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>cappusohomes @ comcast .net</u>	
B. Owner or Lessee			
NAME <u>TALL TIMBER TRAIL</u>		ADDRESS <u>14970 TECHNOLOGY</u>	
CITY <u>SHELBY TWP</u>	STATE <u>MI</u>	ZIP CODE <u>48805</u>	TELEPHONE NUMBER (Include Area Code) <u>810 343 3401</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	
C. Architect or Engineer			
NAME <u>JOE ORLANDO</u>		ADDRESS <u>17550 23 MILE</u>	
CITY <u>WARREN</u>	STATE <u>MI</u>	ZIP CODE <u>48094</u>	TELEPHONE NUMBER (Include Area Code) <u>586 529 6278</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>CAPPUSO BUILDING LLC</u>		ADDRESS <u>62481 Morning side</u>	
CITY <u>Washington</u>	STATE <u>MI</u>	ZIP CODE <u>48094</u>	TELEPHONE NUMBER (Include Area Code) <u>586 855-6633</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>cappusohomes @ comcast .net</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101154743</u>		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER <u>2102219652</u>		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>46-1947660</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>ACCIDENT FUND</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

Survey needed.
BW



2761 DORCHESTER





