

2022 Governor's Award for Historic Preservation



Historic resources and archaeological sites tell us about the past and help us celebrate Michigan's unique identity.

Their preservation is vital to Michigan's present and future as they contribute to vibrant communities and our understanding of the past.

Each year the State Historic Preservation Office and the State Historic Preservation Review Board identify worthy recipients to receive the Governor's Awards for Historic Preservation, which are presented during

National Historic Preservation Month in May. The awards recognize homeowners who rehabilitate their homes; developers who transform underutilized historic structures into vital economic assets; and academic institutions, archaeologists, nonprofits, and local governments —among other partners—who strive to preserve Michigan's important historic and cultural resources.

2022 Recipients of the Governor's Awards for Historic Preservation

- Michigan Department of Natural Resources, Parks & Recreation Division; Michigan Department of Technology, Management and Budget, Design and Construction; Hallack Contracting; GEI Consultants Inc.; Sanders & Czapski Associates; and Wolfe House Movers for the relocation and rehabilitation of the Orchard Beach State Park Shelter Building, Manistee Township
- 213 Development LLC; Quinn Evans Architects; and Spence Brothers Construction for the rehabilitation of the former Crapo Building into The Legacy, Bay City
- Original and Only Thompson Block LLC; Mitchell and Mouat Architects; and Kincaid Building Group for the rehabilitation of the Thompson Block, Ypsilanti
- Fishtown Preservation Society Inc.; Biggs Construction; Kasson Contracting; Team Elmer's; Hopkins Burns Design Studio; and Laurie Sommers Cultural Consulting for the collaborative effort to lift Fishtown, Leland
- MDH Development LLC; The Christman Company; Integrated Architecture; and Architecture + Design Inc. for the rehabilitation of the Old-Merchants Bank and Trust Company building into The Milton, Battle Creek.
- Alpha Phi Alpha Fraternity Inc.—Gamma Lambda Chapter for the long-term stewardship of the Alpha House, Detroit
- Kalamazoo State Theatre; and The Hinman Company for the long-term stewardship of the Kalamazoo State Theatre, Kalamazoo



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Alpha Phi Alpha Fraternity Inc.—Gamma Lambda Chapter

Long-term stewardship of the Alpha House, Detroit

Alpha Phi Alpha is the first Greek-letter fraternity for African American men. The Gamma Lambda Chapter was founded in 1919 as Michigan's first Alumni Chapter. In 1939, the Chapter raised the money necessary to purchase this house in Detroit's Brush Park neighborhood. It is the longest continuously-owned chapter house in the fraternity.

Alpha Phi Alpha has always had a community focus. Over the decades, the Alpha House has been the launching pad for fraternity outreach programs to support higher level learning, voter and candidate forums, and serves as a safe space for community discussion. As challenges change in Detroit, the Alpha House continues to offer a place for gathering, learning, community service and problem-solving.

The chapter has thoughtfully preserved their home while modernizing it to meet current needs. Original woodwork, fixtures, and windows have been restored. The unstable front porch was carefully removed and rebuilt from the ground up, following the original design. Over \$200,000 was invested in repairs and upgrades to the house before it hosted the 2003 national convention, which included the creation of a museum in the attic to highlight chapter history.

The house continues to serve as the offices for the chapter, and as a place to meet and socialize. Passionate about their history, the Gamma Lambda Chapter worked to list the Alpha House in the National Register of Historic Places, which became official in August 2021.

Alpha House



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Fishtown Preservation Society Inc.; Biggs Construction; Kasson Contracting; Team Elmer's; Hopkins Burns Design Studio; and Laurie Sommers Cultural Consulting

Collaborative effort to lift Fishtown, Leland

Fishtown is Michigan's last traditional commercial fishing village. In addition to its working waterfront, the village has become a popular tourist destination, both for the fresh fish and the authentic ambience. Comprised of wooden docks and shanties built out over the water, the historic fabric of Fishtown was exposed over several years of record high water levels. Water poured into shanties and threatened to sweep away the docks and fishing economy of the region.

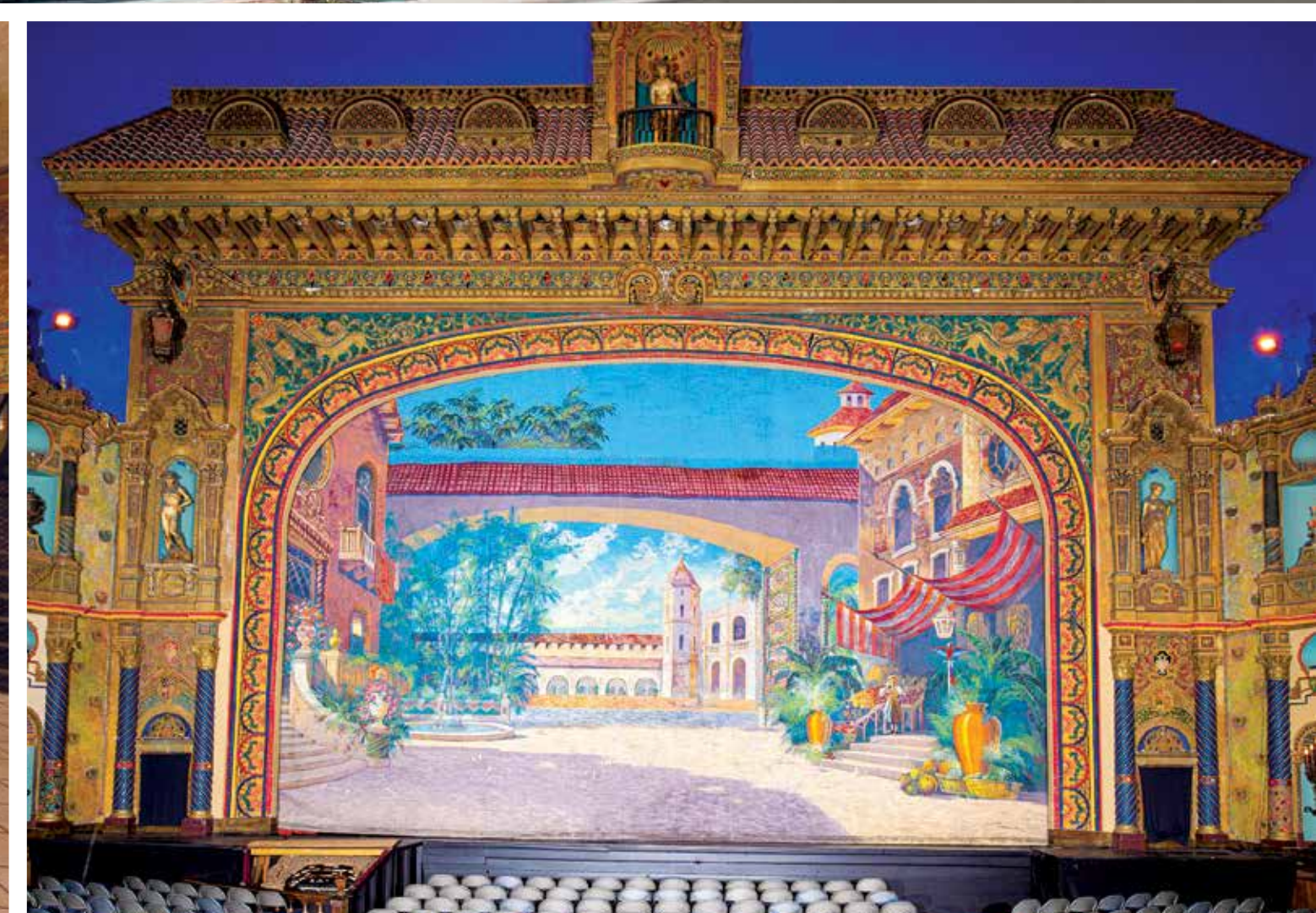
Non-profit Fishtown Preservation Society has been dedicated to promoting and preserving the historical and fishing heritage of Fishtown. Their close relationship with local partners helped them spring into action to combat the high water

danger. Starting in 2020, three shanties were carefully lifted off their crumbling wooden piles, set on land while new piles were driven, and then lifted back into place. Work on other buildings includes the rehabilitation of foundations, sills, siding, windows and docks.

Through it all, an important emphasis has been placed on retaining as much original fabric as possible. The tenacity and collaborative spirit so synonymous with fishing is evident in the community's desire to preserve its unique landscape. With the help of passionate partners with a deep love for Fishtown, it will continue as a working waterfront and fishery long into the future.

Fishtown

2022 Governor's Award for Historic Preservation



Kalamazoo State Theatre

Kalamazoo State Theatre; and The Hinman Company

Long-term stewardship of the Kalamazoo State Theatre, Kalamazoo

The State Theatre opened in 1927 at the height of the roaring '20s. Designed by celebrated theater architect John Eberson, the interior was decorated in one of his signature "atmospheric" styles. The audience felt they were seated in a Mediterranean Courtyard, set beneath a deep blue sky with twinkling star lights. When the theater closed in 1982, demolition was threatened.

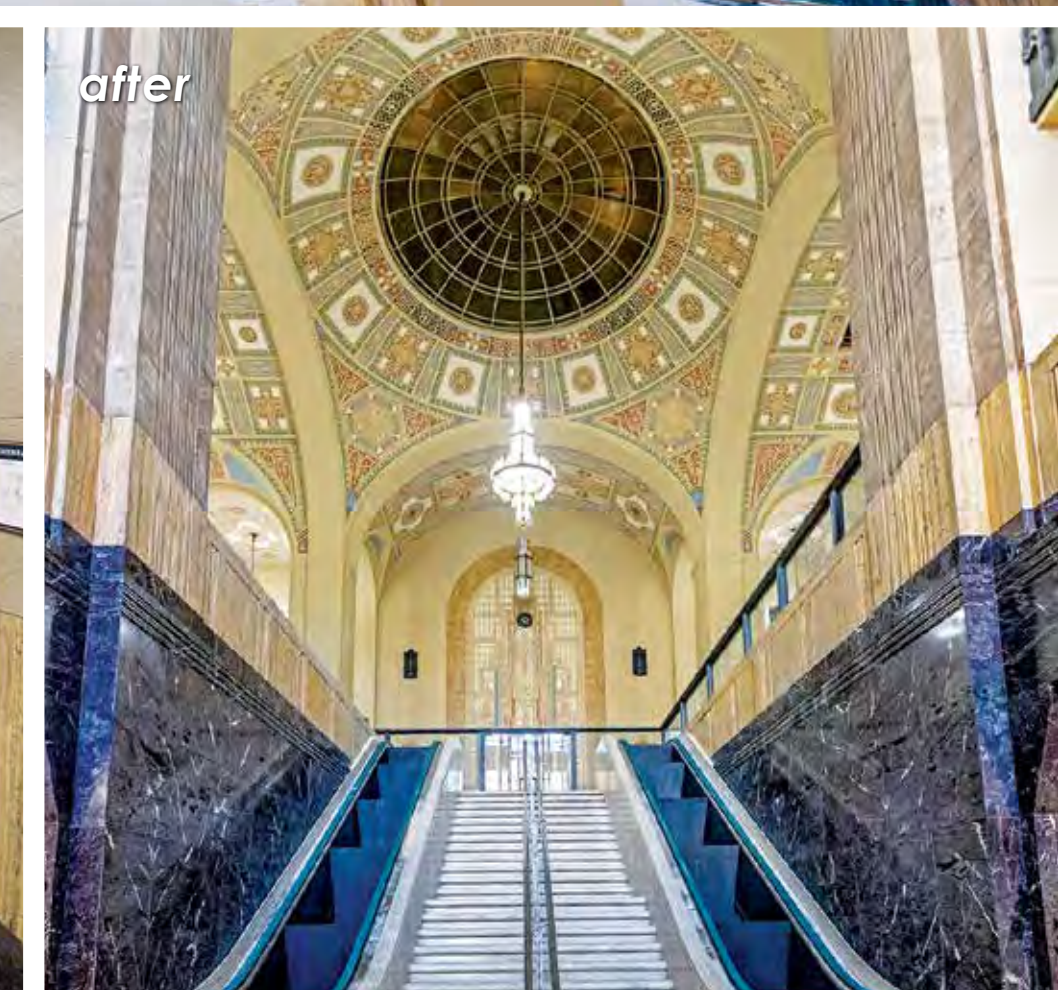
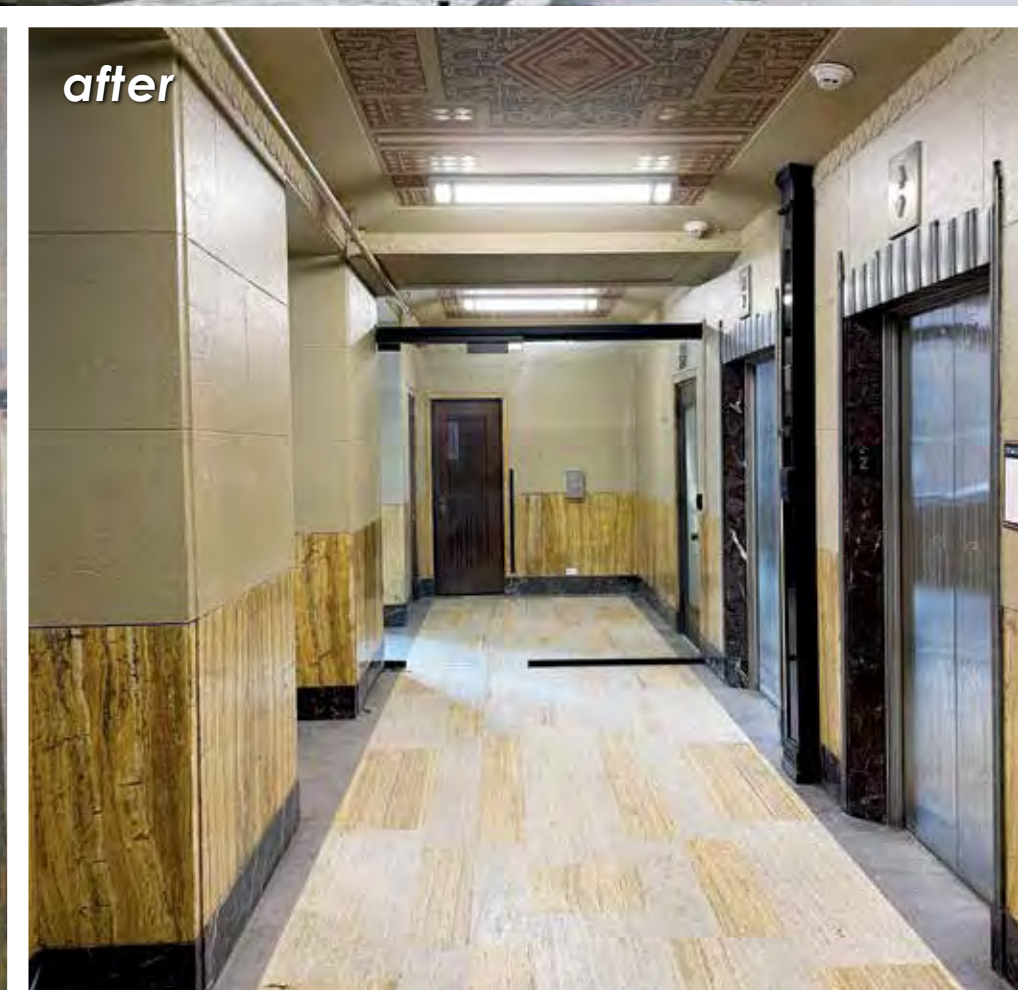
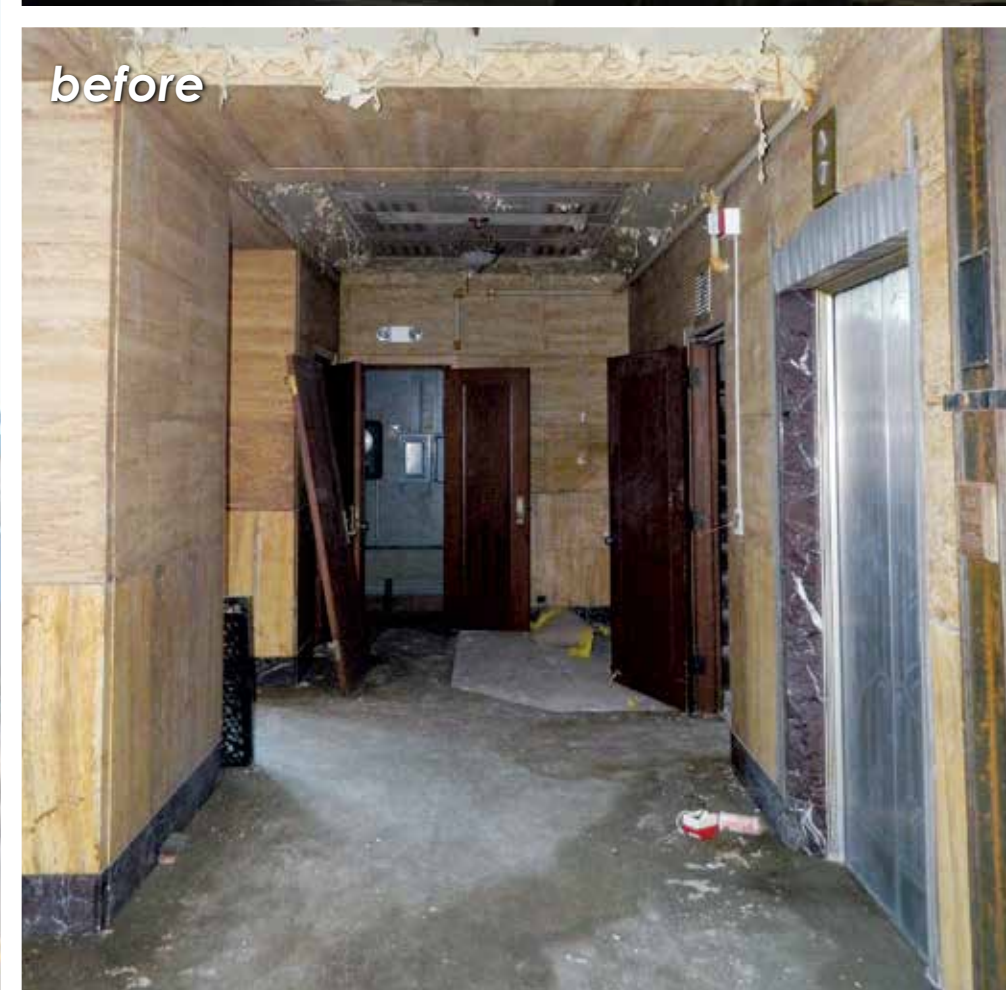
In 1985, The Hinman Company purchased the building to save the theater and reopen it as a performance venue. After almost 60 years, the building was tired. Careful analysis revealed the original paint colors, which were matched with fresh paint. Substantial investments behind the scenes in new heating, air conditioning, and lighting improved audience comfort and

expanded the variety of acts that can perform here. From new carpeting to new stage curtains, the theater has been thoughtfully updated while preserving the character-defining features of Eberson's design.

The Kalamazoo State Theatre got creative during the height of the pandemic, allowing performers to use their façade marquee canopy as a stage and the audience to use the street below as an outdoor seating space. After years of effort, the State Theatre was listed in the National Register of Historic Places in late 2021, cementing its unique architecture in the story of Michigan's history. With this exemplary stewardship, the show will go on at the State Theatre for years to come.



2022 Governor's Award for Historic Preservation



MDH Development LLC; The Christman Company; Integrated Architecture; and Architecture + Design Inc.

Rehabilitation of the Old-Merchants Bank and Trust Company Building into The Milton, Battle Creek

This Art Deco tower opened in 1931 as the home of the largest financial institution between Detroit and Chicago. The interior was known for its stunning domed banking lobby which embodied a sense of strength and optimism for the future. The bank weathered the Great Depression, but the number of tenants eventually decreased. By 2011, it was completely vacant and rainwater poured in through cracks in the roof.

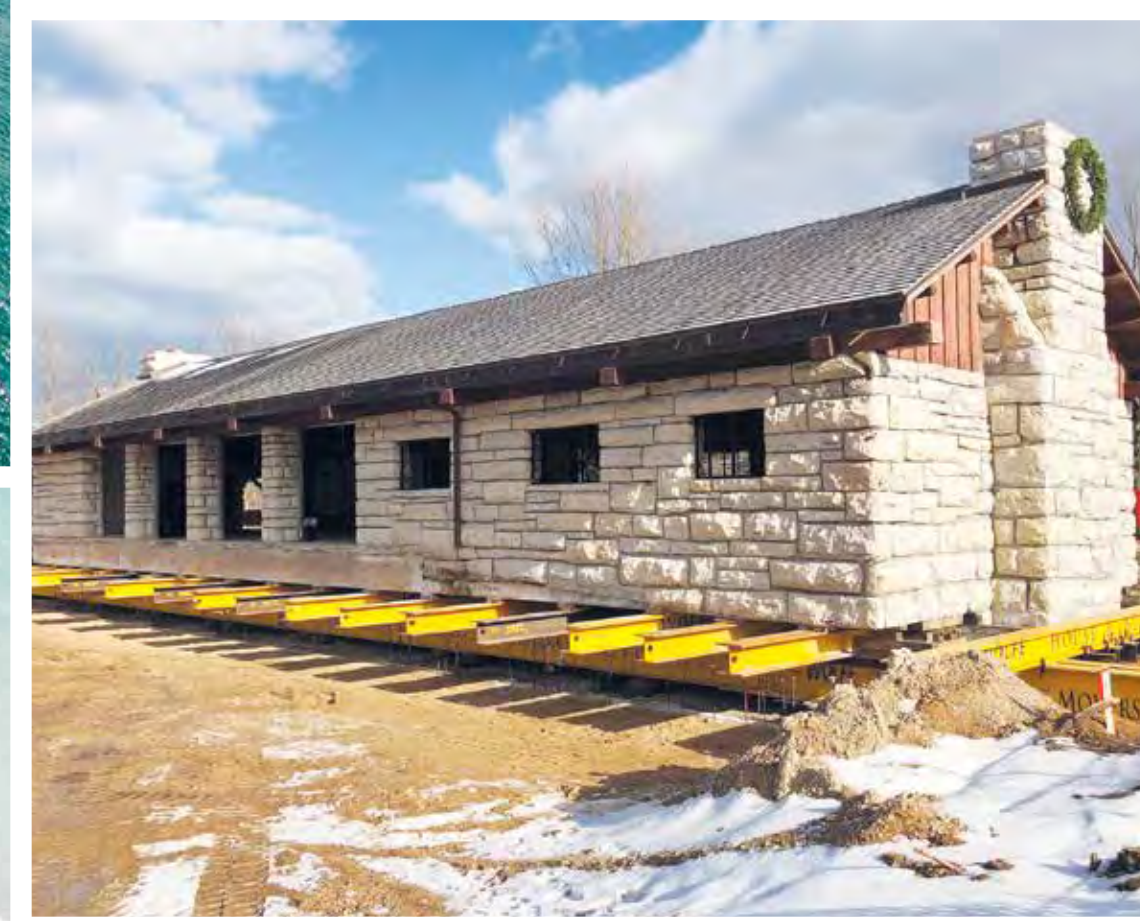
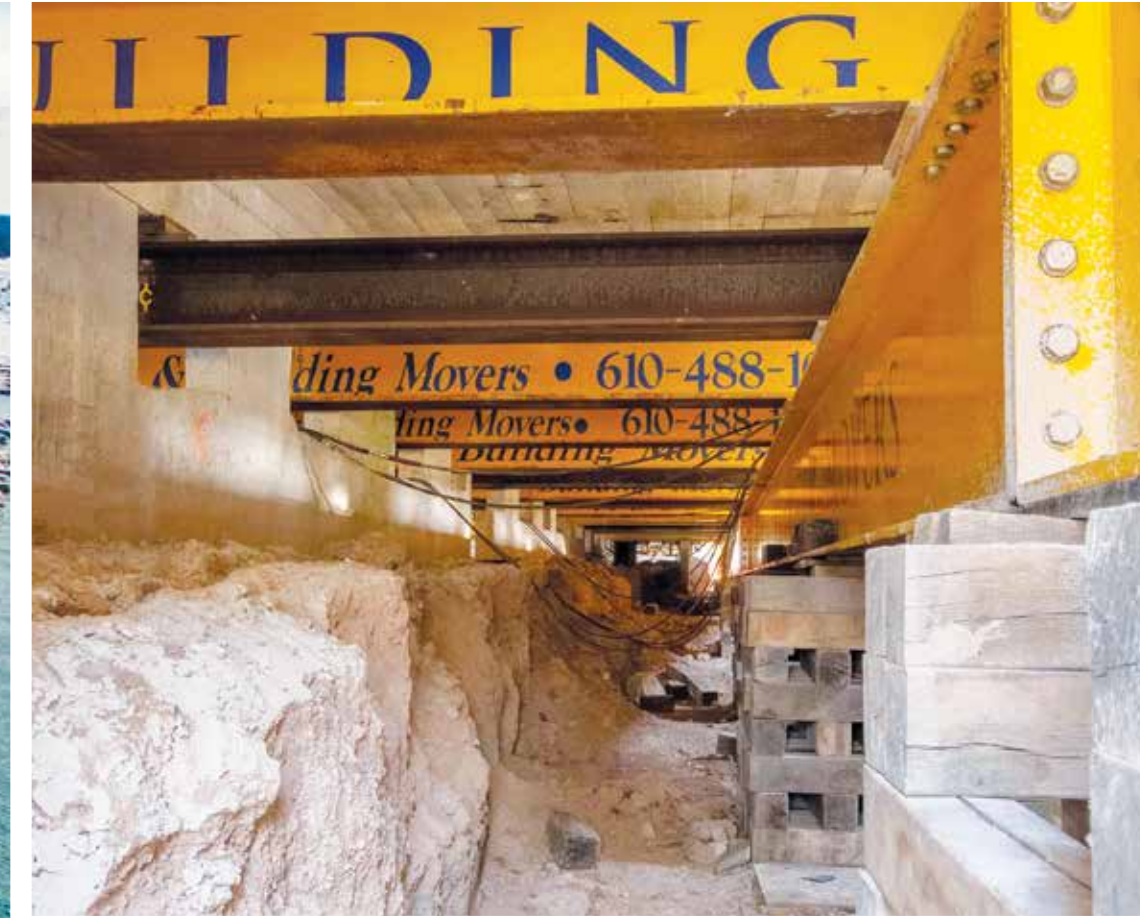
Starting in 2017, MDH Development gathered a team of partners to jump start a large-scale adaptive reuse project. Cleanup and construction took more than three years to return the building to a habitable condition. The most challenging rehabilitation work involved replastering the entire

banking lobby ceiling, 45 feet above the floor. In the tower, which had been condemned, all new mechanical systems and 85 modern apartment units replaced bank offices. The \$38 million effort used Federal Historic Preservation Tax Credits enabled by the listing of the tower in the National Register of Historic Places. Additional support came from the City of Battle Creek, several local foundations, and a \$10 million award from the Michigan Community Revitalization Program.

Today, the building has full residential occupancy, with reactivated commercial and event spaces on the ground floor. Now known as The Milton, this bookend of downtown Battle Creek shines as catalyst of new vibrancy and investment.

The Milton

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**Michigan Department of Natural Resources, Parks & Recreation Division;
Michigan Department of Technology, Management and Budget,
Design and Construction; Hallack Contracting; GEI Consultants Inc.;
Sanders & Czapski Associates; and Wolfe House Movers**

Relocation and rehabilitation of the Orchard Beach State Park Shelter Building, Manistee Township

Completed in 1947, the Shelter Building at Orchard Beach State Park is one of the finest examples of rustic park architecture found in Michigan's state parks, perched on a bluff overlooking Lake Michigan. Because of rapidly changing water levels, significant erosion and slope failure caused the bluff to erode toward the building.

In 2020, the Department of Natural Resources made the dramatic decision to move the building to a safer location in the park. While moving a historic building is rarely a first choice, sometimes conditions make such a decision necessary. The total project included relocation of the Shelter to a new site 1,200 feet away, construction of a new foundation,

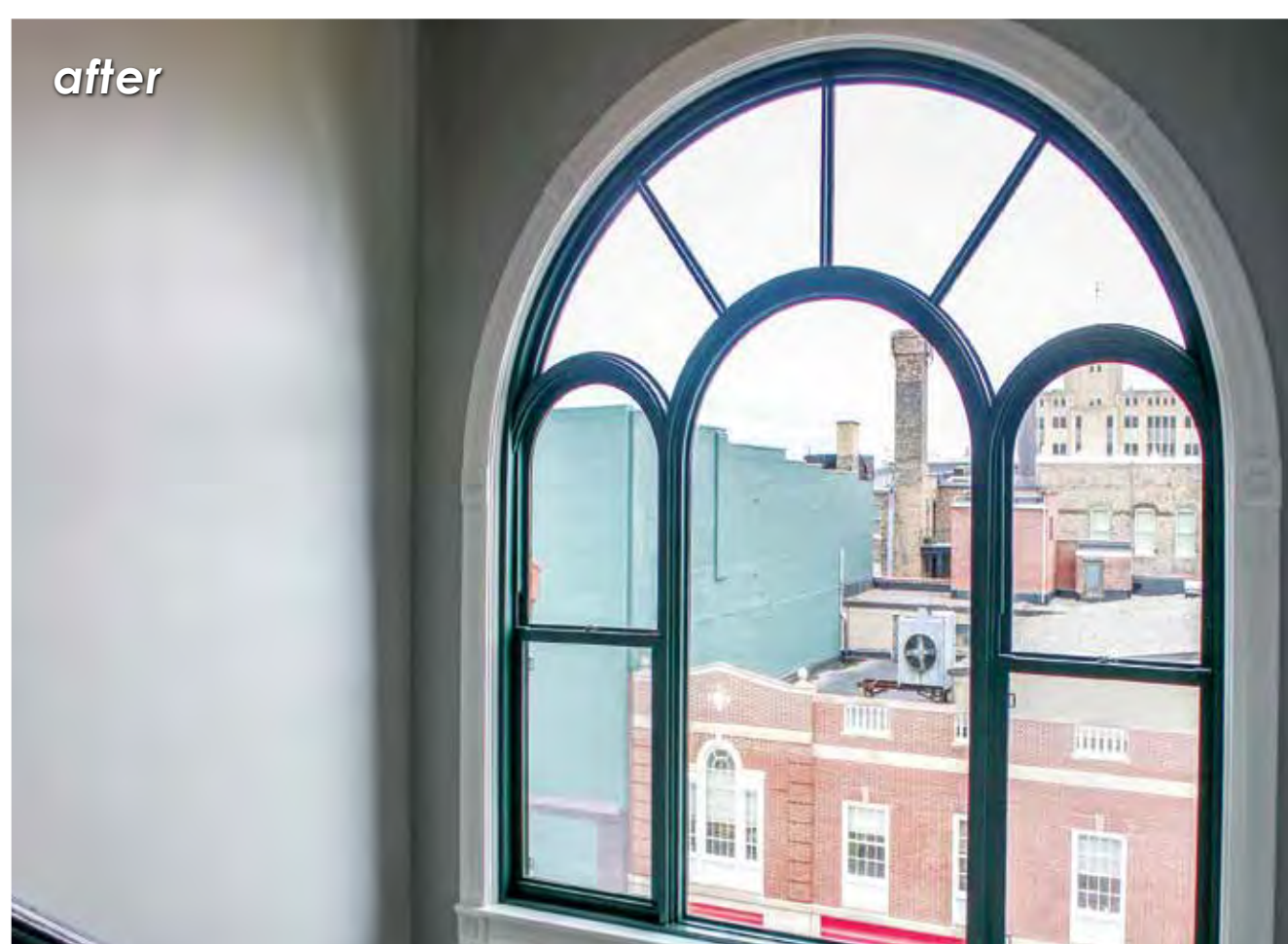
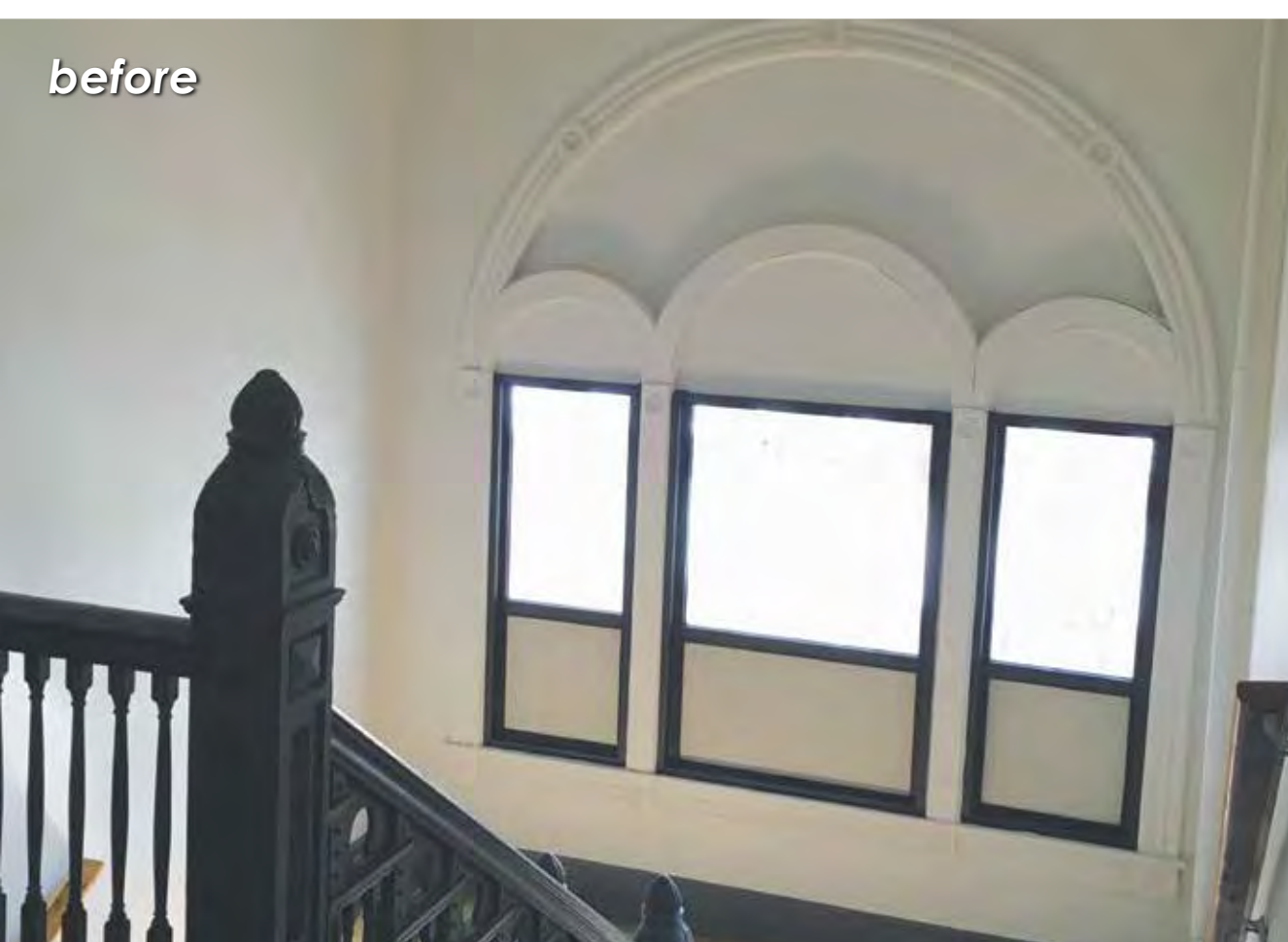
and re-construction of terraces and breezeways using carefully cataloged historic limestone from the original site. The move also presented the opportunity to install new utility services and ADA accessible bathrooms. The effort was carefully coordinated to minimize both cost and impact to park operations, and in consideration of the public use season and overall visitor experience.

Decorated with holiday lights, the Shelter was carefully rolled to its new site further from the bluff at the end of 2020. The progressive decision to move the Shelter to a new, nearby location preserved its unique lakeshore views while also allowing for nature and park-users to co-exist in the best way possible.

Orchard Beach State Park



2022 Governor's Award for Historic Preservation



The Legacy

213 Development LLC; Quinn Evans Architects; and Spence Brothers Construction

Rehabilitation of the former Crapo Building into The Legacy, Bay City

The Crapo Building opened in 1890 on a prominent corner in downtown Bay City. Seventy years later, the building was modernized by installing a mid-century modern metal screen over the upper brick in the fashion of the time. When the bank vacated the building in 2013, these layers of history stood silently by, waiting to see what would happen next.

New owner 213 Development LLC removed a few pieces of the metal screen to uncover the ornate brickwork and original windows beneath, which was largely intact, and in good condition. The mixed-use rehabilitation was extensive after the exterior metal skin was removed. The underlying masonry required a full restoration, and a new lower façade made of glass fiber-reinforced

concrete panels recreated the original design based on historic photos. Interior work included all new mechanical systems, floorplans, and the construction of residential units along with restored tin ceilings, refinished historic doors, and the adaptive reuse of two bank vaults.

Employing Federal Historic Preservation Tax Credits and the resources of the Michigan Community Revitalization Program, this project represents a total investment of \$12 million. Transformed into The Legacy, the project has introduced new residents to the downtown, is a home for three small businesses, and has reactivated a prime downtown corner.

2022 Governor's Award for Historic Preservation



Thompson Block

Original and Only Thompson Block LLC; Mitchell and Mouat Architects; and Kincaid Building Group

Rehabilitation of the Thompson Block, Ypsilanti

The Thompson Block building was completed in 1861, just across from the busy railroad depot. Over the decades, the storefronts sold paint, bicycles, farm implements and automobiles, among other products. The Thompson Block's fortune followed that of the neighborhood, and it was completely vacant before a devastating fire roared through most of the structure in 2009. With collapsed floors and roof, the remaining brick walls were unstable and dangerous. Demolition was planned.

A development team led by Original and Only Thompson Block LLC signed on in 2017 to rehabilitate this neighborhood landmark. Stabilizing the masonry walls was a substantial challenge. The entire structure had to be repointed, with selective reconstruction to match the pre-fire profile of the

building. The use of many historical photographs guided the work. The \$13 million rehabilitation project employed both Federal and State Historic Preservation Tax Credits, a pre-development loan from the Michigan Historic Preservation Network, and received a \$3.2 million award from the Michigan Community Revitalization Program.

The Thompson Block reopened in 2021. Upper floors have returned to their original use as dwellings, with 20 loft-style apartments, and two new restaurants occupy the ground floor. What was once seen as a dangerous eyesore is now a new destination, further reinvigorating the Ypsilanti Depot Town neighborhood.

