

GOVERNOR'S AWARDS

for Historic Preservation



Historic resources and archaeological sites tell us about the past and help us maintain 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 in May during National Historic Preservation Month. 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 others—who strive to preserve Michigan's important historic and cultural resources.

2018 Recipients of the Governor's Awards for Historic Preservation

- Home Renewal Systems LLC, Community Action Alger Marquette, Barry J Polzin Architects Inc., Wolverine Building Group, North Coast Community Consultants LLC and Scheuren & Associates LLC for the rehabilitation of Holy Family Orphanage (The Grandview), Marquette
- Sable Points Lighthouse Keepers Association for long-term stewardship of four Lake Michigan light stations: Big Sable Point Light Station, Little Sable Point Light Station, Ludington North Breakwater Light and White River Light Station
- Strand Theater Manager LLC, West Construction Services, TDG Architects and Kidorf Preservation Consulting for the rehabilitation of the Strand Theater (Flagstar Strand Theatre for the Performing Arts), Pontiac
- Aparium Hotel Group, 21 Century Holdings LLC, McIntosh Paris Associates, Simeone Deary Design Group, Sachse Construction and Kraemer Design Group PLC for the rehabilitation of the Detroit Fire Department Headquarters Building (Foundation Hotel), Detroit
- 4625 Second LLC, Quinn Evans Architects, Lowell Construction Management and McCleer Architetto for the rehabilitation of Forest Arms Apartments, Detroit

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HISTORIC PRESERVATION in Michigan



2018 GOVERNOR'S AWARD FOR HISTORIC PRESERVATION

**Aparium Hotel Group, 21 Century Holdings LLC,
McIntosh Poris Associates, Simeone Deary Design Group,
Sachse Construction and Kraemer Design Group PLC**

Rehabilitation of the Detroit Fire Department Headquarters
Building (Foundation Hotel), Detroit

The former Detroit Fire Department Headquarters, built in 1929, is 73,000 square feet of complicated space. It is complicated because this project involved the conversion of a fire station into hotel space and the construction of a modern addition on top of an adjacent four-story building to create the ballroom.

In 2013, just prior to the City of Detroit's bankruptcy, the city issued an RFP for development of the site. The Aparium Hotel Group of Chicago acquired the structures and rehabilitated the fire station and the adjacent building as the Detroit Foundation Hotel. The Aparium used Federal Historic Preservation Tax Credits and invested \$33.1 million in the project. The company has made hiring local workers a priority and has formed relationships with local businesses and artisans.

The space includes retail, food and beverage, meeting and event spaces as well as a recording studio. The project was uniquely challenging, but it resulted in a spectacular rehabilitation that exceeded expectations.

HISTORIC PRESERVATION in Michigan



2018 GOVERNOR'S AWARD FOR HISTORIC PRESERVATION

**4625 Second LLC, Quinn Evans Architects,
Lowell Construction Management and
McCleer Architetto**

Rehabilitation of Forest Arms Apartments, Detroit

Upon its construction in 1905, Forest Apartments was striking in its massing and its central grass courtyard. A 2008 fire nearly destroyed the entire building, leaving only a burned hulk. The University Cultural Center Association (now Midtown Detroit, Inc.) advocated to prevent demolition of the building. There was little interest in rebuilding until developer Scott Lowell assembled a crew of Detroit-based contractors and builders to rehabilitate the structure.

The top floor had been open and exposed to the elements, causing damage in addition to what the fire, firehoses and water had already wrought. Lowell installed solar panels, geo-thermal heating and underground rain water collection. He created 70 apartments as well as commercial space that serves the building's residents and the surrounding neighborhood. The grand courtyard, unique at the time of construction, continues to grace Second Avenue.

The anticipation surrounding the rehabilitation of Forest Arms led to all of the units being leased before the project was even completed. Lowell and his team invested nearly \$13.9 million using both Federal and State Historic Preservation Tax Credits and provided critical housing in Midtown Detroit.



HISTORIC PRESERVATION in Michigan

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Home Renewal Systems LLC, Community Action Alger Marquette, Barry J Polzin Architects Inc., Wolverine Building Group, North Coast Community Consultants LLC and Scheuren & Associates LLC

Rehabilitation of Holy Family Orphanage
(The Grandview), Marquette

The former Holy Family Orphanage sat vacant and deteriorating for decades, beginning in 1981. Some people viewed the building as an eyesore, while others feared what they thought would be inevitable—demolition of the building. Demolition was not inevitable, however, as Home Renewal Systems of Farmington Hills and its partner Community Action Alger Marquette collaborated to fulfill their vision of rehabilitating the building as critically needed affordable housing.

Using Federal Historic Preservation Tax Credits and Low-Income Housing Tax Credits, the partners invested nearly \$16 million in the building, converting it to 56 units, 42 of which are for households earning up to \$36,000 per year. Marquette Mayor Dave Campana called the opening of the Grandview Marquette “one of the most exciting days in the past 100 years of Marquette’s history.”





BIG SABLE POINT



WHITE RIVER LIGHT



LITTLE SABLE POINT



LUDINGTON NORTH BREAKWATER

HISTORIC PRESERVATION in Michigan

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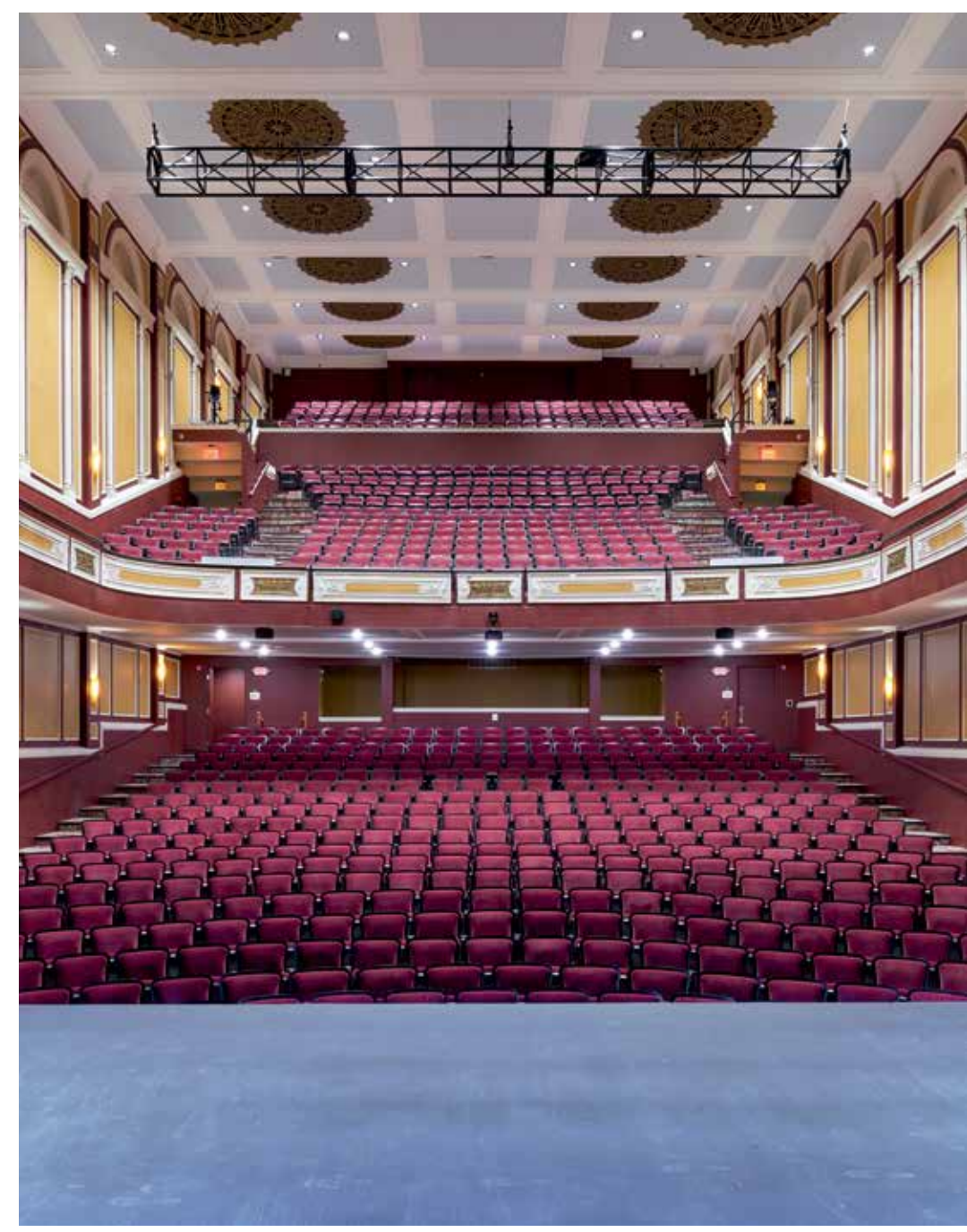
Sable Points Lighthouse Keepers Association

Long-term Stewardship of Big Sable Point Light Station, Little Sable Point Light Station, Ludington North Breakwater Light and White River Light Station

Sable Points Lighthouse Keepers Association, or SPLKA as it is known, was organized in 1986 to save the Big Sable Lighthouse, which was threatened by Lake Michigan surf. Ludington-area citizens came together to fill sand bags and place them near the tower and the abandoned keeper's quarters to ward off the lake.

Today, SPLKA has 700 members nationwide who are dedicated to the preservation of the Big Sable Point, Little Sable Point, Ludington North Breakwater and White River Lights. More than 450 members come to West Michigan each summer and volunteer at the lights as tour guides and light keepers. Volunteers have raised money to hire professionals and have personally done extensive work rehabilitating and maintaining the lights. Although it does not own the light stations, SPLKA's stewardship has been exceptional and serves as a model for other lighthouse organizations. Without SPLKA, four of Michigan's stately lights would no longer be available for tourists to visit.

HISTORIC PRESERVATION in Michigan



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Strand Theater Manager LLC, West Construction Services, TDG Architects and Kidorf Preservation Consulting

Rehabilitation of the Strand Theater (Flagstar Strand Theatre for the Performing Arts), Pontiac

The Strand Theater opened in 1921 at the center of a bustling shopping and entertainment district. In the 1960s and 70s, throughout much of the country, retail and movie theaters left downtown locations for the suburbs as shopping centers and malls flourished. After the 1970s the Strand deteriorated, remained vacant and came to represent downtown Pontiac's decline.

In 2012 Kyle and Brent Westberg purchased the Strand and three adjacent buildings with the eventual revitalization of Pontiac in mind. Rehabilitation of the exteriors and re-creation of the theater space, including the balcony, were among the major aspects of the project in addition to connecting the interiors of the four buildings. The developers invested \$20 million in the project and used Federal Historic Preservation Tax Credits, among other financing.

Now known as the Flagstar Strand Theatre for the Performing Arts, the building houses a 900-seat theatre, a 150-seat restaurant and a classroom and meeting space. The project has resulted in increased foot traffic, inspiring the construction of additional housing downtown and changing the way people think about Pontiac.