

HISTORIC PRESERVATION in Michigan



2017 GOVERNOR'S AWARD FOR HISTORIC PRESERVATION

LC Consultants LLC; Concept Design Studio, Inc.;
Wolverine Building Group; and
Kidorf Preservation Consulting

Rehabilitation of the Peoples National Bank Building, Jackson

The Peoples National Bank Building opened in 1917. It is the oldest of Jackson's tall office buildings built between 1915 and 1930. The building eventually housed a women's clothing store, the Elaine Shop, which gave the apartments their name when the building's upper stories were converted in 1972.

Elaine Apartments housed senior residents for years, but the building lacked desirable amenities for tenants. When rehabilitation began in 2015, the residents were relocated. Most of them returned at the conclusion of the project.

Using Federal Historic Preservation Tax Credits and Low-Income Housing Tax Credits, the developer, LC Consultants LLC, rehabilitated the exterior and interior, constructing community spaces and a fitness room, and adding extra security and handicap amenities that did not exist prior to the rehabilitation. Representing a \$10.3 million investment in downtown Jackson, the project is the first historic rehabilitation in the city in many years and is spurring investment in other historic buildings in the area.