

Big Rapids Housing Commission and Hollander Development

Nisbett Building and Fairman Building Rehabilitation Projects



Nisbett Building

The Big Rapids Housing Commission, responding to increasing demand for high quality affordable housing, recognized that a downtown location offered potential residents a broader and more accessible service base than more suburban locations while expanding the market for downtown merchants.



Fairman Building

The commission partnered with Hollander Development to rehabilitate the Nisbett and Fairman Buildings, located in the heart of Big Rapids. By combining a wide variety of public and private funding with the federal and state historic preservation tax credits, the development team was able to make this combined \$5.2-million-dollar investment possible. The projects created 47 new residential units, 38 of which are guaranteed to be affordable units; rehabilitated nearly 126,000 square feet of under-utilized commercial space; and created outdoor space for the use of the residents.

The partnership between the Big Rapids Housing Commission and Hollander Development demonstrates that creativity is the key to reinvigorating communities.

Eric, Tobi and Ryan Breisach

714 Wheaton Avenue, Kalamazoo, State Tax Credit Project



The house at 714 Wheaton Avenue was built in 1891 and modified in 1950 by removing the front porch and building an enclosed stair addition to convert the resource to a triplex rental. The interior's historic character suffered from the installation of false ceilings, inappropriate materials that covered

plaster walls and floors, and water damage. Eric and Ryan Breisach, the father and son construction crew, hired a local contractor to help them finish a complete rehabilitation of the resource during the summer and fall of 2003. They received a lot of additional help from Eric's wife Tobi and Ryan's girlfriend, Carrie Johnson. By rebuilding the original staircase, replacing all mechanicals, reconstructing the front porch, building replica wood storms and screens and repainting the original wood siding, the house was converted back to a single-family residence.

The project was completed in December 2003, and Ryan and his roommates now share the house. As a result of the project, other property owners in the neighborhood have expressed interest in improving their properties.

This project represents the best of the residential state tax credit projects completed in neighborhoods throughout Michigan in 2003.



Historic Preservation in Michigan

Escanaba Area Public Schools and Diekema Hamann Architecture

Escanaba Junior High School Rehabilitation and Addition



Since 1996, 278 neighborhood schools have been closed, while 400 new schools opened. Faced with an aging junior high facility, originally built in 1931, and a growing student population, the Escanaba Area Public Schools hired Diekema Hamann Architecture to explore options to meet the district's junior high facility needs. The architects recommended renovating and expanding the existing facility. Strong community support and the detailed report persuaded the district to accept the architect's recommendation.

The rehabilitated historic building coupled with the new addition of approximately 48,000 square feet of space meets the district's and the architect's goals for creating a flexible, state of the art environment that will foster learning among school children.

Escanaba Area Public Schools and Diekema Hamann Architecture are to be commended for investing in this historic neighborhood school and preserving it for the community and for future Escanaba Junior High students.

Ann Arbor Township, Barton Village Board of Trustees, Washtenaw County Road Commission and the Citizens for Foster Road Bridge Conservancy

Rehabilitation of the Maple Road (Foster) Bridge Over the Huron River, Ann Arbor Township



The Maple Road - Foster Bridge Over the Huron River is one of two metal truss bridges in Michigan dating from 1876, making it one of the oldest such bridges in the state.



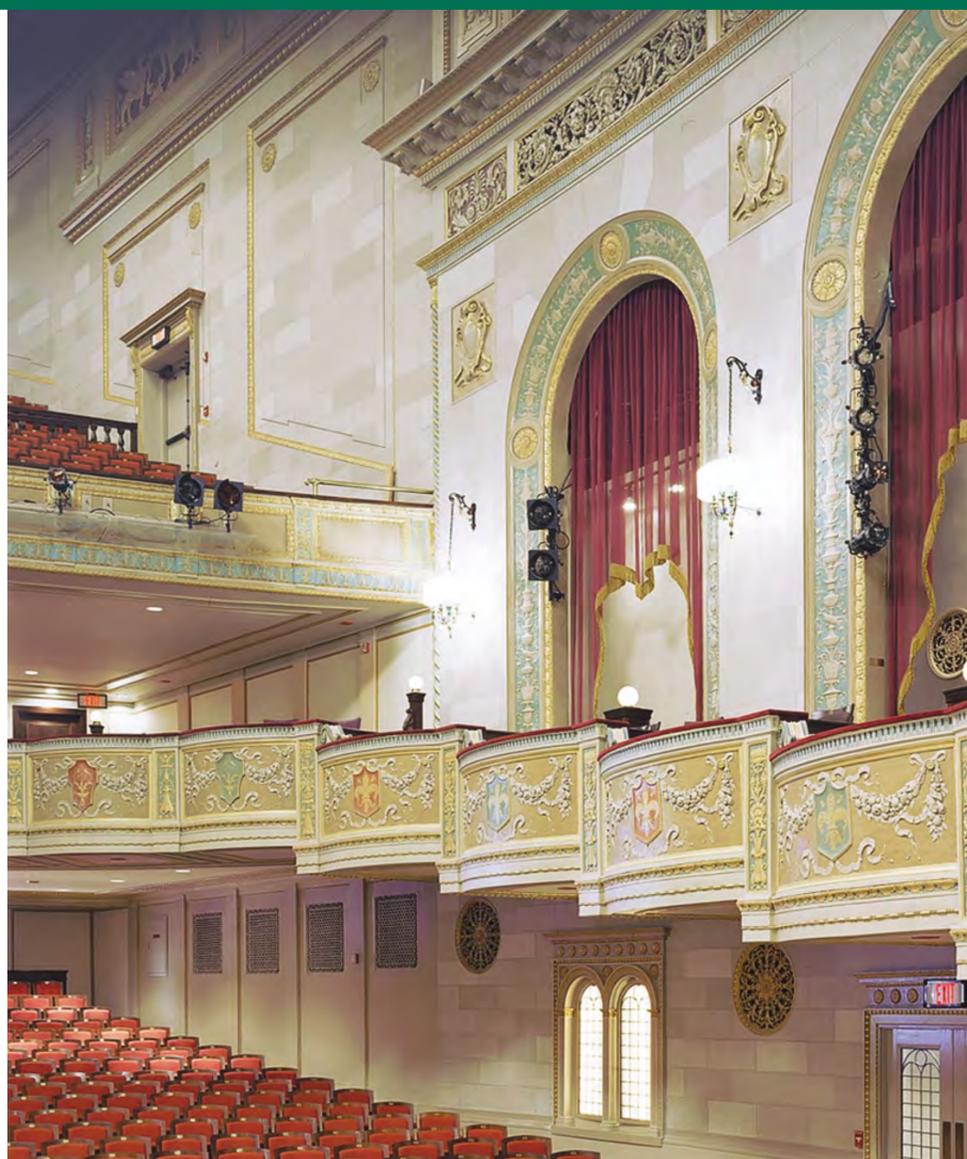
By late 1999, due to the structural deterioration of the bridge and concern for public safety, a reduced limit of 6 tons was imposed on the bridge. The Washtenaw County Road Commission began looking for funding to replace the bridge in early 2000. Concerned about preserving the historic bridge while retaining its rural character, and realizing that something needed to be done soon, local citizens formed the Citizens for Foster Road Bridge Conservancy (CFBC).

The CFBC raised over \$40,000 for an in-depth inspection and analysis. In September 2000 the CFBC began raising money to finance the rehabilitation. Ann Arbor Township provided funds for preliminary engineering, Barton Village Trustees pledged \$225,000 from their own escrowed Michigan Transportation Funds, and the Washtenaw County Road Commission subsidized the remaining funds from its general fund.

The rehabilitated Foster Bridge reopened on October 10, 2003, with a 20-ton load limit that accommodates school buses, fire trucks and other emergency vehicles. Barton Village and the county road commission funded the construction. This project demonstrated what could be done when citizens and local government work together and pool their resources.

Save Orchestra Hall, the Detroit Symphony Orchestra and Orchestra Hall's Generous Donors

Rehabilitation of Orchestra Hall



The restoration of Orchestra Hall is one of the most important historic rehabilitation projects ever undertaken in the state of Michigan. In 1970 Orchestra Hall, occupied only by pigeons, faced demolition to make way for a fast food restaurant. When the water was turned off, Detroit Symphony Orchestra bassoonist Paul Ganson rallied citizens to save the threatened concert hall. He founded Save Orchestra Hall, a grassroots organization that devoted itself to the

preservation of the building. Over the next three decades the decorative plasterwork, the box seating, and aisle and stage lighting were restored and improved. The architectural details and decorative painting were replicated using the architect's original notes. The facade restoration and the installation of the historically accurate iron awning and marquee were replicated from early photographs. The completely restored building and the adjacent Max M. Fisher Music Center were dedicated in 2003.

When looking at Orchestra Hall today, it is difficult to realize how close we came to losing this magnificent structure. The building would certainly have been lost without the activist members of Save Orchestra Hall, the commitment of the Detroit Symphony Orchestra, and the generosity of Orchestra Hall's donors.



Historic Preservation in Michigan

Pioneer Construction

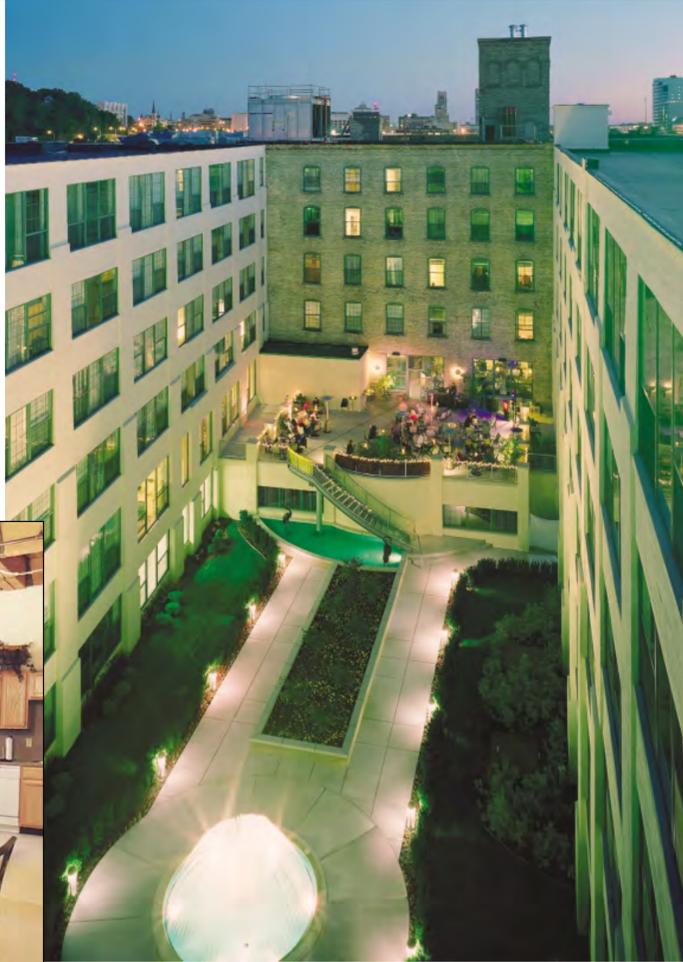
Berkey and Gay Furniture Factory and American Seating Factory Complex Rehabilitations, Grand Rapids

Pioneer Construction's rehabilitation of the Berkey and Gay Furniture Factory and the American Seating Factory Complex created 440 new urban residences and strengthened Grand Rapids' north and west sides. Taking advantage of both the federal and state historic preservation tax credits, Pioneer adapted these factories for new uses while maintaining their historic character.

The Berkey and Gay project breathed new life into a 500,000-square-foot abandoned former factory building on Grand Rapids' near north side by creating 373 new downtown market rate apartments targeted at young urban professionals and a growing student population.

The American Seating Factory Complex, located on the city's near west side, presented unique challenges. Although the buildings were still occupied by American Seating, they were underutilized. The surrounding residential neighborhood had been marginalized for years. Pioneer Construction demonstrated vision and leadership by returning nearly 100,000 square feet of underutilized space into attractive useable space.

The projects demonstrate Pioneer's commitment to providing high quality living and working environments that integrate the city's diverse historic resources and promote urban living.



Berkey and Gay Furniture Factory



American Seating Factory