



January 2013 Newsletter

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The Michigan Architectural Foundation (MAF) is a financial vehicle to support the art of architecture. We are dedicated to the promotion, perpetuation and preservation of architecture as a fine art. By serving as a visible resource for funding, information and educational programs, we increase the public's appreciation for architecture, which encourages cohesive, sustainable communities, increasing economic value, enriching experiences and adding beauty.

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We Remember

Balthazar Korab, Hon. Aff. AIA Michigan, passed away January 15, 2013.

The AIA Michigan Balthazar Korab Award is named in his honor. Many associated with Michigan's architectural community have worked with him and admired his prolific body of work.

His photographs compose the collection found in the publication [Great Architecture of Michigan](#).

Architectural Feature Story:

The Broderick Tower Opens!

Information provided by [JC Beal Construction Inc.](#) and [Kraemer Design Group](#)



The Broderick Tower, 2012

The Broderick Tower, one of Detroit's most anticipated redevelopment projects, is now complete. The 84 year old, 34 story building, sitting empty for nearly three decades, officially opened its doors in November 2012. Nearly 50 residents moved into the fully renovated building over its first weekend, and 100% of the apartment units leased prior to the grand opening.

Designed by Louis and Paul Kamper and constructed in 1928, the Eaton Tower, as it was then known, was the second tallest skyscraper in Michigan.

Purchased by insurance executive David Broderick, and renamed the Broderick Tower in 1945, the building exchanged hands numerous times before being purchased by Michael Higgins and the Higgins Family Trust in 1976. The building continued operation with a variety of businesses as tenants through the mid-80's when a plan to convert the building into residential units failed after the developer had emptied the building.

Ownership returned to the Higgins Family Trust, and Mike Higgins continued to run the Flaming Embers Restaurant, and then the Sports Town Grille in the first floor of the building with the building otherwise empty above while various options for redevelopment were explored.

The Broderick Tower Redevelopment Project came together starting in late 2005 when [JC Beal Construction Inc](#) was brought in to assist the Higgins Family Trust in assembling a new team of investors and project specialists. After several years of work in design and engineering, tax credit assembly, pursuit of financing, and pre-construction planning, construction was initiated in January 2011.

The renovation itself was a complex process with [Kraemer Design Group](#), ownership, and the construction team working together for over seven years from initial design until completion. In that time the interior of the historic building was completely gutted. Modern electrical, plumbing, and HVAC systems were installed throughout, providing a backbone for the luxurious apartments within. The residences themselves set a new standard for



Historic photo of Broderick Tower

downtown Detroit apartment living with large energy efficient windows, tiled floors throughout, original

restored plaster, and unparalleled views of the city. Throughout the rest of the building, all of the original materials in the historic elevator lobbies have been completely restored, including the magnificent coffered ceiling and unique black marble in the historic Witherell lobby.

The exterior of the building was also completely restored with all of the original limestone and terra cotta repaired and ready for decades of new life. New energy efficient, thermally broken windows were installed the entire height of the building. At floors 2-4, 3 stories of original cast iron detailing surrounding floor-to-ceiling windows was restored by creating original molds of the existing details and casting new infill pieces from a composite polyurethane material for a seamless appearance between new and old. Lastly, a new canopy was built over the historic Grand Circus Park entrance of the building, and the ground floor storefront was replaced with new, brass clad glazed doors to compliment the resplendent historic character of this magnificent building.



5th floor lobby prior to renovation

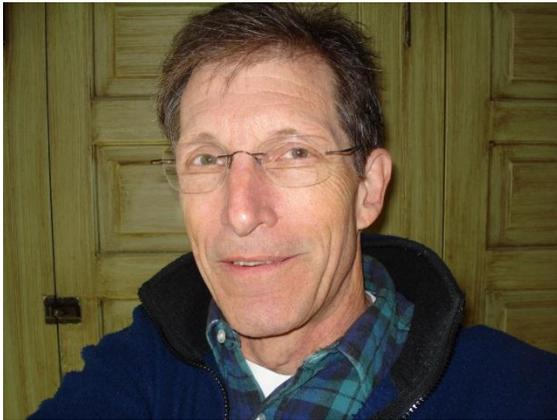


The residences themselves set a new standard for downtown Detroit apartment living with large energy efficient windows, tiled floors throughout, original restored plaster, and unparalleled views of the city.



Restoration includes the magnificent coffered ceiling and unique marble in the historic Witherell lobby.

Citizen Architect, Rick Neumann, AIA



Rick Neumann has enjoyed the fruits of a successful career in architecture, both in his role providing architectural services and as a citizen architect in Ann Arbor and Petoskey. As Rick shares, “While we specialize in buildings, architects are generalists. We are trained to consider the larger built environment and think about the systems that support and are supported by buildings – utilities, roads, sidewalks, and institutions, like education, healthcare and recreation. We are trained to think about how the individual components of the built environment work together to make the larger whole function well. Architects

provide an important perspective to develop ideas of how to improve our quality of life and how to get it done.”

Rick began his career in architecture in 1970 after graduating from the University of Michigan, working with Johnson Johnson & Roy and later Preservation Urban Design in Ann Arbor, focusing on historic preservation and restoration. In 1979, he started his own firm and moved to Petoskey in 1980 to live in northern Michigan, where he has practiced ever since. As a sole practitioner, Rick works from his 112-year old shingle-style house. His projects include new and remodeled homes and cottages, including historic cottage renovations, and small scale commercial and institutional buildings.

Rick has volunteered on many civic organizations over the years, starting with the Cobblestone Farm Association (1974-1980) and the Ann Arbor Historic District Commission (1976-1980), and continuing throughout his years in Petoskey with: Emmet County Construction Board of Appeals (1984-current), Little Traverse Regional Historical Society (1984-1986), Petoskey Water Resources & Development Commission (1982-1985) which became the Petoskey Tax Increment Finance Authority (1985-2009), Petoskey Library Commission (1982-1985), Petoskey Downtown Development Partnership (1987-1994) which became the Petoskey Downtown Management Board & Downtown Development Authority (1994-2002), and the Petoskey Planning Commission (2010-current).

As a member of these groups, Rick has contributed to projects that have changed the face of Petoskey and created the northern destination that we know today, including redevelopment of Petoskey’s waterfront park and redevelopment of Petoskey’s downtown.

As Rick’s involvement has demonstrated, architects that serve and lead impact how the profession of architecture is perceived and respected. They help improve the profession and the built world by teaching and showing others that we can make our communities better through great buildings, parks and downtowns.

Story Behind the [ArtPrize](#) Story:

Rick DeVos, Honorary Member of American Institute of Architects, Michigan

(excerpt from an interview by AIA MI)



Rick DeVos became an Honorary Member of AIA MI in 2011, in recognition of his role in establishing ArtPrize. Rick is the architect and driving force behind [ArtPrize](#) in Grand Rapids. He has passionately discussed on an open platform the importance of a vibrant and flourishing City core. Rick's thesis behind ArtPrize is to use an art competition as a conduit to bring all ages to the City to view and discuss art. The competition leverages existing urban space as venues for art experiences. This creates a flurry of activity exposing the installation and construction of art to the public.

Intentionally simple in its name, ArtPrize is the world's largest art prize. In 2012 ArtPrize awarded \$560,000 in prizes: \$360,000 awarded by public vote, and \$200,000 awarded by a select group of art experts.

When asked how he came up with the idea, Rick responded:

“Over the last few years in particular, I've had the privilege of many great cultural events like the Sundance Film Festival, the Telluride Film Festival, and SxSW. Because of this exploration, for some time I have thought that Grand Rapids would be ripe for putting on a large cultural event. Grand Rapids has a great history of design and public art, a walkable downtown, a surprisingly large student population, and strong cultural institutions like the Urban Institute for Contemporary Arts, the Grand Rapids Art Museum and the Frederik Meijer Gardens and Sculpture Park. All of these seemed like, and have proven to be, a strong foundation to build on.

Initially, due to all of my engagement with film festivals, I thought seriously about putting one on in Grand Rapids. However, the nature of film festivals (due very much to the nature of the medium) is that they are highly centralized and controlled. You have a small committee that reviews films and accepts them, highly specific kinds of venues, and a very rigid screening schedule with capacity and limitations, adding even more layers of complexity and centralized decision-making. Thinking about how film festivals work, my team and I started to wonder what the opposite would look like. What could we do that was extremely open, decentralized, and allowing of a wide variety of media and expressions, not just film? How could it be a catalyst and let innovation and creativity happen on the edges instead of trying to plan and control all of it at the center? What sort of relationships would form between artists collaborating with other artists and their host venues?

I started to think about how to get a large group of artists interested in showing their work, and a large swath of the public interested in looking at that work, but at the same time go beyond the traditional artist-public relationship of buying and selling that a standard art fair is built around. I thought that models like X-Prize were particularly interesting as a catalyst and organizational model because they create a large incentive for attaining a particular goal, which in turn entices a large group of individuals and teams to go after that goal. It seemed like a pretty straightforward idea to create a very large art prize to gain the attention of a broad cross-section of artists, but the question then became how to get the larger public interested and invested in the process beyond passively shuffling through.

Very quickly, the idea emerged of having a public vote--tangible public feedback--as an incredibly powerful tool of getting people looking, engaging, and debating. We then decided to go even one step further, and we opened up who could host a venue--and thereby opened up curation for the event-- by just setting a border, minimum open hours, and a couple of other basic things. Our role as ArtPrize (the organization) focused on becoming a facilitator of relationships between artists, the venues hosting them, and the people physically in the city and taking part in the event rather than trying to plan every detail for all of those parties. The number of artists, the number of venues, the number of collaborations, the variety and quality of the work, and the buzz that we feel happening in the city are all-amazing. We are honored to be a part of it. We would love to have you join us. Come and see."

AIA Michigan Call for Interns!

AIA Michigan is currently seeking applications for interns for 2013. Up to two (2) spots are available for these paid, part-time positions totaling 15-20 hours per week. Interns will complete special projects in addition to general office tasks. One internship is specifically website management-focused, so HTML and Java experience is required. The internship duration is six (6) months and applications will be accepted until the positions are filled.

AIA Michigan is an EOE.

If this sounds like something you or someone you know would be interested in, send your cover letter and resume to cathy@aiami.com.

Upcoming Events

Save the date for the 2013 Dumke Open

May 23 is the third annual [Dumke Open](#).....this year the event will be played at the [Stonebridge Golf Club](#) in Ann Arbor, a links type course designed by Arthur Hills.

The Owners, Doug and Kim Mervis, have a natural talent for making their guests feel welcomed and ready to join them again. The combination of a good centralized location, the quality of the food, course and clubhouse, excellent service and a good dollar value, is sure to provide an enjoyable time.

Stay tuned for more information coming soon...

CAM Design & Construction Expo at Motor City Casino, Detroit

Wednesday, February 6, 2013. [Click here](#) for more information.

Health Facilities Conference

March 7-8 at the Amway Grand Plaza. [Click here](#) for more information or to register.

An Exhibition and Symposium at the Cranbrook Educational Community June 2013

Michigan's industry and design intertwined creating an epicenter of modern design. Michigan visionaries touched nearly every aspect of American life. Detroit's automobile manufacturers didn't just produce automobiles; they styled them to become synonymous with the American dream. The state's furniture makers didn't just manufacture furniture; they revolutionized the look of the American office and home. Michigan architects Albert Kahn, Eero Saarinen, and Minoru Yamasaki didn't just design buildings; they defined an era. Michigan's industry, prosperity, and educational institutions created a synergy that attracted the design talent that formed the foundation for modern American design. This exhibition celebrates Michigan's outstanding contributions to Modern design and the stories of the people who made it happen.

Michigan Modern: Design that Shaped America is organized by the Michigan State Historic Preservation Office in association with [Cranbrook Art Museum](#) and curated by MPdL Studio of Ann Arbor, Michigan. The exhibition will open at the Cranbrook Art Museum in Bloomfield Hills, Michigan on Friday, June 14, 2013 and run through October 13, 2013. A symposium celebrating Michigan Modern will be held at Cranbrook Thursday, June 13 – Sunday June, 16, 2013.

Symposium registration will begin in February 2013.

A PDF of the [Michigan Modern Symposium & Exhibition Save the Date Card](#) can be downloaded here.