

## **Cityscape Detroit E-News Issue #10 – Tuesday 3 February 2004**

Cityscape Detroit advocates for improving Detroit's quality of life through architecture, urban design, urban planning, and historic preservation. Our built environment affects us daily, and it is our goal to demonstrate how through improving these four key design elements, Detroit will become a dynamic and wonderful place to live, work, and play for all its area residents.

Cityscape Detroit's E-news periodically reports on items of interest in each of these areas. Included in this issue of the Cityscape Detroit E-News are the following eight news items.

- 1) Hugely Successful “Super Bowl XL: Building or Unbuilding Downtown” Event Wrap-up  
Held on 27<sup>th</sup> January**
- 2) Historic Properties – Preservation and Valuation Appraisal Training Session – 12 March 2004**
- 3) HUD Reports Loss of 1.5 Million Housing Units from 1999-2001**
- 4) Cool Cities Survey Available Online**
- 5) New Urban Magazine Looking for Articles**
- 6) Marygrove College Urban Sprawl and Social Justice Panel Discussion – 18 March 2004**
- 7) Michigan Historic Preservation Network Awards Open for Nominations**
- 8) Michigan Historic Preservation Network Conference – 22-23 April 2004**

### **1) Hugely Successful “Super Bowl XL: Building or Unbuilding Downtown” Event – 27<sup>th</sup> January**

Over 200 people attend the event at the Century Club. Cityscape Detroit was a proud co-sponsor of this tremendously successful event with Detroit Synergy Group, Friends of the Book Cadillac, and Preservation Wayne. The event garnered television exposure on two networks and in the print media!

The focus of the discussion was on the City's preparations for Super Bowl XL. To this point, the City's civic and governmental leadership has been advocating for demolition of many of downtown's vacant buildings. This panel discussion was an effort to present a balance discussion on the topic. The session was moderated by newspaper writer Tom Walsh.

As a part of this event, demolition figures were developed that demonstrated that to demolish only twelve of downtown's nearly fifty vacant buildings would cost over \$28 Million without including the costs of the necessary environmental remediation prior to demolition. The event organizers hoped that the debate will lead to elevate the public policy discussion on the demolition issue and highlight a better use of this money – for renovation of the buildings. Large amounts of state and federal historic tax credits, over 1800 housing units, and significant local taxes would be lost if these buildings are demolished. A second white paper report was prepared by Cityscape Detroit that highlighted the 24 completed loft residential projects that have been completed in the last 20 years versus the only four new apartment projects during the same period. Once the downtown buildings are lost, they are gone forever, and the downtown market for new construction is virtually non-existent versus a decent rehabilitation market. Email Arthur Mullen from Cityscape Detroit if you would like a copy of either report.

### **2) Historic Properties – Preservation and Valuation Appraisal Training Session – 12 March 2004**

The first training session will run from 8am-noon, Assessment Overview Seminar, 4 hours approved for Real Estate Appraisers and Michigan Assessors for continuing education. A second session will run noon - 5pm, Historic Property Preservation and Valuation, 4 hours approved for Real Estate Appraisers and Michigan Assessors for continuing education. This seminar is cosponsored with the Michigan Historic Preservation Network and the Michigan State Historic Preservation Office. Please contact either Michael Collins at 248/635-5500 or Michael R. Lohmeier at 248/895-5404 to register for these two events. \$60 with lunch included, and all proceeds go to the Michigan Historic Preservation Network.

Speakers include: Robbert McKay, Historic Architect – Michigan's State Historic Preservation Office; Nancy Finegood, Executive Director – Michigan Historic Preservation Network (MHPN); Dr. Lottie Jones Hood, Reverend - Historic First Congregational Church; Dr. Ted Ligibel, Director, Eastern Michigan University, Historic Preservation Program; Jack Hoffman, Attorney, Wheeler Upham, P.C.; Mr. Michael Kurschat, ASA, MAI, Kurschat and Company; and Micheal R. Lohmeier, ASA, SRA, City of Auburn Hills Assessor's Office, Auburn Hills. The second session's topics will include: 1) Introduction to Historic Preservation and the current preservation trend 2) Programs which provide incentives to historic rehabilitation, 3) Preservation easements, 4) Identifying preservation appraisal problems correctly and the techniques that will result in credible valuation solutions, and 5) Resources available to the historic preservation professional.

### **3) HUD Report Available on Loss of 1.5 Million Housing Units in 3 Years**

A new study commissioned by HUD's Office of Policy Development and Research (PD&R) explores the underlying reasons for this large-scale decimation of the nation's housing stock.

Fires and natural disasters account for some of these losses, but owners voluntarily demolished many other units. "The Destruction of Housing Capital: A Preliminary Exploration into Demolitions and Disasters" explores this phenomenon and seeks to answer three key questions: how much capital is lost annually, what characteristics of these units may predict whether or not they'll be lost, and what motivates owners to destroy housing capital?

Units appear to pass through stages on the way to demolition. Ones that were rental or vacant had a higher probability of demolition, as did older units. However, the characteristics variables were most important in explaining demolition. The authors found that demolitions may be more prevalent in non-metropolitan areas, and more likely for single-family detached units.

The report is available as a free download from HUD USER at <http://www.huduser.org/datasets/ahs/ahsReports.html#1>. The HUD USER News listserv was created to keep professionals in the fields of housing and community development abreast of new research and resources available from the U.S. Department of Housing and Urban Development's Office of Policy Development and Research (PD&R). Periodically, publications and announcements will be sent via the listserv.

### **4) Cool Cities Survey Available Online**

If you are a college student or a recent grad (or can forward this to someone who is), please take a few minutes and complete the on-line survey at <http://www.michigancoolcities.com/>. "What does the welcome mat for young people in Michigan look like? What will attract you and your peers from out of state to live and work in Michigan cities?"

Please take the time to tell the Governor and her staff what you are looking for. They want your input.

### **5) New Urban Magazine Looking for Articles**

A new urban issue magazine is debuting in the spring. Visit <http://www.atomic-ranch.com/> to get a sneak peak at the magazine.

They are looking for articles. Anyone from the Detroit interested?

### **6) Marygrove College Urban Sprawl and Social Justice Panel Discussion – 18 March 2004**

Event has been rescheduled for Thursday, March 18, 2004 7:30 p.m., Alumnae Hall, Marygrove College. It is free and open to the public. This presentation was originally scheduled for November 13 but had to be postponed due to a power failure.

Urban Sprawl-the unplanned and wasteful expansion of urban terrain-is a critical problem throughout the United States. These questions will be addressed by a panel of three speakers: 1) Jim Dulzo, Michigan Land Use Institute "One Michigan: The Countryside, the City, and the Wages of Sprawl"; 2) Rev. Kevin Turman, Pastor, Second Baptist Church of Detroit and President, Metropolitan Organizing Strategy Enabling Strength (MOSES) "Finding Community: We Can't Get There From Here"; and 3) Douglas Kelbaugh, Dean of the College of Architecture and Urban Planning, University of Michigan "Repairing the American Metropolis, Repairing Detroit"

### **7) Michigan Historic Preservation Network Annual Awards Nominations Open – Until 13 Feb. 2004**

A reminder that Michigan Historic Preservation Network Annual Awards Program entries are due no later than Friday February 13, 2004 at the Network office in Lansing. Honor your favorite preservation project, community or preservationist at the Annual Michigan Preservation Conference in Rochester on April 22-23, 2004!!!

Application entry form and information are available at the MHPN website at [www.mhpn.org](http://www.mhpn.org) under 'Representation and Recognition', or by calling the MHPN office at 517-371-8080.

### **8) Michigan Historic Preservation Network Conference – 22-23 April 2004**

The Greater Rochester Area hosts the Michigan Historic Preservation Networks 24<sup>th</sup> Annual Spring Conference. The event will host 250 to 300 participants from Michigan and neighboring states. Bradford J. White, Vice President, LR Development LLC will be the keynote speaker for the event. Brad White currently serves as Chair of Preservation Action, the national grassroots lobbying organization for historic preservation. He serves on the Historic Preservation and Affordable Housing Task Force for the National Trust for Historic Preservation.

Sit-down sessions include pointers on using historic resources to develop tourism, theater preservation, interpreting a historic resource and the role of preservation in comprehensive planning. Construction trade sessions will include demonstrations of masonry cleaning and tuckpointing, window replacement and repair of early cemetery headstones. Study tours will feature the Clinton River, Oakland Township barns, the Cranberry Lake Farm Historic District, auto heritage resources and historic sites throughout the community.

A post-session conference on Saturday, April 24 will offer training for historic district commissions and study committees.

For more information on the conference, contact the Michigan Historic Preservation Network at (517) 371-8080 or at [www.mhpn.org](http://www.mhpn.org).

If you no longer want to receive this Cityscape Detroit E-News newsletter, please send an email to Arthur Mullen at [amullen@autoheritage.org](mailto:amullen@autoheritage.org) or call his daytime telephone number at 313.259.3425.