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"Proud to have served as Project Manager on the Michigan State Capitol Restoration Project."
SPRING/SUMMER 1993

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About The Cover
The restored Senate Chamber of the Michigan State Capitol Building
Preservation Architect/Team Leader: Richard C. Frank, FAIA
Photography by: Balthazar Korab
U.S. Axminster, weavers of the world's finest patterned carpet, is proud to have participated in the restoration of the Michigan State Capitol.

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Preserving The Past For The Future

The architectural restoration movement in Michigan has grown significantly in the past twenty years. The scope of architectural services provided on today’s restoration projects is very comprehensive and very diverse, with many disciplines represented on the project team. The Michigan State Capitol restoration is presented in this issue to display the vast talents required to research, analyze, evaluate and design relative to original construction techniques. Developing the appropriate professional team to conduct the original building survey and to draft the plan for conserving and restoring a historic structure is paramount to a successful project. The implementing architects are equally important to the design/building process which determines the final product.

The urban fabric created or enhanced by historic buildings retains a valuable link to our past and helps to maintain one’s sense of place in the ever-changing built environment. The redevelopment of an urban area without wholesale demolition and with respect for existing structures can help to provide a nucleus for sensitive downtown development. Harmonie Park in Detroit is an example of a focal point which will spawn new mixed uses within an existing framework. The subtle transition within existing neighborhoods allows change to occur while maintaining and enhancing the area’s identity.

The location of a building sometimes dictates its functional use. As times and neighborhoods change, so do building uses. The adaptive reuse of two beautiful train stations in Battle Creek have helped to save them from demolition. Community support, politics, economic incentives and many other forces help to shape the destiny of existing structures. In Lansing, Detroit and Battle Creek, you can observe successful restoration projects, the result of skilled professional teams and positive forces which helped to preserve a part of our past for the future.

Lincoln A. Poley, AIA

Editorial Schedule 1993

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If you are interested in advertising in Place Magazine contact: Karl Rabeneck, TSG Publishing, 3090 West Liberty Avenue, Pittsburgh, PA 15216. Phone 412/344-3060. Fax 412/344-3364.
So We Don’t Forget

The tenth anniversary of the dedication of the Vietnam Veterans Memorial in Washington, D.C. has focused attention, once again, on the history and meaning of the Vietnam War and the impact it had on our nation. In this spirit, the State of Michigan has established the Vietnam Monument Commission of Michigan. The Commission is charged with the task of creating a monument to the 2,649 men and women from Michigan who gave their lives or remain missing in Vietnam; and to the more than 400,000 men and women who served there during the Vietnam era.

To move creation of the monument forward, the Commission has sponsored a design competition to marshal the creative energy needed to give form to the complex set of ideas and emotions embodied in such a memorial. The competition, which will be juried by New York architect Deborah Burke, Kansas landscape architect Richard Hansen, and Louis Sharp, Director of the Denver Museum, is expected to draw 500 entries from around the country. A site behind the capitol building in Lansing has been dedicated to the memorial by the State, and it is hoped that the competition winner will give impetus to the fund-raising effort which will follow.

This is an important project. Michigan is one of only a dozen states which has not addressed this chapter in our history. The architectural community can play a unique role in support of this project, and can help continue the healing process. This project is being coordinated entirely by volunteers, and so any support, especially financial, is encouraged. If you would like further information about supporting this effort, or if you have questions about the design competition, call the Commission at 1-800-735-5432.

Artist’s rendering of site for Michigan Vietnam Veterans Memorial.

In Praise of Us

In the spirit of congratulations which has become a regular feature of Sketches, the editors of Place have decided that we should shine some light on ourselves. We want to celebrate the completion of four full years of publication of the magazine, a tremendous achievement for us and for the architects of Michigan. Not only have we survived a period of difficult economic conditions, but we have survived better than we began, and we have stuck to our philosophical goals: We have published the work of more than fifty AIA Michigan firms, many of whom have never been published before; we have expanded our mailing lists to show this work to more prospective clients than ever before, and we have published the Placemakers directory three times and recently expanded it to include a variety of consultants.

The celebration of this anniversary and
achievement means a great deal to us, and we thank you for your support for the last four years. Mainly, however, it encourages us to continue to work to serve the architectural community and its clients. However, we cannot continue to do what we do without the continued assistance of the architects of Michigan. Please consider submitting work that you feel would be compatible with the editorial calendar of the magazine. We look for innovation and integrity in architecture. We look for good photography. We look for interesting philosophy and approach. Mostly, we look for you to let us know what is going on throughout the state, from Copper Harbor to Luna Pier. So help us out, and we'll be sure to invite you to our next anniversary party.

An Oversight

In our last issue we presented some of the honorees in the AIA Michigan 1992 Honor Awards, but, unfortunately, one of them was inadvertently left out. That omission was Rossetti Associates Architects in Birmingham which was presented the 1992 Firm Award. Since 1969, Rossetti Associates has been a creative force in Michigan and across the United States. Now operating with a staff of eighty, and with offices in Michigan and California, the firm is poised to address the challenges of the 90s because of its determination to remain flexible in the definition of its project expertise.

Firm President Gino Rossetti, FAIA, has been an active and committed member of Michigan's architectural community. Honored with the Gold Medal from AIA Michigan in 1989 and AIA Detroit in 1977, he is currently involved in the Vision 2000 program which will unite the Fellows of AIA Michigan with universities to organize student work programs.

Among the buildings which contributed to the firm being honored are the Palace of Auburn Hills, the Bendix Corporation Headquarters in Southfield, Liberty Center in Troy, and a current commission to design the new National Tennis Center in Flushing Meadows, New York, which will give a new home to the U.S. Open Tennis Championships.

We congratulate Rossetti Associates, its principals and staff as recipients of the 1992 AIA Michigan Firm Award.
SOLUTIONS

Are Your Buildings Safe?

The states regulate certain occupations and professions for one reason only: to protect the public's health, safety and welfare. In Michigan, as in all states, architects are among the regulated professions. The reason for this control is obvious, once you think about it. Architects design the buildings in which you live, work and play. These buildings must be structurally sound, meet stringent fire exiting and other life safety codes, be environmentally comfortable and safe, and function in a way that does not impact upon your safety and well being. When buildings are not properly designed and constructed for life safety you can have tragic results, as witnessed by the impact of Hurricane Andrew on those communities where proper design was not enforced.

The process for being educated to design properly and for becoming licensed is a long one. It takes a minimum of five years of university training in architecture with a resulting professional bachelors or masters degree. After graduation there is a highly structured intern development program in which an intern architect works for a licensed architect to learn, first hand, the various aspects of the profession. After completing the intern program, the candidate may take a licensing exam which is administered by the State of Michigan. This highly rigorous, four-day exam covers both design and technical aspects of architecture and demands an extensive understanding of life safety issues. The typical architect does not pass this exam the first time around and takes portions of it over. Upon passing the exam, the candidate can now be licensed in the State of Michigan and can use the title "Architect." In all, it has been an eight or nine year process, subject to yearly renewal and proof of continuing competency.

For two years now, because of "budget constraints," the State of Michigan has stopped investigating complaints against the practice of architecture by persons who are not licensed by the state. This undermines the entire concept of licensure. There are a growing number of commercial, residential, institutional and industrial buildings that are being designed and constructed outside the licensing laws of the state. The potential for disaster and human tragedy is immense. AIA Michigan is attempting, through legislative action, to correct this. You, as a concerned citizen, should let your legislators know that this situation is intolerable and must be corrected. You have the right to expect a safe built environment!

Stephen Vogel, President, AIA Michigan

Advertiser News

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In every restoration project, the goal is to never know that a mechanical contractor was involved in the completed job. This is particularly difficult in many older buildings that require fire protection and modern, efficient heating and cooling systems. The John E. Green Company prefers to become involved in projects while they are in the design and planning phase to insure that the completed project is not only aesthetically unobstructive, but that the mechanical services and environmental control equipment meets the needs of the owner years after the project is completed. For information, call 313/868-2400.

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Since 1984, Architects Four, Inc. has provided historic preservation architectural services to clients statewide. Over 75 percent of its clients have been public entities. Projects, in addition to the Michigan State Capitol building, have included municipal and commercial buildings, churches, museums, hotels and residences. Architects Four, Inc. specializes in adaptive reuse of historic structures and incorporating modern mechanical/electrical systems into structures (both grand and rustic) without compromising historic character. Services range from developing guidelines through all phases of planning, design and construction administration. Principals are federally qualified historic architects. For information, call 313/769-9444. ▼

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7
Because of a fire, the entire tower had to be cleaned and pointed to historic standards.

RAILROAD REUSE

It is fortunate for the city of Battle Creek that two adaptive reuse projects are within its limits. Both were in danger of demolition and luckily, in each case, community support allowed them to be saved. They both serve as centerpieces of their respective neighborhoods.

Clara's on the River

In the case of the old Michigan Central Depot, signatures of support presented to the City Commission stayed its execution in the late 1980s. This act, coupled with timely diligent work of Jutta Smith, an interim Cereal City Development Corporation director and local politicians, allowed the building to remain.

After extensive negotiations they convinced Amtrak, owner of the building, to sell the property to the city of Battle Creek. A few years later, cooperation between the Downtown Development Authority and Clara’s on the River Inc. along with support of a creative City Manager, City Commission and local bankers caused the deal to work. As a result, the new restaurant is now the centerpiece of downtown. Success of this restaurant is far beyond that originally anticipated.

The building began its life as the Penn Central/Michigan Central Depot in 1888.
and was designed by Rogers & MacFarland of Detroit. It originally consisted of a main depot, a baggage building and an indoor, covered waiting area for passengers and baggage. The covered waiting area had been converted into a storage room in an awkward addition built since World War II.

The materials were very important to the restoration of the structure. Many artistic details had been carved in Lake Superior red sandstone and brick. Research was done to find the appropriate methods to restore the existing character of the building, clock and tower to assure its prominence in the downtown area. Since a fire had damaged and stained existing brick work, the entire tower had to be cleaned and pointed to historic standards. The building had been painted red in the early 70s and required stripping and cleaning.

Restoration of the interior involved cleaning and restoring woodwork, plaster and various trim to its original state. Above the exit doorways and any intersection points between the new addition and the historic roof overhang, glass was utilized to help "lighten" the attachment, allowing uninterrupted vision to the exterior.

continues
The combination of a good restauranteur, responsible prices and a unique setting has made Clara's on the River in Battle Creek a regional destination and business is booming!

**Grand Trunk Depot Renovation**

This building was originally built according to the design of the Detroit-based architectural firm of Spier and Rohn in 1906. Before its adaptive reuse in 1989 it had been occupied by the Grand Trunk Railroad. At that time, only the baggage building was being utilized and, when a fire gutted it, plans were to demolish it and the main depot soon after.

The structure’s style was described in early newspaper accounts as being of “Romanesque revival/exotic with Hindu tendencies.” Its location in a fairly rundown neighborhood seemed to be leading to its demise, although many local citizens loved its unique presence. Luckily the Community Action Agency of South Central Michigan was seeking a new location for its functions. The old depot, if properly adapted to office functions, could be a step toward “bringing back” the neighborhood while also expanding and sharing parking with the existing successful Franklin Community Center located across the street.

Past “improvements” had to be undone sensitively. Ductwork had been pierced through stained glass arches and wall murals. The mission tile roof, mechanical and electrical systems needed complete replacement and physically challenged client access was extremely important.

The design concept, “Floating the Present Within the Past,” was based on respect for these unique historic features. The new second floor mezzanine would hover only as close to historic work as was absolutely necessary without touching or damaging it. The introduction of the 2,500 additional square feet was to float, as a contemporary mezzanine, within the historic Grand Lobby. From old drawings an area was found that could allow a bridge to connect the mezzanine to the existing partial second floor. This would serve as the only connection/penetration through historic plaster, which was treated with “graining” to look like huge wood arches with carved thrust brackets. A ring of up lighting was introduced around the mezzanine to help enhance its floating sensation. The light draws the eye past the plaster...
Improvements that had been done over the years had to be undone sensitively since ductwork, for example, had been pierced through stained glass arches and wall murals.

Old newspaper articles discussed the “blue” ceiling in the Grand Lobby and, through paint research, it was found to be true. The color scheme then developed to utilize blue for historic elements and light green to indicate contemporary elements that would float within the historic areas. There was a conscious effort to always have clean separation between old and new materials. Clerestory windows were used for privacy and light in the interior first floor offices. They made the mezzanine feel lighter and more open.

Randy Case, AIA

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Owner: Community Action Agency of Southcentral Michigan
Architect: Architecture + Design
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Mechanical/Electrical Engineer: Hallauer Consultants
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Civil Engineer: Hatfield Engineering
Construction Management: Spezia Management
Photography: Conway Photography
Late last year, the $58.4 million Michigan State Capitol restoration was completed. It was rededicated with festive ceremonies on November 19, 1992. Many have now seen the rebirth of this nationally important example of American Victorian art and architecture. Even more have heard or read about its unqualified success. However, the story about how the restoration was accomplished is virtually unknown.

Many factors contributed to the complexity of this effort from Governor Miliken's establishment of the initial study committee in 1982 to its completion ten years later. The most challenging were organizing the professional team, addressing the upgrading of long outdated functional space in a historic envelope, keeping the building open for business and the public, and the ever-present political process.

The Professional Team

The restoration of a large historical building with a multiplicity of space uses, old materials and outdated systems is a very involved process. If it is to be accomplished to the highest standards possible many special disciplines must be involved. No single professional services firm can afford to have this kind of talent on staff to comprehensively undertake such an effort.

In responding to a request for proposal for the preservation master plan late in 1986, a team of nationally known specialists was assembled in each of the preservation disciplines necessary to solve the problems involved. If available in Michigan, those professionals were asked to join the team. For those disciplines not represented in-state, the best in the nation were
sought. The work was started in September 1986 and completed in May 1987.

**Function**

When the Capitol building was completed in 1879 it housed the entire government of the state. Included were facilities for the governor, legislature, state officials, library, museum and armory. There was even enough space for an apartment for the lieutenant governor and for the federal land office. As the government grew most of these were moved to other facilities and the building eventually housed only the governor and the legislature. However, even these functions outstripped original space. By the 1980s fifty thousand square feet of overfloors had been added and the original spatial and historical qualities of much of the building were gone. Also the building was functionally inefficient and unsafe.

The primary planning challenge was to create a functional plan that was effective and yet would allow restoration of the building’s original architectural character. The master plan proposed the development of a “leadership meeting place” concept that included the removal of all non-original floor space. It was proposed that offices for the governor and lieutenant governor be located in rooms originally designed for them. It

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was also found that the entire first floor could adequately house the entire leadership of the senate and house of representatives. Restored chambers could continue to be used for legislative sessions, and the primary legislative staffs could be located immediately adjacent to them. And finally, major committee rooms could be created in restored or rehabilitated space with connecting offices for their chairmen.

In other words, the master plan proved that the building could be returned to full functional efficiency and once again be the focal point of state government. It also demonstrated that this could be done within the building's original spaces, completely restored. The master plan urged that the building remain functionally alive and not be relegated as a museum.

If this functional solution was to work effectively into the next century, mechanical, electrical and communication systems, as well as life safety would have to be the same as for a completely new

continues
building. The test was to accomplish this and still recreate the original significant spaces and their unique artistic qualities. The completed restoration shows that this was accomplished in no uncertain terms.

The Segment Process

As if solving the functional problems was not enough, they would have to be accomplished while keeping the building operational and available to the scores of tourists who descend on the building almost every day of the year. This was accomplished by dividing the planning and construction into eighteen segments. The advantage of this process was that one area could be under construction while others were kept in operation. The disadvantages included additional cost and the complexity of scheduling and managing multiple projects while maintaining continuity of the total effort.

It was determined that the best way for this immense organizational problem to be undertaken was through construction management.
By competitive selection the Christman Company of Lansing was selected for this responsibility.

This provided a construction group that would augment the professionals discussed above. Major offices were established on-site and project engineers and construction supervisors assigned full time. To assure a single line of responsibility to the state, all professional services were placed under contract with the construction management company. What emerged was a very large team that was subdivided depending on the segment involved. Team members moved back and forth between segments for maximum coordination. Of course, with so many people involved, tempers were occasionally tested. However, in general, the entire "team" functioned incredibly well.

Politics

Many are wary of the political process. However, in the case of the Capitol restoration, the project would never have been completed without this process. As could be expected, there were legislators opposed, but for the most part, a real spirit of pride and accomplishment grew as the restoration evolved. It took a great deal of personal courage for the legislative leaders to carry this off. After all, the public does not knock down the doors of legislators on behalf of historic preservation.

The responsibility of carrying out the restoration on behalf of the state was vested in a group established as the Michigan Capitol Committee. This consisted of four senators appointed by the majority leader, four representatives appointed by the speaker, and four from the executive office appointed by the governor. One would think that the committee on which both houses of the legislature and the governor's office are represented would not be able to reach a consensus on anything, particularly historic preservation policy and

continues
space allotments. However, exactly the opposite prevailed. The committee’s directions were positive, their decisions correct, and their approvals unanimous. This also took considerable courage. In essence, the Michigan Capitol Committee became a vital part of the restoration team.

Yes, the huge effort is now complete. The Michigan State Capitol building has been declared a National Landmark and its restoration is the recipient of both state and national awards. The result is stunning - and it works! If you have not had the opportunity to see it in person, do so. This is every citizen of Michigan’s legacy of art and architecture.

Richard Frank, FAIA

Project: Michigan State Capitol
Preservation Architect/Team Leader: Richard C. Frank, FAIA
Implementing Architects: Architects Four, Inc.
Implementing Architects: Wigen Tincknell Myers and Associates
Implementing Architects: Quinn Evans Architects
Underground Architecture: Gunnar Birkets and Associates
Architectural Historian: Kingsbury Marzolf, AIA
Site Planners: William Johnson and Associates
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Five years in the making, Harmonie Park encompasses an entire district with multiple buildings and mixed uses.

URBAN HARMONY

There is no more exciting urban revitalization than that which encompasses an entire district with multiple buildings and mixed uses. The Harmonie Park Redevelopment Project is just such a development. It has been five years in the making and is the brain child of Schervish, Vogel, Merz / Architects and Landscape Architects and its offspring, SVM Development Corporation. When SVM made application to the Department of Housing and Urban Development (HUD) for an Urban Development Action Grant, HUD stated that Harmonie Park "...is the type of exciting mixed use, in-city project that the UDAG program was created to undertake."

Harmonie Park is a triangular park that shows the remnants of the radial street pattern that formed the early layout of the City of Detroit. Surrounding the park is a series of buildings that give the district an old world, European flavor. The area evolved from a German immigrant center for the garment industry, to a center for the visual and performing arts, to an area of decline so typical of the urban core of Detroit. In 1985, Detroit Renaissance, a civic coalition of major Detroit corporations, commissioned the architect to come up with a redevelopment program that could revitalize the area.

The resultant Harmonie Park Redevelopment Project includes three major components: 1) the adaptive reuse and/or restoration of eight buildings including the Tobin Building, the Randolph Centre Building, the Harmonie Club, the Skupien Building, the Leopold Building, the Madison and Lenox Hotels, the Roy Court Apartments and the Music Hall. These buildings were

continues
built between 1885 and 1928 and form the core of the Madison-Harmonie Historic District; 2) proposed new construction including multi-family housing and a design center; and 3) public improvements, including restoration of the park, streetscapes, demolition of a bar and rerouting a street to create a new plaza.

Harmonie Park is one of the few projects financed during the recession in Detroit. The excitement the project generated led to receipt of the last UDAG grant awarded to the City of Detroit; the certification of the district for historic tax credits by the National Park Service; the expansion of the downtown Detroit tax increment finance district to make the area eligible for property tax generated grants and loans; and private, bank financing.

Phase One of the project is now complete. The exterior stone work of the Music Hall has been restored and the first step of the interior restoration is complete. This 1928 structure is the last surviving
The Tobin Building, constructed in 1906, was the first office building in Detroit to lease to African American professionals.

legitimate theater building in Detroit and is on the National Register of Historic Places. It was built by Matilda Dodge Wilson using the same European craftsmen who were building her summer house, Meadowbrook Hall, in Rochester Hills, Michigan. The Music Hall is an integral part of the burgeoning Theater District in Detroit that is just north of Harmonie Park and includes the nationally known Fox, State and Gem theaters. The Randolph Center Building, built in 1898 as a hotel and restaurant supply facility, has been converted to commercial and residential lofts. It is now the home of artists, photographers and graphic designers and typifies the returning flavor of the area. The Tobin Building, constructed in 1906 and the first office building in Detroit to lease to African American professionals, is a grand

continues
Beaux Arts structure that provides a terminus to Randolph Street. The nationally designated historic structure has been totally restored and now houses Turner Construction Company, contractors for the project, NTH Consultants Ltd., a geotechnical and environmental engineering firm, and the architect, Schervish, Vogel, Merz.

As part of the public improvements, Randolph Street has been rerouted to create the Gratiot Entry Plaza which provides visual and pedestrian access to Greektown to the south of the project. Streetscape improvements and parking lot fencing complete the first phase of public improvements.

Finally, the facades of the Skupien, Leopold and Harmony Club have been partially restored. The Harmonie Club, which dominates the park, is the former home and cultural gathering spot of the German community. The restoration and reuse of this nationally designated, four-story building forms the basis of Phase Two of the project which is now in the financing stage. Also, part of Phase Two will be the establishment of a major restaurant on the ground floor of the Randolph Centre Building. The multi-family housing components, including new construction, form Phase Three of the project.

Harmonie Park is seen as a vital link between Greektown, the most pedestrian area of Detroit, and the Theater District. The Phase One work has brought hundreds of new people to the area and redevelopment of surrounding buildings, influenced by the success of Harmonie Park, has already been seen. As expressed by Steve Vogel, AIA, principal of Schervish, Vogel, Merz, "I have never been involved in such an exciting and worthwhile project. Harmonie Park will become a national model on forming public and private partnerships to rebuild our cities in a truly vital way." As the firm works on succeeding phases, we wish them good fortune in creating a true urban harmony!

or

"Much Ado About Nothing"

*a play in one (short) act about one shining moment in the history of historic preservation in Detroit.*

Short as it was, there is no place here to tell about it in detail. Let the result, as shown by two images taken 17 years apart, speak for itself.

As for the actors, it is remarkable how the producer, C. Young, aided by his bicentennial czarina, Joyce Garrett, mastered such an illustrious roster from all over the land. (See next page.)

How would he do for a replay today, I wonder?
"With a good chunk of Summer already behind us, the current calendar highlights a range of Fall activities and events across the State. Our readers are invited to examine those items of interest. Your participation is welcome. Also, make a special note of the MICHIGAN ARCHITECTURAL FOUNDATION’S new Educational Facilities Planning Seminar. Modeled on our annual Health Facilities Conference, this will be held at Shanty Creek in October. The program and speakers look great. And since Summer still has some time to run, take a close look at the annual AIA MICHIGAN Midsummer Conference on Mackinac Island. As always, it’s a truly delightful event in a wonderful setting. In conjunction with this year’s conference, the FOUNDATION will be holding another silent auction, with the action climaxing Saturday night at the Grand Hotel’s newest feature, ‘WOODS’. Hope to see you there."

James B. Shane, AIA
President
Michigan Architectural Foundation

AUGUST

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| 29 | 30 | 31 | 5, 6, 7, 8 AIA MICHIGAN, Midsummer Conference, celebrating 50 years at the Grand Hotel, Mackinac Island. MAF silent auction.

SEPTEMBER

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| 29 | 30 | 31 | 10, 11, 12 AIA MICHIGAN, Design Retreat being held at camp Hayo-Went-Ha on Torch Lake, contact AIA MICHIGAN at 313 965-4100. 19 AIA DETROIT House Tour, contact AIA DETROIT at 313 965-4100.

OCTOBER

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| 29 | 30 | 31 | 10 AIA HURON VALLEY Architect Designed Homes Tour, contact AIA HURON VALLEY, Anita Toews at 313 995-4015. 18, 19 MAF, Educational Facilities Planning Seminar, Shanty Creek, contact Michigan Architectural Foundation at 313 965-4100. Being held to provide architects, engineers, education planners and administrators, construction managers and other interested professionals with the latest available information which will assist them in planning, designing, constructing and maintaining educational facilities.

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