

# preservation CONCEPTS

Newsletter of Winter-Troutwine Associates, Inc.  
Preservation Architects & Planners

Edition No. 3

## Greenville to Build on Historic Resources

The City of Greenville in Montcalm County has long had a strong industrial base. They are being hard hit by the closing of the Electrolux refrigerator plant, but are determined to work toward the future with confidence.

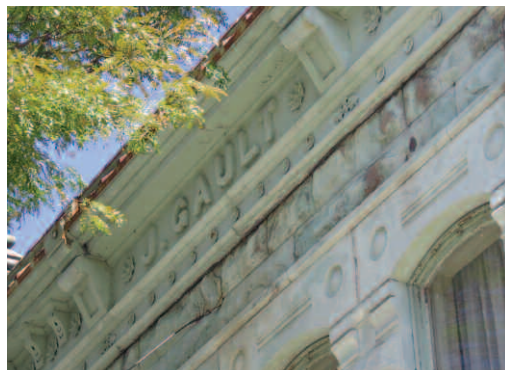
One initiative is to strengthen their image as a city which appreciates its history and offers it to its visitors and shoppers. Their original downtown district is about 4 blocks of Lafayette street, and it includes many buildings constructed between 1880 and 1920. Many still

display significant amounts of original character, although many storefronts have been modernized to various periods.

Winter-Troutwine Associates Inc. have been contracted to help educate the community on its historic resources,

and to prepare an application to place the street on the National Register of Historic Places. Two public workshops were held, including explanations of the various tools for historic preservation, as well as hands-on exercises to give participants a better sense of the details which make a historic building attractive and interesting.

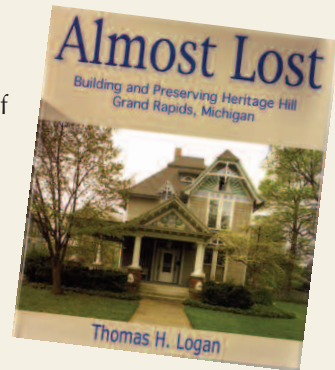
The project is co-sponsored by the **City**, the **Downtown Development Authority**, the **Greenville Area Chamber of Commerce**, and the **Greenville Area Community Foundation**.



## Logan's book features Heritage Hill history

Thomas H. Logan of Winter-Troutwine Associates has pursued his love of historic buildings and communities in his book,

**Almost Lost: Building and Preserving Heritage Hill, Grand Rapids, Michigan.** The book describes the preservation movement of the late 1960's and early 1970's in the historic district, and details how the neighborhood grew and came to look the way it does.



Building on his background in city planning history and his knowledge of old houses, Logan has written a unique local history. It includes the influence of the local economic leaders, the effects of varied sub-division practices, the importance of the local geography along the Grand River, and aspects of the sociology of post-World War II city development. Also featured are marvelous recent photos of both grand and humble houses of typical styles, done by architectural photographer **Dietrich Floeter** of Traverse City.

The book is available in book stores, at the Heritage Hill Association office, and on the Web at [www.arbutuspress.com](http://www.arbutuspress.com) or from [Amazon.com](http://Amazon.com).

## Helmus Building • Main Street Adaptive Reuse

Early in 2002 WTA Inc. was hired by Bazzani Associates as the architect of record to design the adaptive reuse of the 10,000 sq. ft. Helmus Building, a mix of concrete and timber framed structures, located on Wealthy Street in Grand Rapids, Michigan. Our services included space and circulation planning, exterior restoration, and selection of all finishes. The mixed uses included retail, commercial and residential located in a Renaissance district, qualified for federal and state historic tax credits, and Brownfield Redevelopment credits. It was the first **LEED Registered** renovation project by the West Michigan Chapter of the U. S. Green Building Council. It was also a catalyst for the City's first "**Cool City**" designation in 2003.

Winter-Troutwine Associates Inc. also prepared a multi-phased historic tax credit application. Today the project is fully occupied with approximately 4,000 sq. ft. of retail and commercial space, including a second floor pottery, residential suite and roof garden for the owners.



## Residential Restoration

Owners of historic houses, in both urban and rural West Michigan ask WTA Inc. for architectural design services. In 2004, the owners of the "covered bridge" cottage of Ada, contracted with WTA Inc. to direct the restoration of their circa 1850 "River House" along the banks of the Thornapple River.

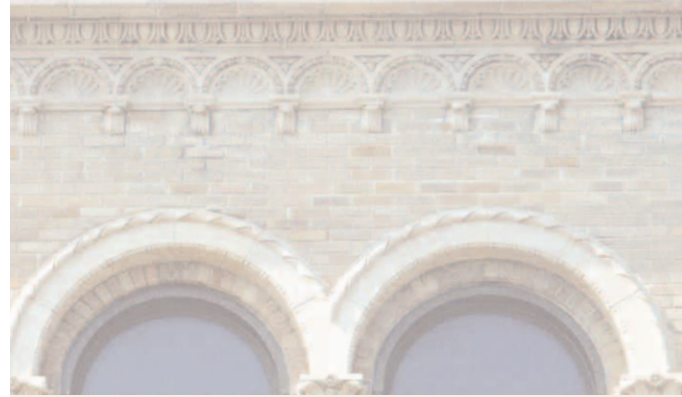
The family desired to restore the house and grounds respectful of the quaint village atmosphere, reflecting its evolution over its first 150 years. The work included restoration of the entire house; new utilities; and a kitchen, bathroom and patio addition. The cottage is now a guest house for family and friends and exhibits a collection of art and period furniture.

WTA Inc. have restored homes, lodges, and resorts in Kent, Ottawa, Barry, Allegan and VanBuren Counties in West Michigan. The **Malinowski-Swanson Residence** was featured in the 2005 Heritage Hill Tour of Homes.



WTA Inc. and our associates are members on the Grand Rapids **Heritage Hill Master Plan Committee**, the **Michigan Historic Preservation Network**, the **Michigan Downtown Association**, and the **National Trust for Historic Preservation Forum**.

WTA Inc. is listed with the **State Historic Preservation Office (SHPO)** and the **Michigan Economic Development Commission (MEDC)**. In 2005 WTA Inc. was listed in the *Grand Rapids Business Journal* as one of the top architectural firms in Grand Rapids.



## Legislative Update

The Community Restoration and Revitalization Act of 2005 (H.R. 3159) was introduced on November 17, 2004, with bipartisan support from Rep. Rob Portman (R-OH) and William Jefferson (D-LA).

This legislation is a package of amendments that would expand tax credits up to 40% for smaller commercial projects of \$1,000,000 or less for "Main Street" type commercial properties in older neighborhoods, where there is a critical need for affordable rental housing and community revitalization.

The Bill was reintroduced in June of 2005 with seven co-sponsors. Since its enactment, the Historic Preservation Act of 1976 has generated over \$33 billion in rehabilitation and revitalization work and \$2.7 billion in private investment and created over 62,000 new jobs. Contact your representative or view the legislation at [thomas.loc.gov](http://thomas.loc.gov).

## Help for local government

Winter-Troutwine Associates offer historic preservation consulting, community planning, in-fill development, design advice, and assistance on historic tax credits, adaptive reuse and architectural design services, and Section 106 design reviews.

Our clients are towns and villages, local history museums, DDA's, historic district commissions, and Main Street communities. They include Saugatuck, Middleville, Greenville, and Allegan.

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