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PRESERVATION EASTERN

DR. TED'S CORNER

INSIDE THIS ISSUE:

<i>Dr. Ted's Corner</i>	1
<i>Madison- Lenox Hotel</i>	1
<i>Traverse City Course</i>	2
<i>President's Corner</i>	3
<i>Field School</i>	3
<i>Lustron Convention</i>	4
<i>Arch. Salvage Warehouse</i>	6

MARK YOUR CALENDARS!!! The Holiday Party is Friday, December 10, 2004 from 6:30-9:30 PM. It is a Potluck, so bring your favorite dish to share! Party will be at the Hutchinson House (High/Scope Foundation).

Everyone is invited and encouraged to attend.

Nominations for PE Director will be taken prior to the party and the new director will be elected at the party.

WELCOME TO OUR 25th YEAR!!!

2004 brings the Historic Preservation Program to an important milestone --- the start of its 25th year. And it promises to be another banner year, with the largest enrollment since my tenure began thirteen years ago, and likely the largest in the program's history. We now stand at 32 new students for this term. I hope you will welcome these new students and all of our returning scholars as well.

Among the new and formally admitted students this term are: Christopher Beyer, Richard Bonczewski, Matthew Borders, Lisa Carter, Dennis Caviston, Cheryl Chidester, Diana Clark, Connie Delzenne, Carrie Duhl, Terry Frikken, Julia Good, Makoto Ikegaya, Sara Jezewski, Dace Koenigsknecht, Erin Konarske, Cassandra Lapworth, Denice Leach, Frank Pompa, John Resto, Alexis Reynolds, Gayle Roberts, Natalie Thomas, and Laurie Turkawski. In addition, there are a number of Certificate students now enrolled in our Traverse City program at Northwestern Michigan College, including Terri Bedore, Dana Goodwin, Joe Luellen,

Vanessa McCray, Julie Morris, Lisa Myers, Jim Ristine, Karen Siekas, and Stefanie Staley. Welcome to you all!

I'm pleased to announce that we will have three Graduate Assistants this year...Devon Akmon, Amanda Apple, and Jennifer Wendler. Cassandra Nelson and Kim Smith hold agency-sponsored GAs with MDOT and Historic First Congregational Church of Detroit. A number of other students have GAs with various departments at EMU. Two of our students, have received scholarships to attend and/or present at national conferences: Tricia Nault for the Association for Preservation Technology annual conference this fall, and Devon Akmon received an "Emerging Leader" scholarship from the National Trust for Historic Preservation to attend their annual conference in Denver in October.

There will be a number of events this year as part of our 25th Anniversary commemoration. Should you have any questions, concerns, comments, etc., please contact any of us. Of course Drs. Gabe Cherem, Lauren Sickels-Taves, and myself will continue to serve as the primary program advisors. Here's to a great year!!



Detroit's Madison-Lenox Hotel on Endangered List by Devon Akmon

The National Trust for Historic Preservation's *11 Most Endangered Historic Places* has been effectively serving as a prominent tool in the fight to save America's architectural, cultural, and national heritage since 1988. According to the Trust, "the 11 sites chosen each year are threatened by neglect, insufficient funds, inappropriate development or insensitive public policy." Detroit's Madison-Lenox Hotel, built at the turn of the century and situated on the edge of Grand Circus Park and Harmonic

Park, was added to the Trust's 2004 *Endangered* list. The following information regarding the Madison-Lenox Hotel was obtained from the Trust's *Endangered List* (http://www.nationaltrust.org/11most/2004/madison_lenox.html).

History
The Madison-Lenox Hotel was constructed during the early part of the 20th century on the prominent corner of Madison Avenue and Randolph Street

within one block of two unique urban green-spaces, Harmonic Park and Grand Circus Park. The three-building complex -- including the 8-story Madison, built in 1900; an adjacent two-story restaurant; and the Lenox, built in 1903 -- is significant in its design and construction. After years of decline, the surrounding Harmonic-Park Historic District is now experiencing considerable revitalization.

Threat
The Madison-Lenox is threatened by demolition despite the Historic District Commis-

Detroit's Madison-Lenox Hotel on Endangered List cont.

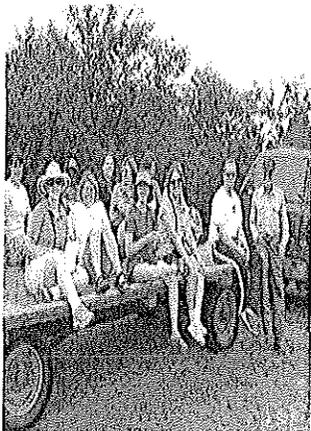
sion's refusal to grant a demolition permit. Local preservationists have developed a reuse strategy that could help bring livability and economic vitality back to the inner-city area, but the hotel's owner, Ilich Holdings, Inc., wants to demolish it to create a parking lot with a maximum of 82 spots - even though it remains structurally sound and could be completely stabilized for roughly the cost of demolition. Loss of the hotel would have an adverse impact on the neighborhood and continue to erode the integrity of Madison Ave.

Solution

In response to long-term inaction and the threat of demolition, the Friends of the Book-Cadillac Hotel, a non-profit organization dedicated to the rehabilitation of downtown landmarks, is fighting to save the buildings and has developed an adaptive reuse strategy. If restored, the Madison-Lenox could be a valuable asset to Detroit and serve as a gateway for nearby Harmonie Park, the Theatre District, Comerica Park and Ford Field, Music Hall, and Greektown. It could provide hotel and/or residential space, a restaurant, meeting rooms, offices and local arts-related uses and would be a great asset to the city of Detroit.

For more information:

- To learn more about the Friends of the Book Cadillac, point your Internet browser to <http://www.book-cadillac.org/>.
- At the end of the 2003-04 academic year, the board members of Preservation Eastern wrote Detroit Mayor Kwame Kilpatrick and the Detroit City Council concerning the Madison-Lenox Hotel, and the pending appointments to the Detroit Historic District Commission. To read this letter, and/or Mayor Kilpatrick's response, please contact the Preservation Eastern board members.



Students involved in the Regional Preservation Issues course just before departing on a hayride tour of Ruby Ellen Farm on August 2, 2004 include (front row, left to right): Aletha Lippay, Kristi Gilbert, A.J. Chalom, Linda Rivetto, Dace Koenigsnecht, with farm owner, Rex Dobson. Other students include (second row, left to right) Annie Dowling, Joe Luellen, Mary Stachowiak, Diana Clark, Margaret Jensen, and Terri Bedore

Regional Preservation course held once more in Traverse City

By Annie Marshak Dowling

Once again, a one-week, three-credit course, *Regional Preservation Issues*, was offered for Historic Preservation degree and certificate students through Eastern Michigan University and Northwestern Michigan College in Traverse City. From July 31 to August 6, seventeen students took the opportunity to get an in-depth look at regional and cultural preservation of the Grand Traverse area. The Grand Traverse area, we learned, stands as a microcosm for land-use issues and intense development pressures, and other areas of the United States faced with such pressures look to this region as an example of how to handle these development pressures while maintaining a strong sense of place.

During the mornings, class discussions ranged from using National Register of Historic Places (NRHP) nominations as preservation planning tools to defining a region's sense of place with tangible and intangible qualities. Dr. Mark Liven-good, a folklore specialist, introduced the topic of cultural conservation and he stressed its connectedness with historic preservation and land conservation. In the afternoons, the class broke down into five separate teams in order to complete a group project by Friday. We assembled a large amount of information regarding Jean Parsons, a ceramist and teacher at the Interlochen Center for the Arts, who left her large property on Bellows Lake to Eastern Michigan University to use as a learning retreat. The student teams consisted of Historic Context, Interview, Site Interpretation, Interlochen Research, and Property Research. By the end of the week, our various assignments were

compiled into report form to assist Eastern Michigan University in creating a brochure for the Jean Parson Center for the Study of Art and Science.

In addition to class lectures and project research, Dr. Ted Ligibel led us on some wonderful fieldtrips as part of getting to know the Grand Traverse region. This began with a visit to the Grand Traverse Lighthouse, staffed by dedicated volunteers. After another morning in the classroom, we were rewarded with a visit to Rex Dobson's Ruby Ellen Farm for a tour of the grounds and a sampling of the delicious cherries he grows. There we enjoyed seeing the farm's history come alive through the various family photographs and artifacts Mr. Dobson proudly displays in a small museum building. Some of us in the class were treated to an impromptu hayride around the property, much to Mr. Dobson's enjoyment. The next day, we all had the chance to see the recently restored Grand Traverse Heritage Center, a former Carnegie Library turned historical museum, an ideal adaptive use for this type of historic structure.

We also traveled to Lake Leelanau to visit Fountain Point, a turn-of-the-nineteenth-century, family-run resort owned by Susan Nichols. There we had a thoughtful discussion led by Rick Wilson, a farmland protection specialist at the Leelanau Land Conservancy, about strategies to protect beautiful rural areas like the Grand Traverse region. The afternoon continued with a visit to the Port Oneida Rural Historic District headquarters in the historic Olson farm-

house to learn about the mission of Preserve Historic Sleeping Bear. Our long but rewarding day ended with an evening tour of the *Barn Again* exhibit led by National Park Service Interpretive Specialists Bill Herd.

Reading and attending classes can teach a lot about historic preservation, but visiting historic farms, houses and open spaces in spectacular settings really brings the lessons we learn in the classroom home. So much in preservation is connected and it all starts at the local level. This is what we brought home after spending one week in Traverse City. For those of you who are interested in visiting the websites of the places we visited for class (and cannot wait until the class is offered again next year), a listing is below.

Websites Pertaining to Regional Preservation Issues (GEOG 695)

Grand Traverse Lighthouse
<http://www.grandtraverselighthouse.com/>

The Rex Dobson Ruby Ellen Farm Foundation
<http://www.rubyellenfarm.org/>

Grand Traverse Heritage Center
<http://www.gtheritagecenter.org/contact.asp>

Fountain Point
<http://www.fountainpointresort.com/>

Grand Traverse Regional Land Conservancy
<http://www.gtrlc.org/>

Port Oneida Rural Historic District - Preserve Historic Sleeping Bear
<http://www.phsb.org/>

PRESIDENT'S CORNER BY DEVON AKMON

On behalf of the Preservation Eastern board members, I welcome you to another exciting year with the EMU Historic Preservation Program. Together, over the course of the 2004-05 academic year, we will celebrate the 25th Anniversary of our program! Numerous exciting events have been planned to commemorate the award-winning program, which now holds the title of "largest historic preservation graduate program in the country".

To begin the year, Preservation Eastern proudly launched its new website: www.preservationeastern.org. Thanks to the hard work of Michelle Sponseller, Randy Bishop, and Mary Stachowiak, we now have a new means to easily communicate with our expanding community. Please check-in frequently to keep up on developing news and events.

In addition to the launch of the new website, Preservation Eastern has established other goals for the academic year. We hope to work with the Michigan Historic Preservation Network to create a preservation related educational program to be implemented at an area public school. This project will be part of the History Channel's *Save Our History* campaign. Furthermore, we wish to work with Arcadia Publishing to create an EMU campus history book. And of course, we always welcome your thoughts and ideas for events and other initiatives. Let's work together to make this an exciting and memorable year!

FIELD SCHOOL BY KELLY SIMPSON

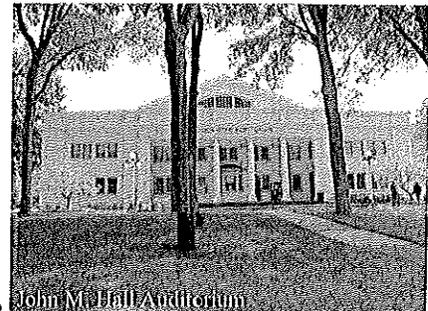
Field School 2004 was held in Bay View, Michigan – the first year at this location. Bay View, founded in 1875, was one of several religious campgrounds established in the U.S. during the late nineteenth century. Although the first encampment was rather primitive, the community grew rapidly and by 1885 there were already 120 summer cottages. By the turn of the century, Bay View had approximately 275 cottages surrounding its central campus, which contained a number of community buildings. Bay View is now almost 130 years old, however the community still embraces the religious ideals it was founded upon. Nestled into a hillside just outside of Petoskey along Michigan's west coast, Bay View remains an active summer community full of colorful Victorian-era summer homes. Needless to say, it was a beautiful place to spend a week!

We arrived at Field School on a warm afternoon in June not knowing quite what to expect out of our week-long "field" experience. Our busy week started almost immediately – I had just enough time to drop my bag off in my room before our tour of Bay View began. After the tour, we were invited to visit Kathy Duquette's unique octagon cottage and Peggy Child-Smith's lake view cottage, where we had dinner and drinks. It was the perfect way to unwind after a day in the car, and an excellent introduction to Bay View.

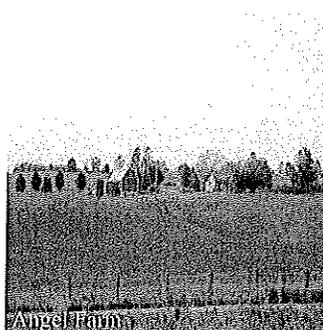
On our first day at Field School, Bill Click, a recent graduate of the HP program, presented a condition assessment of Hall Auditorium that he had prepared earlier in the year. We learned that the almost 100 year old building was suffering from several problems relating specifically to water damage. One of the first actions we took to prevent future damage to the interior of the auditorium was to re-glaze the windows on the south elevation of the building. This was by far our biggest project at Field School, and was particularly difficult as the original window glazing was as old as the building itself. Led by alum Steve Steier and student assistant Mike Cicina, we worked endlessly with scrapers and heat guns to remove the ancient glazing. Several broken panes and a few days later, we got the hang of it and finished the week feeling pretty good about our window re-glazing skills.

Fortunately, Field School wasn't all window scraping and glazing. We also spent many hours throughout the week in the archives researching two of the first buildings built on Bay View's main campus, which we referred to as the "museum buildings." Led by Kathy Keefer, we poured through photographs, records, meeting minutes, and even the files of former Bay View Association presidents looking for information relating to the two museum buildings. In addition, Ilene Tyler taught us the basics of field sketching and spent an afternoon helping us sketch the interior and exterior elevations of the two buildings. Later in the week, we took on another project – painting a portion of Hall Auditorium's façade in the colors originally used on the building. With the help of local paint expert Steve Seebohm, we were able to determine what colors to use based on paint chip analysis and earlier research done by Bill Click.

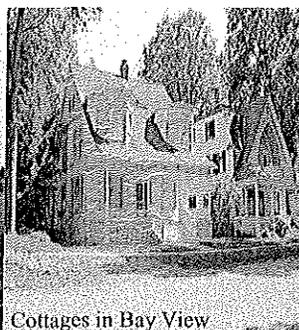
Our days at Bay View were not all hard work. We attended a presentation on identifying water damage by Ilene Tyler; learned about the history of paint, paint techniques, and analysis from Steve Seebohm; and attended a discussion on preserving the cottages of Bay View by Steve Stier. We were also able to take a trip out to Sally Bundt's Angel Farm, which was unbelievably beautiful and a great lesson in rural preservation. Our week in Bay View seemed to fly by, but when it came time to leave it felt like we had been there for a month. Field School was a lot of hard work, but probably one of the most memorable and valuable experiences I have had in the HP program so far. Not only did I learn about preservation techniques, but I made a lot of new friends ... and got to spend a week in a really beautiful place!



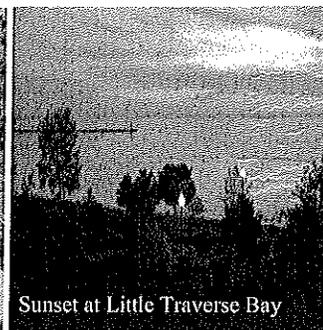
John M. Hall Auditorium



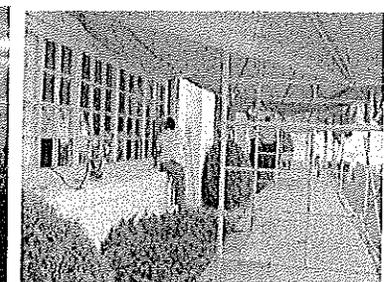
Angel Farm



Cottages in Bay View



Sunset at Little Traverse Bay



Glazing windows on Hall Auditorium

Lustron Convention 2004 by Kjirsten KJ Blander

Why on earth would nearly 200 strangers from 17 different states go to Columbus, Ohio over a beautiful summer weekend to hang out in a hot high school library? Our mutual love of the Lustron. And what on earth is a Lustron? A mid-century manufactured housing experiment that resulted in only a few thousand all-metal homes.

After World War II, there was a critical housing shortage combined with a post-war release of raw materials such as wood and metal that had previously been reserved for the war effort. Add that to changing design philosophies that emphasized new uses for old materials, eschewing prior design concepts, and casting off the past both psychologically and materially. This mid-century modern aesthetic plus the housing shortage plus new materials led a number of people to try to solve the housing shortage in a number of ways.

One of the people who threw his hat into the ring was Carl Strandlund, vice president of the Chicago Vitreous Company in Chicago. On a 1947 trip to Washington DC to request more metal to produce more porcelain-enameled steel panels for gas stations and roadside restaurants, Strandlund was told that the country didn't need more gas stations, it needed houses. Always a visionary, Strandlund took on the challenge and applied his expertise in mass production to building houses.

The resulting Lustron Homes came in three models, the most common was the two-bedroom Westchester

Deluxe, produced between 1948 and 1950. Built on a slab, the 1,217 square foot house does not feel cramped because of its ingenious design. Maximizing light and ventilation by thoughtful window placement, the home includes:

- galley kitchen
- dining room with pass through to the kitchen
- utility room
- living room with built in book cases and display shelves and a huge picture window
- large bathroom with an oversized bathtub
- two linen closets
- two bedrooms each with large closets, one with both closets and an entire wall of storage and a built-in vanity.

Technical innovations include radiant heat ducted through the attic so the warmth radiates down through the ceiling panels, a combination dishwasher/clothes washer in the kitchen in an age when most homes had neither, and permanent interior and exterior colors selected by a leading industrial designer. The company also offered Lustron garages (one- and two-car) and breezeways to connect the garage and the house.

The most striking feature of the Lustron home, however, is that it is made entirely of porcelain-enameled steel panels hung on stainless steel supports. The exterior panels are four-foot square, the interior panels are

8' x 4', the roof is made of shingle-shaped panels. Maintenance is a snap: just a spritz with the garden hose outside and a swipe with a damp cloth inside.

Aside from the house being innovative, Strandlund attempted to develop a franchised dealer network based on the model of the automotive industry, and the factory filled specially-designed tractor trailers with the requisite parts in reverse order of assembly then functioned as a storage trailer during assembly on-site.

Priced about the same as a conventional house, the Lustron was targeted squarely at Mr. and Mrs. Middle Class. It was a hit with the public and people sent unsolicited deposits to the factory even before production began. Borrowing heavily from the federal government for its start-up costs, the Columbus, Ohio factory ramped up quickly and began production in 1948. Due to a number of reasons, including back-room wrangling in Washington, short-sighted business decisions, and simple bad luck, the Lustron Corporation went bankrupt in 1950 after producing only about 2,500 homes; of those, about 1,800 remain.

So there we were, an incredibly disparate bunch gathering for the big Lustron Convention of 2004 hosted by the Whitehall Historical Society. Whitehall is near the site of the Lustron factory, and the historical society recently purchased and dismantled a Wisconsin Lustron for re-assembly as their headquarters.

It was quite a mixed group of different ages and experience with Lus-

trons. At 40, I was one of the youngest (the 11-year old son of a Lustron owner had me beat), and I was one of the few non-owners. Some attendees, in their 80s, were their Lustron's original owners. Everyone was enthusiastic and interested.

We had the great opportunity to tour some Columbus Lustrons, listen to the recollections of former Lustron employees and long-time owners, try our hand at cleaning and buffing an exterior panel, view exhibits of Lustron memorabilia, and win Lustron-related prizes in a raffle. More serious presentations included a discussion on preservation principles and trends as applied to Lustrons by representatives of the National Trust for Historic Preservation Midwest Office, and a guide through researching and evaluating a Lustron as a potential National Register site by a Massachusetts historian. The author of a recent book on the Lustron, Tom Fetters, showed slides and discussed his experiences researching his book. The producer of an award-winning documentary on Lustrons that was shown on PBS talked about making the film, and a woman who is currently auctioning her dismantled Lustron on eBay talked about the reason why she bought it and what she learned disassembling it.

It's an interesting time for these funny little metal boxes. They're just becoming old enough to be considered for National Registry (about a dozen are currently listed), there is a movement within architecture interested in mass producing metal structures as a housing solution (the Glide House comes to mind), and there's a trend in popu-

lar culture that celebrates all things mid-century and retro. In short, Lustrons are becoming hot.

All those things are heartening; however, a Lustron is in danger of being destroyed nearly once a week. They are spectacularly unsuited to most of today's homebuyers who tend to believe anything less than four bedrooms is unthinkable and only one bathroom is preposterous. The land Lustrons occupy is often much more valuable than the house itself. In Ann Arbor, one of the nine remaining Lustrons is for sale, the asking price is over \$200,000, and virtually no one is interested in spending that much on a two-bedroom, one-bath house—even if it is in Ann Arbor.

As a result of the convention, there were a number of key developments. Along with just putting faces to the names we all knew from a Lustron listserv, we formed three committees. One is working to develop a national non-profit Lustron preservation society. Another is developing a set of Lustron owners' materials and coordinating Lustron Local Advocates who will generally keep an eye on the Lustrons in their neighborhood, help the owners with maintenance issues, and sound the alarm within the Lustron community when a For Sale sign goes up. And, since we had such a great time in Columbus, a third committee is already working on next year's convention to be held in Lombard, Illinois outside of Chicago, home to one of the largest groups of Lustrons in the country.

If you're interested in learning

more about Lustrons, check out the following:

- the documentary *Lustron: The House America's Been Waiting For* www.lustron.org
- Michael O'Neal's really full Lustron website <http://strandlund.tripod.com/>
- Angie Boesch's a fun Lustron locator website at <http://home.earthlink.net/~lustronlocator/> on which she's indexing every known Lustron (be sure to check here before your next road trip).
- HGTV reruns of *Extreme Homes*, *Old Homes Restored*, and *Dream Homes*.
- Tom Fetters's pretty thorough review of the business side of the Lustron Corporation in *The Lustron Home: The History of a Postwar Prefabricated Housing Experiment*
- And I'm more than happy to talk about them anytime.



We're on the Web!
www.PreservationEastern.org

Who's Who In PE:

Director: Devon Akmon
Dakmon@emich.edu

Vice Director:
Kelly Simpson
Simpsoke0903@yahoo.com

Business Officer:
Mary Stachowiak
Mary@iddream.com

Public Relations Officer:
Amanda Apple
Msuapple@yahoo.com

Communications Officer:
Kim Smith
Rmbkktty@comcast.net

Carolyn Mosher discusses the Architectural Salvage Warehouse of Detroit by Devon Akmon

On June 17, 2004, Cityscape Detroit and the Architectural Salvage Warehouse of Detroit co-hosted a lecture featuring Dr. Richard Cahill, President of the Illinois Preservation and Conservation Association (PACA). Cahill spoke of PACA's success salvaging materials and artifacts from over 200 buildings slated for demolition throughout Champaign County, Illinois. The newly formed Architectural Salvage Warehouse of Detroit seeks to replicate PACA's accomplishments here in Detroit, especially because of an increasing awareness of the loss of valuable architectural materials primarily due to demolition of historic structures. Carolyn Mosher, President of the Architectural Salvage Warehouse of Detroit, recently spoke about the origin and goals of her organization.

"The idea of the Architectural Salvage Warehouse of Detroit (ASWD) was conceived when a city planner noted the amount of waste that was being generated from the demolition of inner-city structures during Detroit's revitalization. While these structures may not be suitable for renovation, these buildings contain Detroit's history. Parts and pieces of these buildings can be salvaged, especially those items that have historic significance. There are major benefits to be gained by reusing salvaged demolition materials. This conserves natural resources, reduces the energy needed to manufacture new materials, reduces the amount of materials entering the landfill, and reduces pollution. In addition, waste reduction programs can enhance the material, social and economic well-being of the community and its population.

Historic preservation and waste diversion will be the driving forces behind the ASWD and its programs and activities. ASWD will focus on earning revenue that can be targeted to preserving Detroit's historic structures and significant pieces, and to salvage, improve and redistribute materials that can be put back into new structures to provide the history and feel of Detroit's past. In addition, capturing architecturally significant pieces will allow for those who own historic structures to have a pool of inventory from which to choose in order to renovate with historically accurate materials.

ASWD's goal is to assist, educate, and call attention to the value of historic preservation. Our historic preservation consultant will provide the following services: Nominations to the Register of Historic Places, investment tax credit applications, historic research, old house calls (site visit and advice), technical advice on preservation projects, educational lecture/slide shows, and guided house tours of historic homes and structures.

The ASWD will be a retail store open to the public offering salvaged building parts. Working with homeowners, contractors, and developers, its inventory will be acquired through tax-deductible donations, consignments, and our own salvage efforts. Sale of these items, which would otherwise be lost to landfill, helps to preserve our architectural heritage while providing an alternative to costly reproductions. Architects, decorators, preservationists, renovators, and others will shop at the warehouse.

The ASWD will accept for sale: lumber, sinks, tubs, doors, windows, shutters, lighting fixtures, ceramic tile, flooring, molding, vanities, kitchen cabinets, counter tops, roofing, home improvement merchandise, nails, screws, bolts, hinges, handles, tools, plumbing supplies, toilets, bricks, pavers, metal work (gates, fencing), wood siding, tin ceilings, masonry and concrete products (other by arrangement).

The US Environmental Protection Agency (EPA) reports that approximately 136 million tons of building related construction and demolition (C&D) debris was generated in 1996. While figures for the year 2004 are not available, it is clear that significant amounts of these materials continue to be destroyed. This represents an opportunity for ASWD to capture and market effectively quantities of C&D waste for reuse in the Metro Detroit area.

Currently the Greater Detroit Metropolitan area offers its community few reuse alternatives. Nationally there are 500 organizations that have successfully operated building reuse programs. Analysis of existing building reuse programs indicates that various strategies are successfully utilized in diverting targeted materials from the waste stream. Strategies that each of these centers employ are based on local supply and demand of materials and the resources and support available in their particular communities. While some focus on meeting the material needs of low-to-moderate income housing, others focus first and foremost on diverting waste from disposal, while others are primarily targeting historic preservation objectives. The ASWD project will combine all three objectives in an effort to provide Detroit with a comprehensive community resource that meets many goals simultaneously.

Presently, ASWD is seeking funding to partner with Habitat for Humanity. Habitat is opening a large warehouse on Lyndon in Detroit".

