

Bridging Eras

Preserving MSU's Heritage While Building for the Future



2025 Winter Conference
February 13, 2025





Tamara Burns, FAIA

Principal



**At HopkinsBurns Design Studio
We are an office of 9 people**

Our Practice Focus:

- **architectural expertise in historic preservation, restoration and adaptive reuse of existing buildings**
- **design of new places in downtown neighborhoods that are context sensitive and creatively fresh.**

Two-fold Business Model:

- **As a historic preservation consulting firm**
- **As an architect of record (lead architect)**





Dan Hocker

Project Executive

Headquartered in Michigan, Christman's purpose is to unite people in great achievement. We provide our higher education partners preconstruction, construction and post construction services.

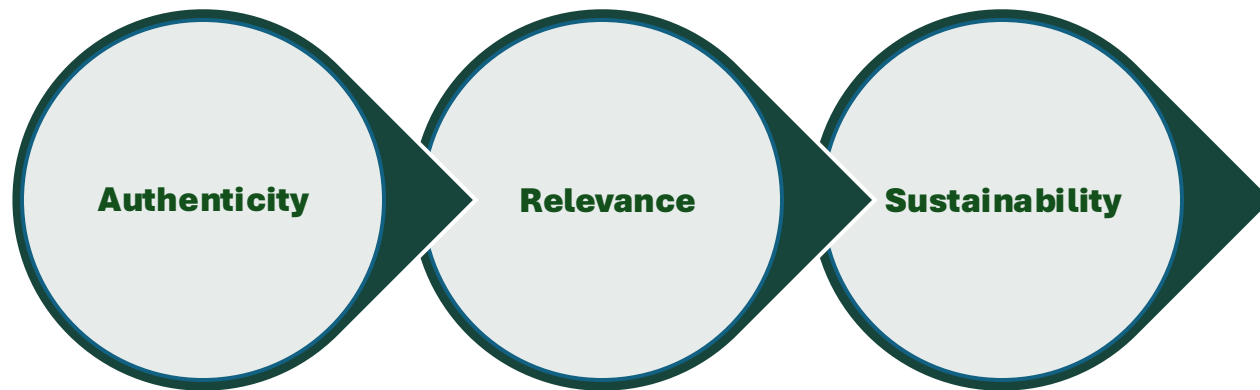


500+
Professional
Employees



\$2.2 Billion in
Michigan Higher
Education
Projects

Key Takeaways



What is Historic Preservation?



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It's about maintaining tangible contact with our past and strengthening the sense of stability and continuity that is essential in a healthy society.



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Preservation is not a Project Type.



AUTHENTICITY



RELEVANCE



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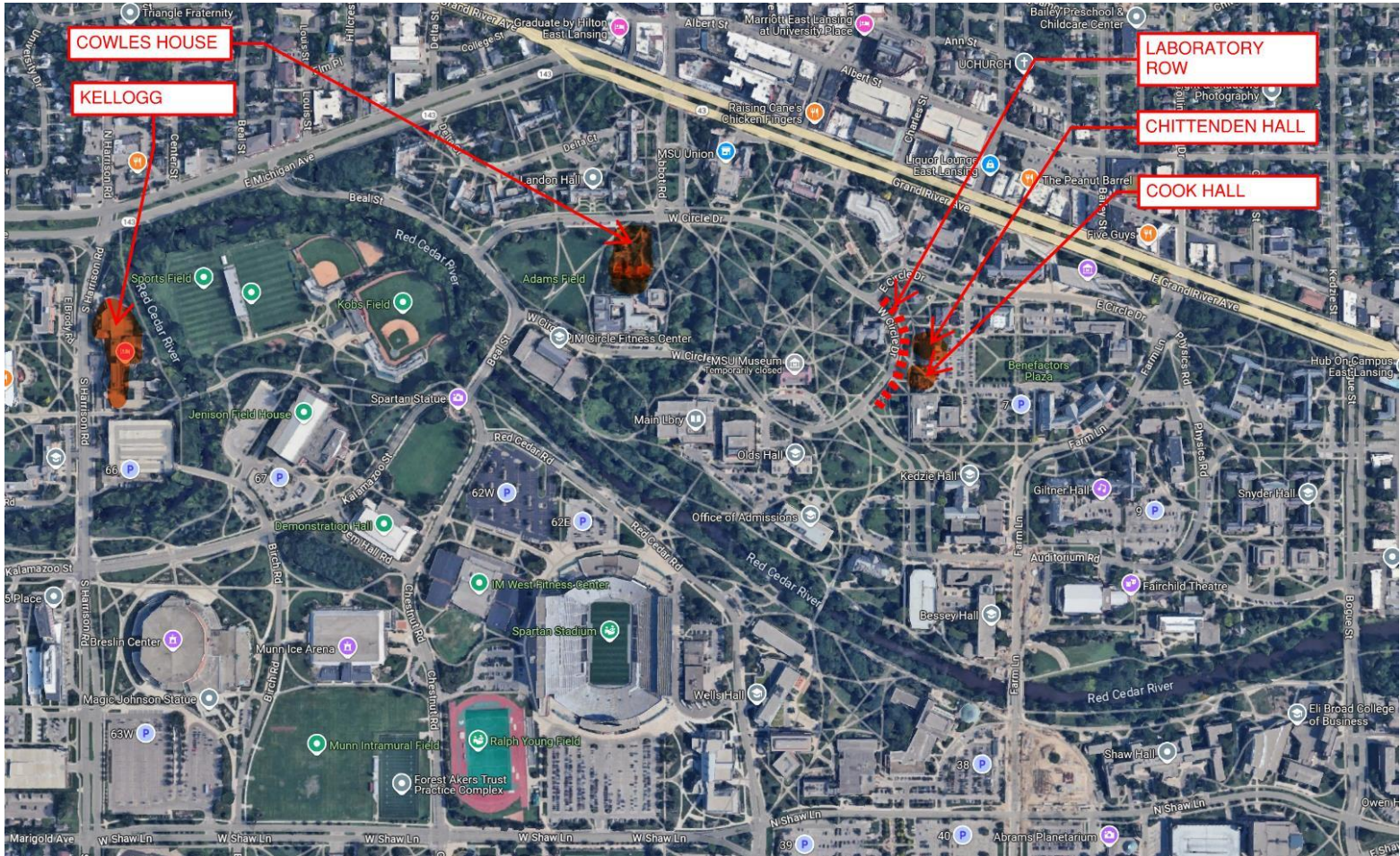
SUSTAINABILITY



SUSTAINABILITY

- Data from the U.S. Energy Information Agency suggests that buildings constructed before 1920 are actually more energy-efficient than buildings built during the last half of the century. Furthermore, in 1999, the General Services Administration (GSA) examined its buildings inventory and found that utility costs for historic buildings were 27% less than for more modern buildings.
- It takes 35-50 years to replace the resources used to build a new energy efficient building.







Historic Laboratory Row



Historic Laboratory Row

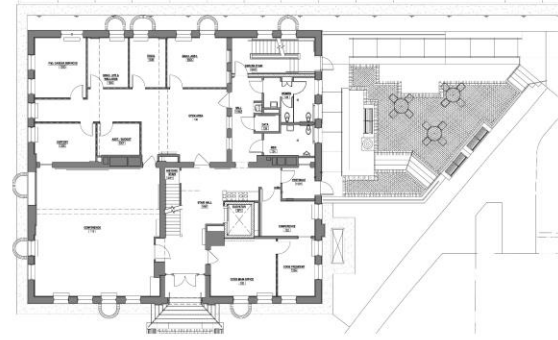
CHITTENDEN HALL

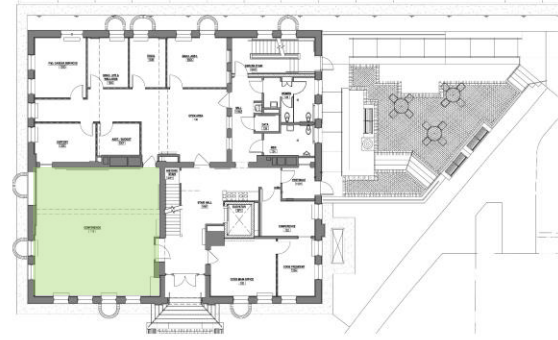


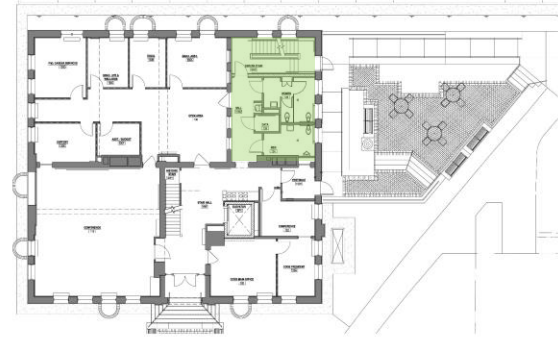
Evolution

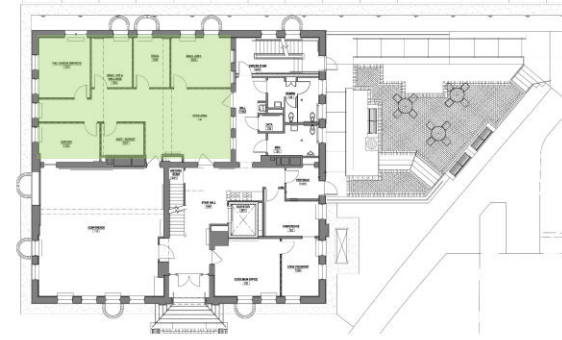
Full exterior restoration returning the building to original grandeur. Rehabilitated for the 21st century modern graduate student.

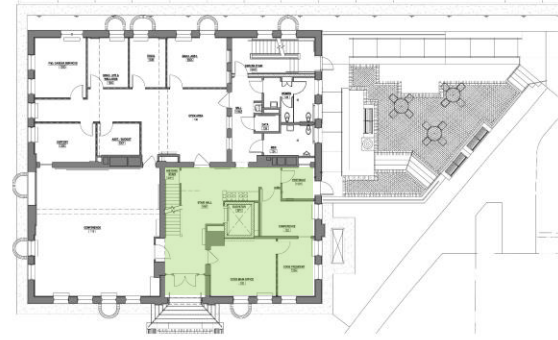


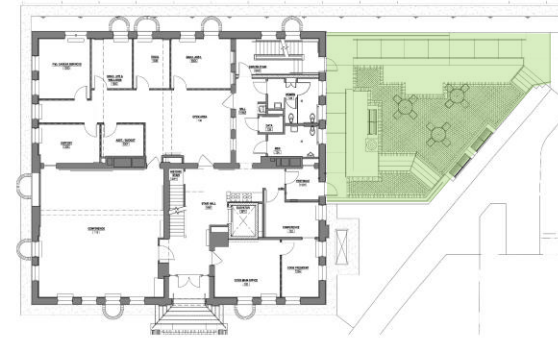


















Historic Laboratory Row

COOK HALL

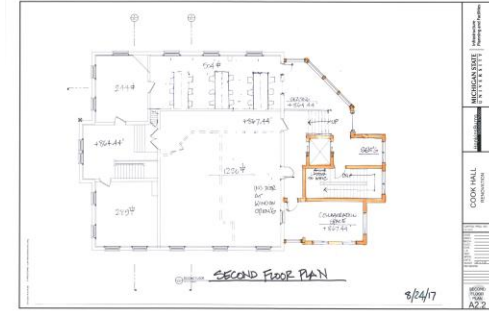
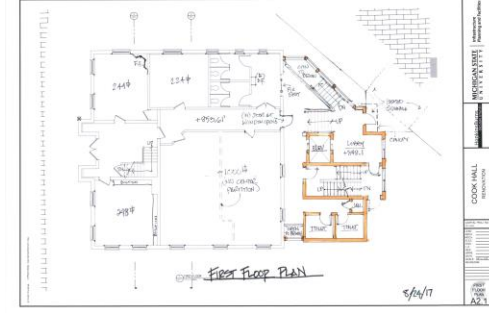
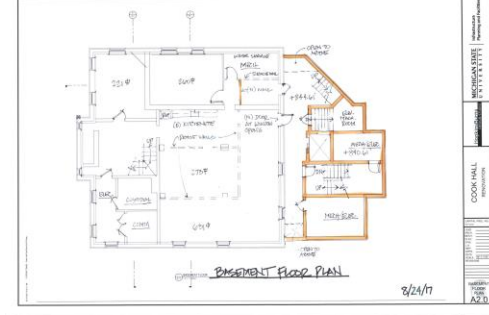
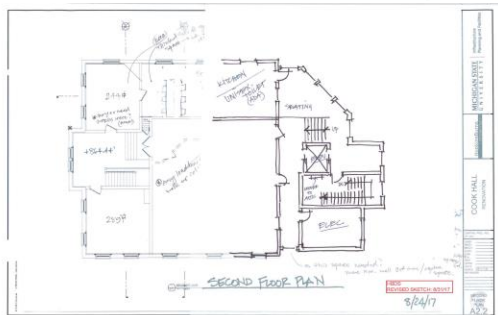
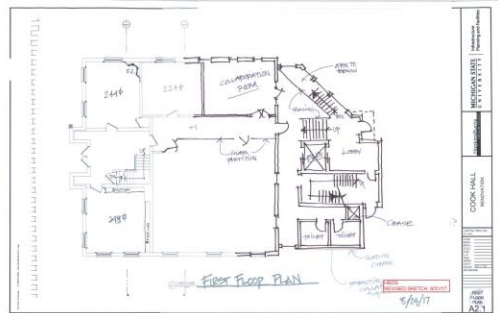
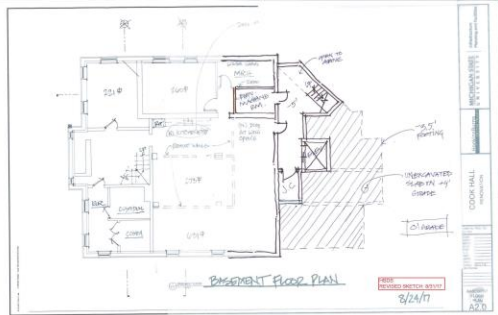


Evolution

New addition and full exterior restoration returning the building to original grandeur. Rehabilitated for the 21st century modern graduate student.









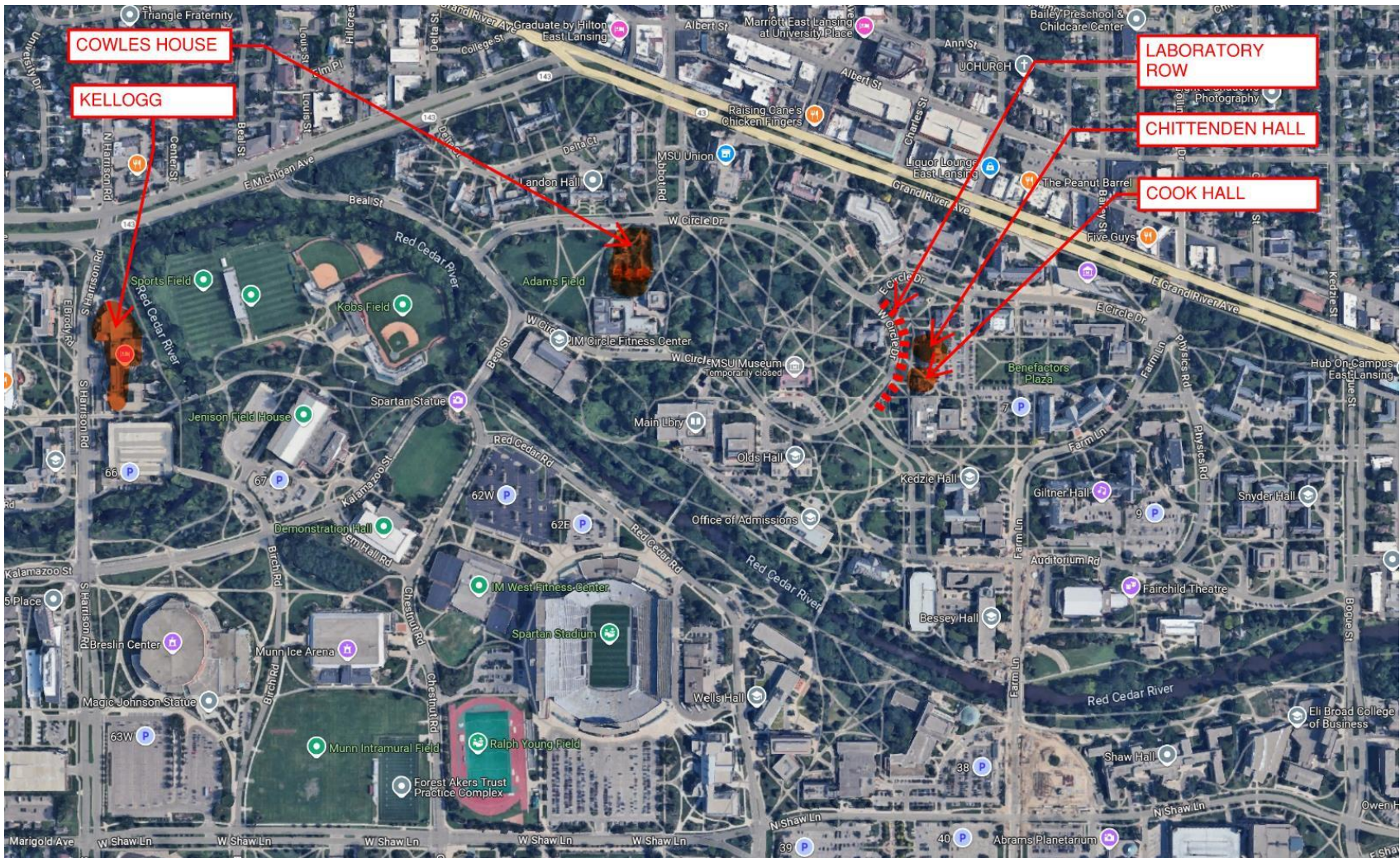












COWLES HOUSE





C. 1857 – FACULTY HOUSING



1949 – MAJOR RENOVATION AND EXPANSION

DINING ROOM (BEFORE)



DINING ROOM (AFTER)



LIVING ROOM (BEFORE)



LIVING ROOM (AFTER)



SUN ROOM (BEFORE)



SUN ROOM (AFTER)



TERRACE ROOM (BEFORE)



TERRACE ROOM (AFTER)







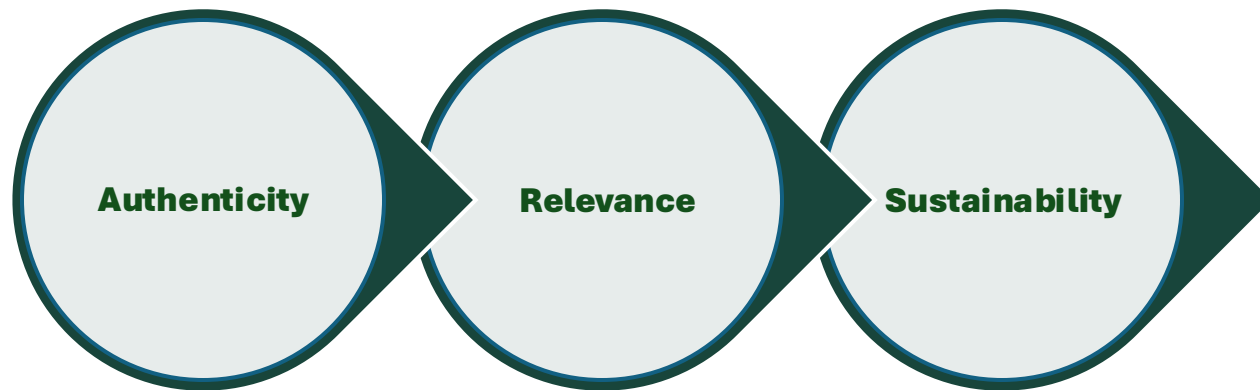








Key Takeaways



LEAVE BEHINDS

What SKILLS AND VALUES you need to be successful in Historic Preservation:

- Understanding material technology
- Construction means and methods historically
- Love of History
- Understanding funding opportunities
- Understanding the Secretary of the Interior's Standards
- Love of Research and Discovery
- Respect for Context
- Fascination with why something evolved the way it did
- Respect for Collaboration
- Good with People
- Love to be Creatively Challenged





“When you strip away the rhetoric, preservation is simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them.”

- Richard Moe,
Former President of the National Trust For Historic Preservation

