



WINDSOR

WINDOWS & DOORS



The Borden Creamery Building

Mount Pleasant, Michigan

PROJECT TYPE:

Historic Renovation

COMPLETION DATE:

2009

BUILDER:

Central Michigan Developers, LLC
A J.E. Johnson Family Company
1550 E. Virginia Drive
Midland, Michigan 48641
800.646.2690
www.jejohnson.com

ARCHITECT:

Lance R. Bickel
918 S. Grey Rd.
Midland, Michigan 48640
989.832.3370

DISTRIBUTOR:

Eikenhout, Inc.
4269 Corporate Dr.
Mt. Pleasant, Michigan 48858
989.773.4224
www.eikenhout.com

WINDSOR PRODUCTS USED:

Pinnacle clad double hung

Project Description

Built in 1908, the Borden Creamery Building in Mount Pleasant, Michigan had sat vacant for 40 years. In 2003, Central Michigan Developers LLC of Midland saw potential in the decaying building and its site. They negotiated an option to purchase agreement with the Mount Pleasant Economic Development Corporation. When the city of Mount Pleasant agreed to move city offices into a portion of the building upon completion, the project's success was ensured. Being a nationally registered historic landmark building, the rehabilitation would require strict attention to detail. The appearance of the original single pane double hung windows had to be duplicated exactly.

Unique Requirements/Solutions

Obtaining the exact field measurements and the recreation of the muntins was extremely challenging. Each window design was required to pass strict federal guidelines. In addition, the rehabilitation of the 40,000-square-foot building required substantial environmental cleanup, including the removal of significant amounts of lead and asbestos. The cleanup and the historic rehabilitation transformed the west end of the downtown area.

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The Borden Creamery project provided a perfect opportunity for the Central Michigan Developers (CMD) and its team to demonstrate the potential for historic rehabilitation and its effect on economic development. The project represents \$10.2 million in direct investment leading to the creation of some 130 jobs. By using an array of historic restoration guidelines, economic development tools and incentives, CMD not only ensured a long-term use for the historic Borden Creamery Building, but also revitalized the city's downtown district by drawing people to the area.

Comments from Project Associates

Central Michigan Developers, LLC (CMD) is pleased to announce that the rehabilitation of the Borden Creamery Building was successfully completed on time and within budget.

"We are all very proud of this project and the exceptional dedication and effort put forth by both the City of Mount Pleasant and CMD, in spite of numerous and significant obstacles" states James E. Johnson, President and CEO of J. E. Johnson, Inc. and Managing Member of CMD. "In partnership with the city, and with tremendous and unwavering support from numerous state agencies, we've just completed one of the most unique and pioneering economic development projects in the history of this state." Johnson noted that this is the first time in the history of the state that a private developer has partnered with a municipality to accomplish a project of this magnitude and utilize formerly unavailable state support and incentive programs to lower the overall cost of the project. "The citizens of this community have supported our effort to save the Borden Building and they now possess a significant historic structure that they can be proud of for years to come" states Johnson. "This project has been the most complex historical renovation completed in the state of Michigan."

For more information, contact Windsor Windows & Doors at 1.800.283.3399 or visit www.windsorwindows.com.

