“Using data and digital media ensures preservation is visible to the growing number of people who care about fostering community and living in authentic places.”

The National Trust for Historic Preservation’s Preservation Green Lab (PGL) has further emerged as a national leader in quantifying the power of preservation. Available at preservationnation.org, PGL’s reports put the data behind what preservationists know to be true – that reusing older buildings makes quantitative reasons to save Illinois’ historic places. The PGL project is just one of a handful of studies Landmarks Illinois has undertaken this year to provide you with local numbers to quote to developers and elected officials. With support from the Alphawood Foundation, we’ve completed an economic impact study of the pilot State Historic Tax Credit in Rockford and analyzed the potential reuse of commercial kitchens by local foods purveyors in five shuttered, historic Chicago Public Schools. We hired Donovan Rypkema to quantify and qualify the impact of our Richard H. Driehaus County Courthouse Initiative with impressive results – $700,500 in grants yielded over $9 million in economic activity and nearly every community stated an increased value for preservation going forward. All of the aforementioned reports are available digitally at Landmarks.org.

In essence, if you can’t beat ‘em, join ‘em – it’s time to fill our toolbox with both qualitative AND quantitative information to guide policy and practices. The intersection of data-driven decisions and preservation is evolving, but it certainly isn’t new. Economist Donovan Rypkema recognized and responded to the emerging need to quantify the benefits of historic preservation in his 1994 publication, The Economics of Historic Preservation: A Community Leader’s Guide. Many of us have used his data-based talking points before municipal boards to prove that historic buildings should be part of an economic development strategy – that the “easy” road of demolition actually undercuts long-term community improvement.

You’ll read on the pages inside that we’re not only embracing data, but bridging digital and language barriers. Using digital media ensures preservation is visible to the growing number of people who care about fostering community and living in authentic places.”
In 2009 the Richard H. Driehaus Charitable Lead Trust awarded Landmarks Illinois $1 million to create the Landmarks Illinois’ Richard H. Driehaus County Courthouse Initiative. Over a five-year period, the funds were distributed, through matching grants, to help support projects in 17 counties around the state. The program supported the restoration of defining features of historic county courthouses such as clocks, bell towers, cupolas, and entryways. Some counties also received funds to design and implement energy efficient exterior lighting.

Landmarks Illinois commissioned a study by PlaceEconomics, a Washington D.C.-based consulting firm specializing in the economics of revitalization, to gain a deeper understanding of the impacts the courthouse initiative had locally. Project impacts varied widely—sometimes unexpectedly, but always positively. Variations among counties included project scope of work, perceptions of each courthouse, and local economic realities—all of which illuminated a unique story for each courthouse.

“The Driehaus grant funds brought hope, and people started believing in the revitalization.”

JEAN BUCKLEY, PRESIDENT OF THE TRACY FAMILY FOUNDATION

The study examined both the immediate impact of the courthouse projects as well as the catalytic role each project played in its community. In most cases the grant required a 1:1 match from the local community. However, when aggregated across the counties, the match portion far exceeded 50%, ultimately totaling more than twice as much as the initial grant money.

Time after time the study team heard from a courthouse project catalyzing additional investment in the downtown. These public investments included sidewalks, streetlights and street furniture or additional work on the courthouse. The private sector responded as well, investing in façade improvements, building rehabilitations, and the opening of new businesses. Perhaps most importantly, public response included expanding events and educational opportunities at the courthouses and general recognition of the importance of historic preservation to the larger community.

Added together these public and private projects have meant $18 million in direct economic activity in these communities. Over $15 million of additional courthouse area related expenditures are already scheduled. Each individual county studied tells a unique story in both economic and social impact of how the grant affected the community. A common denominator emerged from all of these stories:

1) reinvestment in the county courthouse brought a renewed appreciation of not just the courthouse but of other historic buildings in the community;
2) reinvestment in the county courthouse increased the confidence of businesses and property owners in the economic future of their downtown;
3) reinvestment in the county courthouse led to the revival of the building and its grounds as the public space for understanding and appreciating local history, culture, and education. The stories of these communities confirm the wisdom of the Courthouse Initiative.

The full study can be found on our website at www.Landmarks.org.
IN THE FIELD

CHICAGO PUBLIC SCHOOLS

With funding from the Alphawood Foundation, Landmarks Illinois commissioned a study, “Opportunities with Food Partners to Reuse Closed CPS Schools,” to identify closed schools with high potential for a food-related reuse based on the condition of its commercial kitchen, ancillary indoor or outdoor space, neighborhood activity and interested organizations. Working from a list of eighteen architecturally significant closed schools identified by Landmarks Illinois, New Venture Advisors recommended five key schools for this purpose. As stated in the study, “Chicago is emerging as a leader in food entrepreneurship, local food systems, urban agriculture, and healthy food access innovation...Within this exciting food culture, assets like closed CPS schools...which previously served as focal points of their community and often have beautiful, well designed facilities with functional commercial kitchen space, can be very well positioned to play a key role in this rapidly expanding sector.” To see the study, go to www.Landmarks.org.

Kaskaskia-Cahokia Trail

In December 2014, the Illinois legislature passed Senate Joint Resolution 53 which designated the Kaskaskia-Cahokia Trail as a Scenic and Historic Route. Following the trail’s listing on the Most Endangered Historic Places list, information on threatened mid-century homes throughout the Chicagoland area have poured in. The latest, a Keck and Keck-designed home at 1711 Devonshire in Lake Forest, formerly owned by noted Chicago illustrator Franklin McMahon, is being marketed as a teardown. In the meantime, local historic preservation commissions are reevaluating this important era of residential design. The City of Wheaton Historic Commission has started surveying a collection of homes designed by Edward Dart and recently discovered a beautifully-renovated residence designed by noted modernist Ralph Rapson. For the latest on mid-century modern architecture in Illinois, check Landmarks Illinois’ “Modern Monday” Facebook posts.

MINNESOTA

In December 2014, the Alphawood Foundation provided funding for a study by more than 25 business and community leaders, which designated the Kaskaskia-Cahokia Trail as a Scenic and Historic Route. Following the trail’s listing on the Most Endangered Historic Places list, information on threatened mid-century homes throughout the Chicagoland area have poured in. The latest, a Keck and Keck-designed home at 1711 Devonshire in Lake Forest, formerly owned by noted Chicago illustrator Franklin McMahon, is being marketed as a teardown. In the meantime, local historic preservation commissions are reevaluating this important era of residential design. The City of Wheaton Historic Commission has started surveying a collection of homes designed by Edward Dart and recently discovered a beautifully-renovated residence designed by noted modernist Ralph Rapson. For the latest on mid-century modern architecture in Illinois, check Landmarks Illinois’ “Modern Monday” Facebook posts.

MID-CENTURY MODERN HOUSES

Since Landmarks Illinois included this thematic hot-topic to its 2015 Most Endangered Historic Places list, information on threatened mid-century homes throughout the Chicagoland area have poured in. The latest, a Keck and Keck-designed home at 1711 Devonshire in Lake Forest, formerly owned by noted Chicago illustrator Franklin McMahon, is being marketed as a teardown. In the meantime, local historic preservation commissions are reevaluating this important era of residential design. The City of Wheaton Historic Commission has started surveying a collection of homes designed by Edward Dart and recently discovered a beautifully-renovated residence designed by noted modernist Ralph Rapson. For the latest on mid-century modern architecture in Illinois, check Landmarks Illinois’ “Modern Monday” Facebook posts.

Edward Dart-designed home, Wheaton (credit: courtesy of Nancy Flannery)

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Edward Dart-designed home, Wheaton (credit: courtesy of Nancy Flannery)
GO TO WWW.LANDMARKS2020.ORG

The Richard H. Driehaus Foundation
2015 Built Environment Symposium

The Chicago Tradition in Architecture: Inspiration or Artifact?

From the Loop to the World’s Columbian Exposition, Chicago buildings helped establish the whole range of modern architecture. This symposium will explore different ways this tradition has been interpreted and applied, from the 19th century to now. What makes Chicago architecture special and where is its legacy today?

October 9, 9:30 p.m.
The Chicago Tradition in Architecture
Speaker: Robert Bruegmann

October 10, 9:00 a.m. – 5:00 p.m.
A Chicago Tradition of Characteristic Forms
Speaker: Robert Somol

A Chicago Tradition of Contextual Appropriation
Speaker: Stuart Cohen

From Chicago Traditions Reuse: Stacked and Shoe-Boxed Architecture Has Come Back in Chicago
Speaker: Robert Adam

Reading Chicago: The Harold Washington Library
Speaker: Thomas Bulky

Learning from Green Hall
Speaker: Mark Soren

Invention and Innovation in an Historic Context
Speaker: John Vinci

Where or When: Continuity and Contrast in Historic Settings
Speaker: Mark Sexton

A Chicago Tradition of Characteristic Forms
Speaker: Robert Somol

Learning from Crown Hall
Speaker: Thomas Beeby

Final Discussion

Attendance is free and open to the public, but registration is required. Please email driehausRSVP@driehausfoundation.org by September 15 to make a reservation. For more detail go to driehausfoundation.org/symposium. Design professionals can earn up to 8 AIA continuing education credits by attending. AIA Chicago is a collaborating partner.

For the 20th anniversary of the Most Endangered Historic Places program, Landmarks Illinois announced a commemorative website, 20 Years | 20 Stories. Available at www.landmarks2020.org, the website features 20 stories of people working to save endangered places in their community. 20 Years | 20 Stories was made possible by a grant from the Alphawood Foundation of Chicago and is available in English and Spanish. Visitors are encouraged to contribute their stories to the site, share content via social media (e Landmarks2020), and discover how the Most Endangered Historic Places program has saved places that matter throughout Illinois.

GO TO WWW.LANDMARKS2020.ORG TO LEARN MORE.

Gary Anderson has been a practicing architect for over 40 years with a specialization in rehabilitation and adaptive use of historic buildings. As the owner and lead architect of Gary W. Anderson Architects in Rockford, Gary has been involved in dozens of historic preservation projects throughout the state and received the Gold Medal Award from AIA Illinois for outstanding lifetime service. He joined Landmarks Illinois’ board of directors in July.

LI: You are a native of Rockford and after receiving your BA in architecture from University of Illinois, Urbana-Champaign, returned to your hometown rather than Chicago or elsewhere. What was the draw back to Rockford?

GA: Rockford has had hard times, but it has a great sense of community. 60% of my high school classmates still live here and that says something about love of community. It was important to me to come back to my hometown where I could work as a change agent. I didn’t anticipate it would take 40 years, but people thank me for my role as an advocate for the city’s revitalization and that makes it worthwhile. After many years of being a risk-adverse city, the culture is changing.

LI: You are a champion of extending and expanding the state’s River Edge Redevelopment Zone (RERZ) historic tax credit program. Is this does not happen, what is at risk in Rockford?

GA: The RERZ has been game-changing for downtown Rockford. It helped push forward the rehabilitation of historic buildings where the Federal Historic Tax Credit alone couldn’t fill the financing gap, and we have more buildings that need this incentive to be rehabbed. If the extension doesn’t happen, the momentum here will end. There is no other incentive to fill the shortfall, especially since low property values in Rockford make traditional financing difficult. This is critical for the financial health and improvement of our city.

LI: You have designed many challenging reuse projects, including adapting former industrial and school buildings. What project was the most difficult and gratifying?

GA: The Prairie Street Brewhouse is the highlight of my career. It took ten years to finish from conceptual design to completion. The brewery had eight additions built between 1857 and 1922. Unifying and connecting these spaces as a functional place was a hard challenge, but we made it work. There are fun spaces to discover in the building, but the mix of uses (offices, restaurant, event space, loft apartments) comes well. We have over a thousand people on Thursday nights for “Dinner on the Dock” and seeing people’s reaction when they come to this beautiful historic building and public gathering space on the Rock River, with friends and family, makes me very proud.

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Landmark Transformation Honored

AIA Chicago received the 2015 Real Estate and Building Industry Council Award from Landmarks Illinois on Thursday, July 16, 2015, at the Chicago Athletic Association into a 241-room luxury boutique hotel. The project utilized, in part, Federal Historic Tax Credits and the Cook County Class L property tax assessment freeze.

Skyline Social
SATURDAY, SEPTEMBER 19, 7:00-10:00 P.M.
INTERNATIONAL MUSEUM OF SCULPTURE
1524 N. LAKE SHORE DRIVE, CHICAGO

Landmarks Illinois’ Skyline Social will host its 4th Skyline Social in the International Museum of Sculpture formerly the Frederick D. Coit mansion. Built in 1917, the house was the last of the great mansions which once lined Chicago’s Lake Shore Drive. Designed by Howard Van Doren Shaw, it is an adaptation of the Petit Trianon at Versailles and represents a unique example of American eclecticism. Go to www.landmarks.org for more information and reservations.

Making Historical Buildings Accessible to All
TUESDAY, SEPTEMBER 29
8:30 – 10:00 A.M.
AIA CHICAGO
35 E. Wacker Drive, Suite 250
CHICAGO

Landmarks Illinois and AIA Chicago, both program partners of ADA 25 Chicago, present a panel on adding and improving accessibility in the rehabilitation of historic buildings. Panelists will include Darius Bryjka, AIA, Illinois Historic Preservation Officer (Springfield); Frank Heitzman, AIA, Heitzman Architects (Oak Park); and Ellen Stoner, AIA, AltusWorks, Inc. (Chicago). ADA 25 Chicago is commemorating the 25th anniversary of The Americans with Disabilities Act signed into law on July 26, 1990. For more information on activities, go to ada25chicago.org.

Preservation Snapshots
FALL SERIES
Landmarks Illinois is pleased to be an Affiliate Program Partner with the Chicago Architecture Biennial for a special lecture series this fall. The Chicago Architecture Biennial is an opportunity to experience inventive ideas in contemporary design. It’s location in Chicago, however, also provides the perfect venue to juxtapose contemporary design within the built environment. Visit our Facebook page for a look at our full schedule online at www.landmarks.org or go to www.chicagoarchitecturebiennial.org.

IN-HONOR DONATIONS
Antinoff Associates Inc.

IN KIND DONATIONS
Antinoff Associates Inc.

CONTRIBUTIONS
THANKS TO OUR SUPPORTERS
MARCH 19 THROUGH JUNE 13, 2015
Through membership dues, contributions, event sponsorship, and grants, Landmarks Illinois is able to preserve the past, and promote Illinois’ historic buildings and sites. The Board of Directors, volunteers, and staff are grateful to all our supporters for their contributions. However, space allows us only to list those who give twice in the last year. Please check out next issue for gifts received after press time.

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Allan & Mary Balducci
Gale & Gardens
Heitzman Architects
CIC (Chicago)

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Alexandra Atkins, Frank Geoghegan + Salazar
Julie Blacker
Katie Brione, Cargo Car Co., Inc.
Walter & Victoria Boian
Exuding Elegance
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Gabi & Jack Lapidus
John Sabato & Company
Juliette Delawer, Marcelle Berman Interior Design, Inc.
Robert J. Guarnieri, Krizek Contracting Group, Inc.
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John Durkin, Oliver Woodwork, Inc.
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Steven Fravert, AIA
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Belinda Berry & E. Thompson, Burton & Burton, P.C.
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Joe Braun, Builder
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Drew Buntin, The Meanest Whisperer
Susan Brooks-Ballard, Ballyman, Inc.
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Lynda M. McFarland
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Antinoff Associates 25th Anniversary
Karen & Jim Prieur

MATCHING GIFT
Takeda Pharmaceuticals North America, Inc.

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SAVE THE DATE

SATURDAY, OCTOBER 17, 2015

RICHARD H. DRIEHAUS FOUNDATION PRESERVATION AWARDS

Each year, Landmarks Illinois and the Richard H. Driehaus Foundation honor individuals, organizations, projects, and programs whose work demonstrates a commitment to excellence in historic preservation. In celebration of the 25th anniversary of The Americans with Disabilities Act a special award will be given to an exemplary project which has achieved ADA requirements to provide accessibility while retaining the historic integrity of the building.

2014 Project of the Year for Restoration, Illinois State Capitol West Wing, Springfield (credit: Tom Rossiter)