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RICHARD H. DRIEHAUS COUNTY COURTHOUSE INITIATIVE PEOPLE SAVING PLACES



STATEWIDE NEWS IN THE FIELD



MEET GARY ANDERSON



EVENTS **LANDMARK TRANSFORMATION** HONORED



CONTRIBUTIONS THANK YOU

Front cover photo: McDonough County Courthouse, Macomb (credit: Tom Rossiter)

Page 2 photo: (Diane Alexander White Photography)

Correction: The correct identification of the photo at the bottom of page 5 in the May issue is Brown County Courthouse, Mt. Sterling. We regret the error.



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### FROM THE PRESIDENT

### TO OUR MEMBERS

We find ourselves living in an increasingly data-driven world. Our individual habits are collected and mined as Big Data to inform an expanding group of decision makers who trust and depend upon quantitative information to guide policy and practices. The intersection of data-driven decisions and historic 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.

"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 sense. Landmarks Illinois is proud to partner with the PGL and the Urban Land Institute of Chicago on a current evaluation of what prevents building reuse in Chicago; early data mapping is illuminating our challenges and opportunities and we look forward to the release of formal recommendations in 2016.

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.

You'll read on the pages inside that we're not only embracing data, but bridging digital and language barriers. Our 20 Years | 20 Stories project tells the history of our Most Endangered Historic Places program on a mobile device-friendly platform in both English and Spanish. We've also partnered with Neighborhood Housing Services of Chicago, with funding from the Richard H. Driehaus Foundation, to print bi-lingual door hangers for Elgin that give information about bungalows and the landmarking process.

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. They are out there and it's up to us to highlight across multiple platforms that history, architecture, and cultural awareness are important and worthy of attention and activism.

Enjoy this issue and the remainder of your summer.

From all of us at Landmarks,



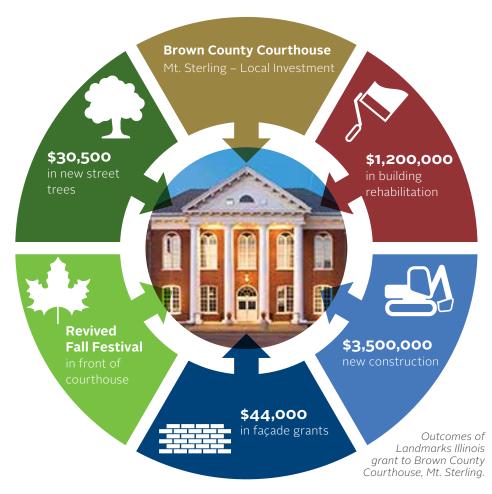
Bonnie McDonald President

### RICHARD H. DRIEHAUS COUNTY COURTHOUSE INITIATIVE

### PEOPLE SAVING 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 rehabilitations, and the opening of new emerged from all of these stories: counties, the match portion far exceeded to the larger community. 50%, ultimately totaling more than twice as much as the initial grant money.

of a courthouse project catalyzing additional investment in the downtown. These public investments included sidewalks, streetlights and street furniture Each individual county studied tells a wisdom of the Courthouse Initiative. The private sector responded as well, investing in façade improvements, building community. A common denominator at www.Landmarks.org.

impact of the courthouse projects as well as businesses. Perhaps most importantly, the catalytic role each project played in its public response included expanding brought a renewed appreciation of community. In most cases the grant required events and educational opportunities at not just the courthouse but of other a 1:1 match from the local community. the courthouses and general recognition historic buildings in the community; However, when aggregated across the of the importance of historic preservation

Added together these public and private projects have meant \$7.8 million in direct Time after time the study team heard economic activity in these communities. Over of the building and its grounds as the public \$1.5 million of additional courthouse area related expenditures are already scheduled.

or additional work on the courthouse. unique story in both economic and social impact of how the grant affected the The full study can be found on our website

1) reinvestment in the county courthouse 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 space for understanding and appreciating local history, culture, and education. The stories of these communities confirm the

### **BOARD OF DIRECTORS**

Retiring board member and chair Alicia Berg welcomed Landmarks Illinois' new board chair Will Tippens at Landmarks Illinois' 44th Annual Meeting on June 22, 2015, at years of dedicated service: Susan Burian, Ed Gerns, David Moes, Paul O'Kelly, Charles Rivkin, Anne-Marie St. Germaine, and Jack Tribbia. Re-nominated to a third two-year Voshel. Re-nominated for a second two-year term were Andy Ahitow, Inga Carus, Mark

Join us in welcoming newly-elected board members:

Gary W. Anderson, AIA, is owner and Frieda Ireland, CPA, is vice president architectural design and development.

professional planning practice for more President for the Chicago Urban League. than 35 years. He is president of Teska Associates, Inc., a consulting firm that For more information on Landmarks architecture services.

Joshua Freedland is an associate experience materials conservation of historic buildings.

Tim Frens, CPA, is a leader in Plante development solutions group, assisting Tax Credits.

Tiffany Hamel Johnson is a real estate Lee Brown, FAICP, has been in professional and now Senior Vice

provides urban planning and landscape Illinois' Board of Directors, visit us at www.Landmarks.org.





Members and friends of Landmarks Illinois enjoyed a reception at The Richard H. Driehaus Museum following the Annual Meeting.

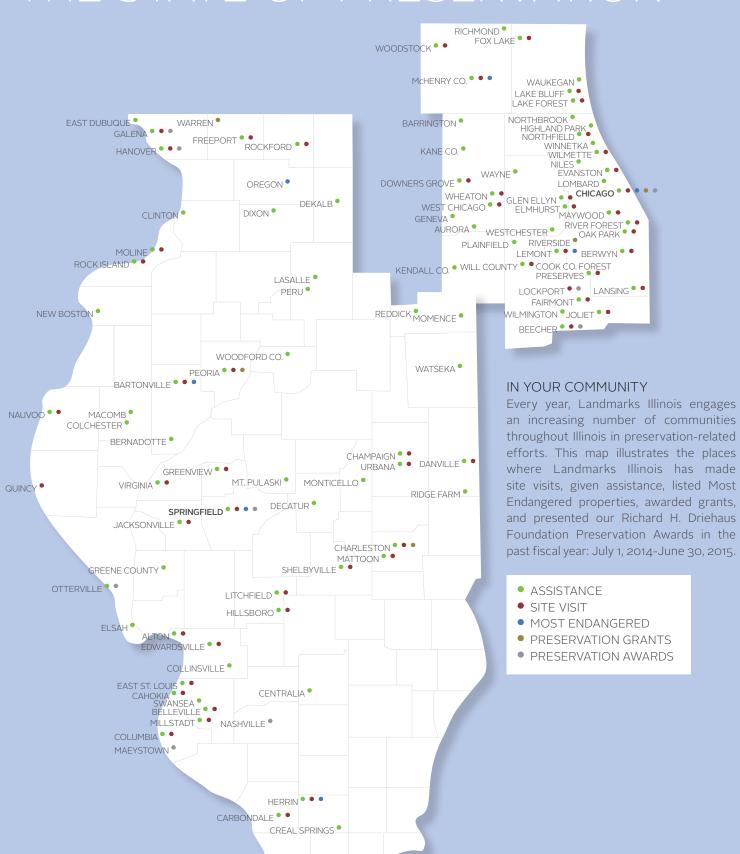
Alicia Berg and Will Tippens

**2** Brad White, Alphawood Foundation and Anne Sullivan, School of the

3 (left to right) Meg Kindelin, Johnson, Lasky Kindelin Architects, Doug Gilbert, Pleasant Home Foundation Board, Suzanne Germann, LI Director of Grants and Easements and Tiffanie Williams, LI Events Manager

4 (left to right) Yvette LeGrand, former LI board member, Lisa DiChiera, LI Advocacy Director, Amber Bailey, LI Intern

(all credits: Michael Johnson)



THEBES

### IN THE FIELD



### CHICAGO PUBLIC SCHOOLS

With funding from the Alphawood Foundation, Landmarks Illinois 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.

Von Humboldt Elementary School, Chicago (credit: BauerLatoza Studio)



### MID-CENTURY MODERN HOUSES

Since Landmarks Illinois included this thematic hot-topic to its 2015 Most 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)



### KASKASKIA-CAHOKIA TRAIL

In December 2014, the Illinois legislature passed Senate Joint Resolution 67 which designated the Kaskaskia-Cahokia Trail as a Scenic and Historic Route, Following the trail's listing on the Most Endangered Historic Places in 2000, local officials in Monroe, Randolph, and St. Clair counties joined together to provide education and promotion for the historic trail, earning a Richard H. Driehaus Foundation Preservation Award in 2013. This summer, communities along the trail unveiled signage marking the route and distributed a new interpretive brochure. Featured on Landmarks Illinois' 20 Years 20 Stories website (www.Landmarks2020.org), the Trail also served as the backdrop for this summer's ceremony designating Columbia, IL as the newest Illinois Main Street community. If you are looking for a final summer road trip, find your way along the Kaskaskia-Cahokia Trail.

(photo credit: Frank Butterfield)

# 20 YEARS | 20 STORIES For the 20th anniversary of the Most Endangered Historic Places program, Metropolitan Community Church (today Metropolitan Apostolic Community Church), Chicago,



The Richard H. Driehaus Foundation 2015 Built Environment Symposium

### The Chicago Tradition in Architecture: nspiration or Artifact?

October 9 and 10, 2015 University Club of Chicago 76 East Monroe Street

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, 5:30 p.m.

The Chicago Tradition in Architecture Speaker: Robert Bruegmann

#### October 10, 8:00 a.m. - 5:00 p.m.

A Chicago Tradition of Characteristic Forms Speaker: Stuart Cohen

A Chicago Tradition of Constant Innovation Speaker: Robert Somol

How Chicago Traditions Became Global and How Global Architecture Has Come Back to Chicago

Speaker: Robert Adam

Attendance is free and open to the public, but a reservation is required. Please email driehaus RSVP@driehausfoundation.org by September 15 to make a reservation.

Reading Chicago: The Harold Washington Library Speaker: Thomas Beeby

Learning from Crown Hall Speaker: Mark Sexton

Architecture and Preservation in an Historic Context Speaker: John Vinci

Where or When: Continuity and Contrast in Historic Settings Speaker: Steven Semes

Panel Discussion

For more detail go to driehausfoundation.org/sym Design professionals can earn up to eight AIA continuing education credits by attending. AIA Chicago is a collaborating partner

Landmarks Illinois announced a commemorative website, 20 Years | 20 Stories. Available at www. Landmarks 2020. 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 (#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.

### PEOPLE

### MEET GARY ANDERSON

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.

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 changeagent. 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.

GA: The RERZ has been game-changing for downtown Rockford. It helped push forward Prairie Street Brewhouse, Rockford 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.

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) comingle 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.





(credit: Gary W. Anderson Architects)

### Landmark Transformation Honored

AJ Capital received the 2015 Real Estate and Building Industries Council Award from Landmarks Illinois on Thursday, July 16, 2015, at the Chicago Athletic Association, 12 South Michigan Avenue. AJ Capital Partners was honored for its impeccable restoration and transformation of the long-vacant Chicago Athletic Association into a 241-room luxury boutique hotel. The Henry Ives Cobbdesigned Venetian Gothic building, built in 1893, and the association's annex, built in 1906, designed by Schmidt, Garden and Martin had both extensive facade and interior renovation. The project utilized, in part, Federal Historic Tax Credits and the Cook County Class L property tax assessment freeze.



(left to right) LI chairman Will Tippens presents Brad Nichols of AJ Capital with the 2015 Real Estate and Building Industries Council Award (credit: Diane Alexander White Photography). Visit us on Flickr for more photos.



### Skyline Social

Landmarks Illinois' Skyline Council will host its 4th Skyline Social in the International Museum of Surgical Science formerly the Frederick D. Countiss residence. 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 aspect of American eclecticism. Go to www. Landmarks.org for more information and reservations.

## Making Historic Buildings Accessible to All



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, Assoc. AIA, Illinois Historic Preservation Agency (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.





#### 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. Look for our fall schedule online at www.Landmarks.org or go to www. chicagoarchitecturebiennial.org for more activities.

**CHICAGO** ARCHITECTURE BIENNIAL

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Through membership dues, contributions, event sponsorship, and grants, Landmarks Illinois is able to preserve protect, and promote Illinois' historic buildings and sites. The Board of Directors, volunteers, and staff sincerely thank all our supporters for their contributions. However, space allows us to only list the following. Please check out next issue for gifts received after press time.

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### SAVE THE DATE

### SATURDAY, OCTOBER 17, 2015

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

CHICAGO

award will be given to an exemplary project which has achieved ADA while retaining the historic integrity GREATER > TOGETHER of the building.

Wing, Springfield (credit: Tom Rossiter)

