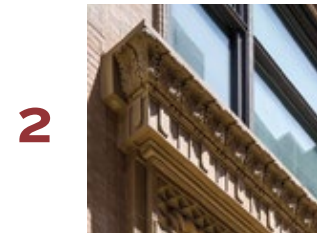
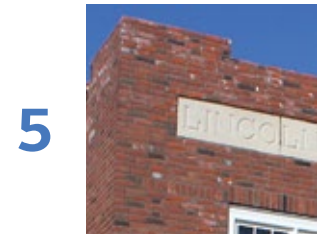


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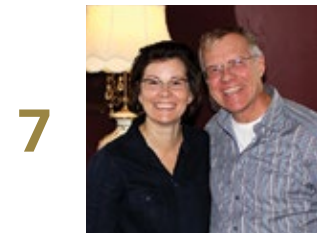
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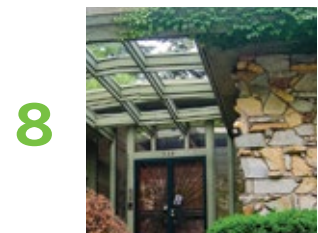
A TALE OF TWO
SCHOOLS
PEOPLE SAVING PLACES



STATEWIDE NEWS
IN THE FIELD



PEOPLE
MEET KAREN AND COURT CONN



EVENTS
PRESERVATION SNAPSHOTS



CONTRIBUTIONS
THANK YOU

Front Cover: The MacLean Center, The School of the Art Institute of Chicago, 112 S. Michigan Avenue, Chicago (credit: SAIC Media Services)
Page 2 photo: Bonnie McDonald (credit: Simon Edelman)
Back cover: (top, middle) Iannelli Home and Studio, Park Ridge; (bottom, middle) Pleasant Home, Oak Park (credit: Diane Alexander White Photography)



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FROM THE PRESIDENT
TO OUR MEMBERS

Illinois can be proud of its many historic community colleges, college and university campuses. Wander through Principia in Elsah, EIU in Charleston, Illinois State University in Bloomington, or the University of Chicago to experience just a few of these inspiring places. With declining student populations, decreasing government funding, and competition for scarce grant resources stewardship of college campuses is challenging. When schools reuse and reinvest as a regular practice their efforts must be celebrated as models.

Inside this issue of *The Arch* we're profiling three higher education institutions that model good stewardship. Lewis and Clark Community College (LCCC) manages two historic campuses in Godfrey and Edwardsville. College president Dr. Dale Chapman and his board demonstrate an ethic for sustaining the college's heritage and embracing preservation while meeting the needs of their expanding enrollment and curriculum. As part of their efforts, the new Mannie Jackson Center for the Humanities will be opening in Edwardsville's historic Lincoln School in 2016. I hope you'll enjoy reading about this inspiring project and others shepherded by Dr. Chapman, a Landmarks Illinois board member (see page 5.)

"Creating new tools for preservation is arguably the most important work that we do at Landmarks. "

Similarly, the School of the Art Institute of Chicago, celebrating its sesquicentennial, manages an extensive portfolio of historic buildings in Chicago's Loop that are a fitting learning laboratory for its historic preservation graduate program. Its neighbor, Columbia College of Chicago, a private liberal arts college, is doing the same with the majority of its campus located in landmark and older buildings.

These learning institutions face difficult decisions about where best to invest their resources. Building reuse is seen as a way to provide needed space and to produce an authentic and interesting classroom setting. It also demonstrates that preservation is both financially and environmentally responsible.

We believe that we can provide resources for learning institutions that will make their decision to reinvest easier. Creating new tools for preservation is arguably the most important work that we do at Landmarks. As part of our search for these new and better ways to get the job done, we want to hear your ideas for financial, technical and educational tools that might help your local efforts. We will be hosting eight facilitated regional listening sessions as part of our strategic planning process in March and April. Led by board member Jean Follett, this process promises to be inclusive, inquisitive, and informative. Please watch our e-blast and website for more information.

Speaking of the website...we hear frequently that our website is an invaluable resource to you, but hard to navigate. With over 825 pages (!), Landmarks.org is four times the normal nonprofit website size. Elisabeth Dunbar, former director of Kankakee's Bradley House Museum and communications expert, is heading up the website redesign for Landmarks Illinois. Feel free to send her your thoughts at DunbarE@lpci.org on the pages you use and love, and those that could quietly go away. The new website will launch by July 2016.

We also welcome another new face to Landmarks, Amy Ege, our first Director of Development and Engagement. Amy will ensure that our members and donors are informed and engaged, as well as invite new support from major and planned gifts. As a vital addition to our team helping Landmarks to evolve and better fulfill our mission, I welcome Amy wholeheartedly.

As your statewide preservation organization we work with you—we are helping people to save places. We believe that saving places of the past is vital to a community's future.

With appreciation,

Bonnie McDonald

Bonnie McDonald
President



A TALE OF TWO SCHOOLS

PEOPLE SAVING PLACES

In recent years Chicago's Loop has benefited from the revitalization of many historic buildings thanks to the exemplary stewardship of two educational intuitions – the School of the Art Institute of Chicago (SAIC) and Columbia College Chicago (CCC). Within the past 6 years, the two institutions have invested an estimated \$33 million in more than 20 rehabilitation projects.

SCHOOL OF THE ART INSTITUTE OF CHICAGO

SAIC owns six buildings in the Loop that are used for classes and residences. They range in construction date from 1904 to 1974. They also own a smaller 1880s building in Lincoln Park, which houses the Roger Brown Home and Study Collection. All of these buildings have had major rehabilitation work within the past five years. Perhaps the two most significant projects have been the Sharp Building at 37 S. Wabash Avenue and the MacLean Center* at 112 S. Michigan Avenue. (*cover)

The mid-century façade that had replaced the 1903 storefront of the Sharp Building (built as the Powers Building and designed by Holabird & Roche) was removed and the original ornamental terra cotta frame

project included masonry repairs, stained glass window restoration, limestone carving repairs, and, most significantly, the conservation of a series of bronze statues. As the SAIC celebrates their 150th anniversary they have reinforced their commitment to building a world-class center for art and design education in the heart of Chicago through their stewardship of these architectural treasures.

COLUMBIA COLLEGE CHICAGO

Since establishing its first permanent campus in the South Loop in 1975, CCC has systematically expanded its campus while invigorating the surrounding community through adaptive use. Some of CCC's more significant projects include 600 and 1014 S. Michigan Avenue and 623 and 1104 S. Wabash Avenue.

alterations had been made including black granite installed over the terra cotta storefronts, mezzanine, and fourth floor façade. For rehabilitation, the terra cotta was repaired or replicated as necessary.

Originally offices, 1014 S. Michigan Avenue became Sherwood Conservatory of Music in 1941. The building now houses CCC's school of music. Clad in red brick and glazed terra cotta, the building has had its copper gutters restored, terra cotta replicated and masonry repaired.

CCC has acted as caretaker of these important historic buildings in the South Loop for over 40 years. Their continued investment in the people and architecture of the City of Chicago resonates throughout the community.

“The SAIC have reinforced their commitment to building a world-class center for art and design education in the heart of Chicago through their stewardship of these architectural treasures.”

around the main entrance was recreated using original drawings and existing pieces that were uncovered during construction. The parapet was found to be in such poor condition that it was disassembled brick-by-brick and reconstructed. More than 12,500 bricks were documented, removed, cleaned, labeled, and reset. Also using original drawings and salvaged pieces, the third floor ornamental belt course was reconstructed. The transformation of this building has set a high standard for other renovation projects within the surrounding Jewelers Row Historic District.

The eleven-story 112 S. Michigan Avenue, now known as the MacLean Center, opened in 1908 as the Illinois Athletic Club. In 2011, SAIC undertook a two-phase project to restore the east elevation. This

Built in 1906 as the Neoclassical headquarters of the International Harvester Company, 600 S. Michigan Avenue has become CCC's administration center. An extensive renovation was begun in 2009, including masonry repairs and the replacement of a missing cornice.

William LeBaron Jenney's Ludington Building, at 1104 S. Wabash, was purchased by CCC in 1999. Using historic photographs, the original storefronts and terra cotta pilasters were replicated, bringing back the historic street presence of this City landmark and National Register-listed building.

CCC acquired the Studebaker Brothers Carriage Company offices and warehouse building at 623 S. Wabash in 1983. Many

clockwise from top left: Ludington Building after work was completed (credit: Columbia College Chicago)

623 S. Wabash Avenue before and after rehabilitation (credit: Columbia College Chicago)

Sharp Building during and after recreation of original entrance (credit: Courtesy of SAIC)



THE STATE OF PRESERVATION

TURNER HALL Galena



From hosting a speech by Theodore Roosevelt to weekly bingo, Turner Hall has been a community landmark in Galena since its construction in 1874. In need of a major rehabilitation to provide for its next century of use, the Galena Foundation has partnered with the City of Galena to make Turner Hall into a first-class venue while reducing energy costs. The Galena Foundation completed a Historic Structure Report, funded in part by a Landmarks Illinois Heritage Fund grant, and repaired the building's historic windows while adding storm windows. Fundraising is underway for the second phase, which will include repointing the stone exterior and painting the interior with historic colors. More information is available at www.galenafoundation.org.

(credit: Frank Butterfield)

BRADLEY HOUSE Kankakee



Wright In Kankakee (WIK), a non-profit preservation organization, has received a challenge grant to pay off the nearly \$1.5 million owed for the 2010 purchase of the B. Harley Bradley House. Designed by Frank Lloyd Wright in 1900 and considered to be his first Prairie Style design, the house was purchased by WIK following restoration by former owners Gaines and Sharon Hall. It is now open to the public. The \$700,000 grant will match all donations and pledges through June 30, 2016. Mail contributions to 701 S. Harrison, Kankakee, IL 60901 or donate online at www.wrightinkankakee.org. For more information email info@wrightinkankakee.org.

(credit: Elisabeth Dunbar)

BLAZIER HOUSE Belleville



The Belleville Historical Society recently purchased a 1953 house designed by Charles King, a prolific architect of mid-century modern designs. The house, designed for Terry and Thelma Blazier, was converted into a funeral home upon its sale in 1962. The Belleville Historical Society plans to restore the residential interior and use the home for tours, meetings, conferences, and as a resource center for students. The two-bedroom, three-bathroom house has a large atrium and living room, as well as a separate studio apartment connected by a porte-cochere. The Belleville Historical Society is currently fundraising for the project and additional information will be posted on their website at www.bellevillehistoricalsociety.org.

(credit: Larry Betz)

IN THE FIELD



FEDERAL HISTORIC TAX CREDIT PROJECTS

In 2014, Landmarks Illinois included the Federal Historic Tax Credit (FHTC) Program on its statewide endangered list after the Congressional House Ways and Means Committee called for its elimination in the draft Tax Reform Act of 2014. The FHTC is the backbone of historic preservation efforts throughout the nation and Illinois. Its elimination would bring a virtual halt to historic rehabilitation projects. While Congress is not expected to pursue tax reform again until 2017, it is important to show Illinois' congressional delegation successful FHTC projects in their districts. H.R. 3846, **The Historic Tax Credit Improvement Act of 2015**, with bi-partisan support in the House, makes changes to the FHTC to further encourage reuse projects on main streets and in smaller communities. Please encourage your U.S. Representative to co-sponsor this important legislation. More information can be found at: http://www.landmarks.org/legislative_issues_federal.htm

In 2014, the Woodstock Theater (1927) underwent a \$1.5 million renovation by Classic Cinemas using the FHTC (credit: Jim DeWane)



THE STRAND HOTEL 6321 S. Cottage Grove Ave., Chicago

In November, Holsten Real Estate Development opened the historic Strand Hotel in the Woodlawn neighborhood to residents and retail tenants after a \$23 million renovation that utilized both the FHTC and the Low-Income Housing Tax Credit (LIHTC). The layering of the FHTC and the LIHTC is an important financing strategy for many developers rehabilitating historic buildings for affordable housing. Vacant for over ten years, the 1914 Strand Hotel anchored the once-bustling commercial district at 63rd Street and Cottage Grove Avenue. Acquired by Holsten through the City of Chicago, its listing in the National Register of Historic Places enabled the developer to use the FHTC. As noted by Peter Holsten, President of Holsten Real Estate, "The historic tax credit program provided critical financing to make this project a reality. Without it, it's likely that the building would have been demolished."

(credit: Courtesy of Holsten Real Estate Development)



MANNIE JACKSON CENTER FOR THE HUMANITIES Edwardsville

In December, the Mannie Jackson Center for the Humanities welcomed visitors to take an early look inside the rehabilitated building. Part of Lewis and Clark Community College, the Center will bring together diverse audiences through lectures, dialogues, and humanities programming located within the former Lincoln School in Edwardsville. Built in 1912, the Lincoln School operated as a school for African-American children until integration of area schools in 1951. The Center is named after Mannie Jackson, who attended Lincoln School and played basketball at the University of Illinois and for the Harlem Globetrotters prior to his success as a corporate executive at Honeywell. Dr. Dale Chapman, president of Lewis and Clark Community College and a board member of Landmarks Illinois, noted that nearly \$7 million has been raised towards the project. This March, Gen. Colin L. Powell will be the guest speaker at the Mannie Jackson Center for the Humanities Foundation's inaugural dinner. Information is available at www.mjchf.org.

(credit: Frank Butterfield)



EASEMENT

William H. Emery House Elmhurst

The William H. Emery House was designed in late 1902-early 1903 by Walter Burley Griffin for classmate and longtime friend, William H. Emery, Jr. The house was a wedding gift from William Harrison Emery to his son and daughter-in-law.

This house marks the beginning of Walter Burley Griffin's remarkable career. Although Griffin was working for Frank Lloyd Wright at the time of design and construction, this was his first independent residential commission. The Prairie School design of this property incorporates many elements that characterize Griffin's later work: low-to-the-ground concrete base, predominately vertical massing, corner piers, stucco walls with wood trim, banded windows, intricate geometric detailing, and a gable roof with extended roof ridge.*

This property has been protected by a preservation easement held by Landmarks Illinois since 2008. The long-time owners of the property are seeking a sensitive buyer to take on the continued stewardship of this extraordinary home. To see the full listing for this property visit: <http://www.mariaandtom.com/property/281-S-ARLINGTON-AVE-ELMHURST-Illinois-4>

**National Register of Historic Places Nomination Form, Linda S. Von Dreele, 2003
(credit: Joe Tomek)*



GRANT PROFILE

Pleasant Home Oak Park

The John Farson House, a National Historic Landmark known as Pleasant Home, was designed by the Prairie School architect George Washington Maher and built in Oak Park in 1897. The house was sold to the Park District of Oak Park in 1939 by the heirs of the second owner, Herbert Mills, who stipulated that the house be made available for public use. In 1990, the Park District formed the Pleasant Home Foundation, chartered with the mission of restoring the house and overseeing its continued use as a public property and historic house museum. Since its charter, the Foundation has completed several restoration projects throughout the property.

In 2002, the Foundation conducted a comprehensive Historic Structure Report (HSR), which included significant detail regarding existing conditions and recommendations for improving the HVAC system. Although the present system works adequately to provide general heating for the building, it is not ideal for an historic house museum. Landmarks Illinois awarded a \$1,200 grant from the Barbara and Thomas Donnelley Preservation Fund for an HVAC engineering feasibility study. The study, which is nearly complete, will include an assessment of the existing system and recommendations for system and envelope repairs that will bring the building into a stable operating condition. The study will also propose alternatives for an entirely new HVAC system.

(credit: Diane Alexander White Photography)

DID YOU KNOW?

Landmarks Illinois began its Preservation Snapshots lecture series in 2001 and has partnered with Chicago Cultural Center, The Auditorium Theatre, Hafele, Chicago Public Library, AIA Chicago, The Arts Club of Chicago and Winnetka Landmark Preservation Commission to present diverse educational talks on preservation-related topics to our members and the public.



LECTURES

*Detail, R.W. Glasner Studio, Chicago, from the January 2010 lecture "Edgar Miller and the Handmade Home" presented by Richard Cahan.
(credit: Alexander Vertikoff)*



SPEAKERS

Roadside attraction, Route 66, Lincoln, Illinois from the September 2009 lecture "The Roads that Lead to Lincoln" presented by Dave Clark.



ATTENDEES

Thank you for your participation!

PEOPLE MEET KAREN AND COURT CONN



The owners of Conn's Hospitality Group, Karen and Court Conn, have made historic preservation in Springfield a family business. The Inn at 835, Obed & Isaac's Microbrewery & Eatery, Wm. Van's Coffee, and the Widow at Winsor Antiques are all Conn-family businesses located in historic buildings. The Conns recently announced that they would open a second location for Obed & Isaac's in downtown Peoria, reusing the vacant Cornerstone Building which was built in 1889 for Second Presbyterian Church. The Peoria microbrewery is scheduled to open in June 2016.

Q: What attracts you to historic buildings when planning a new business location?

Court: Historic buildings have so much character to them and they have a story to tell. And it makes for an experience. Yes, you can go out and build new construction and that's what it will look like. It doesn't have the character.

Karen: We do it because it's a tangible link not only to our family's past, but to our community. We like for our businesses to demonstrate adaptive reuse, to have an economic impact by creating jobs, promoting tourism, and growth around us in older neighborhoods, and to educate by sharing our story. Preservation in general is a focal point of revitalization in older neighborhoods because it encourages development. It is a catalyst for the community as a whole.

Q: What obstacles have you encountered in your work to reuse historic buildings?

Karen: I think that everybody needs to be of the same mindset that preserving our past is important for us to appreciate and understand where we're going and our future. To do that, we need to have ordinances and codes for reuse which consider historic buildings, are a little more flexible, and that appreciate that preservation is important to our future.

Court: Sometimes I think they want to take that 1800s building and bring it exactly to the current codes for new construction, and it's hard to find the logic in some decisions. Adaptive reuse is the secret to these older, vacant buildings. But it can be hard sometimes.

Q: What excites you when taking on a new project?

Karen: We go through phases. When we get into the building after the purchase we're like kids in a candy store. What's behind this wall? Is there hardwood under the carpet? Then we go through the phase where reality sets in, we're getting our butts kicked, and we have to say "Head up, shoulders back, and we're moving forward!" Finally, when we open our doors and are welcomed by the community, we take a little pride in what we've accomplished. Would we go through it again? Yes, we would.

Court: It excites us to go into a building that's been sitting dormant, like the Peoria church, and you walk behind the sanctuary and all the stained glass is still there. You can adaptively reuse a space and people can come back in and enjoy it. It's iconic to a neighborhood.

Karen: We genuinely take pride in our community – in its uniqueness. What we're doing is preserving history through hospitality.

top to bottom: Wm. Van's Coffee, Springfield; Obed and Isaac's Microbrewery & Eatery, Springfield; (credit: Frank Butterfield)



Legendary Landmarks Celebration



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MARCH 7, 2016

5:45 PM – Reception

7:00 PM – Dinner

HILTON CHICAGO Grand Ballroom
720 South Michigan Ave, Chicago

Join us for an evening of tribute, celebration and preservation. The Legendary Landmarks Celebration has become Chicago's unrivaled celebration of civic and cultural leadership. Commemorating its eleventh season, this event has emerged as the premier affair to honor Chicago's legendary leaders against the dazzling backdrop of our landmark skyline. The event highlights the people and places that make Chicago extraordinary in every way.

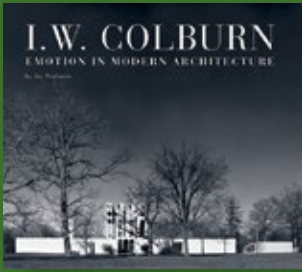


Preservation Snapshots

Spring 2016 Series Living Modern

THURSDAY, MARCH 24
ARCHITECTURE OF I. W. COLBURN

Speaker: Jay Pridmore
Cosponsor: Winnetka Landmark
Preservation Commission



THURSDAY, APRIL 21
**MID-CENTURY MODERN
IN CHATHAM**

Speaker: Krisann Rehbein
(credit: Eric Allix Rogers)

THURSDAY, MAY 19
**BRUCE GOFF'S FORD HOUSE:
LIVING IN JOYFUL ORDER**

Speakers: John H. Waters and
Sydney K. Robinson



Look for complete information at
www.Landmarks.org.

Save the Dates

STRATEGIC PLANNING MEETINGS

Landmarks Illinois is actively working on a new Five Year Strategic Plan to be completed by June 30, 2016. We are hosting regional meetings to solicit your feedback.

We welcome your input as we plan for the future. To see if there is a public meeting near you visit us at www.Landmarks.org or call us at (312) 922-1742.

CONTRIBUTIONS THANKS TO OUR SUPPORTERS

SEPTEMBER 20, 2015 THROUGH JANUARY 9, 2016

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