

THE
ARCH

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FROM THE PRESIDENT
TO OUR MEMBERS

This issue’s cover story is both inspiring and unexpected. Our Richard H. Driehaus Foundation Preservation Award *Project of the Year* is being given to a group of townhomes originally constructed in 1982. With this project transforming our recent past, the Dorchester Art + Housing Collaborative could be leading the way for how we approach an era of design now needing maintenance and revitalization. Our celebration of the Dorchester project comes on the heels of two more threats to iconic modern buildings in Chicago: Governor Bruce Rauner’s announcement to sell Chicago’s Thompson Center, a 1985 groundbreaking design by Helmut Jahn, and *Tribune* architecture critic Blair Kamin’s call for the demolition of Gene Summers’ (for C.F. Murphy Associates) Lakeside Center at McCormick Place (1968-1971). The wrecking ball is already on its way for Summers’ Malcolm X College (1971) on Chicago’s west side. It’s open season on Modernism of all kinds.

“These challenges make it even more imperative that we celebrate those moments when an owner chooses reinvestment in the recent past over demolition.”

A *Metropolis* magazine panel on October 3rd about the future of the Thompson Center was clearly prescient. Held in conjunction with the Chicago Architecture Biennial, I participated on the panel as a preservation voice. There was no love lost amongst several architect panelists for the Thompson Center’s poorly-maintained, value-engineered design. Yet, Jahn himself commented in the media that the building still has value, calling for its adaptive reuse for hotel, residential, or office use. A similar debate about public reinvestment is being waged over Michael Graves’ Portland (Oregon) Public Service Building (1980-1982), listed in the National Register of Historic Places in 2011. Similarly, the Thompson Center was determined eligible for listing in the National Register of Historic Places in 2009.

These challenges make it even more imperative that we celebrate those moments when an owner chooses reinvestment in the recent past over demolition. Two additional post-war projects are being lauded with Richard H. Driehaus Foundation Preservation Awards: the Laurent House in Rockford (1949) and the Buckminster Fuller Dome Home in Carbondale (1960). Nonprofits own and manage all three of these projects including Dorchester. Nonprofits can lead the way, showing for-profit developers how to find viable reuses for Modernism, New Brutalism, and Postmodernism. For another great example take a look at developer Michael Chesler’s ASM International Headquarters in Materials Park, Ohio, a National Preservation Award-winning project from 2012.

Architecture is hot this fall: the Chicago Architecture Biennial, the Richard H. Driehaus Foundation Built Environment Symposium and our work with the National Trust for Historic Preservation on flood mitigation at the Farnsworth House. All of these projects are engaging new voices and perspectives with preservation and contextual design. Our principal need is to add staff capacity to grow the volume of articles, press releases, posts, tweets, and white papers that we are continually adding to enliven and inform the conversation. I’m pleased to announce that Amy Ege has joined our staff as our first Director of Development and Engagement. Amy brings not only an urban planning background to her work with Landmarks Illinois but over a decade of experience in engaging donors in the work of nonprofits. One of Amy’s first tasks is to bring on board a Communications Manager to expand the role of Landmarks Illinois as a storyteller in print, digital, and social media and as a thought leader in preservation policy. As ever, we are grateful for the investment that you make in Landmarks Illinois to make our growing impact possible.

Best regards,

Bonnie McDonald

Bonnie McDonald
President



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Front Cover: Dorchester Art + Housing Collaborative (credit: Rebuild Foundation)

Page 2 photo: Bonnie McDonald (credit: Diane Alexander White Photography)

Back Cover: 2007 Flood, Farnsworth House, Plano (credit: David Bahlman);
Dorchester Art + Housing Collaborative, Chicago (credit: ReBuild Foundation); Blair
House, Lake Bluff (credit: Susan Benjamin, Benjamin Historic Certifications)

RICHARD H. DRIEHAUS FOUNDATION PRESERVATION AWARDS

PEOPLE SAVING PLACES

This year's winning projects and people represent the state's diversity, but they are all linked by a common goal: to honor Illinois' heritage and preserve its historic treasures. For the complete list of honorees, go to our website at www.Landmarks.org.

PROJECT OF THE YEAR

DORCHESTER ART + HOUSING COLLABORATIVE Chicago

When the Rebuild Foundation broke ground in 2012, they hoped to not only preserve endangered buildings but also revitalize a neglected neighborhood. Led by Theaster Gates Jr., Rebuild Foundation is a community-based non-profit organization using arts and culture programming to reimagine urban neighborhoods. This remarkable initiative reused the townhouses of an abandoned public housing development in Chicago's Greater Grand Crossing neighborhood. The blighted block has been converted into a cultural hub featuring an active and popular Art Center and 32 mixed-income rental units, including spaces reserved for working artists.

Built in the 1980s, the two-story townhomes were once the Dante-Harper Homes, a public housing development operated

by the Chicago Housing Authority. CHA shuttered the development in 2005, plunging the property into a state of serious disrepair. The Rebuild Foundation teamed with Landon Bone Baker Architects and Brinshore Development to reimagine the vacant property as not only a site for affordable housing but also an incubator for the arts and a safe space for the community to gather. The scope of work included repairing masonry and infrastructure issues, creating public patios and accessibility ramps, and incorporating building elements that had been removed into the new design. Notably, the project team removed four townhomes at the center of the development to create a community arts center.

Dorchester Art + Housing Collaborative has had a tremendous impact on the Greater Grand Crossing community. Members of the surrounding area can enjoy the project's active community center, which offers meeting space and arts-centered programming open to all. Moreover, DA +

HC has helped to improve the feeling of safety in the area, encouraging community members to visit an adjacent playground and park that had previously been underused.

"I am extremely happy to be honoring Dorchester Art + Housing for their remarkable work, thoughtfully rehabilitating an abandoned CHA housing development into a dynamic, thriving neighborhood," added Awards juror and Landmarks Illinois board member Tiffany Hamel Johnson. "This beautiful development is a blueprint of how a public housing project can be reimagined in a creative and transformational way. The work of Theaster Gates and his colleagues is a shining example of how the inventive reuse of neglected buildings can improve the lives of those who live in that area."

Dorchester Art + Housing Collaborative is the subject of Landmarks Illinois' November 19 Preservation Snapshots lecture, see page 8 for details.

"This beautiful development is a blueprint of how a public housing project can be reimagined in a creative and transformational way."



ADVOCACY

LAURENT HOUSE Rockford

In 1949, Frank Lloyd Wright designed the Laurent House for Kenneth Laurent, a paraplegic World War II veteran, and his wife Phyllis. Wright strove to accommodate his client's disability and personal dignity without sacrificing design. The resulting house is an ingenious marriage of accessibility with Wright's Usonian principles. Equally remarkable, Frank Lloyd Wright's thoughtful and accessible design predates the Americans with Disabilities Act (this year celebrating its 25th anniversary) by more than three decades. Kenneth and Phyllis

remained in the home until 2011 when they placed the property and its Wright-designed furnishings up for auction.

Faced with the possibility of losing an architectural treasure that Frank Lloyd Wright proudly called his "little gem," a group of concerned Rockford citizens rallied together to form the Laurent House Foundation. LHF moved to purchase, restore, and reopen the residence as a historic house museum. In a single month, the group raised more than \$1 million from city, state, and county governments as well as a number of corporations, organizations, and private citizens. LHF immediately began restoring the Laurent House, installing a new roof, repairing the home's structure, restoring the

concrete floors, and refinishing its interior woodwork. The foundation also updated the home's mechanical and security systems without modifying its unique aesthetic. The Laurent House Museum opened in 2014.

Above, clockwise from top: Laurent House, porch and interior (credit: Nels Akerlund)

Roof replacement, Laurent House (credit: Don Bissell)

Opposite page, clockwise from left: Rear entrance at Dorchester Art + Housing Collaborative (credit: Rebuild Foundation)

Local youth participate in a free weeklong dance class taught by the Joffrey Ballet at the Dorchester's Art Center (credit: Rebuild Foundation)

Rear entrance before renovation (credit: Landon Bone Baker Architects)

THE STATE OF PRESERVATION

LOYOLA UNIVERSITY
COLLABORATION with
LANDMARKS ILLINOIS



HALSTED AND WILLOW GATEWAY
STATEWIDE MOST ENDANGERED LIST 2014



MAYWOOD SOLDIERS' WIDOWS HOME
STATEWIDE MOST ENDANGERED LIST 2012



TAYLOR HOME/
AMBIDEXTER INSTITUTE Springfield
STATEWIDE MOST ENDANGERED LIST 2004

Graduate students at LOYOLA UNIVERSITY'S Public History Program, under the instruction of Dr. Theodore Karamanski, prepared draft nominations to the National Register of Historic Places, focusing on Landmarks Illinois' Most Endangered Historic Places. During spring semester, students prepared four nominations – Meagan McChesney is completing a nomination for the U.S. Marine Hospital in Galena and the status of three others is below. National Register nominations are a valuable resource in efforts to save endangered places and LI thanks the Loyola University students and Dr. Karamanski for their work.

THIS INTERSECTION, a nearly intact, late-19th century group of commercial buildings, was included on LI's Most Endangered list due to a redevelopment proposal that later was withdrawn. New building owners have not indicated plans for demolition. Mollie Fullerton, Siobhan Hearty, and Nicole Stocker, with assistance from LI board member John Tully, prepared a National Register district nomination now under review at the IHPA. With National Register listing, building owners could use the federal historic tax credits for future rehabilitation. The Ranch Triangle and Lincoln Central Association neighborhood organizations continue to advocate for recognition of the gateway and to educate residents and building owners about its significance.

(credit: Bob Segal)

Since the MAYWOOD SOLDIERS' WIDOWS HOME's Most Endangered listing, LI has provided both a reuse and site development study to help the Village market the property and grant monies toward the repair of the front porch. Jenifer Pederson and Adam Widera consulted the Maywood Historic Preservation Commission for preparation of a National Register nomination, to be submitted to the Illinois Historic Preservation Agency (IHPA) this fall. Listing in the National Register is an important step toward finding a reuse solution, as it will allow a developer to utilize the federal historic tax credits for the building's rehabilitation.

Porch dedication (credit: Mike Rogers)

Fazila Kabahita and Kelly Schmidt documented the rich history of the JUDGE TAYLOR HOUSE, including its use as the AMBIDEXTER INSTITUTE, a school for African American children. The Springfield Race Riots of 1909, which sparked the formation of the National Association for the Advancement of Colored People (NAACP), saw the Illinois National Guard protect the Ambidexter Institute from nearby rioters. National Register listing will bolster preservation efforts for the house, which was threatened with demolition again in 2013. A local non-profit organization, The Springfield Project, has taken ownership and rehabilitation has included removal of the asbestos siding and stabilization of the foundation, funded in part by an LI Heritage Fund grant.

Fazila Kabita and Kelly Schmidt, Taylor House, Springfield (credit: Frank Butterfield)

IN THE FIELD



WEST BURTON PLACE DISTRICT

A recent demolition threat in the West Burton Place Historic District was a stark reminder to residents that listing in the National Register of Historic Places does not protect historic properties. In June, 159 West Burton Place, adjacent to the former Carl Street Studios – the noted artists' studio/apartment complex developed by artists Edgar Miller and Sol Kogen – was purchased by a developer with plans to replace the late-nineteenth century building with a modern four-story condo building. District residents rallied to gain support of the alderman and all residents for a local landmark district designation and, understanding the short timeline, voluntarily prepared the landmark nomination for submittal to the City. Working with city historic preservation staff, the district was given preliminary approval by the Commission on Chicago Landmarks in July and final approval by City Council is anticipated this fall. In the meantime, architect Trish VanderBeke, a condo owner in the Carl Street Studios – purchased 159 W. Burton from the developer and plans a full rehabilitation.

(credit: P.K. VanderBeke)



GEORGE MILLARD HOUSE

The Frank Lloyd Wright-designed George Millard House in Highland Park, built in 1906, has been for sale for over three years with over ten price reductions. The Prairie-style home in the Central East section of Highland Park is listed in the National Register of Historic Places, but does not have local landmark protection. The owners applied for a demolition permit in order to broaden the opportunity for potential buyers. In October the Highland Park Historic Preservation Commission imposed a maximum demolition hold of one year. If a sensitive buyer does not purchase the property in that time, the property will be eligible for demolition. According to the Frank Lloyd Wright Building Conservancy, a Frank Lloyd Wright-designed home has not been intentionally demolished in over 40 years. See Landmarks Illinois' "For Sale: Imperiled Buildings" webpage for more information.

(credit: Hedrich Blessing)



MOLINE DEPOT FACES A NEW THREAT

In September, the Illinois Department of Transportation (IDOT) announced their plans to demolish the Moline Depot, in the spring of 2016, in order to accommodate the new Interstate 74 bridge. Previous plans to save the Moline Depot, listed on Landmarks Illinois' Most Endangered Historic Places in 2009, fell through when Western Illinois University opted out of an agreement to relocate the depot to their campus. IDOT is now stating that the funds allocated for the depot relocation have been shifted to other funding priorities. Led by the Moline Preservation Society, residents have identified land on which to relocate the depot and are requesting that the funds be reinstated by IDOT. The search continues for an organization or business to reuse the historic depot.

(credit: Jim Peters)

2009
MOST
ENDANGERED
HISTORIC PLACES

chicago

suburban

statewide

DID YOU KNOW?

The Downtown Jacksonville Turnaround Project, a fifteen year effort, has had a tremendous impact on the local economy. Read more about this 2015 Richard H. Driehaus Foundation Preservation Award winner at www.Landmarks.org.

65

PROPERTY OWNERS
UNDERTAKING REHABILITATION
PROJECTS

\$35 million

IN PUBLIC AND PRIVATE
INVESTMENTS

170

JOB'S CREATED SINCE THE
PROJECT BEGAN

(credit: Jacksonville Main Street)



EASEMENT



Farnsworth House, Plano

Mies van der Rohe's Farnsworth House, built in the flood plain of the Fox River in Plano, first flooded before construction was completed in 1951. The house has continued to flood over its history with more frequency in recent years. Flood mitigation for the house, owned by the National Trust for Historic Preservation and protected by a preservation easement held by Landmarks Illinois, has been a major concern of the two organizations. The National Trust created an advisory panel of preservation professionals to determine the best means of flood mitigation. They have opened the discussion publically over several events in late 2014 and early 2015. These public discussions have invited the opinions of many internationally renowned experts—many of whom do not agree on the best course of action. Landmarks Illinois has invited two of the most vocal architects with opposing opinions on the issue, John Vinci and Dirk Lohan, to present their views at a public forum Monday, November 09 – 5:30 p.m. to 7:30 p.m. at The Arts Club of Chicago, 201 E Ontario St, Chicago. They will be joined by Ashley Wilson, Graham Gund Architect at the National Trust, who will present the most recent concepts. The panel will be moderated by Dennis Rodkin, real estate reporter for Crain's Chicago Business. This program is presented in partnership with the Chicago Architecture Biennial.

(credit: David Bahlman)

GRANT



Nancy Kimball House, Elgin

Landmarks Illinois awarded a \$2,000 Preservation Heritage Fund Grant to the Elgin Area Historical Society for the stabilization of the Nancy Kimball House. Constructed in 1846, the Kimball House is one of the oldest surviving residences in Elgin. This rare example of cobblestone construction is the only publicly owned building of its kind in Elgin. The home was built by brothers William and Samuel Kimball for their mother Nancy, wife of Joseph Kimball, co-founder of Elgin. Nancy Kimball resided in the home for 42 years until she died in 1888 at the age of 101.



The building had many modifications to the interior over time. Although the City of Elgin made repairs when they acquired the property in 2009, the building has been vacant since that time. In partnership with the City, the Historical Society is responsible for programming the property and has taken on the responsibility of ensuring its rehabilitation. This partnership has proven successful since the 1970s, when the Historical Society spearheaded efforts to save the Old Main building, in which their museum is now located. The Historical Society and City are committed together to ensure the preservation of these historically significant buildings in Elgin.

(credit: Elgin Area Historical Society, City of Elgin)

PEOPLE

MEET MIKE JACKSON

Over his forty-year career, Mike Jackson has established himself as one of the leading advocates for historic preservation in the state. He was recently honored by Landmarks Illinois and the Richard H. Driehaus Foundation as their 2015 recipient of the Joe Antunovich Award for Leadership.

What was the most rewarding part of working at the State Historic Preservation Office at the Illinois Historic Preservation Agency?

The takeaway from my career is the incredible opportunity to work one-on-one with a range of properties all across the state. In helping someone fix up a humble, vernacular building or an urban, architect-designed masterpiece, it is still the process of asking what is important about the building, why are you doing this work, what are you planning on doing, and then seeing the execution.

How were you able to bring preservation to a larger audience in Illinois?

I'm still amazed on a daily basis of how successful historic preservation has been. My line has been "The hardest value to promote in a consumer society is the value of non-consumption." And that's what we were doing, going around and saying "You don't need a new one. You can use this old one." Preservation has added an abstract value to the whole question of real estate – heritage – and that has been the wonderful challenge of our time, creating that value and moving it forward.

Many communities know you through the Illinois Main Street program. How does that program inspire you and what challenges does it face?

I really like the Main Street program because it goes beyond the isolated, individual building into a collective sense of place. It is a community-based approach which says this is your place, be proud of it and make it better. And preservation is a part of how to make it better. The frustration is that the Main Street program has had a fractured history of hot and cold political support, which is just odd considering it is so small and so nice of a program. To have it decimated by political indifference has been one of the greatest frustrations.

What would you identify as some of the highlights of your career?

I look at my career, and every decade I refreshed my focus. In the 80s, when I first came to Springfield, I was into roadside architecture and Route 66 and the Society for Commercial Archeology. In the 90s, we started the Main Street Program, and I moved back into Main Street with that passion. In the aughts, that's when I went green and I jumped into the whole sustainability movement, speaking at the U.S. Green Building Council conference in 2001. And now, I'm working with the Association for Preservation Technology (APT), and I'm back into history, sharing, and archiving in the new digital era. So I can look back and show how I kept active, vital, and interested, and changed my focus every decade.



(credit: Oscar Izquierdo Photography)



Site visit, Aledo



Skyline Social

The September 19 event, held at the International Museum of Surgical Science, raised a record \$23,000 for Landmarks Illinois through sponsorship, ticket sales, contributions, and in-kind donations. We thank the Skyline Council, event sponsors and guests for their generous support. The event was hosted by Landmarks Illinois' Skyline Council, a committee of young professionals who enhance the work of Landmarks Illinois with independent programming and promotional initiatives throughout the year.

Guests were intrigued and fascinated by the exhibits at the museum, which is housed in a 1917 mansion designed by Howard Van Doren Shaw.

TO VIEW MORE PHOTOS OF THE SKYLINE SOCIAL, GO TO LANDMARKS ILLINOIS ON FLICKR.

(Top, left to right) Skyline Council members Greg Dowell (Chair, Special Projects), Erica Ruggiero (Secretary), Erika Block (Chair), Chris Enck (Vice-Chair) (credit: Allison Evans)

(Bottom, left to right) Landmarks Illinois board member Andy Ahitow, Rachel Ahitow, Scott Gendell (credit: Allison Evans)

Preservation Snapshots

ART, ARCHITECTURE AND COMMUNITY:
CATALYSTS FOR SOCIAL CHANGE

DORCHESTER ART + HOUSING COLLABORATIVE
2015 PROJECT OF THE YEAR

Thursday, November 19 – 12:15 to 1:00 p.m.
The Auditorium Building
Roosevelt University's Murray-Green Library
430 S. Michigan Avenue, 10th floor, Chicago

Architect Catherine Baker, Landon Bone Baker Architects, will discuss the transformation of the Dorchester Art + Housing Collaborative from an abandon public housing project to Landmarks Illinois' 2015 Richard H. Driehaus Foundation Preservation Awards Project of the Year.

Landmarks Illinois is an Affiliate Program Partner with the Chicago Architecture Biennial

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join us for an evening of tribute,
celebration and preservation

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11.9

**FARNSWORTH HOUSE:
FLOOD MITIGATION PLANS**
Preservation Snapshots Lecture



11.15

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11.19

**ART, ARCHITECTURE AND
COMMUNITY:
DORCHESTER
ART + HOUSING
COLLABORATIVE**
2015 Project of the Year
Preservation Snapshots Lecture



1.11.16

**MOST ENDANGERED HISTORIC
PLACES IN ILLINOIS**
Nomination Deadline



1.19.16

**TRIVIA NIGHT
SKYLINE
COUNCIL EVENT**



3.7.16

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