



LANDMARKS  
ILLINOIS

THE  
ARCH

may 2016 / volume 2 / number 3

# THE ARCH

may 2016 / volume 2 / number 3

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## FROM THE PRESIDENT TO OUR MEMBERS

The chambers of the Rock Island City Council were packed on February 22. The City Council had been set to take up the proposed sale of the City-owned Hauberg Civic Center, a 1910 home designed by Spencer & Powers with landscape design by Jens Jensen. Residents came out to voice opposition to letting go of this beautiful and useful community asset. Lacking aldermanic support, the Mayor pulled the proposal off the table. The Hauberg Civic Center is an example of an historic home that is considered a treasured public asset by citizens. Congratulations to the Friends of Hauberg Civic Center and the Rock Island Preservation Society (RIPS) for bringing out overwhelming citizen support.

“The challenge for local governments to maintain and invest in their own real estate, whether historic or not, is a budget issue public officials always struggle with, and especially now as cost cutting is a major priority.”



You'll find a dozen stories like the Hauberg Civic Center lining the inside pages of this issue of *The Arch* as we announce the 2016 Most Endangered Historic Places List. This year's list charts the impact of declining municipal and institutional budgets statewide and the unfortunate and often unnecessary decision to seek demolition over reuse of these public assets. We believe these places are our civic infrastructure, building connections that hold communities together: schools, courthouses, community centers and places of worship. These places can provide opportunities for public-private partnerships, like the model being utilized at the Governor's Mansion in Springfield.

May is National Preservation Month and the nation is commemorating two very special preservation anniversaries: the National Park Service Centennial and 50 years of the National Historic Preservation Act, which largely paved the way for local preservation ordinances. These laws, and subsequent educational, regulatory, and incentive programs, have preserved impressive and irreplaceable works of architecture, protected the beauty of our national parks, kept battlefields free of new development, and helped us understand the stories and experiences which define our unique and collective American experience.

Anniversaries serve as a platform for celebrating longevity and accomplishments, but I invite you to use this 50-year mark as an opportunity to envision the future. Evaluate where your local preservation program is currently. Is there strong public opinion that preservation helps support the community's prosperity? Is there apathy, or worse yet, hostility? All of the above? Time to take stock. If you have a weak preservation ordinance, what will you do over the next 5-10 years to put a better one in place? Do you need better talking points for building owners or elected officials? Are you out there trying to find case studies and data to support your position? How about engaging more young people; are you finding tools to do so?

If the answer is, “I don't know,” you're not alone. Landmarks Illinois board member Jean Follett and our staff have spent the past two months traveling the state to hear what more Landmarks Illinois can do to help you grow your preservation program locally as part of our next organizational strategic plan. What came across loud and clear is that you all need MORE – more case studies, more data, more incentives, more training, better talking points, improved local ordinances, and new methods to engage more people – young and not-so-young. Thank you to our members, our regional advisors and other preservation friends who came out in Rock Island, Park Ridge, Carbondale, Edwardsville, Chicago, Decatur, Charleston, and Champaign-Urbana to give us this vital feedback. Now we can go to work to better target our activities to suit your needs. We hope that you will continue to support us as we launch into the next five years. Please watch for the publication of our strategic plan in the next issue of *The Arch*, as well as its posting at [landmarks.org](http://landmarks.org) and presentation at our June 21<sup>st</sup> annual membership meeting when we celebrate Landmark Illinois' 45th anniversary.

Your support will help us to put these tools in place. Thank you for making our work possible.

All the best,

*Bonnie McDonald*

Bonnie McDonald  
President

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## CONTRIBUTIONS

THANK YOU

Front cover: Citizens Savings and Loan Association Building, East Alton, is listed to LI's 2016 Most Endangered Historic Places. Built in 1964, local architect Alvin K. Stolze designed a round building replete with futuristic style – from the steel lettering on its exterior stone wall to the patterned glass block wall on its southern elevation to the colorful stairwell and psychedelic vestibule inside. Go to [Landmarks.org](http://Landmarks.org) for more information. (credit: Frank Butterfield)

Page 1 photo: Bonnie McDonald (credit: Oscar Izquierdo)

# MOST ENDANGERED HISTORIC PLACES PEOPLE SAVING PLACES

As all levels of government wrestle with reduced funding and budget cuts, it came as no surprise to Landmarks Illinois' staff and board that a majority of this year's buildings included on the Most Endangered Historic Places in Illinois list are publically-owned. The challenge for local governments to maintain and invest in their own real estate, whether historic or not, is a budget issue public officials always struggle with, and especially now as cost cutting is a major priority.

Whether to invest major capital dollars in rehabilitation, demolition and new construction, or to sell or lease publicly-owned buildings to the private market – these are just some of the common scenarios governments contemplate. This year's list includes schools, an armory, a courthouse, a former "gentleman's farm," a mansion, a YWCA building, a former bank, a gymnasium and auditorium – all publicly owned by some level of government.

Landmarks Illinois is bringing attention to these historic buildings not only as a preservation advocacy organization, but as a responsibility to the tax-paying citizens of Illinois. We all want to see our tax dollars spent responsibly. However, public officials often don't see rehabilitation of historic buildings as a responsible, long-term investment or an economic development catalyst for their local economy. In 2015, LI's five-year Richard H. Driehaus Courthouse Initiative came to a close and in a study commissioned to determine the program's economic impact, it was clear that in each of the seventeen counties

“Landmarks Illinois is bringing attention to these historic buildings not only as a preservation advocacy organization, but as a responsibility to the tax-paying citizens of Illinois.”

that received an LI historic courthouse grant, the preservation work undertaken created jobs, generated additional downtown economic investment, and promoted a sense of community pride. This matching grant program proved to be a model demonstrating how private sector funds can leverage and exceed public funds for the rehabilitation of key historic buildings, which citizens view as important to their community.

Many other models exist and much brainstorming is needed with public officials to enact new programs and policies that will give full opportunity to see historic, publicly-owned properties revitalized and kept in productive use.

In Chicago, since the closing of nearly fifty schools in 2013, the Chicago

Public Schools Real Estate Department has worked with aldermen to develop requests for proposals (RFPs) for closed schools in their wards. Aldermen were asked to hold public meetings to seek input from residents and neighborhood stakeholders regarding community needs and priority reuses for the closed buildings. To date, this has resulted in a variety of redevelopment plans with uses that will include residential apartments, performance and administrative space for a local theater, incubator offices, retail and restaurant space and community recreation areas.

Publicly-owned buildings are part of our infrastructure. Because they give value, meaning and character to the places we love, LI will continue to work hard to protect them.



LANDMARKS  
ILLINOIS

## 2016 MOST ENDANGERED HISTORIC PLACES

**Central High School and  
Neighborhood**  
Champaign

**Lakewood Farms**  
27277 Forest Preserve Drive,  
Wauconda

**Citizens Savings and Loan  
Association Building**  
700 Berkshire Boulevard, East Alton

**Massac County Courthouse\***  
1 Superman Square, Metropolis

**Cornell Store and Flats**  
1230-32 E. 75<sup>th</sup> Street, Chicago

**Salem Armory**  
531 N College Street, Salem

**Harley Clarke Mansion**  
2603 Sheridan Road, Evanston

**St. Adalbert Church and  
Chicago's Historic Catholic  
Churches\***  
1650 W. 17<sup>th</sup> Street, Chicago

**Historic Neighborhood Schools**  
Highland Park and Rockford

**YWCA Building**  
421 E. Jackson Street, Springfield

**Illinois Youth Center\***  
Auditorium and Gymnasium  
Campton Hills Road, St. Charles

*\*Featured on pages 5*

*Visit us at [Landmarks.org](http://Landmarks.org) for more information.*

*Clockwise from top right: Kishwaukee School, Rockford (a); Salem Armory, Salem (b); Citizens Savings and Loan Association Building, East Alton (b); Lakewood Farms, Wauconda (a); Detail, Kishwaukee School, Rockford (a); Harley Clarke Mansion, Evanston (a) (photo credit a: Lisa DiChiera; photo credit b: Frank Butterfield)*



# THE STATE OF PRESERVATION

222 PROSPECT PLACE Danville



Despite languishing on the market for several years, this stunning 1960 house sold last August after being featured in the 2015 Most Endangered Historic Places as part of a thematic listing of mid-century modern houses. Having moved to Danville for a job, the buyers initially were looking for Victorian-style homes but fell in love with this mid-century gem. They are committed to retaining and maintaining the features that make this house so significant, including the Mutschler 700 series cabinets designed by Paul McCobb and the iconic zig-zag roof.

*(credit: Nate Byram)*

This ornate brick farmhouse and its many outbuildings once stood at the heart of over 4000 acres of Marbold family holdings in Menard County. It was virtually self-sufficient, with several barns, dairy, chicken house, smoke house, ice house, boiler house and pump house. The original house, called Elmwood, was built in 1850 by John Marbold, a German immigrant and prominent Greenview farmer and businessman. The house was enlarged and renovated in the 1880s by his son, H. H. Marbold. In its day, Elmwood was one of central Illinois' most notable homes.

MARBOLD FARMSTEAD Greenview



Vacant for over 10 years and stripped of its interiors, Marbold Farmstead was listed on LI's 2012 Ten Most Endangered Historic Places list. A group of local citizens formed the Historic Marbold Farmstead Association and raised the money to purchase the farmstead and its remaining 10 acres from an out-of-state owner. The farmstead now houses an educational center focused on 19th-century agriculture. With LI Preservation Heritage Fund Grants, the Association has secured the house from water damage and is now making necessary repairs to the smokehouse and one portion of the north annex. For more information about events and how to make a donation visit: [www.historic-marbold-farmstead.org](http://www.historic-marbold-farmstead.org).

*(credit: Frank Butterfield)*

TURNER HALL Belleville



When Turner Hall was named to Landmarks Illinois' Ten Most Endangered Historic Places in 2011, it had been vacant for eight years and a Request for Proposals had yielded no responses. With the outlook bleak, local businessman Kurt Artinger acquired the building in 2013 and moved his business, Replacement Services Inc., into the 13,000 square-foot gymnasium. With the added space of Turner Hall, Artinger also created Peer 151, a business development center and co-working space to assist entrepreneurs and start-ups. Saved from becoming another vacant lot, Turner Hall is now bustling with activity and demonstrating how a 92 year-old building can be a business and job creator for downtown Belleville.

*(credit: Frank Butterfield)*

## IN THE FIELD MORE 2016 MOST ENDANGERED HISTORIC PLACES

chicago



**ST. ADALBERT CHURCH AND CHICAGO'S HISTORIC CATHOLIC CHURCHES**  
The Archdiocese of Chicago plans to close St. Adalbert (1914) in Chicago's Pilsen neighborhood as one of a series of hard decisions about closures and consolidations of churches and schools. In February, the Archdiocese announced it notified local priests and parishes that one hundred churches could be closed over the next fourteen years as part of a citywide consolidation plan. Declining numbers of worshippers have lessened the need for multiple Catholic parishes and has both parish members and neighborhood residents greatly concerned about the future of these iconic church buildings that have served as community anchors for generations. Landmarks Illinois encourages the Archdiocese to partner with community and preservation organizations, the real estate community, and the City of Chicago's Department of Planning and Development to assess and find reuses for the buildings planned for closure through a comprehensive planning process within their neighborhoods.

*(credit: Martin Tangora)*

suburban



**ILLINOIS YOUTH CENTER AUDITORIUM AND GYMNASIUM St. Charles**

Decades of deferred maintenance and policy changes within the state's youth center system have left two historic buildings at the Illinois Youth Center in St. Charles vacant and in need of substantial rehabilitation. Since its establishment in 1904 as the St. Charles School for Delinquent Boys, the Illinois Youth Center (IYC) campus has had many building demolitions and now serves as a Level 2 medium-security facility for male youth with a capacity of 318 inmates. The IYC Auditorium and Gymnasium, however, survive and State Senator Karen McConnaughay is leading an effort to bring facility and educational program improvements to the IYC through public/private partnerships. Landmarks Illinois provided condition assessments for the two buildings and now private partners and funders are needed to help make the buildings an asset for the campus and its residents once again.

*Auditorium Building, (credit: Ed Gerns)*

statewide



**MASSAC COUNTY COURTHOUSE Metropolis**

A giant statue of Superman keeps watch outside the Massac County Courthouse in Metropolis, but it is the deterioration inside the courthouse that has locals concerned. With an inadequate maintenance budget over the years for the 1942 courthouse, the building now needs repairs to its roof, windows, HVAC, plumbing, and electrical systems. Water infiltration has caused cracks to grow and plaster to spall off interior walls. In 2015, County commissioners considered moving courthouse operations into a donated building, but opted to remain in the historic courthouse. In March, voters rejected a ballot measure to increase the sales-tax by one percent which would have funded courthouse repairs. Landmarks Illinois is working with County commissioners on prioritizing repairs and evaluating funding sources for short-term repairs and a full-scale rehabilitation.

*(credit: Frank Butterfield)*

# DID YOU KNOW? LI IS 45!

IN HONOR OF LANDMARK'S ILLINOIS' 45TH ANNIVERSARY, WE HAVE SOME FUN FACTS FOR YOU

42



## YEARS

Longest serving board member  
Martin Tangora

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## NUMBER OF DESIGNATED CHICAGO LANDMARKS where LI office has been located

Glessner House (1971-March 1973); Old Colony Building (1973-1986); Monadnock (1986-2014) 30 N. Michigan Avenue (Historic Michigan Avenue Boulevard District) (2014-present)

*Old Colony Building, 37 W Van Buren St, Chicago (credit: Courtesy of Pappageorge Haymes Partners)*

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## NUMBER OF ORGANIZATIONS\* THAT SENT DELEGATES to first organizational meeting and participated in founding of Landmark Preservation Council Board

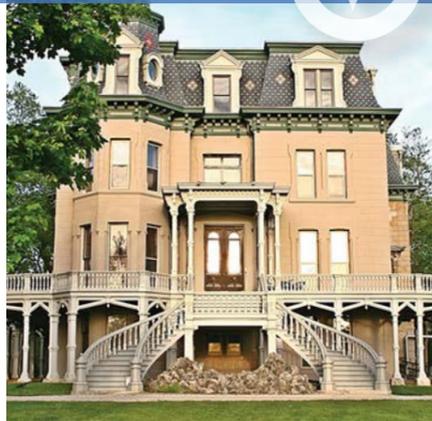
*\* Metropolitan Housing and Planning Council of Chicago; Chicago Chapters of the American Institute of Architects, American Institute of Planners, American Society of Interior Designers, and Society of Architectural Historians; along with Chicago School of Architecture Foundation, Chicago Heritage Committee, and Women's Architectural League. (Courtesy of Richard Miller, Chairman Emeritus)*

## EASEMENT PROFILE



### The Hegeler Carus Mansion

This fall, the Hegeler Carus Foundation will celebrate the 140th anniversary of the Edward and Camilla Hegeler family moving into their home in LaSalle. The Mansion was occupied by three generations of the Hegeler and Carus families from 1876 through 2004. LI has protected this property through a preservation easement since 2006.



Designed by W. W. Boyington in 1874, with 57 rooms and over 20,000 square feet of living space, this house is an excellent example of Second Empire style architecture. The interior is a showcase of artistic achievement, including the last unaltered work of 19<sup>th</sup>-century interior decorators August Fiedler and George Schastey. The Mansion displays hand painted ceilings, parquet floors and exquisite woodwork.

The house also features many advanced amenities including a two story gymnasium that is believed to be the oldest home gym in America, indoor plumbing, and a speaker tube communication system. Visitors today experience the grandeur of a bygone era and become lost in the stories of a fascinating family who made historic accomplishments in industry, philosophy, publishing, and religion.

The Mansion is located about an hour and a half southwest of Chicago and is open all year long for tours, Wednesday through Sunday. In addition to guided tours, the Mansion hosts special events, such as concerts, lectures, theater productions and lectures. For more information and a schedule of events visit: [www.hegelercarus.org](http://www.hegelercarus.org). (credit: Joe Balynas)



## IN MEMORIAM

### John G. Thorpe (1944-2016)

Oak Park-based architect and preservationist John Thorpe died on Monday, January 25, 2016. Thorpe was a passionate and dedicated advocate for the preservation of the built legacy of Frank Lloyd Wright and Prairie School design. He was a board member of the Pleasant Home Foundation, the Frank Lloyd Wright Building Conservancy and in the 1970s led the effort to restore the Frank Lloyd Wright Home and Studio in Oak Park. The staff of Landmarks Illinois had worked with Mr. Thorpe on several Frank Lloyd Wright preservation advocacy projects over the years, most recently in an effort to find a preservation-minded buyer for the Millard House in Highland Park.

*(credit: Mark Hertzberg; courtesy of the Frank Lloyd Wright Building Conservancy)*

## PEOPLE

# MEET SHELLEY GORSON

Board member Shelley Gorson is one of nine board members reaching their "sunset year" in June; that is, a mandatory year off from board service between six-year terms. In her 13 years as a volunteer, Shelley has served as a board member, event, committee, and board chair, and organizational visionary. We sat down with her to ask her about her experience. Read the full interview at [www.Landmarks.org](http://www.Landmarks.org), especially Shelley's list of her favorite historic places.

"But the preservation movement has progressed to become one which broadens our impact at the neighborhood and community level to advance the social and economic good."



How and why did you begin volunteering with Landmarks Illinois (LI)?

As a recent transplant from Miami in 2002, and just retired from real estate sales, I needed a new direction and decided that the most compelling aspect of Chicago for me was the architecture. I enrolled in the School of the Art Institute of Chicago's Master's program in Historic Preservation and met Richard Friedman, who was my preservation law professor. He recruited me to the board of LI, and I immediately felt like I had found my second "career."

Is there a program or project that you are most proud of?

To be honest, I am proud of everything I was able to accomplish—all of them with the continuous and strong support of the board and staff and my wonderful husband! If I had to pick, they would be: hiring Bonnie McDonald, a true game-changing president; spearheading the Legendary Landmarks Celebration as a new fundraiser; cultivating a cohesive,

dedicated and diverse Board of Directors; launching the Skyline Council to engage young professionals; and creating a vision for our new Emeritus Board, which I will chair, to re-engage past board members.

You coined an important phrase for LI's work: beyond the beautiful building. What did you mean when you coined this phrase? When I joined LI in 2003, the organization's focus was to save – and help others save and reuse – historic buildings. This will always be our core work because we believe that our quality of life is enhanced by beautiful buildings. But the preservation movement has progressed to become one which broadens our impact at the neighborhood and community level to advance the social and economic good. For instance, we are partnering with organizations outside of preservation to leverage our experience to help homeowners in Chicago's Englewood neighborhood. With partner Neighborhood Housing Services of Chicago (NHS), we are creating a

Neighborhood Conservation District Ordinance to hopefully be adopted by the City of Chicago, helping homeowners to preserve community character and design better infill development.

What advice would you give to others in inspiring people to support our organization and our cause?

We all encounter historic places many times a day as we go about our busy lives: where we work, eat, worship, live and play. We don't want to lose these places that are part of our collective DNA, our cultural heritage. We want to encourage the political and economic forces that support historic preservation as a powerful force to revitalize our urban areas and build civic pride. LI is one of the most important organizations in the country doing this work, so when people learn about it, I find they just automatically want to help and get involved. It "sells" itself!

*(left to right) Shelley Gorson with fellow board member Jean Follett (credit: Diane Alexander White Photography)*

# Congratulations to Our Honorees!

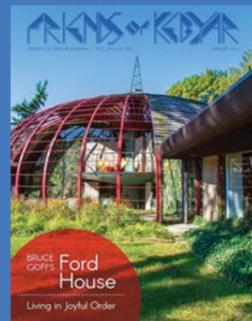
Over 735 guests filled the Chicago Hilton Grand Ballroom to celebrate honorees—Neal Family, Col. Jennifer N. Pritzker, and W. E. O’Neil—and to support the programs of Landmarks Illinois at the Legendary Landmarks Celebration on Monday, March 7. The event raised \$750,000 by the end of the evening with the help of a live auction and paddle raise. Bonnie McDonald, President and CEO of Landmarks Illinois, stated “It is gratifying to have so many members and guests gather to laud our honorees and support the programs and initiatives of Landmarks Illinois. Our mission, “people saving places,” is only fulfilled through their generous contributions and this event shows there is overwhelming interest in our impact.”



(left to right) Mike Faron, W.E. O’Neil, Bonnie McDonald, LI President, Col. Jennifer N. Pritzker, and Langdon Neal, Jeanette Sublett, Isobel Neal (credit: Diane Alexander White Photography)

Visit Landmarks Illinois on Flickr and YouTube for more event photos and video.

## Preservation Snapshots



**THURSDAY, MAY 19**  
**BRUCE GOFF'S FORD HOUSE:**  
**LIVING IN JOYFUL ORDER**  
 12:15 p.m. to 1:00 p.m.  
 The Auditorium Building, Roosevelt University's Murray-Green Library  
 430 S. Michigan Avenue, 10th floor, Chicago

An in-depth look at the history and importance of Bruce Goff's iconic 1949

Ruth and Sam Ford House in Aurora. Working on the theory that the circle is “an informal, gathering-around, friendly form,” Goff designed the home with a center circle 50 feet in diameter and two circular bedroom wings. It is constructed of anthracite coal, steel, glass, cedar, and hemp, and has remained relatively unchanged since its construction.

Speakers: John H. Waters, preservation programs manager for the Frank Lloyd Wright Building Conservancy, is an architect whose work focuses on the research and documentation of historic buildings and sites. Sidney K. Robinson is an architectural historian and owner of the Ford House.



**TUESDAY, JUNE 21**  
**ANNUAL MEETING**  
 5:30 p.m. to 8:00 p.m.  
 The Auditorium Building, Ganz Hall and Fainman Lounge  
 430 S. Michigan Avenue, Chicago

Join us for a very special 45<sup>th</sup> Anniversary celebration for a short film presentation on photographer Richard Nickel and a presentation by

author Richard Cahan. A reception will follow the presentation. Go to Landmarks.org for detailed information and reservations.

Ganz Hall, Auditorium Building, Chicago (credit: Jim Peters)



## Save the Date

**SKYLINE SOCIAL**  
 Saturday, September 10  
 Stony Island Arts Bank  
 6760 S. Stony Island Ave., Chicago

# CONTRIBUTIONS THANKS TO OUR SUPPORTERS

**JANUARY 10 THROUGH MARCH 19, 2016**

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.

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