

Focus



Then Again Chicago's Preservation Movement Today

AIA Chicago

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May 2000

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AIA Chicago



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Sustainable Design: Battle McCarthy



Wednesday, May 3, 5:30 p.m.
AIA Chicago
Sponsor: Environment PIA

British environmental engineer Guy Battle presents Battle McCarthy's projects in Europe and the U.S. 1.5 LU/HSW

Meet the Planners II



Wednesday, May 10, 12:00 noon
AIA Chicago
Sponsor: Planning and Urban Affairs PIA

Geoffrey Hewings, director of the Regional Economics Applications Laboratory, discusses the economic importance of transportation to the Chicago region. 1 LU/HSW

Tour: John G. Shedd Aquarium



Friday, May 12, 4:30 to 6:00 p.m.
1200 S. Lake Shore Drive
Sponsor: Corporate Architects PIA

Jones Lang LaSalle offers a fascinating back-of-the-house tour of the aquarium. Family members are invited to come along. Meet inside the main entrance. 1 LU

Moisture Problems in Concrete Floors



Thursday, May 18, 11:30 a.m.
Chicago Bar Association,
321 S. Plymouth Court
Sponsor: Technical Issues PIA

Nikki Roth-Skiles from Armstrong World Industries presents the latest technical research information regarding concrete floors, including mix design, moisture content, and joint movement. Please note time change. Lunch is available for \$10.50 or bring your own. 1 LU/HSW

Portfolio Pass-Around

Tuesday, May 23, 6:00 p.m.
AIA Chicago
Sponsor: Young Architects PIA

Are you in private practice, working for a large firm, or looking for a new job? No restrictions apply! Bring your portfolio and share it with your peers.

Housing for the New Consumer



Wednesday, May 24, 6:00 p.m.
OWP&P, 111 W. Washington St.
Sponsor: Housing PIA and Planning and Urban Affairs PIA

Linda Searl, FAIA, vice-chair of the Chicago Plan Commission, moderates a discussion concerning new housing in the Central Business District. The evening includes a walking tour of the Fisher Building at 343 S. Dearborn St. and Concord City Center at Wells and Washington streets. 1.5 LU/HSW

Two Seminars for Interns: Introduction to the IDP and Introduction to the ARE



Tuesday, June 13, 6:00 to 8:00 p.m.
Holiday Inn Chicago Mart Plaza
350 N. Orleans St., 14th Floor
Sponsors: AIA Chicago's Young Architects PIA and AIA Illinois

Attend one of two concurrent seminars that explain the steps to become a licensed architect in Illinois. Robert Rosenfeld, director of student and intern services, and Stephen Nutt, AIA, assistant director of examinations, for the National Council of Architectural Registration Boards, Frank Heitzman, IDP coordinator for AIA Chicago and AIA Northeast Illinois, and James Lev, AIA from the Illinois Architecture Licensing Board will be on hand to answer questions. \$5 for AIA members; \$7 for non-members. 1 LU each



Sign Me Up!

- 5/3 Sustainable Design: Battle McCarthy
- 5/10 Meet the Planners II
- 5/12 Tour: John G. Shedd Aquarium
- 5/18 Moisture Problems in Concrete Floors
- 5/23 Portfolio Pass-Around
- 5/24 Housing for the New Consumer
- 6/13 Two Seminars for Interns
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 - Introduction to the ARE

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2000 Professional Excellence Awards

You are invited to enter the 2000 Professional Excellence Awards competition of AIA Chicago. The awards program includes the following categories:

- Young Architect Award**
- Firm Award**
- Distinguished Service Award**

Detailed guidelines for each award will be sent upon receipt of the form below.

The awards will be presented at the Chapter's annual meeting in December.



YOUNG ARCHITECT AWARD

This award recognizes excellence in ability and exceptional contributions by Chicago area architects between the ages of 25 and 39. The award may be given for exceptional work in a specific area of architectural practice or for general excellence in a wide range of architectural activities. The award recognizes accomplishments in areas including design, management and technology. The jury considers contributions to team activities and relies heavily on recommendations in its evaluative process.

Nominations

Nominations will include a brief biography of the nominee, description of accomplishments, and recommendations from at least two individuals familiar with the nominee's work. Individuals may nominate themselves. Membership in AIA Chicago is not required. Nominees must live or work in the Chicago metropolitan area and be between 25 and 39 years of age on May 1, 2000.

FIRM AWARD

The Firm Award recognizes outstanding achievements by a firm, including body of work and ongoing contributions to the advancement of the profession. Firms must be located in the Chicago metropolitan area. Successor firms may be considered, as long as the collective body of work presented is that of a majority of the remaining principals. The entire history of the firm will be examined, but particular attention will be given to the work and achievements of the past three years.

Nominations

Nominations will include a history of the firm; areas of practice; significant projects; biographical information on principals; graphics of representative work; list of awards, honors, or other recognition received by the firm; and list of books, articles, or publications written about the firm's work or professional contributions. Published materials written by the firm may be included.

DISTINGUISHED SERVICE AWARD

Since 1955, AIA Chicago has recognized individuals and organizations who have given outstanding service to the Chicago architectural community, including service to the profession, public service, and education. This award is not necessarily presented every year. Individuals, associations, AIA Chicago members, and members of the Chicago community at large are eligible for this award. Past honorees have included architects, craftspersons, educators, authors, journalists, and organizations of various types. Nominations may be made by any AIA Chicago member.

Nominations

Nominations will include biographical or historical information; descriptions and illustrations of significant projects; list of awards, honors, or other recognition received by the individual or organizations; published materials written about the individual or organization. Published materials written by the individual or organization may be included.

Deadlines For All Entries

Intent to enter: June 24, 2000
 Completed submission: July 30, 2000

	number of entries	fee
Young Architect	_____	no fee
Firm	_____	\$200
Distinguished Service	_____	no fee
TOTAL	_____	TOTAL _____

Name _____

Firm _____

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Taking Our Past Into the Future



The week of May 14 - 20 has been designated National Historic Preservation Week by the National Trust for Historic

Preservation. This year's theme is "Taking America's Past into the Future." Any architect who has had to deal with a historic structure has faced this issue. How do we take the past into the future?

First, we must understand why we should take it into the future. What is the building's significance? What does it tell us about the past? What does it tell us about ourselves? What do we want it to tell future generations? What is its story?

Then, we must find a way to identify and keep the physical aspects that define its significance, while making the changes necessary to allow it to have a viable and useful future. Achieving the proper balance between these two needs is the key to a successful preservation project.

As Chicago architects, we are incredibly fortunate to live in a city with a great architectural legacy. The remaining works by the legendary pantheon of Burnham and Root, Sullivan, Wright, Mies van der Rohe and others, define Chicago as a truly great city. These works are interwoven into the fabric of the city and are an inseparable part of it. They set the context of all that has come before, after and in between. There are also innumerable other historic buildings which add to the texture and color of the city that help create the context where we live, work and play. From the Chicago School skyscrapers of the Loop, to the residential historic districts on the North and South Sides, to the landscaped parks and historic schools of our neighborhoods — this is our collective cultural heritage.

One of the AIA's areas of focus for the year 2000 is "Livable Communities," and the AIA has identified historic preservation as an important aspect of making our communities livable. As a community, we need preservation to help us to understand the continuity of place and to see how we fit in. It must be readable not only

for the architect, but also for the average citizen. In this regard, Chicago is decidedly livable. For much of this we can thank for our city government, starting with Mayor Daley and continuing all the way through to the dedicated professional staff at the Department of Planning and Development, particularly the Landmarks Division. They are the ones who identify and create the landmarks and enforce the laws that protect them.

In spite of the numerous existing local and national landmarks that are currently recognized, we must remain ever vigilant to be sure we protect those historic resources that remain at risk. As time passes, our view of what is important to preserve changes. The definition of what constitutes our cultural heritage continues to broaden. In recent years, we have come to see that entire cultural landscapes, as well as important aspects of our more recent past, should be recognized for their significance.

Of current concern is the fate of an entire city block that contains Tree Studios and Medinah Temple. A way must be found to preserve, and make a future for, these culturally and architecturally significant structures. AIA Chicago will continue to work with the Landmarks Preservation Council of Illinois, the National Trust for Historic Preservation, the city of Chicago, and other concerned organizations to find a positive solution for this block and other similar challenges which will inevitably present themselves. Working together, we can all ensure that our future will include our past.

T. Gunny Harboe, AIA
President



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Medinah Temple shortly after it opened in 1913.



Landmarks Division, Chicago Department of Planning and Development

Building Department to Require Architects to Sign Permit Application

In a recent move, the Chicago Building Department has begun requiring the architect-of-record to sign the permit application as a means of assuring technical information, listed on page one, is correct.

Many contractors, expeditors and others who normally fill out page one of the form do not have the expertise or understanding of the project to provide the correct information concerning the occupancy classification, construction type, scope of work, etc. As a result, plans are reviewed inaccurately, sometimes generating unnecessary corrections. The change will save needless hours of time during the plan review process, according to the Building Department.

Board Sends Letters of Support for Two Threatened Landmarks

On Tuesday, March 27, the board of directors of AIA Chicago approved two letters of support for local historic buildings in jeopardy — Medinah Temple/Tree Studios and Unity Temple. In its letter to the Chicago's Community Development Board, the directors voiced their support for establishing the area surrounding Medinah Temple as a TIF district as a critical first step to saving the architecturally and acoustically significant structure.

In a separate letter to state legislators, the board of directors wrote in support of funding for the restoration of Unity Temple in Oak Park. The Landmarks Preservation Council of Illinois in March named the building one of the most endangered in the state. (See page 10.)

City Calls for "Green" Homes

The city of Chicago's Housing and Environment departments are collaborating on "Green Homes for Chicago," a program to incorporate innovative green building and energy efficiency concepts into affordable housing programs offered by the city. To that end, the departments have launched a design competition. If you would like an entry form, contact Bill McGhee at the Department of Housing, 312/747-9000; David Reynolds at the Department of Environment, 312/744-9139; or Michelle Halle Stern, AIA, chair of the Environment PIA, 312/960-8178.

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- Modern Skyscrapers
- Millennium Park Project
- Museum Campus Tour
- Prairie Avenue Historic District
- River Walking Tour
- University Club of Chicago

Sunday, May 21

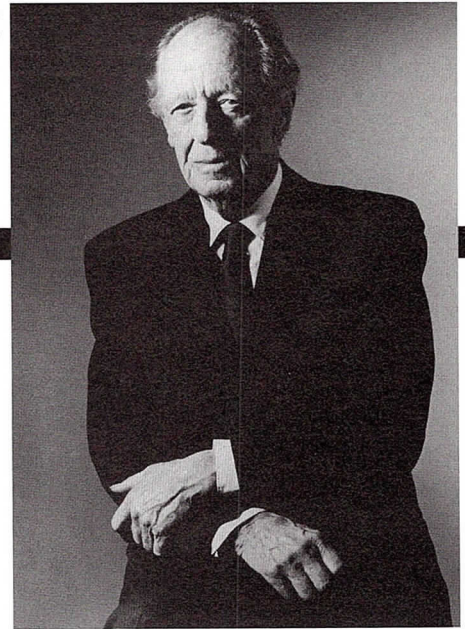
- A View from the Bridge
- Bridge Tour
- Fourth Presbyterian Church
- Greater North Michigan Avenue
- Hidden Treasures
- Historic Maxwell Street
- Oak Woods Cemetery
- Prairie Avenue Historic District
- Public Art River Tour
- Riverfront Tour
- Stained Glass Tour
- Streeterville Walk

....and more!

Call (312) 744-3315 for a "Great Chicago Places & Spaces" brochure.



An interview with Alfred Caldwell is part of the Art Institute's oral history project in architecture.



New Chicago Building Code Progressing Slowly but Surely

The first chapter of the revised Chicago Building Code — the Electrical Code — went into effect in February, with approval of the Mechanical and Elevator chapters expected next. The much-anticipated Life Safety chapters are being reviewed by the city and soon will be sent to AIA Chicago and other construction-industry groups for comment, although no specific date has been given.

AIA Chicago's Building Code Task Force, co-chaired by Frank Heitzman, AIA and Edward Wilkas, AIA, is ready and waiting to conduct these reviews. The task force consists of 43 members who will critique a total of 26 chapters. If you would like to volunteer to review a specific chapter, call Alice Sinkevitch, Hon. AIA at 312/670-7770.

Students Challenged for New Concepts in Residential Design

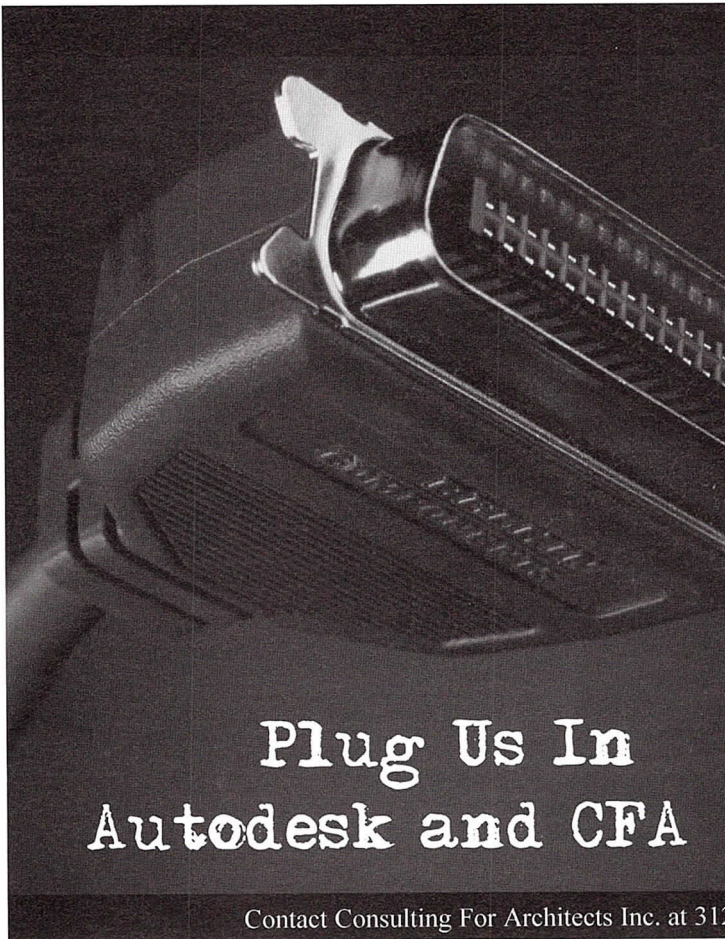
The Home Builders Association of Greater Chicago (HBAGC) is sponsoring a design competition for architecture students at the Chicago and Champaign-Urbana campuses of the University of Illinois. Students have been asked to design a home that fits the trends and demographics of the custom market in north-east Illinois. Each design must encompass

3,500 to 4,000 square feet of livable space and address the home as comfort zone, green living, and the home as workplace.

Semi-finalists will be selected at the end of May; final judging will take place in early June with cash prizes totaling \$10,000 awarded to

CES Deadline Approaches

September is the deadline for meeting 1998 and 1999 CES requirements (18 LUs/year) to maintain AIA membership. Questions? Call Jamie Juliano at 312/670-7770.



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Linda Searl, FAIA has been reappointed to the national AIA board of directors.

the top three submissions. Semi-finalists and winners will be on display June 10 through 30 at the I Space Gallery, 230 W. Superior St.

Art Institute Features Architectural Drawings, Oral History

"Chicago Architects" — an exhibit of architectural drawings related to the extensive oral history program of the Architecture Department of The Art Institute of Chicago — will be on display in gallery 24 of the museum from June 3 through March 2001. Since 1984, more than 50 local architects have been interviewed, including Alfred Caldwell, George Fred Keck

and William Keck, Harry Weese, and Gertrude Kerbis.

The exhibition will include a selection of drawings from the permanent collection, in addition to an online segment on the rich history of postwar Chicago architecture in the Schiff Foundation e-Gallery for Architecture.

Searl Returns to AIA Board

Linda Searl, FAIA of Chicago has rejoined the national board of directors to fill the vice president's position left open by Helene Dreiling, AIA who recently accepted a senior staff position at the AIA headquarters. Searl served on the national board of directors from 1997 through 1999. This time around she joins fellow Illinois directors Holly Gerberding, AIA and Larry Livergood, AIA.

Update Your Firm's Online Listing

- If you've recently joined the AIA
- If your firm has moved, changed phone numbers, or created a Web site
- If you've added a specialty or new service

Update your firm's AIAAccess listing by going to www.cmdexpress.com

You'll see all the information in the database. Submit any and all changes you wish. After a review, the changes will be reflected in "ProFile on the Web" and in the next edition of *The Architects Sourcebook* (aka ProFile).

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LPCI has named Unity Temple to its Most Endangered list.

Greg Thomas, AIA

Restored Courtyard at Glessner House to Open in June

The interior courtyard of Glessner House, under re-construction for nearly a year, will re-open to the public on June 9. More than 100 years of dirt and soot have been removed from the walls and the roof of the house, revealing the mansion's stunning terra-cotta tile roof and the salmon-colored Chicago common brick of the medieval-style interior courtyard. The foundation was damp proofed, the brickwork repointed, and the courtyard returned to its original grade. The servant's porch and the curved porch that welcomed the "carriage trade" into the home's grand living hall have been rebuilt.

The courtyard restoration has been a major part of Phase I of the Glessner House Restoration Project. Restoration of the interior of the

historic coach house for use as a museum exhibit and education center will be Phase II of the ongoing conservation project led by Johnson-Lasky Architects.

Landmarks Preservation Council of Illinois Names Most Endangered Structures

- Central School
Evanston
- The Congregational Church
Pittsfield
- Culver House
Decatur
- DuPage Theater and the DuPage Shoppes
Lombard
- Platt Luggage Building
Chicago
- Sarah Atwater Denman Row Houses
Quincy
- Spring Valley City Hall
Spring Valley
- Unity Temple
Oak Park
- Upper Kaskaskia Trace Corridor
Waterloo
- Waltmire Bridge
Tazewell County, Tremont

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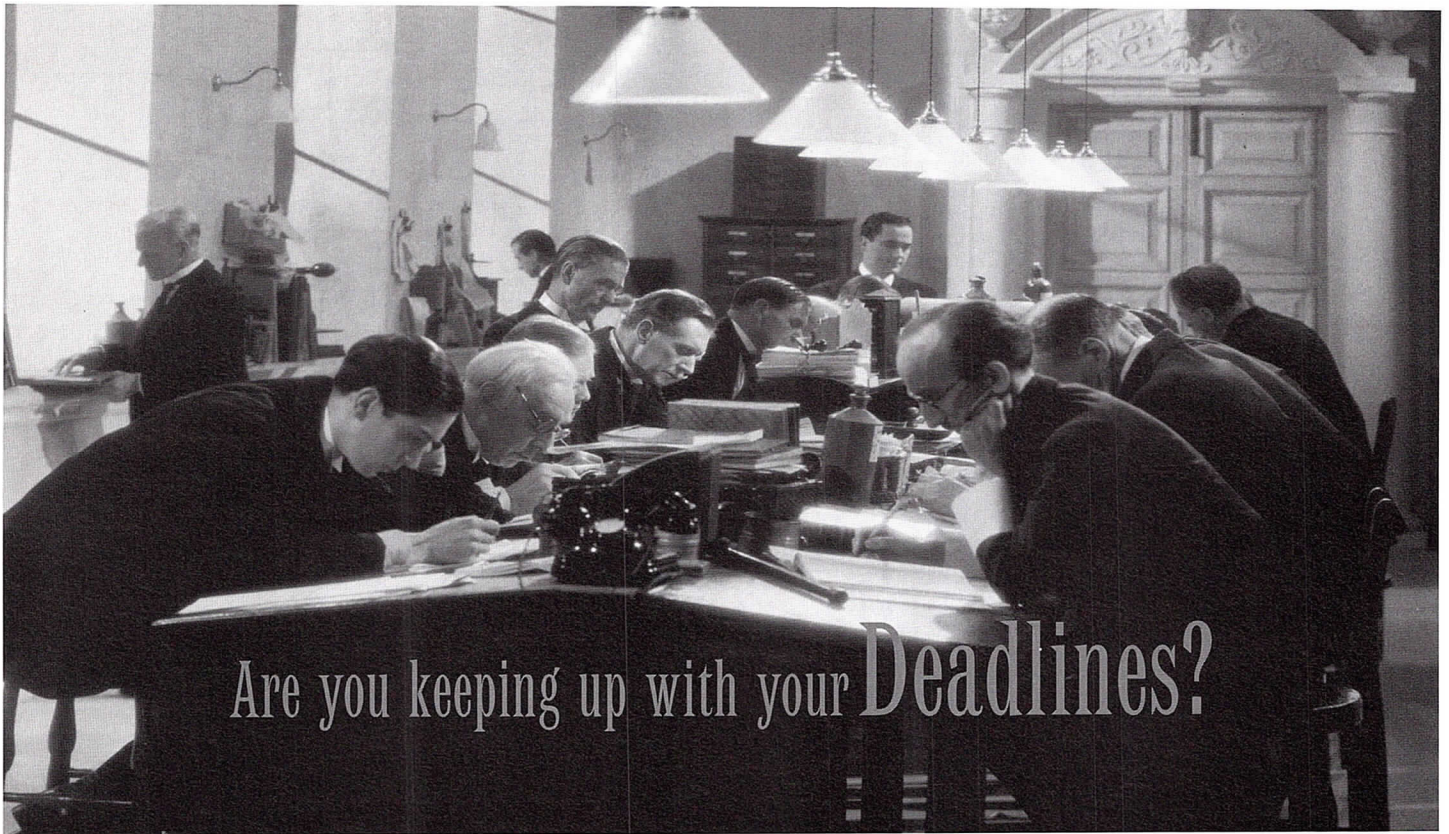
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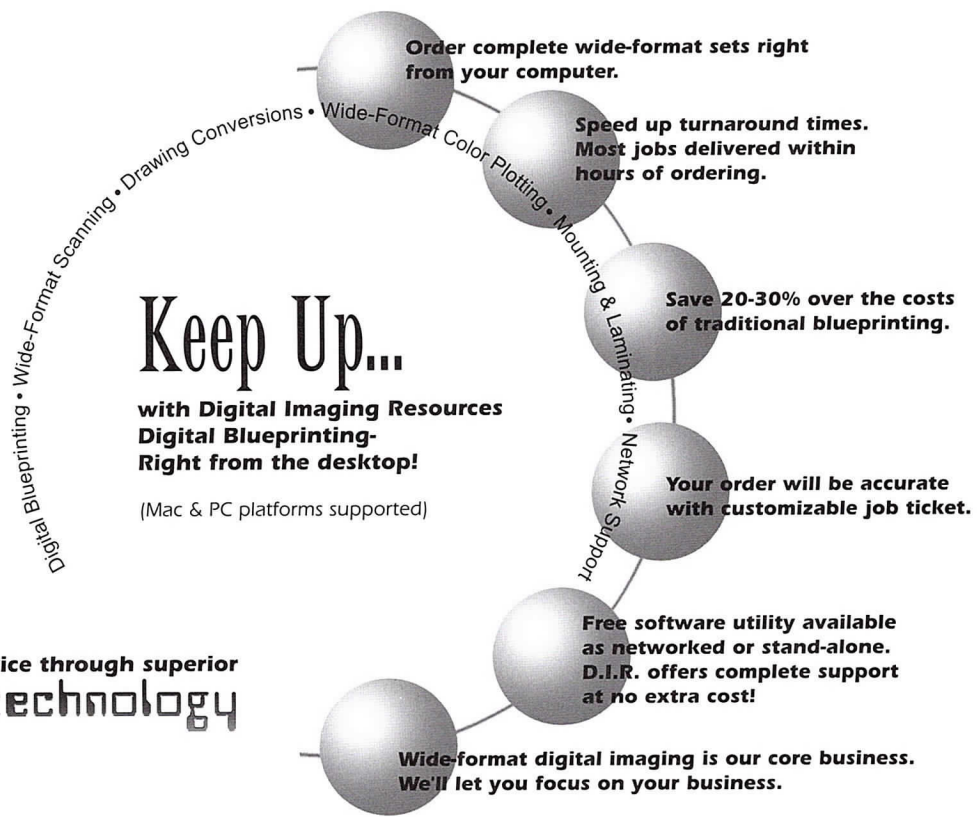
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Then Again

A Preservation Roundtable

by Mary P. Campbell

Fifty years after the establishment of the National Trust for Historic Preservation, the topic of preservation continues to ignite both public and professional debate. Some questions are

longstanding: What do we save and how? While some questions are relatively new, reflecting contemporary circumstances and the expanded scope of preservation's meaning: What does preservation contribute to livable communities? What has history taught us about sustainable design?

No better place than Chicago to address some of these current issues. Read on as five Chicago preservation and environmental specialists offer their insights on preservation as a movement and its application to local architecture.



Q: If you could resurrect a building from Chicago's past, which one would it be?

Gunny Harboe, AIA: The Stock Exchange because it was such a glorious building. The loss of this building started the preservation movement here.

Anne McGuire, AIA: First, I'm sorry that Block 37 is the void that it is. Also, I was sorry to see the train factory at Pullman get to the state that it has.

Bill Sturm, AIA: I can't cite a building in particular, but we've lost a lot of the modest homes that were case studies in inexpensive but good design — the Keck and Keck houses, for example. These are often the teardowns replaced by what we call "McMansions."

Q: What are the "sleepers" or under appreciated buildings in our local architectural heritage?

Eleanor Gorski, AIA: The commercial structures in the city's neighborhoods along streets like Milwaukee Avenue — the city's Main Streets.

John Eifler, FAIA: The entire West Side. There is so much great architecture there: Garfield Park Conservatory, Waller Apartments, the First Congregational Church by Drummond. There are also gorgeous brick and limestone townhouses that rival any others in the city.

McGuire: The under-occupied manufacturing buildings in the Central Manufacturing District.



Opposite page: Garfield Park Conservatory. Top from left to right: John Eifler, FAIA, Anne McGuire, AIA, Bill Sturm, AIA, Eleanor Gorski, AIA, and Gunny Harboe, AIA. Right: The Chicago Building prior to its rehabilitation.

Harboe: Industrial buildings, you could say, get rehabilitated a little bit too far, like the loft conversions with balconies hanging on every floor. But there are perhaps some even more difficult types of industrial buildings like those down the whole south stretch of the city toward Indiana. There has to be an alternative to clearing those sites — finding the pieces of them that are significant, that have some story to tell about the history there.

Q: How has the concept of preservation evolved over time, and what does it mean today?

McGuire: The notion of preservation is vastly different today. Originally, the movement focused on a few landmarks. Preservation today has expanded to include not only urban but rural areas, not just high style but the vernacular.

Sturm: I used to see it as "object" preservation, whereas now it seems that people are also looking at the interaction between cultural achievements and open space.

Eifler: To some, preservation has an image of having to save everything. In reaction, the opposite end starts growing. I



Landmarks Division, Chicago Department of Planning and Development

saw this when I went to visit a graduate architecture class at UIC, and I don't think any of the students cared about restoring buildings. Students see it [preservation] as paint analysis and not as a creative process.

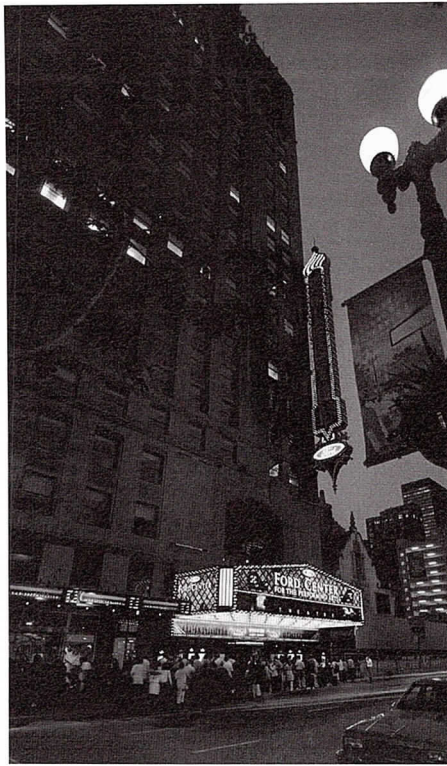
Sure, there have been a lot of success stories in the preservation movement, but we have to be careful of a growing apathy among younger people about old buildings and what they mean to our culture. When you have architecture students playing with a computer and generating purely random forms, from what I can see, that are basically art objects with no reference to the context or building next to it, that's totally contrary to the whole idea of preservation.

McGuire: I think that a lot of preservation is used in place of other controls like zoning. So you have everyone acting as a preservationist and going to the wall for every building when not every one should necessarily be fought to that degree. There should be some sort of a hierarchy ... 'yes, this stays' ... 'no, I'll let that one go.' Landmarking everything without understanding which ones warrant it could also put us in a bad position.

Continued on page 14

Then Again

Continued from page 13



The Oriental Theater/Ford Center for the Performing Arts by Daniel P. Coffey & Associates Ltd.

James Steinhamp, Steinhamp/Ballogg Photography



Belluschi/OWP&P Architects

520 North Michigan Avenue, once the McGraw-Hill Building, by Belluschi/OWP&P Architects.

Gorski: At the Landmarks Division, we are the gatekeepers, and you're right that people misunderstand the basis of preservation. We are dealing with community groups that want to stop the teardowns, but the buildings might not necessarily be worthy of landmark status.

McGuire: We need some other vehicle.

Q: Is re-use an essential preservation strategy? What are some local "best practice" examples?

Eifler: It has to be an essential preservation strategy. Most of the great buildings have had some aspect of preservation associated with them. I think that's the opportunity for an architect. That is, a good architect can make something out of an older building that deserves to be up and running.

Renovation can be exciting ... as an architect, of course I'm excited about the original finishes, but I also get equally excited about how I'm going to make this crummy old kitchen work for the family who wants to live there. These are the types of challenging design decisions that have a lot to do with preservation, but they're new at the same time.

McGuire: The city's former office buildings are good examples of combined preservation and re-use — the Reliance and Silversmith buildings to hotels; the Art Institute converted the Chicago Building to dorms. This influx of more residential uses has added vitality to the downtown after dark.

Q: A couple of high-profile redevelopment projects in Chicago have used only the façade of historic structures as a part of their plans? Is this preservation?

Eifler: Sure it is. I think that there are times when it is warranted. ... I'm amazed at McGraw-Hill, it's one of the most incredible engineering feats I've seen.

Harboe: But do you have the McGraw-Hill building?

Eifler: No, you don't. I guess that you have to look at a developer's program from the outset. If you're going to save the building, then you have to ask what it's going to be used for. Once that program [for McGraw-Hill] was determined, this was probably the best alternative.



Harboe: I disagree. Let me say that it really depends on the specifics of each case, and every building has its own story. But to me, that building was important because it represented a building type of which there are very little left in that part of the city, and the whole idea was to save the building as a building. I would have much rather have seen a completely new building there instead of historic wallpaper on a new building.

Gorski: I would like to touch on 'façadism.' The Landmarks Division is a part of the Planning Department, and we have to work with larger planning issues as well. I think where 'façadism' actually worked was at The Oriental Theater where the theater itself could not function for modern productions, and it needed more back stage space. The only way to expand was to build out into [an adjacent] historic older building. The compromise was to build into that space and save the façade. We view 'façadism' as an effective planning tool, and I think that you have to look at each building separately.

McGuire: I could see it as a quick response to anyone's effort to preserve something, 'Oh well, we'll just save the façade.'

Harboe: I think we have to challenge people to do better.

Q: How does preservation relate to the sustainable growth and livable communities movements?

Eifler: Preservation is often the first project in an urban setting that then leads to other people discovering a neighborhood.

McGuire: To take that further ... the more people that stay in the city, the fewer people who are building fortress houses out in the suburbs.

Harboe: The concept of sustainability asks, 'What have you got now that you want to keep?' It doesn't necessarily matter that it's historic but that it has a story to tell and will enrich our lives. There's also an economic value in preservation in terms of tourism that relates to sustainable communities.

Sturm: With respect to preservation and sustainability, we have to look at how an object can maintain itself. To make

Roundtable Participants

John Eifler, FAIA

Eifler is principal of Eifler & Associates Inc. Responsible for the restoration of the Garfield Park Conservatory and the Waller Apartments, his firm currently is working on two houses in the Old Town neighborhood of Chicago.

Eleanor Gorski, AIA

As supervising architect for the Landmarks Division of Chicago's Planning Department, Gorski oversees permit reviews for buildings in the city's historic districts.

Gunny Harboe, AIA

Harboe, current president of AIA Chicago and vice president of McClier's preservation group, was responsible for the restoration of the Rookery and Reliance buildings. Citing his work as a preservationist, the Chicago Tribune named him one of the "Top Chicagoans of 1999."

Anne McGuire, AIA

McGuire teaches in the preservation program of the School of the Art Institute of Chicago. She is the principal of a firm that specializes in historic restoration and renovation.

Bill Sturm AIA

A principal of Prisco Serena Sturm, Sturm is known for environmentally sound projects, including the adaptive re-use of commercial sites as related to sustainable growth and livable communities.

Continued on page 16

Then Again

Continued from page 15

preservation sustainable we have to ask, does that whole building have a life and a life after that life? We have to look at solutions that integrate all the elements of an environment with an eye toward maintenance. An example is green roofs. Although the initial cost is high, they're set up for survival and help reduce urban heat and absorb storm water.

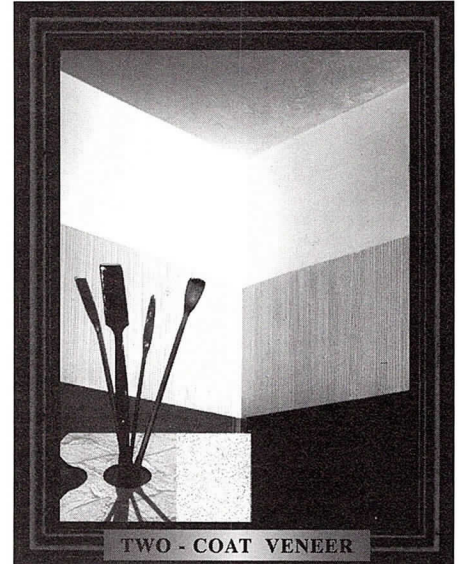
Eifler: It's interesting watching the high-rises going up in Germany that embrace all of what you're talking about — new curtain walls that breathe and let light in ... Norman Foster's projects, for example. The US is decades behind all that: first in its understanding of the need for it, and second, in knowing how to do it. What we're seeing [in Germany] is an

understanding of how buildings were historically built.

McGuire: One thing that's come up in all this is the life cycle costing of a building. There's something that's got to change. If something is going to work, it has to work for a generation or longer. You have to convince people that a more costly but durable product is better in the long run compared to a cheaper, short-lived alternative.

Mary P. Campbell is a free-lance writer in Chicago.

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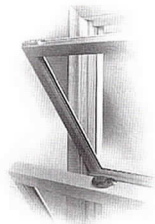
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What Makes a Livable Community: History's Lesson

by Mary P. Campbell

History is repeating itself ...
as both the public and
elected officials recognize
the life-enhancing qualities
of older communities.

Preservationist Walker Johnson, FAIA recalls moving to Chicago in 1967 and people's disbelief that he would bring up his children in the city instead of the suburbs. On top of such social judgment, it was difficult finding a bank that would provide a reasonable mortgage for his Lincoln Park row house. Most banks then simply weren't lending in that area — too risky, in their view.

Times change.

"People are rediscovering the value of that type of environment where you can walk to small neighborhood shopping areas and professional offices and have access to public transportation," says Johnson. He also notes that not only do urban neighborhoods with nearby retail services and transportation exemplify livable communities, so too do Chicago's older railroad suburbs. Like their city counterparts, these communities offer a commercial core of pleasing two- and three-story buildings, which readily accommodate business turnover and infill (just to keep things interesting).

So, history is repeating itself, or beginning to at least, as both the public and elected officials recognize the life-enhancing qualities of older communities relative to the physical and social stresses of sprawl. In fact, the issue received national attention earlier this year when Vice President Al Gore announced the "Clinton-Gore Livable Agenda: Building Livable Communities for the 21st Century," at the AIA's headquarters in Washington, DC. The agenda calls for funding green space preservation, public transportation, and local "smart growth" strategies. The AIA has made livable communities one of its top initiatives and serves as a resource for both design professionals and grass roots planning organizations.

To be sure, something is starting to give at the consumer level. As *The Wall Street Journal* reported in a recent article, "The Big-House Backlash," people are exchanging bloated abodes for houses of more humane scale and less maintenance. The former building type, Johnson describes as "starter castles with little architectural commodity...the tragedy of the high-end housing market."

With political, professional, and popular support, livable communities may gain the momentum that preservation did in the latter half of this century. Johnson attributes the popularization of preservation to the bicentennial of 1976 when the country collectively celebrated its heritage. Shortly thereafter, the financial incentives of the Economic Recovery Tax Act of 1981 fueled preservation. Likewise, the right mix of policy and opinion may further promote livable communities. Not to mention that the year 2000 presents a significant date.

Mary P. Campbell is a free-lance writer in Chicago.

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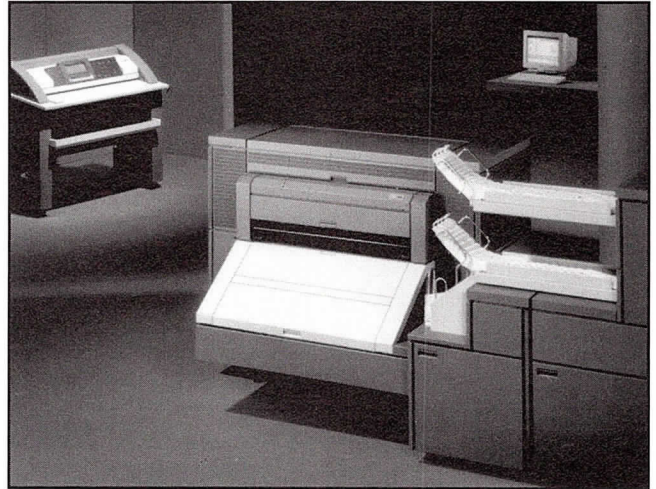
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Why Would Anyone Want to Own a Landmark? Economic Incentives and Historic Preservation

A detailed chart outlining economic incentives is available by calling the Landmarks Division at 312/744-3200.

by *Brian Goeken*

To anyone visiting the Loop in the last few years, the benefits of historic preservation may seem obvious. It's been a key tool in Chicago's downtown revitalization strategy. But while property owners and developers may understand the value of preserving historic buildings, real estate decisions still remain fundamentally economic ones.

Consequently, economic incentives are the key to leveling the playing field and helping to encourage the preservation of historic buildings.

In 1991, Mayor Richard M. Daley convened a task force charged specifically with developing new economic incentives and stepping up marketing of existing incentive programs to help preserve the city's wealth of historically significant buildings and districts.

The results of this approach can be seen throughout the city, ranging from the award-winning rehabilitation of the Bryn Mawr and Belle Shore apartments in Edgewater to the conversion of Bronzeville's 8th Regimental Armory into an ROTC high school to literally hundreds of residential rehabilitations in the city's landmark districts.

In the last two years alone, some two dozen historic rehabilitation projects have been completed or are under construction downtown — using about \$100 million in local incentives to leverage over \$750 million in private investment.

These include the \$30 million rehabilitation of the Reliance Building and the \$32 million residential conversion of the Fisher Building.

Types of Economic Incentives

There are three basic types of economic incentives for historic

preservation: federal income tax incentives, property tax incentives, and direct assistance.

Federal income tax incentives are limited to income-producing properties, such as commercial and rental residential properties. Property tax incentives are available to single-family homes and condominiums as well as certain commercial and industrial properties. Direct assistance may be in the form of grants or other types of assistance such as permit fee waivers, tax increment financing, or façade rebates.

The types of incentives available to a particular project depend not only on the type of project, but whether the building is a designated Chicago landmark within the Chicago Landmark District or is listed on the National Register of Historic Places.

The Role of the Architect

All of the various economic incentive programs require the participating project meet adopted design standards to ensure that any changes to a historic building preserve its architectural character. In general, these guidelines encourage the original architectural features be repaired and retained, and features that are missing or beyond repair be replaced in a compatible manner.

In addition to alerting their clients of the existence of these programs, architects also help to ensure the applicable design guidelines are met.

The incentives programs vary in details, so it is advisable to contact staff in the Landmarks Division of the Department of Planning and Development as early as possible to avoid pitfalls. Some programs require approvals prior to starting work and involve review of interior as well as exterior work.

Brian Goeken is chief planner for the Landmarks Division of the Chicago Department of Planning and Development.

This page from left to right: Grant McCullagh, FAIA and Glenn McGhee. Next page from left to right: MarchFirst by Gonzalez Hasbrouck and Cristo Rey Jesuit High School by Nagle Hartray Danker Kagan McKay Architects



PEOPLE

Thomas Bergseth, AIA has been promoted from director to divisional vice president of facilities planning and design for Walgreen Co.

Fred Brandstrader, AIA has accepted a new position with Lend Lease Real Estate Investments Inc. as vice president of development for the company's Lodging and Leisure Group.

Phillip Swager Associates has promoted Christopher Frye and **James Cross, AIA** to senior associates. Terry Adams, **Martin Leibrock, AIA, Gerry Olen, AIA** and Eric Vandenbroucke were promoted to associates.

David Fleener, AIA has announced the founding of his firm, F/M Inc.

Frederick Phillips & Associates has moved to a new office at 1456 N. Dayton St., #200 in Chicago.

VOA Associates Inc. has promoted **Thomas Fromm, AIA** and **Daniel Mitchell, AIA** to senior vice presidents.

Hartshorne + Plunkard has moved to a new office at 232 N. Carpenter St. The architects completely renovated an existing bow-truss building previously used as a warehouse. The 8,000-square-foot building is designed to accommodate the current staff of 25 with the ability to expand to 55 workstations. Design features include radiant heated concrete floors, an expanded interior light monitor, and a state-of-the-art CAD system.

To mark the appointment of **Donald Maynard, AIA** as a principal, **Louis Garapolo, AIA** has changed the firm's name to Garapolo/Maynard Architects.

Grant McCullagh, FAIA has been named executive vice president of AeCOM, McClier's parent company.

Gilbane Building Co. has named **Glenn McGhee** business development manager for the company's Midwest region. He will direct sales and marketing activities in the healthcare, corporate, and commercial markets.

Lohan Associates has promoted **Steven Nilles, AIA** to associate principal, **Glenn Johnson, AIA** to senior associate, and **Randall Chapple, AIA** and **James Zheng** to associates.

Former AIA Chicago member **Lester D. White, AIA** died on April 5 in Sacramento, Calif. at the age of 86. White was an associate professor of architecture at the University of Illinois at Chicago and worked with prominent Chicago firms, including Skidmore, Owings &

Merrill, Holabird, Root & Burgee, and Shaw, Metz & Associates.

PROJECTS

Gonzalez Hasbrouck has designed a new urban campus on a full city block in Chicago's West Loop for MarchFirst, formerly Whittman-Hart. The architects designed a loft-like building on the northeast corner of the block to house the company's Chicago branch office and training center. Three contiguous buildings at the southeast corner of the site will be integrated into the campus and four new buildings are planned in three phases. The new and existing buildings will be organized around a series of glass-enclosed circulation links radiating from a central rotunda and overlooking an outdoor courtyard.

On April 4, three library referenda were passed in Wisconsin, clearing the way for **Frye Gillan Molinaro Architects Ltd.** to begin construction documents for

projects totaling over \$10 million in Cudahy, Monona, and Merrill. The firm also is working on site selection and programming for a new \$30 million library in Ft. Collins, Colo. and planning and programming for a new \$23 million, state-of-the-art library in Elgin, Ill.

HOK-Chicago has been selected to design the new 615-room Marriott in downtown Indianapolis. Backed by a major financial contribution from the city of Indianapolis, it is part of a convention center expansion project and the first new major hotel in more than a decade. Scheduled to open in March 2001, the structure will feature a 20,000-square-foot ballroom.

Nagle Hartray Danker Kagan McKay Architects Planners Ltd., in collaboration with Alphonse G. Guajardo/Associates Ltd., announces the completion of the \$9.7 million, 52,000-square-foot Cristo Rey Jesuit High School. The facility is the first new high school built in the Archdiocese of Chicago since 1967.



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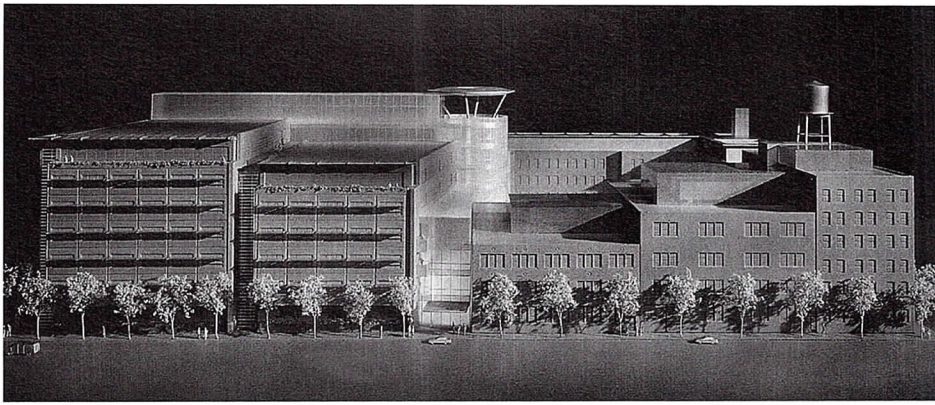
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McCluer recently announced the formation of eGroup, the company's comprehensive e-commerce division. eGroup will integrate into one division the firm's experts in information technology, distribution, and logistics with specific services such as architecture, engineering, interiors and consulting.

Stephen Rankin Associates has designed a three-story, 46,700-square-foot medical arts building to be located in the North Shore Corporate Park in Glenview. The project is developed by GVA Williams and will be constructed by Kiferbaum Construction.

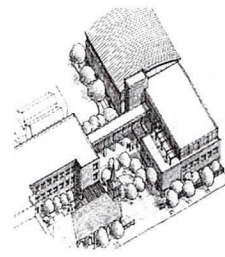
Skidmore, Owings & Merrill LLP (SOM) has formed an alliance with Ultrawatt Integrated Systems Inc. through its subsidiary Alliance Equi-Serve Inc. to

offer a trademarked lighting program that reduces energy demand and lowers maintenance costs for high-volume energy consumers. SOM will provide lighting design, analysis and engineering service to end-users under the Ultrawatt Service Program.

William Worn Architects is working on two mid-rise condominiums — Bucktown Commons and The Delta. Groundbreaking for both projects is scheduled for this spring. The combined construction costs are \$10 million.

CALLS FOR ENTRY

Chicago House, a non-profit AIDS organization, is calling architects to design **birdhouses for a public fundraising exhibit and auction** on June 22. The



only design specification is size: the house should be no bigger than 2' by 2'. Submissions are due at Chicago House by June 1 for publicity shots and display in the windows of various Oak Street boutiques. For more information, call Stevie Ball at 773/248-5200 ext. 310.

At the **2001 AIA National Convention** in Denver, architects will examine and discuss examples of livable communities. Knowledgeable and articulate individuals who can share innovative partnerships, approaches, and solutions are invited to participate. Proposals are due June 19. For details call 202/626-7445 or send an e-mail to Ecole@aia.org.

The U.S. Department of Energy is sponsoring **Sun Wall**, a national competition to design a technologically advanced and visually exciting solar energy system for the 30,000-square-foot south wall of the Department of Energy's national headquarters building in Washington, D.C. The competition challenges entrants to create an

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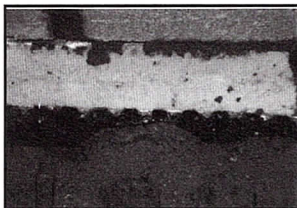
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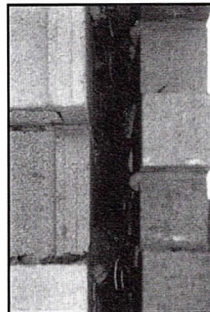
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architectural and technological landmark that demonstrates the Department's commitment to developing clean energy technologies. A cash prize of \$20,000 will be awarded to the winning design. The registration deadline is July 1. For all materials and information regarding the competition, visit www.doe-sunwall.org.

PROFESSIONAL DEVELOPMENT

Charrette is offering a **Wide-Format Printing and Color Management Seminar** in Chicago May 9 through 10. The seminar is designed to educate both beginner and advanced digital imaging users about the revenue and productivity benefits of bring wide-format color printing in-house. To learn more about this and other seminars, call 800/367-3769 or visit www.charrette.com.

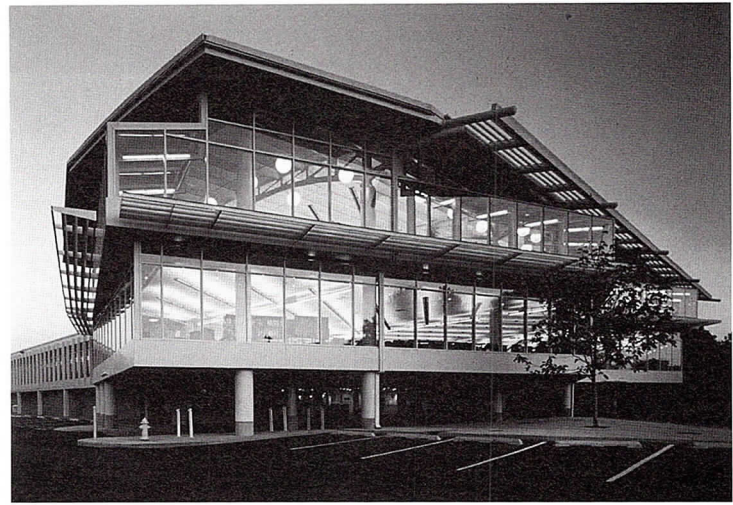
The U.S. Green Building Council is sponsoring a **Leadership in Energy and Environmental Design (LEED)** training workshop in Chicago on May 23. LEED

is a nationally recognized green building system designed for a wide range of building types in the U.S. The workshop is being held at the Hyatt Regency, 151 E. Wacker Drive from 8:30 a.m. to 5:00 p.m. Attendance is limited to 75. Early registration is open until May 16 for \$295/USGBC members and \$395/non-member. After May 16, fees increase to \$325 and \$450 respectively. For more information, call 215/428-9655.

NeoCon 2000 will be held at the Merchandise Mart from June 12 through 14. During the exposition, AIA Chicago will sponsor **When Worlds Collide: Unrealistic**

Demands, Realistic Advice, a seminar addressing client expectations and client-drafted contracts. It will take place from 8:30 to 10:30 a.m. on June 12 in the Merchandise Mart Conference Center, 350 N. Orleans St., 2nd floor. The fee is \$50 for AIA members; \$80 for nonmembers. AIA members will earn 2 LU. Participants do not need to register for NeoCon to attend this program. Make your reservation by calling AIA Chicago at 312/670-7770.

Architect Mike Mense, AIA together with Travel Management Inc., has planned **Architecture 2000:**



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Opposite page: The Northbrook Public Library by Frye Gillan Molinaro Architects Ltd. This page: The Delta condominiums by William Worn Architects

Athens to Rome, an AIA-accredited educational cruise. From October 8-16, the group will tour Athens, the Alekandra district of Mykonos, an 11th century monastery in Patmos, the Minoan ruins of Akrotiri on the shore of Santorini, and other architecturally significant sites. Tours, seminars and informal discussions will be lead by architect Brian McKay-Lyons. For complete details, visit www.travelmgmt.com/aia.html or call 800/875-7775.

Preserving the Recent Past II, a conference about strategies and state-of-the-art methods for preserving historic properties of the 20th century, will be held October 11 through 13 at the Loews Hotel in Philadelphia. For more information, call 202/343-6011 or visit www.2.cr.nps.gov/tps/recentpast2.htm.

The **International Conference on Sustainable Building** is scheduled for October 22 through 25 in Maastricht, The Netherlands. Conference themes include urban sustainability factors, environmental assessment tools, and sustainable construction. For more information, go to www.novem.nl/sb2000.

VARIOUS MATTERS

Now through June 24, ArchiTech, 730 N. Franklin St., #200, is presenting an exhibition and sale of original plans by Daniel Burnham and John Wellborn Root.

Master Plans: The Architectural Plan as Abstract Art also features plans from Frank Lloyd Wright's 1910 "Wasmuth Portfolio," engravings from 18th century archives, and the work of contemporary artist Michael Hopkins. The gallery is open from 12:00

noon to 6:00 p.m. Thursday through Saturday. For more information, call 312/475-1290.

Laura Swartzbaugh, an assistant professor in the Taubman College of Architecture and Urban Planning at the University of Michigan, will present **Constructing Order: Public Space and Social Identity in Early Twentieth Century Chicago** at 6:00 p.m. on May 3 at the Graham Foundation, 4 W. Burton Place. Seating is limited to the first 150 people. For more information, go to www.grahamfoundation.org.

The Chicago Architecture Foundation will exhibit **Farnsworth House: A Design of Global Impact in a Tiny Midwestern Town** June 15 through August 30. With photographs, drawings, and interpretive text, the exhibition will illustrate the evolution of Mies van der Rohe's design and the public's reaction to it. For information: call 312/922-3432.

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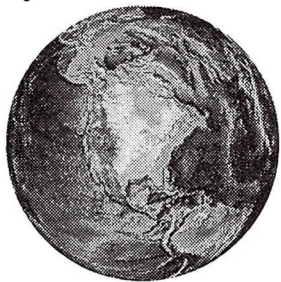
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Notebook Submissions

To submit an entry for the Notebook section, call or write Susan Larson at AIA Chicago, The Merchandise Mart, #1049, Chicago, IL 60654; 312/670-7770; larsons@aiachicago.org.



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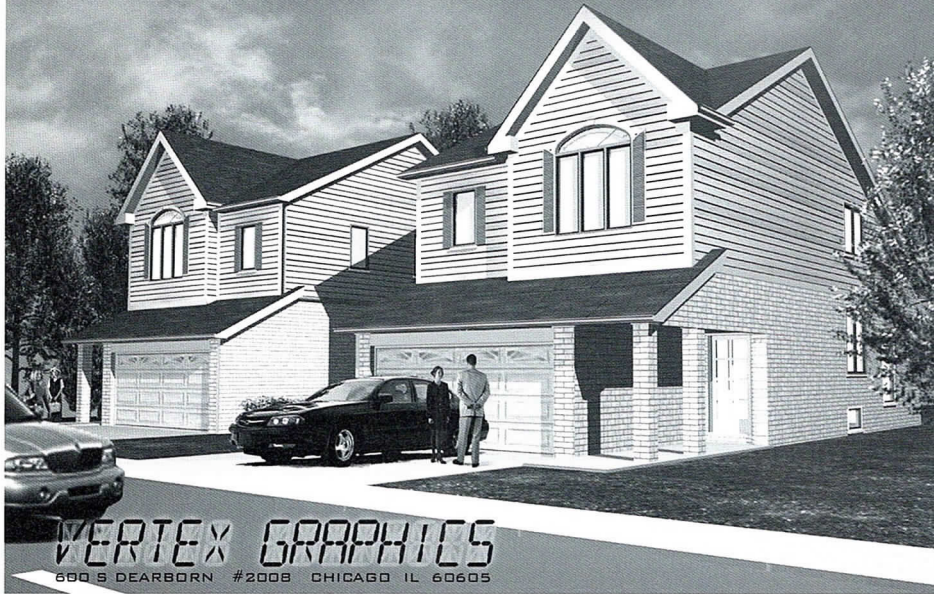
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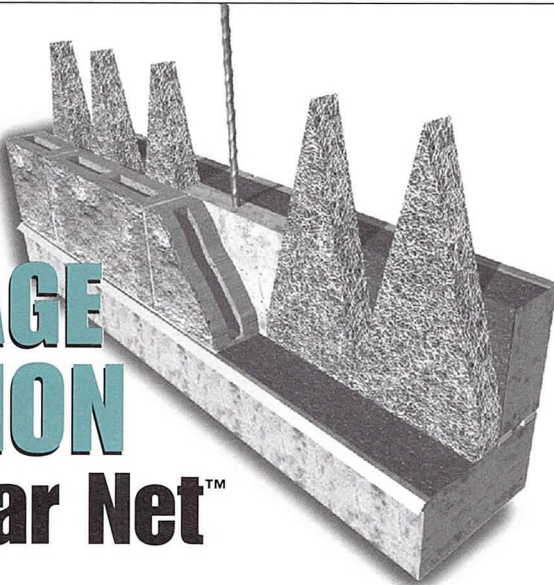
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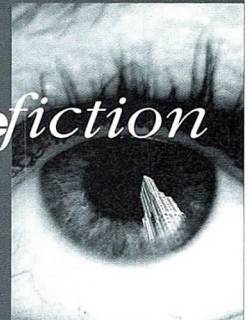
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- 3 From Oak Park to California: Frank Lloyd Wright's First Golden Age.** Lecture by Lyman Shepard. 12:15 p.m.; Chicago Architecture Foundation, 224 S. Michigan Ave.
- Sustainable Design: Battle McCarthy.** Environment PIA. 5:30 p.m.; AIA Chicago. 1.5 LU/HSW
- Constructing Order: Public Space and Social Identity in Early Twentieth Century Chicago.** Laura Swartzbaugh, assistant professor of architecture and urban planning at the University of Michigan. 6:00 p.m.; Graham Foundation, 4 W. Burton Place. Information: www.grahamfoundation.org.
- 10 Meet the Planners II.** Planning and Urban Affairs PIA. 12:00 noon; AIA Chicago. 1 LU/HSW
- South Loop Apartments: A SRO Revealed.** Lecture by Dennis Langley, AIA. 12:15 p.m.; Chicago Architecture Foundation, 224 S. Michigan Ave.
- 11 Chicago Plan Commission.** Monthly meeting. 1:00 p.m.; City Council Chambers, 121 N. LaSalle St., 2nd floor.
- 12 Tour: John G. Shedd Aquarium.** Corporate Architects PIA. 4:30 to 6:00 p.m.; 1200 S. Lake Shore Drive. RSVP on page 3. Meet inside the main entrance. 1 LU
- 17 Artistic Interpretations of Historic Sites.** Lecture by Vince Michael. 12:15 p.m.; Chicago Architecture Foundation, 224 S. Michigan Ave.
- 18 Moisture Problems in Concrete Floors.** Technical Issues PIA. 11:30 a.m.; Chicago Bar Assn., 321 S. Plymouth Court. Please note time change. Lunch is available for \$10.50 or bring your own. 1 LU/HSW
- 23 Portfolio Pass-Around.** Young Architects PIA. 6:00 p.m.; AIA Chicago.
- 24 William Morris: The Chicago Connection.** Lecture by Joan Hansen. 12:15 p.m.; Chicago Architecture Foundation, 224 S. Michigan Ave.
- Housing for the New Consumer.** Housing PIA and Planning and Urban Affairs PIA. 5:30 p.m.; OWP&P, 111 W. Washington St., #2100. 1.5 LU/HSW
- 31 The Farnsworth House.** Lecture by Susan Waggoner and Farnsworth House docents. 12:15 p.m.; Chicago Architecture Foundation, 224 S. Michigan Ave.
- ! When Worlds Collide: Unrealistic Demands, Realistic Advice.** June 12, 8:30 to 10:30 a.m.; Merchandise Mart Conference Center, 350 N. Orleans St., 2nd floor. Fee: \$50 for AIA members; \$80 for non-members. Participants do not need to register for NeoCon to attend. Reservations: 312/670-7770. 2 LU
- Two Seminars for Interns: Introduction to the IDP and Introduction to the ARE.** AIA Chicago's Young Architects PIA and AIA Illinois. June 13, 6:00 to 8:00 p.m.; Holiday Inn Chicago Mart Plaza, 350 N. Orleans St., 14th Floor. \$5 for AIA members; \$7 for non-members. RSVP on page 3. 1 LU

AIA Chicago



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