

CHICAGO ARCHITECT

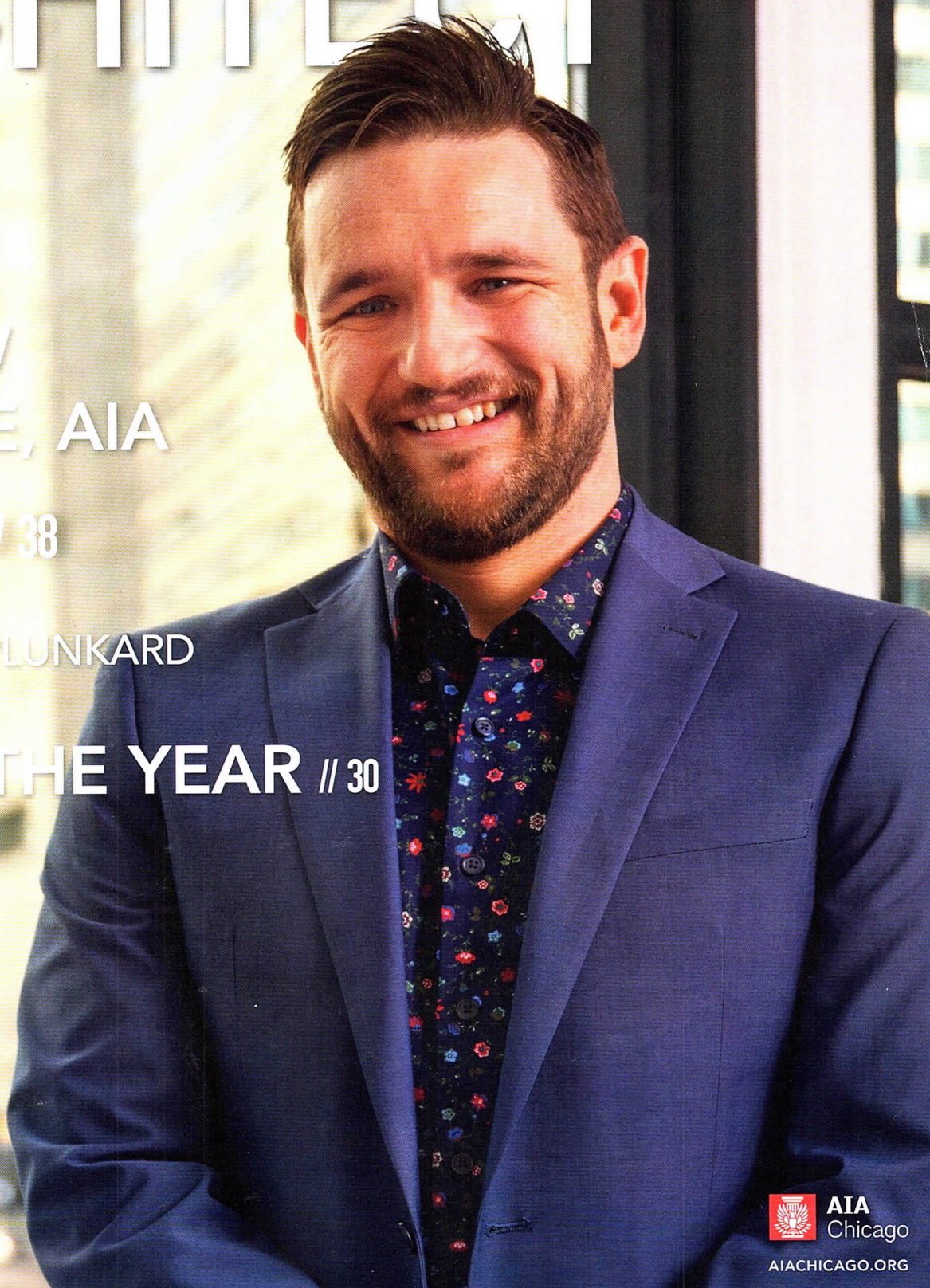
JANUARY // FEBRUARY // 2019

**MATTHEW
MCGRANE, AIA**

2018 DUBIN FAMILY
YOUNG ARCHITECT // 38
AWARD RECIPIENT

HARTSHORNE PLUNKARD
ARCHITECTURE

FIRM OF THE YEAR // 30





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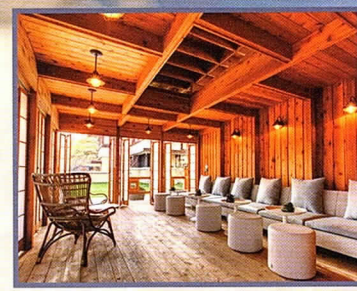
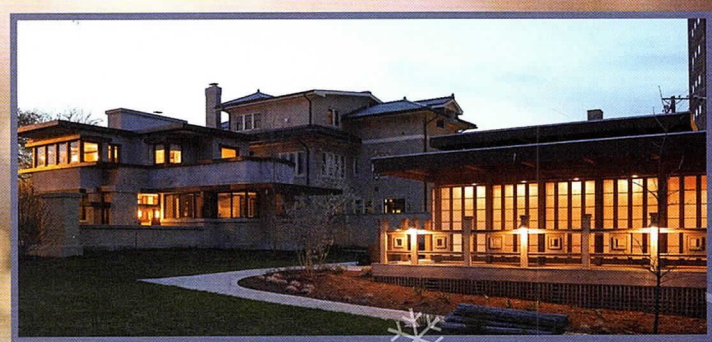
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WELCOME TO 2019!

I hope everyone had a fantastic holiday with family and friends, and a laptop that was never turned on. I can never turn it off completely ... but I do try.

I am honored and humbled by the opportunity to be president of the AIA Chicago Chapter for its 150th anniversary. 150 years — unbelievable! AIA Chicago was around before the Great Chicago Fire. This is an amazing achievement and testament to the long-lasting influence that Chicago Architects and the AIA have here and around the world.

2019 is a big year for us. We're an inspired group of Chicago designers, lucky to have the talent, enthusiasm and notable history moving our profession forward. But through AIA Chicago, we're excited to engage with our members and the public through events and programs — some new, some returning — and infuse new energy into 2019.

In the coming year, you'll hear more about the Disruptive Design competition, which seeks solutions to affordable housing. You'll also learn more about a new project in Chicago by Canopy Architecture and Design, which highlights how the firm has worked collaboratively with community, civic and governmental groups to create a new housing development composed of 100 percent affordable units. Both articles align with initiatives AIA Chicago will pursue in 2019 related to advocacy and AIA National's Blueprint for Better campaign, providing opportunities for architects to work closely with civic organizations and political entities to accomplish change.

In this issue you'll also learn about the AIA Chicago 2018 Firm of the Year, Hartshorne Plunkard Architecture. Their tireless work in historic preservation — and carrying the ideals of restoration into their new construction projects — has earned them significant notoriety in the design and development world. Their commitment to mentorship within their firm has allowed them to grow sustainably through the last 31 years, a remarkable accomplishment that was recognized at the Annual Meeting & Holiday Party in December. Everyone knows how hard it is to run a firm and maintain its success, and I would like to personally congratulate them again for their accomplishments.

Our chapter has accomplished so much, and there's a lot of history and success to be celebrated in the coming year, in addition to coming together to think big, plan and innovate for the future.

Stay tuned for our 150th anniversary year's events and details — it will be a year to remember.

Here's to 2019!

Regards,

Robert Forest, FAIA



Chicago Architect, the primary outreach tool of AIA Chicago, is published six times a year as an authoritative resource for architects, the larger design community and the public about architecture and related issues of interest to Chicago architects. The magazine communicates industry trends, the value of high-quality design and the role of AIA Chicago and its members in the world of architecture.

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-Scott Rappe, AIA, LEED AP, Principal, Kuklinski+Rappe Architects



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SAY 'YES' TO THE ACCESSORY
DWELLING UNIT

CREDIT: BRAD POGATZ PHOTOGRAPHY



IMAGE COURTESY OF CANOPY



CREDIT: JAMES BRODIE



ON THE COVER
Matthew McGrane
 2018 Dubin Family Young Architect of
 the Year
 Credit: Darris Lee Harris
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OUR PREVIOUS ISSUE
 is available to view digitally
 at www.aiachicago.org

IIT INNOVATION CENTER

JOHN RONAN, FAIA, TALKS ETFE SKIN AND SUSTAINABLE DESIGN

BY AJ LATRACE



CREDIT: STEVE HALL

When John Ronan Architects was tapped to design the new IIT Innovation Center at the Illinois Institute of Technology's Bronzeville campus, the Chicago-based firm was tasked with delivering a cutting-edge structure that both met the university's needs and spoke to IIT's storied tradition of forward-thinking planning and design. Wrapped in an ethylene-tetrafluoroethylene (ETFE) skin, the building's lightweight exterior looks strikingly contemporary, but the façade serves an important purpose.

A first for Chicago, the use of the material not only cuts down on construction costs, but it can be manipulated to help heat and cool the Innovation Center by controlling the amount of natural sunlight that enters the building. As for the city's extreme temperatures and weather patterns? According to John Ronan, FAIA, principal of John Ronan Architects, IIT professor and John and Jeanne Rowe Endowed Chair of IIT's College of Architecture, the Innovation Center's ETFE skin is as durable as a comparable glass curtain wall but represents just 1 percent of the weight.

"The façade is dynamic, which means it adjusts in real time to weather, climate and sunlight," Ronan said of the building's exterior. "There are four layers of foil, and between those are three air chambers. By taking air out of one chamber and moving it into another chamber, we can let in more or less solar energy."

Natural sunlight is not only a function of the structure's heating and cooling system, but

it's also an important element to the interior programming and experience. Being a multidisciplinary space, the building features two courtyard spaces, which Ronan said help foster interaction among students and faculty.

"We wanted to design a building that encouraged collaborative and creative encounters among people who

might not normally cross paths," Ronan said of the theme. "A lot of the buildings on the campus are very serious, stern, dramatic structures and I wanted this building to have a different character — to be more light, airy, fun, more welcoming and comfortable."

With the building situated among world-famous structures designed by noted modernist

and IIT campus master planner Mies van der Rohe, Ronan said that the opportunity to place his mark on the campus was both an "honor" and "a lot of pressure."

"We have to show respect to what Mies did but also look to the future and be critical," Ronan said of the task. "Since the building is about innovation, it has to be innovative and it has to speak to its own time and the future." CA



CREDIT: STEVE HALL



CREDIT: STEVE HALL

ARCHITECTS AT THE TABLE:

CROSS-AGENCY COLLABORATION CREATES A 100% AFFORDABLE HOUSING DEVELOPMENT

The complex and challenging process of creating affordable housing in Chicago is a highly involved endeavor that has resulted in ongoing conversations about various ways local and federal agencies, design professionals and developers can collaboratively solve challenges. There have been many ideas with few solutions, yet in Albany Park, one project is prevailing: Oso (meaning “bear” in Spanish), a new multifamily residential building with 48 affordable housing units, is making its mark. Designed by Logan Square-based Canopy Architecture + Design, Oso is doing more than creating affordable units — it’s demonstrating what can happen when neighborhood groups come together with architects and developers to build a more inclusive Chicago.

Led by Jaime Torres, AIA, Canopy is approaching its 10-year anniversary and in that time has narrowed its focus to what Torres calls “balanced development.”

“We’re building connectivity between the end user, climate-based design and community influence, building better legs for underserved neighborhoods and small-budget nonprofits,” he said.

Oso is a project that defines the firm’s strengths and agility. Torres was contacted by the North River Commission (NRC), asking for assistance in developing five contiguous Albany Park lots after they were passed up by

several for-profit developers. Evergreen Real Estate Development, a nonprofit developer, took on the site. Working closely with Alderman Carlos Rosa (35th Ward), Canopy and the NRC, the group proposed the fully affordable development to residents, being approved with unprecedented enthusiasm.

“It was a dream situation,” explained Torres. “The community engagement process involved meetings conducted by the NRC and Alderman Rosa, who was pivotal in pushing the idea of affordable housing. There was unanimous support for affordable housing, as well as smarter parking solutions.”

The project is currently under construction and will include the 48 units with 22 parking spots. Parking was a major design concern. “We wanted to create a building that’s in a scale that works in harmony with existing buildings, the river and Montrose,” said Torres. Federal subsidies provided zoning relief to greatly reduce parking requirements.

The building features precast concrete of varying textures. “We asked ourselves how to make the building feel gentle and soft; to create more texture, make it more human,” Torres said. Corrugated concrete textures, meant for touching, are used at the street-level, while decorative sunshades add pops of color. Outdoor spaces



IMAGE COURTESY OF CANOPY

MULTIPLE TEXTURES IN PRECAST CONCRETE AND YELLOW ACCENTING PRODUCE A DYNAMIC FAÇADE

will help blend the structure with the public: “We picked up the idea of outdoor spaces from the community meetings and are creating a true civic space ... we introduced an outdoor courtyard that integrates the building with the street,” Torres said. Other features include Juliet balconies composed of yellow patterned steel that will cast shadows both in and outside.

Oso represents more than a quality design that respects the existing neighborhood fabric — it demonstrates how architects can work simultaneously as designers and advocates. Canopy has spent the last 10 years using design to advocate for balanced development. It’s an inherently political issue, something that isn’t taught in architecture schools, according to Torres. “You have to put on

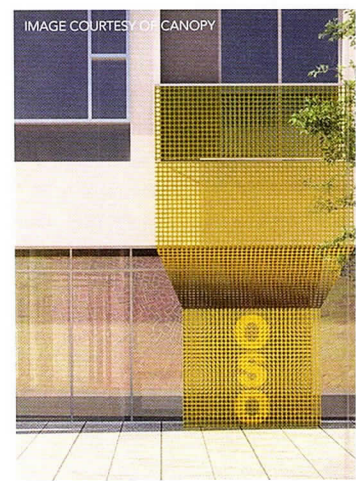


IMAGE COURTESY OF CANOPY

OSO APARTMENTS WILL FEATURE A PUBLIC SPACE CUT BUILDING’S CORNER FAÇADE.

that developer hat, in a way, to ask what the biggest need is, and what the biggest opportunity is,” he said. “Canopy, 10 years ago, would have said ‘architects are not politicians.’ But now we have to be at the table. Architects have to be a voice in creating healthy development.” CA

DISRUPTIVE DESIGN

A NEW ARCHITECTURE COMPETITION ASKS ARCHITECTS TO DISRUPT CONVENTIONAL HOUSING DESIGN, CREATING NEXT-GENERATION STARTER HOMES

Where have all the starter homes gone? Rising costs associated with building new homes for Chicagoans — from skyrocketing land values to unpredictable construction costs — have led to fewer starter homes on the market and a sense that new homes are only available to those with considerable financial means.

To help rebuild this vital housing stock, a committee of allied organizations has launched Disruptive Design, a design competition that challenges architects to envision forward-thinking, viable solutions of building affordable housing.

Disruptive Design is a three-part competition that was organized by the Chicago Housing Policy Task Force — a group of organizations invested in creating affordable housing in Chicago — including Neighborhood Housing Services (NHS), LISC Chicago, AIA Chicago, Northern Trust and CNI Group.

The competition invites architects from anywhere in the world to submit ideas and designs for building affordable starter homes at a low price — under \$150 per square foot. The total sales price for each home, in this case, would not exceed \$250,000. The task force is working alongside Chicago Alderman Walter Burnett (27th Ward) and Alderman Pat Dowell (Third Ward) to produce affordable, replicable and dynamic housing prototypes on city-owned vacant lots in their wards.

Disruptive Design requires submissions to meet rigorous accessibility, environmental sustainability and social sustainability goals. Entrants are asked to incorporate a flexible space that would



accommodate a wealth-building component for the owner and their community — a live/work space or rentable unit.

"The rising cost of construction has made it difficult to create new infill housing that is affordable to working families," Kristin Faust, president of NHS, said. "We are challenging architects to submit innovative designs that meet this need and provide opportunities for families to build wealth through homeownership, rental income, or flexible live-work space."

"Architects understand the challenges with new construction," Zurich Esposito, Hon. AIA, executive vice president of AIA Chicago, said. "But they also possess a deep under-

standing of design and innovative materials. We're engaging architects to use their tools, knowledge, and resources to push forward new ways to building affordable housing."

The problem of affordable housing is not unknown to both gentrifying and developing communities. In gentrifying areas, land values rise with desirability; in underserved areas, depreciated property and land values produce an appraisal gap that prohibits new development. Those factors, coupled with high construction costs and labor shortages, make new, affordable home construction difficult, requiring unsustainable subsidies.

Alderman Burnett called the competition a "great idea," noting that architects must be challenged to create "not only the best-looking, but most affordable" proposal possible for working families. "These designs will fill an important gap in the market in my ward," he explained.

The competition officially opened November 15 for a general questions period. Phase 1, a written phase, is from December 1-January 31, 2019. Five winners selected by an elite jury will move on to the design phase; each of the five will receive a competitive cash prize to complete drawings. The winning selection will be announced in mid-2019 and will receive a cash prize. **CA**

PAST THE POOL, NEXT TO THE DRY CLEANERS

TWO ARCHITECTS OPEN A NEW GALLERY SPACE IN CHICAGO'S PEDWAY SYSTEM



CREDIT: FUTURE FIRM

“The city’s basement” is one way many Chicagoans refer to the Pedway. A network of pedestrian tunnels and bridges, commercial spaces, government facilities, transit stations, and other infrastructure threaded throughout the Loop, the Pedway is both highly utilized while also in decay; a refuge but also, at times, an irritant to users.

Space p11, a new gallery founded and directed by David L. Hays (associate professor of Landscape Architecture, University of Illinois-Chicago) and Jonathan Solomon, AIA, (Director of the Department of Architecture, Interior Architecture, and Designed Objects at the School of the Art Institute of Chicago), takes advantage of these complexities. Located within the Pedway at Randolph Street and Wabash (roughly), the new gallery will explore divergent futures and evolving alternatives to modern progress, bringing people and ideas together through exhibitions, performances, talks, and reading groups that foreground outside research and distributed expertise.

Designed by Chicago-based architecture and design studio Future Firm, the gallery appropriates methods of retail display — from picture windows to neon signage — to reach an audience of

“TO THOSE IN THE KNOW, AN ABILITY TO NAVIGATE THE PEDWAY DENOTES SPECIAL UNDERSTANDING OF CHICAGO AND A PROOF OF BELONGING. BUT ITS SPATIAL COMPLEXITY AND ECLECTIC RICHNESS ALSO MAKE IT A FASCINATING SITE FOR EXPLORATION AND DISCOVERY, MAKING IT A PERFECT PLACE TO OPEN AN EXHIBITION SPACE DEDICATED TO SHARED AGENCY.”

— JONATHAN SOLOMON, AIA

commuters, residents, students and explorers.

“The Pedway is a composite system, at once peripheral and central, and its component spaces vary widely in character,” stated Solomon. “To those in the know, an ability to navigate the Pedway denotes special understanding of Chicago and a proof of belonging, but its spatial complexity and eclectic richness also make it a fascinating site for exploration and discovery, making it a perfect

place to open an exhibition space dedicated to shared agency.”

Solomon has researched and spoken extensively on this shared agency in infrastructure, presenting his ideas recently as a MAS Context event at the Chicago Architecture Center. Connecting the experiences of Hong Kong’s Central Elevated Walkway and Chicago’s Pedway, his talk demonstrated the challenge of visualizing the intimate and

extraordinary collisions of navigating shared agency. During the Q&A period, one audience member asked, “How can the city improve the Chicago Pedway?” Pausing for a moment, Solomon responded with a provocation: Perhaps by addressing the Pedway as it is now — in all its weird smells and confusing geography — and its current state of disrepair, we can inspire more meaningful conversations about civic ownership.

Space p11 will host a series of events through April 2019. The first exhibition, “Phytovision: An Exhibition of work by Lindsay French,” closed January 10, but other related projects including sound installations and wall drawings are still active. Visitors may view exhibitions during scheduled openings and by appointment, or from the Pedway during its regular hours (Monday-Friday, 4 a.m.-7 p.m.; Saturday 8 a.m.-7:30 p.m.; closed Sunday). Other events — including performances, talks and reading groups — will take place throughout.



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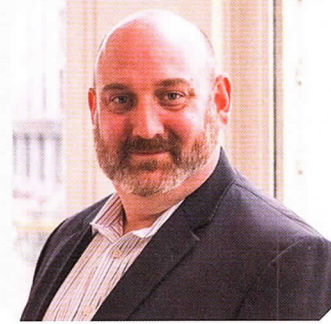
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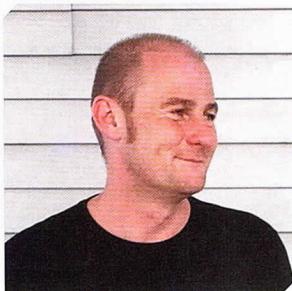
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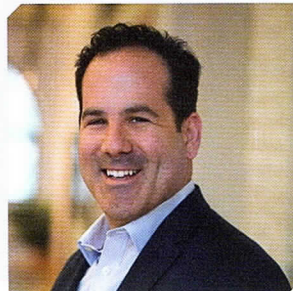
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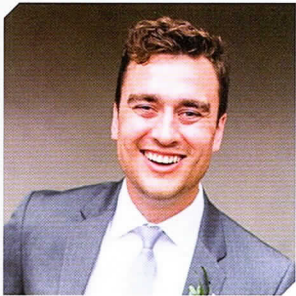
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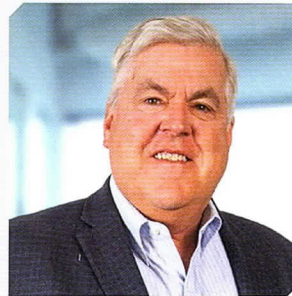
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SMALL PROJECT AWARDS

Get your small projects ready! The 2019 AIA Chicago Small Project Awards are approaching. Submissions open February 1 and close February 28. For more information and to begin your submission, visit aiachicago.org.

DESIGNERS AND ARCHITECTS TALK: A SERIES ABOUT DESIGN AND ITS IMPACT ON CLIENT SUCCESS, WITH IIDA AND AIA CHICAGO

Presented by IIDA and AIA Chicago in a first-ever collaboration, a series of three panel discussions at IIDA headquarters in spring 2019 will address commercial interior architecture and design. Both architects and commercial interior designers will learn from the provocative discussions about projects, firm leadership and design strategy.

March 20

McDonald's Headquarters: Impact on a Company, a City, and a Neighborhood
Moderated by John Czarnecki, Hon. IIDA, Assoc. AIA

April 17

New, Bold, and Entrepreneurial: Design Firms Changing the Face of Chicago
Moderated by Peter Exley, FAIA

May 22

Women Leading Hospitality Design in Chicago
Moderated by Cheryl Durst, Hon. FIIDA

ANNUAL MEETING & HOLIDAY PARTY

The 2018 Annual Meeting & Holiday Party took place in December in the Cultural Center's historic Preston Bradley Hall. This year, AIA Chicago honored Matthew McGrane, AIA, with the 2018 Dubin Family Young Architect Award. Distinguished Service Awards went to the Department of Buildings and the Department of Buildings Working Group for their efforts in modernizing Chicago's building code.

For their work representing the United States and Chicago, the Curatorial Team of the 2018 U.S. Pavilion at the Venice Biennale received a President's Citation, as did Heidi Lightner, AIA, and Carol Sergio, AIA, for their service co-chairing the Bridge Mentorship Program.

The event also recognized the 200 newly licensed AIA members in Illinois, as well as the winners of the Chicago Awards in Architecture (student prizes). To learn more about the student winners, visit aiachicago.org.



PHOTOS: STEPHANIE JENSEN PHOTOGRAPHY



MATTHEW MCGRANE, AIA, RECEIVED THE DUBIN FAMILY YOUNG ARCHITECT AWARD FROM CATHERINE BAKER, AIA (RIGHT).



OVER 400 MEMBERS OF THE AEC COMMUNITY ATTENDED THE 2018 ANNUAL MEETING & HOLIDAY PARTY.

CHAPTER REPORTS



PHOTOS: STEPHANIE JENSEN PHOTOGRAPHY

2018 FIRM OF THE YEAR, HARTSHORNE PLUNKARD ARCHITECTURE, INVITED THEIR ENTIRE STAFF ON STAGE TO RECEIVE THEIR AWARD.

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PETER SCHLOSSMAN, AIA, (LEFT) AND LAURA FISHER, FAIA (RIGHT) RECEIVED A PRESIDENT'S CITATION FOR THEIR YEARS OF SERVICE

CATHERINE BAKER, AIA, 2018 BOARD PRESIDENT



DESIGNIGHT 2018

Chicago's AEC community packed the Aon Grand Ballroom at Navy Pier on October 26, 2018. Celebrating the 40 recipients of the 2018 Design Excellence Awards, the evening started out with the largest AEC industry cocktail party, sponsored by Pella Crafted Luxury.

Peter Landon, FAIA, received the Lifetime Achievement Award to a standing ovation. He called for greater dedication to making neighborhoods more equitable and beautiful places to live.

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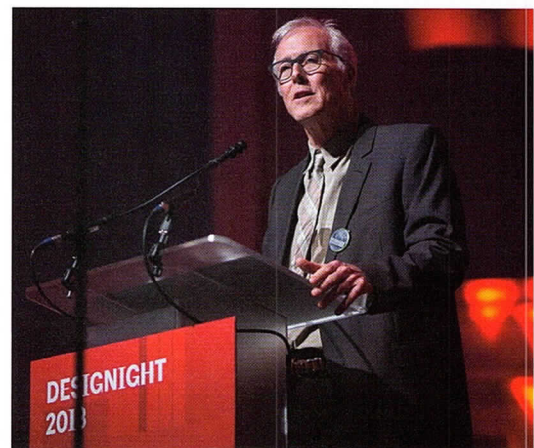
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The new Grand Hyatt Bogotá hotel designed by **Goettsch Partners** opened in November 2018.



GREC Architects has promoted five employees into the new principal role: **Dennis DeCapri, AIA, Elizabeth Fragoso, Janet Olson, AIA, Michael Berger** and **Ryan von Drehle.**



RATIO's Director of Urban Planning **Lesley Roth, AIA, AICP**, was recently named a 2018 Walker's Legacy Power 15 Award Chicago honoree, joining 150 leading businesswomen from across the nation.



Jo Palma, AIA, NCARB, MRAIC, OAA, has established **PALMA studio** in Chicago with **Iana Kolev, AIA, NCARB, LEED, AP**, as managing director and **Manuel Marti, AIA, LEED, AP**, as studio head.



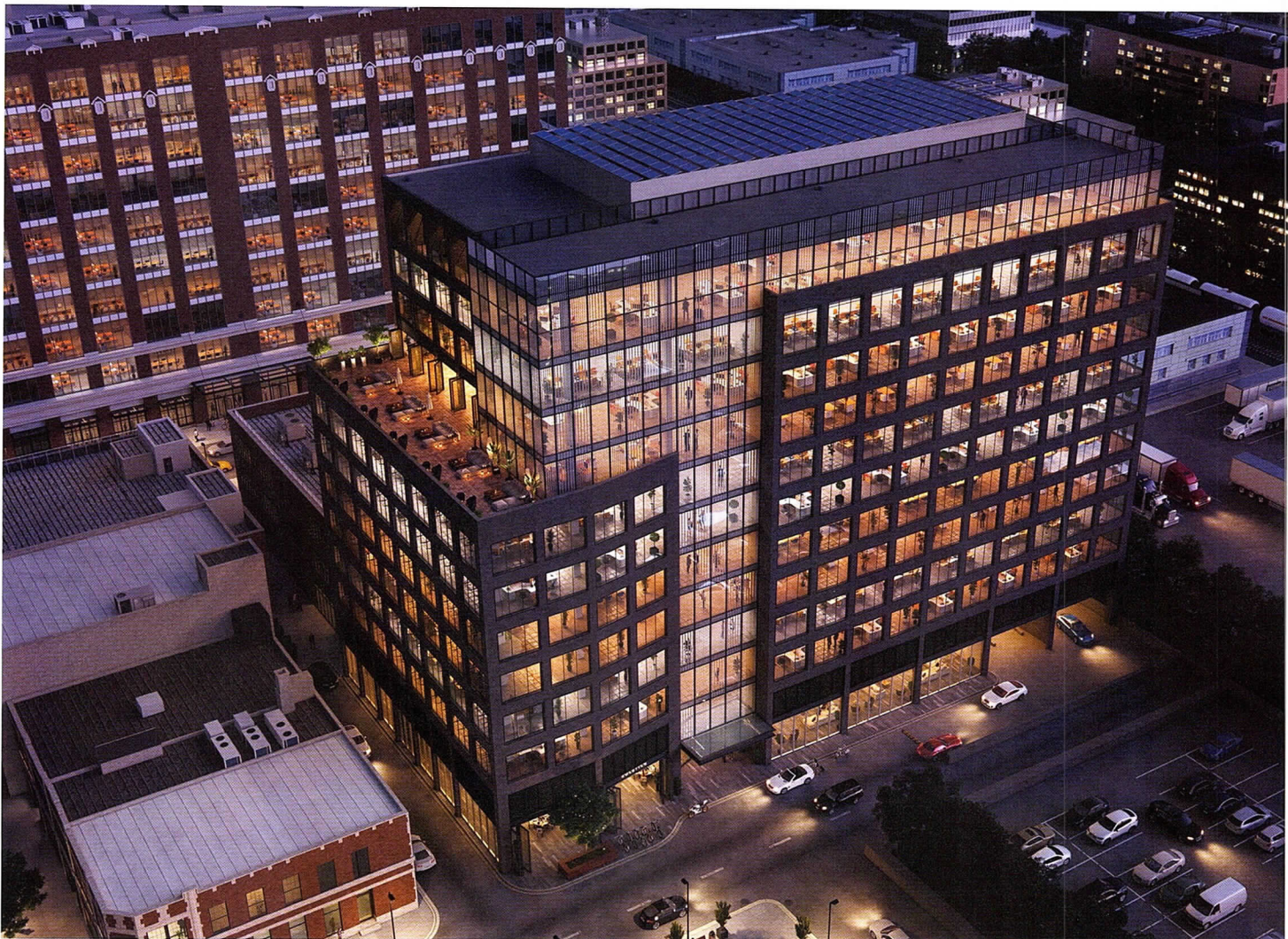
Asian Human Services Passages Charter School is an early childhood education center completed by **Atul Karkhanis Architects, Ltd.** The project was a renovation of an existing school from the 1950s.



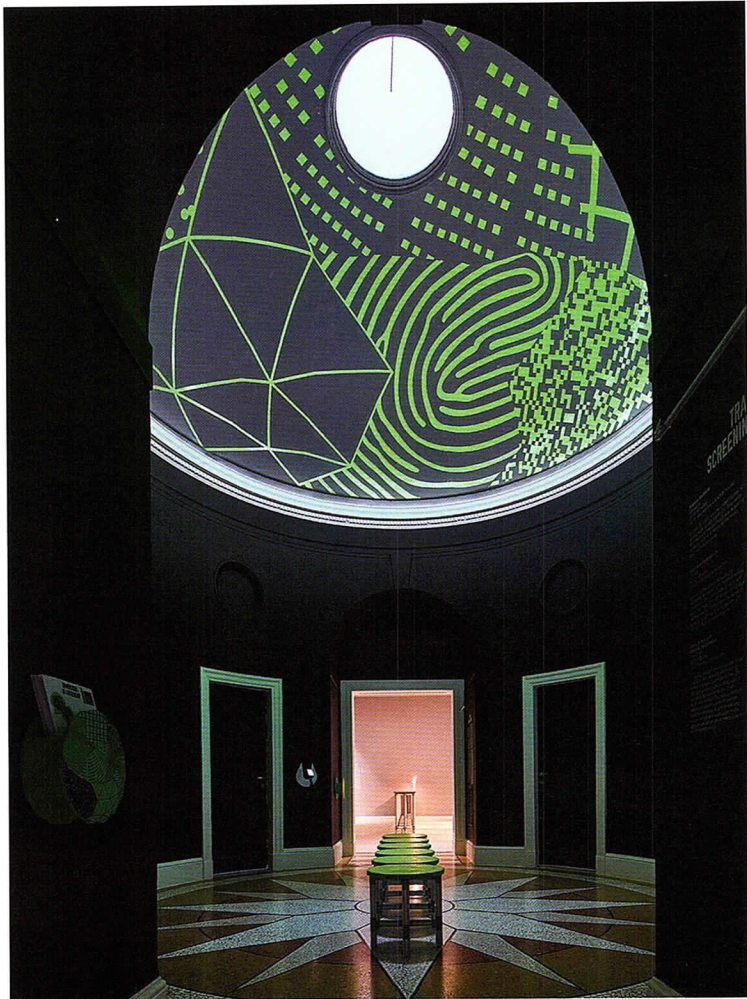
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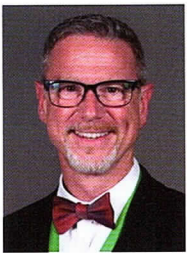
Griskelis Young Harrell has promoted **Michael Taylor, AIA**, and **Dana Gilberti**, to associate.



Solomon Cordwell Buenz (SCB) is designing 310 N. Sangamon, a new office building in the West Loop. At 12 stories and 268,000 square feet, 310 N. Sangamon is the largest Passive House office project in the U.S.



Dimensions of Citizenship: Architecture and Belonging from the Body to the Cosmos, the official U.S. entry at the recently concluded 16th International Architecture Exhibition of the Venice Biennale, will be on view for the first time in the United States at Wrightwood 659 from February 15 through April 27, 2019.



Scott Conwell, FAIA, was elevated to fellow of the Construction Specifications Institute (CSI).



Marcin Szefer, Assoc. AIA, has been promoted to associate principal at **John Ronan Architects**.



Fred Schmidt, FIIDA, managing principal and interior design leader at **Perkins+Will**, was honored with the International Interior Design Association (IIDA) Leadership Award of Excellence in fall 2018.



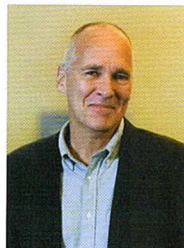
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The Walter Athletics Center and Ryan Fieldhouse, designed by Perkins+Will, has opened on Northwestern University's Evanston campus.



Bradley Fritz, AIA, LEED, AP, is now a theater consultant at **Schuler Shook's** Chicago office.



Bryan Irwin, AIA, LEED, AP, has joined **Solomon Cordwell Buenz** (SCB) as a principal.

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Founding Principal **Steve Saunders, AIA**, is retiring from **Eckenhoff Saunders**, the firm he co-founded in 1983. Saunders is responsible for many award-winning buildings throughout Chicago and the surrounding area. His work includes the Allerton Hotel renovation, the Museum of Broadcast Communications, the Chicago Automobile Trade Association Headquarters, Westell's Corporate Headquarters, multiple medical buildings for DuPage Medical Group and more than 50 industrial buildings.

Craig M Smith, AIA, has joined **Eckenhoff Saunders Architects** as a principal.

Nate Welsh, CPSM, has joined **Eckenhoff Saunders Architects** as the marketing manager.

Erin Lavin Cabonargi, Assoc. AIA, launched Hibernian Advisors and Hibernian Real Estate Development — development and consulting firms at the crossroads of private investment and public policy.

River Point, a 52-story corporate office tower and 1.5-acre park designed by **Pickard Chilton** has received the Out-of-State Award of Merit from the Connecticut Green Building Council (CTGBC).

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HARTSHORNE PLUNKARD ARCHITECTURE

CREDIT: LAUREN MITCHELL



FROM LEFT TO RIGHT: PARTNERS RAY HARTSHORNE, TOM POPE, SOPHIE BIDEK, ARACELY NEVAREZ AND JIM PLUNKARD.

2018 Firm of the Year

Located off Lake Street among Fulton Market's booming real estate corridor sits an unassuming red brick building. While the front door is easy to miss from the exterior, the interior reveals the bustling, thriving architecture office of Hartshorne Plunkard Architecture — the 2018 AIA Chicago Firm of the Year. Rarely do a firm's identity and ethos tie so closely with the building in which they work, but for Hartshorne Plunkard Architecture (HPA), their unassuming West Loop office is as much a part of their history and identity as the founders themselves. Like their own building, the firm's ethos and practice are humble yet thriving, rooted in place and history.

Ray Hartshorne, AIA, and Jim Plunkard, AIA, founded their firm in 1987 in the basement of the Blue Point Oyster Bar on Wells Street. The two had met at the University of Illinois at Chicago and had been working in legacy institutions — Hartshorne at SOM and Plunkard at Tigerman & Associates — before they decided it was time to build something of their own.

“We couldn’t find a firm that had a path for us,” Plunkard said. “Back then, there weren’t as many options. You either worked for a big firm or a big personality, and you got channeled into something specific.”

Rather, the two were inspired by the Chicago Seven (architects) and the ability to move fluidly through independent practice. HPA (then H&P) sought that same freedom to work more collaboratively across diverse project scopes. They got their earliest start with single-family homes, note the partners, but their first major success came from a single-family home at 900 North Michigan Avenue, also known as the Rocketship Residence, which received a Design Excellence Award from AIA Chicago.

After several years of single-family residential, developers began approaching the firm with multifamily

HPA WAS ALSO RESPONSIBLE FOR RESTORING THE CHICAGO ATHLETIC ASSOCIATION'S VENETIAN GOTHIC FAÇADE.



CREDIT: BRAD POGATETZ PHOTOGRAPHY

CREDIT: NICHOLAS JAMES PHOTO



1K FULTON, ALSO KNOWN AS “THE GOOGLE BUILDING,” IS AN ADAPTIVE REUSE AND NEW CONSTRUCTION PROJECT. ELEMENTS OF A FORMER COLD STORAGE FACILITY WERE REPURPOSED IN THE NEW PORTION’S EXTERIOR, PROVIDING TASTEFUL CONTEXT.

“FOR NEW BUILDINGS, WE HAVE OFTEN RELIED ON INNOVATION, RATHER THAN INVENTION ALONE. MERGING OUR OWN IDEAS WITH THOSE INSPIRED BY THE SITE, THE HISTORY AND THE SURROUNDING CONTEXT HAS BEEN A GREAT APPROACH FOR US.”

— RAY HARTSHORNE

developments and, after not too long, “we became known as the ‘loft guys,’” joked Hartshorne. In 1999 the firm purchased their current office space in Fulton Market, renovating a vintage bow-truss garage and creating a studio in which their firm could easily grow. That renovation project seemed to solidify their presence as a firm dedicated to transforming historic spaces into thriving neighborhood assets. Today, they’re responsible for many adaptive reuse and new construction projects in the area, including 1K Fulton, Soho House Chicago and WeWork Fulton Market, among others.

Perhaps their most publicly renowned preservation project, outside of Fulton Market, was transforming the Chicago Athletic Association building, designed by Henry Ives Cobb in 1893, into the new Chicago Athletic Association Hotel. What was once a private club left to decay became a hotel with more than 200 rooms, multiple restaurants and banquet halls. It required a total overhaul of the building’s systems — a feat of technical engineering — as well as careful attention to details. The stalactite ceiling located in the White City Ballroom was one of those unbelievable details. Hundreds of white stalactites that dropped from the ceiling were sheared off after years of bad renovations, and HPA was able to recreate those using historic photos.

Their solution was lightweight, cost-effective and elegant.

“In order to do successful adaptive reuse projects,” notes Hartshorne, “you have to put your ego aside. You have to walk into that building with a case of amnesia — forget what you think you know about that place — and spend time understanding the building’s history, what went into it, how it was put together. And after you assemble that information, only then you can bring your creativity to that project.”

The firm’s principals emphasize that the egoless endeavors move past adaptive reuse and into their contemporary or mixed-new, construction-adaptive reuse work.

“Our process in creating a successful adaptive reuse project informs much of the work we do in new construction,” explained Plunkard. “If you look at our new construction projects, they’re all different because of the way they hit the ground, embrace the neighborhood or rise above the street. We come to each project with the same sort of fundamental desire to understand what pre-existed. Even if it’s a vacant piece of land, what came before it?”

“It’s about embracing original details,” added principal Aracely Nevarez, AIA. “Creating spaces that celebrate historic contexts requires seeing the details as opportunities instead of as challenges.”

Hartshorne believes that this

treatment of place is vastly different from many other firms, that, when designing a new building, look toward the newness for inspiration. “For new buildings, we have often relied on innovation, rather than invention alone. Merging our own ideas with those inspired by the site, the history and the surrounding context has been a great approach for us,” he said. It is evident in spaces like 1K Fulton’s new structure: connected to the historic cold storage building, borrowing artifacts from the cold storage interior and bringing them outdoors.

The Firm of the Year jury was particularly taken by the quality of HPA’s historic preservation work, noting that even their oldest rehab projects are “current and relevant — building new spaces and keeping legacy spaces alive.”

The firm continues to set its ego aside when it comes to cultivating a supportive and collaborative workplace environment. Though Hartshorne and Plunkard founded their firm, they have grown to an additional three partners and four principals. Partners Aracely Nevarez, Sophie Bidek, AIA, and Tom Pope, AIA, have all worked for HPA between 15 and 20 years. They all started early in their careers and continued to gain access to new skills and project types throughout their tenure.

“Our success has been a function of hiring thoughtful and curious people, and we invest as much

time as possible into training and mentoring,” said Plunkard. “We aren’t afraid to throw the young employees into the fire and ask them to learn all they can,” added Pope. “We allow our staff to be exposed to a wide range of experiences. With our mentorship and training structure, after two years we end up with architects that are ready to manage projects.”

THE CHICAGO ATHLETIC ASSOCIATION'S PUBLIC SPACES ARE SOME OF THE MOST STUNNING IN THE CITY.





CREDIT: BRAD POGATETZ PHOTOGRAPHY

Bidek states that taking the big leap into management isn't as much a toss into the fire as it is a structured mentorship. "We pair our younger employees with a mentor. We ask them to shadow their mentor, to learn how they do their jobs. We try to create an atmosphere in which our staff is continually learning and growing; a constant pulling up of our staff," said Bidek. Nevarez

added, "if staff wants the opportunity, we give them the responsibility needed to succeed."

The result of this approach is a truly collaborative, curious, communicative and empathetic environment, in which early career architects are able to have a range of experiences. "With the mentorship structure," added Pope, "you end up with young project managers who

can run a project in two years." It has allowed the firm to regulate its own growth and remain agile, operating projects with a managing team of two to five people.

At the end of the day, architects at HPA are dedicated to creating harmonious environments, both inside and outside of the office. From the very founding of the firm, their commitment to place-

based design and fostering the longevity of historic buildings and their staff's careers goes unmatched. On the outside, it is a mid-sized firm doing plentiful, diverse, mixed-use projects. On the inside, it is a place to collaborate, grow and flourish as designers and leaders who are committed to building on the legacies of places and their mentors. **CA**

SAY 'YES' TO THE ACCESSORY DWELLING UNIT

BY STEVEN VANCE, AFFILIATE AIA CHICAGO

THIS ARTICLE ORIGINALLY APPEARED ON CHICAGO CITYSCAPE, A BLOG AND COMPREHENSIVE DATABASE OF PROJECTS — INCLUDING PERMITTING INFORMATION AND NEW DEVELOPMENT DATA — FOUNDED AND MAINTAINED BY STEVEN VANCE, DIRECTOR OF URBAN PLANNING AND STRATEGY AT MAP STRATEGIES.



CREDIT: GABRIEL X. MICHAEL

DILAPIDATED OR ABANDONED COACH HOUSES LIKE THAT ABOVE CAN BE SEEN THROUGHOUT CHICAGO'S WEST SIDE. IF THEY ALREADY EXIST, WHY CAN'T THEY BE RESTORED?

Coach houses, of which there are 1,000-2,000 in Chicago (based on our shaky counting method), are a type of natural affordable housing and a hidden density in many of our inner neighborhoods. They're cheaper to rent because they're older and smaller than flats, and they don't affect the visual character of a block.

They're also illegal to build in Chicago. Current ones can remain, but the city's zoning code "errs" on the side of not preserving them. (Don't rent a coach house you own out for a year, and code says you can't rent it out again.)

In the next five-year housing plan, Mayor Rahm Emanuel has proposed permitting coach houses and other Accessory Dwelling Units (ADU).

That should be big news to homeowners, renters, architects and contractors.

Why should City electeds re-allow coach houses and ADUs?

Accessory dwelling units have a quintuple bottom line:

- Increase the supply of affordable housing, and can act as a stepping stone for new residents before they move to a larger apartment or buy a property of their own
- Generate income for homeowners (this could also happen now with minor adjustments to the zoning map so people can build out basement units)
- Support aging in place — ADUs and Junior ADUs give families flexibility to share property and living spaces with extended family members
- Create new work for small and local

architects and contractors

- Boost local business support by restoring a neighborhood's historical density

Once City Council adopts the next five-year housing plan (which could happen this month or next), the new Chicago Department of Housing or an alder or two will have to introduce legislation that legalizes and regulates ADUs.

Why should the public support ADUs?

Some people already do! Over the last several months Chicago Cityscape has been collecting responses from people to understand why coach houses are integral to supporting diversity in housing stock and housing prices in Chicago's neighborhoods.

People wrote to us about their personal coach house living experience:

- "When I moved back to Chicago after spending a year in another city, I rented a small room in a rear coach house in Bucktown for \$300 per month. As an unemployed person seeking work, this was the most ideal arrangement I could be in while reentering the workforce and readjusting to life in Chicago."
- "My wife and I are Chicago property owners since 2004. We have four

"WE OWN A TWO-FLAT IN LOGAN SQUARE WITH A CONCRETE PAD IN THE BACK. WE ARE HOLDING OFF ON BUILDING A GARAGE BECAUSE WE'D REALLY LIKE TO PUT A COACH HOUSE ABOVE THE GARAGE."

kids. I am a real estate broker and my wife is a hospital nursing director. We lived in a coach house unit in 2003 while saving for a condo. We paid \$825.00 in rent. There was a two-flat in front and the coach house was two units."

- "We own a two-flat in Logan Square with a concrete pad in the back. We are holding off on building a garage because we'd really like to put a coach house above the garage."

And they wrote us about why they would like to build an ADU:

- "To provide more low-density housing in my neighborhood while also having the potential to improve my property and make additional income."
- "We would love to build a coach house unit on our single family house property in Lincoln Square. With a large family it would allow us extra income, guest quarters, or a separate space for a nanny. We have

a 30'x150' lot [44 percent larger than a standard city lot] with lots of space for an extra residential unit. Downzoning and two and three-flat deconversions have hurt the socioeconomic diversity of Lincoln Square. Coach houses would allow larger families use of the main house and affordable rentals in the coach house on a single city lot. I think it's ridiculous to legally build a double-lot single-family house that three or four people barely live in but not possible to build a studio apartment over my garage."

- "Extra income and increasing housing options in the neighborhood. We may use it if our parents move in when they get older."

Tell your alder you support restoring gentle density in your neighborhood by allowing homeowners to build income-generating affordable housing on their properties. **CA**

INTRODUCING ROBIN RIECK, AFFILIATE AIA CHICAGO

PROJECT EXECUTIVE, NORCON, INC.

Affiliate members are invaluable to the architecture community. Contractors, insurance agents, product representatives, manufacturers, real estate professionals and more make up this group of individuals and firms that support AIA Chicago's tours, programs and parties.



ROBIN RIECK, PROJECT EXECUTIVE, NORCON, INC.

Tell us about what you do at Norcon. How did you find yourself in this profession?

I studied civil engineering at Villanova University, which led to an internship one summer in construction management for a property manager. I have been hooked ever since! I started as a project manager with Norcon in 2001 when the company had been in business for about 1½ years. I've managed construction projects in most sectors — commercial, education, hospitality, retail, health care and high-end

residential. Now, as a project executive, while still involved in project management, I also manage our business development, our staff training program, our recruiting efforts, and I oversee our marketing.

How did you hear about Affiliate membership? What types of benefits have you seen from being an AIA Chicago member?

The majority of our work is based on the relationships we've built in the architecture community, so Norcon has been a long time

supporter of AIA Chicago. We joined as a company affiliate, which includes membership for three of us. Joining AIA Chicago has helped all of us get to know and support the architecture community better. Personally, it has kept me incredibly informed about architecture around the city. The opportunity to attend events, often led by some of the most talented architects in the world, is something we are fortunate to have in Chicago. But, even from my office, I can learn something new just by reading newsletters, emails or the website.

What are some of your favorite AIA events?

I think I've only missed one AIA Designight in 17 years — to be my cousin's confirmation sponsor, which was held on the same night. It is my favorite event of the year — a chance to see many of the people I've worked with over the years and to celebrate their work. I also really enjoy the holiday party in December as another opportunity to connect with old friends.

Where in this city do you feel most like a Chicagoan?

I've trained for 10 half marathons along the lakefront and have many favorite spots between Oak Street Beach and Fullerton to stretch my legs or rest in front of the city skyline. That is my favorite part of Chicago.

What are some of your favorite projects you've worked on?

I've worked on some incredible projects around Chicago, but the schools have been the most rewarding for me. I was the project manager on Christ the King College Jesuit Prep School on the west side and Gary Comer College Prep on the south side. It always means a lot to see the end user use their new space for the first time, but watching kids on the first day at a new or renovated school is extra exciting for me. I don't think there are many professions out there that have such tangible job satisfaction as architects and construction managers. We start with something old — or maybe just an empty lot and we create a structure or a space that has purpose.

In your opinion, why should individuals join AIA Chicago?

Anyone who is interested in Chicago architecture will benefit from joining AIA Chicago. It is a wonderful community, an incredible resource of information and learning opportunities and a great way to support the future of our city.

If you had any other career, what would it be and why?

I'm a little hesitant to say travel agent because travel and people can be so unpredictable, but I'd love to continue traveling the world and help other people experience new cultures and find adventure! CA

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MATTHEW MCGRANE, AIA

AIA Chicago's 2018 Dubin Family Young Architect Award winner, Matthew McGrane, AIA, chats with Zurich Esposito about a career in socially responsible design. McGrane is a studio director at Farr Associates in Chicago.

Zurich Esposito: Who or what inspired your interest in socially responsible design, and how do you sustain your passion?

Matt McGrane: Peers and leaders early in my career influenced and inspired me. I was lucky to find a small group of like-minded, energetic troublemakers when I worked at CannonDesign, who were willing to ask some of the tough questions about why our office, at the time, was not more involved in our community. With the creation of Cannon's Open Hand Studio, we were basically flying by the seat of our pants, but we also found something that was bigger than any of our individual projects or responsibilities. That initiative was nurtured by the leadership of John Syvertsen, who not only humored us, but was our vocal champion. The city, itself, influences me, too. It's hard to live in Chicago and not understand the impact of inequity. I live in Lawndale; have worked in neighborhoods like Englewood, Pullman and Uptown; and my children play Little League in Humboldt Park. Seeing how design has the capacity to impact these communities in a tangible way keeps me engaged and invested in these outcomes.

ZE: Which recent or ongoing project is inspiring you to press the boundaries of sustainable, equitable architectural practice and improve lives?

MM: The Lawson House YMCA project is at the heart of what I want

to accomplish as an architect. The project will create 400 affordable micro-unit apartments in the historic art deco building at Chicago and Dearborn. There is a severe shortage of affordable housing in this area of the city, making the renovation of Lawson House so critical. I am the project manager and lead designer on this project, but I feel like my most important role has been as liaison for existing residents. Early on, we did "Day in the Life" exercises with residents where they could show us their daily routines and what did or did not work about the existing building. This was revelatory, bringing unanticipated but important things to light, including apprehension about food access, thermal and acoustic comfort issues and obstacles to accessibility. One gentleman told us about how he had to take the wheels off of his wheelchair in order to access certain parts of the building. These became design problems that we are anxious to solve.

ZE: You're credited with leading Farr Associates' Just label certification. What is a Just firm or organization?

MM: Just [The Social Justice Label] is essentially a nutrition label for your business. The Just certification system provides a rubric for evaluating critical business practices like pay equity, gender and ethnic diversity, worker benefits and stewardship, to name a few. Being a Just organization means that we commit to having our performance



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and policies made public, which is scary, but also a way to show that we are accountable. One of the things that came out of Farr's decision to pursue Just was the realization that we needed to do better in terms of ethnic diversity in our office. To be proactive, I became involved in AIA Chicago's Architects in Schools Program, which puts architects into schools and neighborhoods around the city to show that architecture is an attainable profession for women and people of color, even if they have never been exposed to it before.

ZE: What changes in the profession would you most like to see realized during your career as an architect?

MM: Full transparency. I'm the co-facilitator of Chicago's Living Building Collaborative and the LBC is pushing the industry toward

materials transparency with their Red List and Living Product certifications and organizational transparency through the Just label. My firm and I are also super passionate about the AIA 2030 commitment, basically putting our money where our mouth is in terms of energy performance. Full transparency is risky because you might have to disclose things that may be unflattering, but it also creates accountability to do better. Without that accountability, there is less incentive to make positive change. It's well worth the risk. **CA**

Matthew McGrane will share information about the Just Organization certification program and describe his experience obtaining the certification for Farr Associates at AIA Chicago on February 21 at 5:30 p.m. Visit AIA Chicago's calendar of events at www.aiachicago.org for details.

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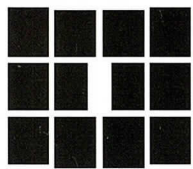
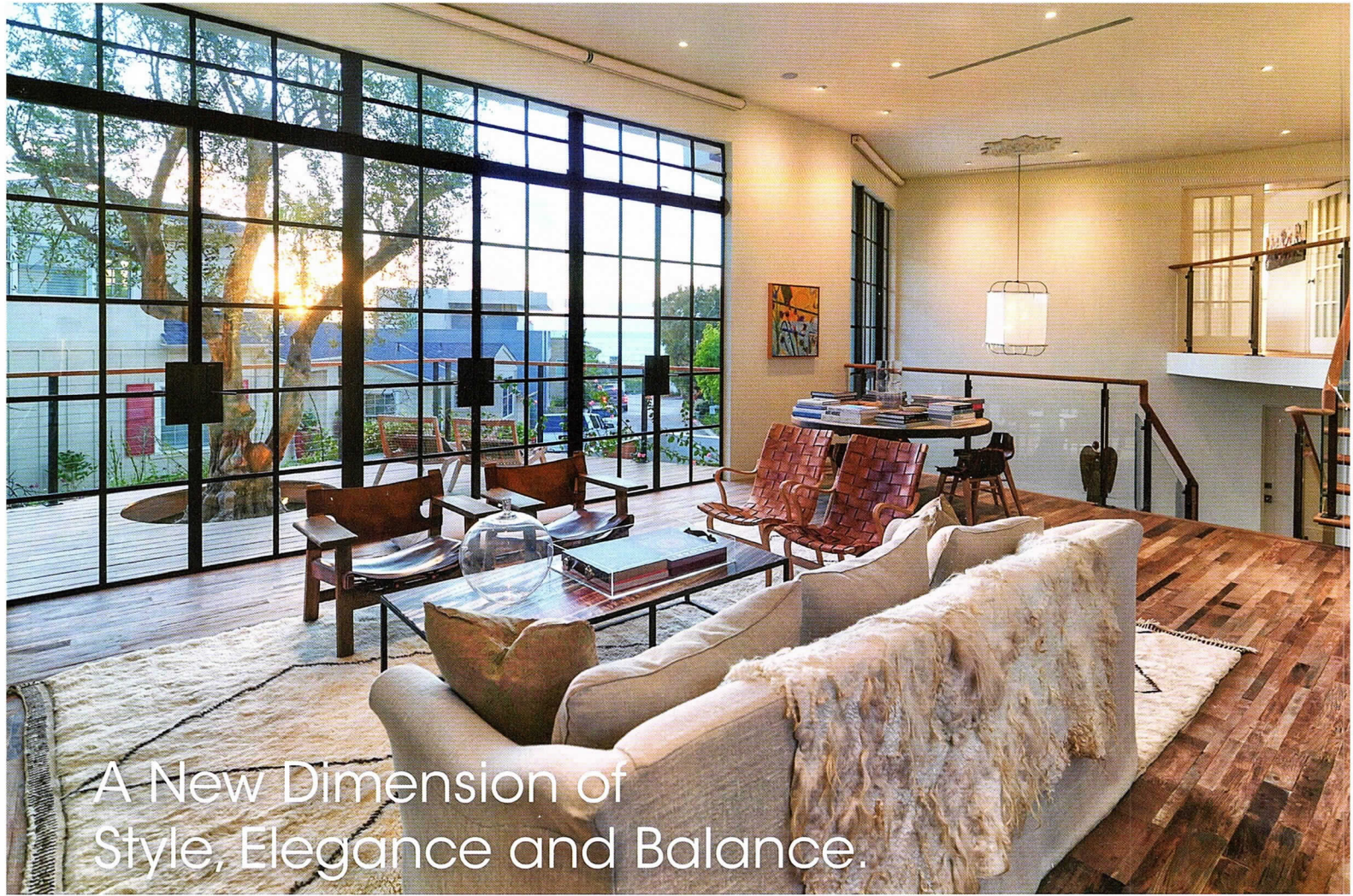
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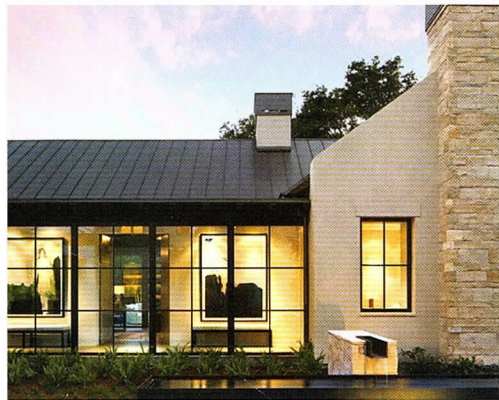
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