



NATIONAL TRUST
for HISTORIC PRESERVATION®

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Statewide Partners

Heritage Ohio
Historic Landmarks Foundation of Indiana
Landmarks Illinois
Michigan Historic Preservation Network
Missouri Preservation
Preservation Alliance of Minnesota

Main Street Statewide Coordinators

IA: Main Street Iowa/IA Downtown
Resource Center
IL: Illinois Main Street Program/ Office of
Lieutenant Governor
IN: Indiana Main Street/IN Office of
Community and Rural Affairs
MI: Michigan Main Street/MI Economic
Development Corp.
MO: Missouri Main Street Connection
OH: Heritage Ohio
WI: Wisconsin Main Street Program/WI DOC/
Bureau of DT Dev

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11 Most Advocacy Efforts in the Midwest Region

Since 1988, America's **11 Most Endangered Historic Places** list has been one of the most effective tools in the fight to save America's irreplaceable architectural, cultural, and natural heritage. Of the 11 sites chosen this year, three are in the Midwest region.

Over-the-Rhine, Cincinnati, OH

Over-the-Rhine is one of America's largest and most cohesive historic urban neighborhoods and boasts the largest collection of Italianate buildings in the country. The critical question is whether **Over-the-Rhine** can succeed in attracting new investment and alleviating its social problems without displacing its residents and losing its historic character.

The MWO has been working closely with our local partner, the **Cincinnati Preservation Association**; the nominating group the **Over-the-Rhine Community Council**; and other neighborhood stakeholders and community groups, developers, municipal government, and corporate interests to develop a plan for community revitalization. The next step will be finding funding for specific programs that may include commercial revitalization through the National Trust Main Street Program, housing development, heritage tourism, programs for historic schools, churches, parks, and arts & culture, marketing, and preservation infrastructure improvements.

Fort Snelling, Minneapolis, MN

Since the Upper Bluff buildings of Fort Snelling were included on the *11 Most* list, the MWO and our statewide partner the **Preservation Alliance of Minnesota**, as well as the **State Historic Preservation Office**, the **Minnesota Historical Society**, the **Minnesota Department of Natural Resources**, and **Hennepin County** have made significant progress. Hennepin County has devoted a portion

of their Base Realignment and Closure (BRAC) funding to update a condition analysis of the 29 buildings, determine the chain of title, and develop a land use study. The County Board is committed to exploring reuse options and has been working with the MWO to determine appropriate redevelopment models. Ultimately, the County seeks to create a Master Plan that will address short-term stabilization while establishing infrastructure needs for the site and preservation guidelines for rehabilitation of the National Historic Landmark buildings.

Kenilworth, IL

In response to this year's *11 Most* listing of **Kenilworth, Illinois** as a community representative of the teardown epidemic across the nation, the MWO has developed a plan of action to respond to teardowns. First priority is continuing to facilitate and work with the **Chicago Suburban Alliance**, a group of 90 representatives from 30 different communities in the Greater Chicagoland Area who have come together without any advertising or promotion to share information on how to manage the loss of community character as a result of teardowns and infill development.

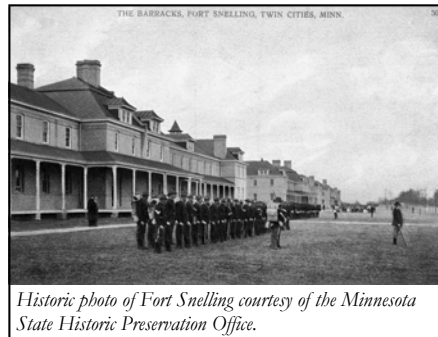
A task group from the Chicago Suburban Alliance has drafted a scope of work for a **Teardown Impact Study** that will measure the economic, social and environmental

impact of teardowns on communities. Alliance members are currently seeking research partner(s) and potential donors to underwrite the cost of the study. Plans are also underway to convene a **regional/national gathering** of experts and other communities that have had some success in addressing the issue to discuss best practices and model local policies.

For more information on the teardown issue, please visit our Teardown Toolkit at www.nationaltrust.org/teardowns/



Originally a port of entry for German immigrants in the 1830s, **Over-the-Rhine** has retained its urban density and remarkable historic integrity. Photo courtesy of Danny Klingler



Historic photo of Fort Snelling courtesy of the Minnesota State Historic Preservation Office.

Recent MWO Advocacy Around the Region

As part of our mission to provide advocacy and education to save historic places and revitalize communities, MWO staff frequently speak at conferences around the nation.

The **Traditional Building Conference** in Chicago last April gave MWO staff an excellent opportunity to raise awareness of our advocacy efforts. **Director Royce Yeater** presented tools for saving historic neighborhood schools, **Program Officers Chris Morris and Jeanne Lambin** discussed their development of a Lustron website, and **Program Officer Genell Scheurell** chaired a panel addressing the teardown epidemic.

Genell also sat on a teardown panel at the **National Alliance of Preservation Commissions (NAPC) Conference** in Baltimore, MD. Jeanne and Chris shared their expertise on recent past preservation issues at NAPC and also participated in **The Future of the Modern Past** symposium organized by the **Preservation Alliance of Minnesota**, delighting the audience with "The Recent Past Dating Game," an exploration of the challenges facing National Register designation for mid-century resources. For the **Midwest Preservation Institute** ranch house (or "rambler") education series, Jeanne and Chris developed training materials and a **Rambler Inspection Checklist**. Jeanne was also a panelist at the **Landmarks Illinois** annual conference.

Royce's outreach efforts on behalf of our **Historic Neighborhood Schools Initiative** promoted the new advocacy tools emerging from our successful partnership with the **Council of Educational Facility Planners** and the **US Environmental Protection Agency**. In addition to Traditional Building, presentations were made to audiences at the **Association for Preservation Technology** conference, the **American Planning Association** convention in San Antonio, and the **National Main Street Center Conference** in New Orleans.

In response to endangered historic properties associated with university expansion and renovation, Royce and **Field Representative Jennifer Sandy** facilitated a panel discussion on "Preservation on Campus" at the **National Collegiate Facilities Management Technology Conference** in Columbia, Missouri. Jennifer also presented an overview of the Trust and MWO resources at the **Iowa Historic Preservation Alliance** conference in Dubuque.

In May, the WFO and Shake Rag Center for the Arts organized **Practical Preservation** in Mineral Point, WI with support from the Jeffris Preservation Fund. Jeanne led a workshop to help non-profit organizations learn how to fundraise for preservation projects.

Advocating for Cultural Resource Preservation

For over 20 years, the National Trust has advocated for the preservation of historic and cultural resources on public lands. A variety of factors, including inadequate survey information, insufficient funding, pressure from competing uses like energy development and recreation, and lack of agency will, combine to expose resources on these lands to many types of threats.

Midwest Office staff have been working with the **National Park Service (NPS)** and the **Forest Service (USFS)** to preserve cultural resources in our region and create lasting partnerships.

Voyageurs National Park, MN

In July, MWO **Program Officer Chris Morris** returned to the Ellsworth Rock Garden in Voyageurs National Park to participate in her second **"Ellsworth Blitz."** For five days, Chris worked alongside the **NPS, State Historic Preservation Office,** and local volunteers to remove invasive vegetation and restore deteriorated retaining walls in the garden, which was created by hand in the 1950s by summer resident Jack Ellsworth.

For the first time, the Blitz was supplemented by a week-long volunteer training session led by the **Dry Stone Conservancy** of Kentucky, sponsored in part by a grant from the MWO. Volunteers examined masonry construction techniques and learned stabilization and rebuilding methods. Participants now provide a volunteer base for all future stone restoration projects at Ellsworth.



Ellsworth Blitz participants pose in front of the Ellsworth Rock Gardens sign after a hard day of restoration work.



Ava Ranger Station is one of five CCC-built National Register listed historic ranger station complexes in the Mark Twain National Forest.

MHPN Selected for Advocacy Pilot

Last spring, our statewide partner the **Michigan Historic Preservation Network (MHPN)** was selected to participate in the Trust's **State Advocacy Capacity Building Pilot Program** being offered by through the **Public Policy Department**. The state quickly faced two threats to major preservation programs which were successfully fought off.

When Michigan's House Tax Policy Committee started looking to eliminate the state's **historic tax credit**, the MHPN, Public Policy and MWO got the word out and numerous groups came forward to support the credits, including developers, preservationists, and

Mark Twain National Forest, MO

After learning that the **Mark Twain National Forest**, which encompasses 1.5 million acres in southern and central Missouri, planned to demolish over 150 structures including farmsteads, fire towers, and ranger stations due in part to a backlog of deferred maintenance and a small annual facilities budget, MWO **Field Representative Jennifer Sandy** visited the Forest with the **SHPO** to investigate potential partnerships and alternatives. The MWO is also serving as a

consulting party to the Programmatic Agreement now under development which will guide future treatment of historic properties within the Forest.

While many buildings are still threatened, Forest staff are now thinking more creatively about alternatives and reuse options, particularly for the **Ava Ranger Station**. The potential exists to reuse fire tower structures as hiker hostels and move some significant farm structures to nearby NPS land.

Isle Royale, Michigan

Staff of the MWO spent a week in July on **Isle Royale**, the **National Wilderness Park** in Lake Superior, doing a service project with the **Isle Royale Family and Friends**. Earlier in 2006, the MWO provided preservation training for seasonal residents of the island, and also extended grants of \$7,500 to help pay for an historic context study of the island's resources that will be completed in 2007.

community development organizations.

A threat to the **Michigan Main Street** program then arose when changes in the organizational structure of state agencies left many programs with operational funding only until the end of June. Advocacy efforts to save the Main Street program came from every quarter including the MHPN, the **National Main Street Center**, the **Public Policy Department**, and the MWO. Public pressure and the Trust's advocacy assistance encouraged the development of a new agreement to continue Michigan Main Street funding and National Main Street Center services in Michigan.

Advocacy is a True Partnership Effort

Great Lakes Naval Station, Chicago IL

Plans by the U.S. Navy to demolish two significant early examples of modern architecture by Skidmore, Owings and Merrill (SOM) have been put on hold thanks to advocacy by the MWO, our statewide partner **Landmarks Illinois**, the **Illinois Historic Preservation Agency** (IHPA), and key partners the **Mies van der Rohe Society**, the **Recent Past Network**, the **American Institute of Architects**, **DOCMOMO US** and **DOCMOMO Midwest**, **Chicago Bauhaus and Beyond**, and the **City of Highland Park**.

The U.S. Navy agreed to allow the Great Lakes Naval Museum Association to investigate the use of Building 42 as their new location, and the Navy will investigate rehabilitation of Building

521 for use as the new base galley and club. SOM donated services to develop design concepts and cost estimates for rehabilitation, which the Navy will use to help compare rehab and new construction costs.

Churchill Woods, Glen Ellyn, IL

The MWO also worked with **Landmarks Illinois** to provide technical assistance and support to the **Citizens for Glen Ellyn Preservation** in their efforts to save three buildings owned by DuPage County as part of the **Churchill Woods Forest Preserve**.

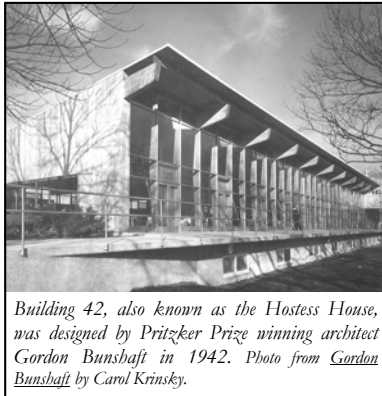
The CCC/WPA limestone residence, guardhouse and well building were built for the first Forest Preserve superintendent. Descendants of the family urged the Citizens for Glen Ellyn Preservation to save the buildings, as the Forest Preserve wanted to demolish them and direct funds to a different project.

The Citizens for Glen Ellyn Preservation worked to identify other parties interested in acquiring the site, and the DuPage Housing Authority is now negotiating to acquire the buildings for homeless veteran housing.

Palmer House Hotel, Chicago, IL

Recent proposed alterations for the historic **Palmer House** hotel, designed by Holabird and Roche in 1924, would have included the removal of large portions of storefront and façade materials on State Street. The Commission on Chicago Landmarks approved the proposed changes in spite of objections from state

and local preservation organizations. In conjunction with **Landmarks Illinois** and **Preservation Chicago**, the MWO appealed to the new owner of the Palmer House to revise the proposal and consider use of the **Federal Rehabilitation Tax Credits**. At the same time, Thierry Roche of the Trust's **Historic Hotels of America** was discussing membership with the hotel's General Manager, and the **National**



Building 42, also known as the Hostess House, was designed by Pritzker Prize winning architect Gordon Bunsbaft in 1942. Photo from [Gordon Bunsbaft](#) by Carol Krinsky.

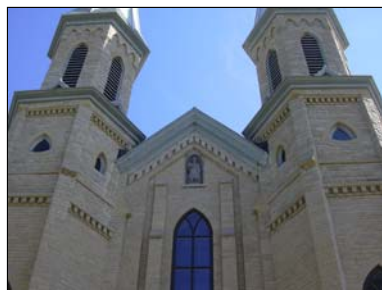
Trust Main Street Center was considering holding their 2009 national conference at the hotel. This multi-pronged advocacy approach persuaded the owner to reconsider their proposal.

Planning Commissioner Lori Healy then met with the owner to discuss a series of more sensitive alternatives and negotiated a solution that more fully respects the original intent for the State Street façade and responds to the majority of the MWO's concerns.

St. Louis Church, Fond du Lac, WI

Recently, the **Wisconsin Field Office** (WFO) worked with local advocates, the City of Fond du Lac, and NTHP headquarters to help save the St. Louis Church from demolition by Walgreens. A written agreement between the National Trust and Walgreens states that they will not demolish any properties individually listed on the National Register of Historic Places for construction of a new store (for more info visit www.nationaltrust.org/issues/chain_drugstores/index.html).

The church had been determined eligible for the Register and was a city landmark. The Fond du Lac ordinance includes a demolition delay, but when the City Council voted to shorten the delay term, local advocates mounted a grassroots campaign, hired an attorney, and succeeded in removing the immediate threat. After the Trust contacted Walgreens, they agreed that the property would not



The St. Louis Church in Fond du Lac was built in 1871.

be demolished. Meanwhile, the city was working with the developer to find a solution allowing the proposed development to move forward while saving the church. An NTHP **Jeffris Preservation Fund Grant** helped fund a condition assessment of the church so potential buyers would have a clear understanding of the costs. A buyer who wishes to reuse the building as a sporting goods store has communicated their interest in the building to the city.

Main Street in Missouri and Minnesota

Minnesota's small and mid-size towns are in desperate need of tools to preserve and revitalize their historic downtowns. The MWO is working with the **SHPO** and the statewide preservation organization, the **Preservation Alliance of Minnesota** (PAM), to explore the possibility of initiating new Main Street programs in specific towns, with the larger goal of eventually re-instating the statewide Main Street program in Minnesota.

Education was the first step: the 2006 Minnesota Preservation Conference in September focused on the assistance offered by Main Street as a way to introduce preservation commissions and city officials to the principles and benefits of the program. **Anthony Rubano**, **Anna-Margaret Borntager**, and **Darius Bryjka** of **Illinois Main Street** generously donated their time to present several sessions on the Design Services and technical assistance offered by that state's program, while **Randy Wilson**, previously of the North Carolina Main Street Program, returned to the conference to discuss color theory for historic buildings and community-based planning. The conference concluded with a plenary session including an overview of the **Main Street 4-Point Approach**, success stories from MN towns that have independently adopted Main Street principles, and a "call to action" from the MWO, the SHPO, and PAM urging attendees to talk with their local city officials, businesses, and state legislators about the need for Main Street assistance at the local and state level.

When **Missouri** lost its state Main Street program in 2003, local managers feared that the lack of support and coordination would cause their programs to disintegrate.

Instead, thanks to the dedication of several hardworking board members and former **National Main Street Center Program Officer Sheri Stuart**, Missouri's Main Street program is thriving.

In response to the loss of state funding, in 2004 the group formed the non-profit **Missouri Main Street Connection (MMSC)**, which has continued to provide services, support, and coordination to Main Street communities throughout the state. MMSC now oversees 16 Main Street communities and 65 aspiring ones, providing workshops, training, and mentoring.

The group has sustained the Missouri Main Street program despite great setbacks, and their success has led to an opportunity to apply for state funds to support the hiring of MMSC's first staff person. MMSC also continues to work to obtain state funding for the program in the FY08 budget.

HGTV Grants Assist Residential Revitalization

HGTV's **Restore America** initiative, a partnership between **Home & Garden Television (HGTV)** and the National Trust, focuses on the role preservation plays in the revitalization of America's communities. This year, 12 projects were selected nationwide to receive grants of up to \$100,000 and television coverage on the network, and the MWO was proud to have three projects selected from the Midwest region.

The **Famicos Foundation** of Cleveland was awarded a \$75,000 grant to rehabilitate three single-family houses as part of the **Heritage Lane Historic Homes** project in the Glenville neighborhood. The Heritage Homes project encompasses a row of 13 single family homes and should spur further redevelopment in historic Glenville, which played a significant role in Cleveland's Civil Rights movement.



HGTV interviews John Anoliefo, Executive Director of the Famicos Foundation, at the Heritage Lane Historic Homes project in Cleveland.

In Chicago, the **Neighborhood Housing Services (NHS)** Redevelopment Corporation will use their \$50,000 grant to convert a house in the National Historic Landmark **Pullman Historic District** into six affordable housing condominium units.

The house is part of the model factory town built in the 1880s by George Pullman, created to offer a range of attractive, high-quality housing for workers, as well as schools, churches, medical facilities, retail, and recreation areas.

The **Battle Creek Downtown Partnership** in Battle Creek, Michigan, was also awarded \$25,000 to assist in façade renovation of two downtown buildings being redeveloped as condominiums with first floor retail spaces. This project is a catalyst for further downtown redevelopment in Battle Creek.

Winter Grant Deadline Coming Soon!

Applications for the following grants must be post-marked by February 1st:

- The Johanna Favrot Fund for Historic Preservation
- The Cynthia Woods Mitchell Fund for Historic Interiors
- The Hart Family Fund for Small Towns
- The Michigan Preservation Fund
- The Jeffris Family Foundation Preservation Fund for Wisconsin

Grants range from \$2,500 to \$10,000, must be matched dollar-for-dollar by local funds,



Central City Mainstreet in Iowa received a Hart Family Fund grant to help pay for a structural assessment of the downtown Gambles Building. Hart Family Funds are available to applicants in towns with a population of less than 5,000.

and cannot be used for "bricks and mortar" construction costs. Applicants must be non-profit organizations or government agencies.

Eligible expenses include professional consulting fees, planning activities, and support for preservation-based education.

Because these grants are highly competitive, please **talk to the Midwest Office staff before submitting a grant application**. For further information and grant materials, please contact the appropriate Program Officer for your state.

Staff Transitions at the MWO

Please join the MWO in wishing good luck to former staff members Sophia Lyman and Donna Williamson who left our employ this summer. We will miss them and wish them great success in the future.

We would also like to welcome our newest staff member, Program Assistant Kristin Twedt-Mottier.



Kristin comes to us with a Masters Degree in Historic Preservation from the School of the Art Institute of Chicago.

A native of Des Moines, Kristin previously worked at the Bloomington Art Center in Minneapolis and the Art Institutes International Minnesota.

Correction: In our Spring 2006 Newsletter, we neglected to credit Ms. Yolita Rausche for taking the front page photo of the Ohio Lobby Day Delegation. Ms. Rausche is a Preservation Action Board Member and a Board Member of Heritage Ohio. We regret this omission and wish to thank Ms. Rausche for her photograph and dedication to the field of preservation.

Mark Your Calendar!

October

20th—Adding without Subtracting: Sensitive Design and Historic Properties Seminar, Milwaukee, WI — A limited number of workshop binders with copies of presentations, articles, and handouts are still available for purchase. Contact Kristin for details.

27th-29th—Missouri Preservation Annual Conference, St. Joseph, MO

31st-November 5th—National Preservation Conference, Pittsburgh, PA

November

1st—Nominations for ACHP 2007 Preserve America Presidential Awards must be postmarked by this date. For more information, visit www.preserveamerica.gov/presidentialaward.html

13th—Dozen Distinctive Destination nominations due to National Trust headquarters, Washington DC

14th-15th—Illinois Main Street Conference, Waukegan, IL

January

Nominations for *America's 11 Most Endangered Historic Places* due—please stay tuned to our website for specific deadline and application information: www.nationaltrust.org

February

1st—Grant applications due for: Johanna Favrot Fund, Cynthia Woods Mitchell Fund, Hart Family Fund, Michigan Preservation Fund, and Jeffris Preservation Fund for the State of Wisconsin. Contact your Program Officer for more information.

Save America's Treasures Federal Grant Program applications due—please stay tuned to the website for specifics: saveamericastreasures.org

23rd-27th—Lobby Day, Washington DC

You're Invited to Make a Difference!

Have you ever spoken directly with your elected officials about why preservation is important? Now is your chance! On February 27-28, people from across the nation will gather in Washington for preservation **Lobby Day**. Never lobbied before? Fear not, the National Trust and its partners—**Preservation Action**, the **National Conference of State Historic Preservation Officers**, the **National Association of Tribal Historic Preservation Officers** and **National Alliance of Preservation Commissions**—provide training and information on current legislative issues. Since 1974, Preservation Action has been the preeminent Capitol Hill advocate for national legislation favorable to historic preservation. For more information visit www.preservationaction.org or email policy@nthp.org