

1996

Preservation Eastern Newsletter, December 1996

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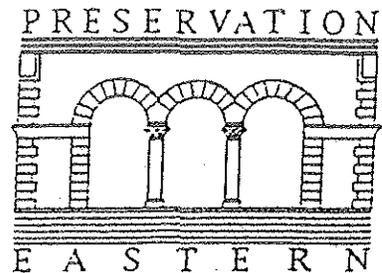
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Preservation Eastern

Newsletter December 1996



Volume 4 Number 2

The Newsletter of the Eastern Michigan Historic Preservation Program

A Preservationist's Guide to Fort Sheridan

by Janna Baron

Part I. Workshop Speakers

During the 50th National Preservation Conference in Chicago, about 40 conference goers attended a day-long mobile workshop in Highwood, IL called Saving Base: Preserving Cultural Resources on Closing Military Installations. In addition to seven speakers, the workshop included a tour of a Chicagoland case study, Fort Sheridan, located adjacent to Highwood. (See Part II.)

Speakers came from across the country, speaking on topics from the National Trust's Legacy Project to general adaptive reuse of military bases to the specific case of Ft. Sheridan.

Andrew Lewis discussed the National Trust's Legacy Project. Established in 1992 and funded until 1997, the project has three aims: stewardship, leadership and partnership. Working with the Department of Defense (DOD), Legacy Project coordinators help foster new partnerships between military installations and their civilian communities to help increase the public's awareness of the DOD's stewardship of its cultural resources.

Richard Nettler of the Washington, DC law firm Robins, Kaplan, Miller and Ciresi provided a general overview of the Base Realignment and Closure (BRAC) process, concentrating on issues related to historic preservation.

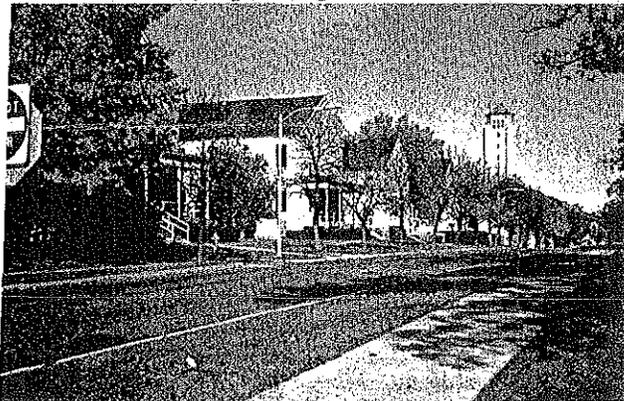
Kathline Kling discussed the formation of the Ft. Sheridan Joint Planning Committee (JPC) and its role in the base's closure. Anne Hacker discussed the role of the Illinois State Historic Preservation Office (SHPO) at Ft. Sheridan.

Nancy Wagner from the Landmarks Preservation Council of Illinois spoke on her organization's role in the closure.

Bruce Judd, co-founder of the Architectural Resources Group, related his experiences with base closures in California. He focused on building condition assessments, possible rehabilitation strategies and the use of historic preservation tax credits.

Richard Hayes discussed the types of naval properties available through the BRAC process and the adaptive reuse of some of these properties.

After lunch at a local restaurant, workshop participants took a tour of Ft. Sheridan. (See Part II.)



Ft. Sheridan Streetscape

Part II. Ft. Sheridan - Past, Present and Planned Future

Ft. Sheridan, located about an hour's drive north of downtown Chicago, was established in 1886 in reaction to labor unrest such as the famous Haymarket Riots. Fearing further unrest, in June 1886, a group of leading Chicago industrialists petitioned the Department of War for a site for a military installation near their city. Within the month the petition was granted. Construction on the new army installation began in 1887.

The Chicago architectural firm of Holabird and Roche was given its first major commission in designing Ft. Sheridan. (Continued on p. 7.)

Fundraising Advice

Reviewed by Marnie Paulus

At the National Trust Conference in Chicago, I attended two upbeat and informative workshops entitled Fundraising 101 and Community Foundations and You. I gained a deeper understanding of the fundraising process from presenters Louise Knight and Ann Irish that will be invaluable as I set up a fundraising plan at Ann Arbor's Kempf House Center for Local History (KHCLH).

Keep in mind that I am writing from the perspective of a board member at a small non-profit organization, the KHCLH.

Knight prefaced her remarks by underlining the need for preplanning and strategic thinking before beginning a fund drive. To aid in the process, she recommended Michael Seltzer's Securing Your Organization's Future and Joan Flanagan's Successful Fundraising. Armed with this information, the small non-profit can then set priorities and assign tasks. She recommended starting with an annual appeal to the membership, targeting individuals who support the mission and goals of the organization. Her second choice was business or corporate gifts, with foundation support ranking third. Because grant money is usually restricted and given on a one-time only basis, foundation support is a time-consuming enterprise requiring the non-profit to constantly seek new funding sources.

Irish provided a more positive view of the Community Foundation, which she defined as a permanent collection of endowed funds, whose purpose is to serve the long-term benefit of a defined geographic area.

If your non-profit organization fits the criteria in the guidelines, it is then necessary to read the annual report, ascertain that your mission matches that of the community foundation, and fill out the application. Irish urged us to keep lines of communication open, including seeking help from the foundation staff when writing the grant.

Remembering to showcase the people and passion they bring to this project was the key message of her presentation. She advised being mentally prepared for the foundation interview and to know when we left the room if our program had a chance of being funded. Finally, she reminded us to mention the foundation in our publications once we received the grant.

Detroit Initiative Goes to Town

by Michele Goldstein

It was free and fantastic! Saturday, Nov. 9, 1996, members of PE's Detroit Initiative took a tour of Detroit. Nancy Sizer and Margaret Geary from the Southwest Detroit Business Association (SDBA) near Mexican Town, spoke to our group and conducted the tour.

We started our tour at the SDBA offices in the Rebert Building. Designed by a group of architecture students and implemented by Ypsilanti's Elisabeth Knibbe, it was just incredible! The Rebert Building is still undergoing renovations to house an H&R Block and a mini police station on the lower level. The SDBA occupies the upper level. There are lots of skylights throughout and the conference room walls incorporated the wings of an airplane.

Nancy and Margaret gave us the lowdown on the goals of the SDBA, which are to help local businesses through loan programs, facade designs and various development alternatives, to promote revitalization and encourage new development.

As we toiled around West Vernor, Nancy and Margaret pointed out points of interest, historic sites and recently completed projects.

A tour highlight was visiting the Mexicantown Bakery at Clark and Vernor. This authentic Mexican bakery is owned by the same people who own Armando's, a Mexican restaurant next door. They rehabilitated the interior with hardwood floors and great lighting as well as giving the exterior a fresh look. As soon as we walked in the door, the scent of fresh baked goods wafted toward us and everyone bought something delectable.

Next, we continued to the working class neighborhood of Hubbard Farms, just south of Vernor. The area has wonderful late 19th and early 20th century vernacular homes.

The tour continued in Mexican Village where there are many restaurants. Also in the area is the city's oldest Catholic church, St. Anne's, that dates from the early 1800s and the old train station. Mexican Village hosts many summer festivals as well as a Saturday market near the Ambassador Bridge and many authentic grocery and specialty stores.

After the tour, we ate at a very authentic restaurant in Mexican Village where no one spoke English. It was rated one of 50 most authentic Mexican restaurants in the nation by Hispanic Magazine and was terrific! (See *Detroit Tour*, page 3.)

(*Detroit Tour, continued from page 2.*) There is a lot of potential in this neighborhood, but there is a lot of work that needs to be done. It was extremely informative to get the inside scoop from people who work there on a day-to-day basis who are positive about the area's possibilities for future revitalization.

For more information on the Detroit Initiative or the SDBA, contact Michele Goldstein at (810)594-9357 or Genelle Scheurell at (313)396-2412.

Global Townscape Conservation: Issues, Attitudes, Points of View

Reviewed by Gretchen Walter

The excellent education session titled Global Townscape Conservation: Issues, Attitudes, Points of View was given by US/ICOMOS at the 50th National Trust Conference. Preservation is currently a hot topic world wide, especially with the specters of war and tourism that are endangering many sites and monuments around the world.

John Stubbs of the World Monument Watch (WMW) was the main speaker for this session. His organization is working with a corporate sponsor, the American Express Company, to develop commitments from the international community to help with the task of preserving cultural heritage. As tourism has become an worldwide phenomenon, sustainable tourism and appropriate place planning has become essential to preserving the historic resources that are often the focus of tourists.

One of the main actions of the WMW is to maintain an annual *List of 100 Most Endangered Sites*. These sites offer an opportunity to save specific sites through quick intervention. The WMW puts approximately 1.6 million dollars towards saving these sites, but unfortunately cannot offer funding for continued maintenance and programming. Mr. Stubbs also spoke of a fairly new organization known as the Blue Shield. Under UNESCO auspices, the group is hoping to create an international policy for protection for heritage sites from natural and manmade disasters.

Various sites where the WMW has successfully intervened and sites that are currently in danger were the focus of the slide presentation given by Stubbs. Sites in the developed third world were discussed as an example of the efforts of

the WMW represented as well as many in the third world. The White City in Tel Aviv, Israel was given as an example of a late 20th century neighborhood with cast concrete buildings that is in danger from developers.

War is an ever present threat to international heritage sites, and the ancient cities of Split and Dubrovnik in the former Yugoslavia are two such examples. They are illustrative of the sad situation that exists when armies set out break the spirit of their opponents by a systematic destruction of their built environment and thus their heritage.

Cuzco, Peru is a city that is in desperate need of planning assistance and a tourism plan, because as the city fills with residents and tourists, the issue of urban sprawl and the accompanying destruction of sensitive sites is becoming immediate.

Appropriate place programming and an effective plan for heritage interpretation were cited by Stubbs as the keystone to keeping tourism controllable and sustainable. A sense of place, vitality, and relevance to the larger community is essential for sites to remain viable. He made the interesting statement that although heritage interpretation planning was essential to successful preservation of these historic sites, there was no graduate level program dealing with this issue! (Guess he hasn't heard of ours at EMU!)

Unfortunately, time ran short in this session, and the second and third speakers (who were not listed on the program) spoke very briefly on the issues of planning and its importance in international preservation.

This educational session was absolutely fascinating. As preservationists who work mainly in the United States, it benefits all of us to be aware of the broader issues in the global preservation community. There are many opportunities become involved with the various committees that US/ICOMOS sponsors, for information contact: US/ICOMOS, Decatur House, 1600 H Street, NW, Washington, DC 20006.

SPRAWL: BETTER MODELS FOR DEVELOPMENT

by Phillip Smith

Sprawl: Better Models for Development was the title to an educational session held in October at the 50th Annual National Preservation Conference in Chicago.

R. Keith Roark of the Roark Law Firm, Christopher J. Duerksen of Clarion Associates of Colorado, and Constance Beaumont of the National Trust for Historic Preservation, gave us new insight to the critical issue of sprawl.

For those who aren't familiar with what sprawl is, look around the outlying areas of Detroit or nearly any other American metropolis. Sprawl makes it hard for people not to use a car. Every building in sight is surrounded by parking lots. Many people will say, "So what?" As preservationists, we need to be concerned about what sprawl is doing to our historic areas. As sprawl develops on the outskirts of town, "it sucks the life out of the historic areas," said Beaumont. "The local community identity is destroyed."

However, there are ways to deal with sprawl, as the three speakers discussed.

Many times, a big box retailer (Walmart or Best Buy, for example) wants to move into a community. There are ways a community can accept the retailer and still preserve community identity. Five suggestions were given:

1. Change the architectural characteristics of the building. Big box retailers build faceless boxes. Change that. Make the facade interesting. Get rid of the blank walls. Add windows, awnings, arcades, vary the height of the roof line and the depth of the facade.

2. Now we see bold colors and cement block. Ban concrete block and neon florescent lightning outside these buildings. Tone them down.

3. Change the relationship of these buildings to the surrounding community. Many now have six foot walls around the perimeter of their lots. Instead, give the neighbors something nicer to look at, such as tree clusters.

4. Make it more customer friendly. Add benches outside and have an actual sidewalk from the street to the entrance.

5. Parking in front of stores in large lots looks terrible. Cut down on parking in front of the stores and make that area more enjoyable for the pedestrian.

These five suggestions are ones that Duerksen used when studying one town. However, all towns are different. You must study what would fit well in your community.

The big box retailers wow government with the promise of increased revenues. But if they build it just to fit their specifications and go out of business down the line, the community is stuck with an empty box that cannot be rented to another retailer or the same size. Retailers make sure of this by having a condition of the original agreement one that will not allow the competition to ever be allowed to locate on that piece of property. That is why we see many large boxes that remain vacant for years. Make the building more conducive to smaller businesses so that the community won't be stuck with a large empty box if that "golden goose" ever goes out of business.

To learn more about the sprawl issue, I recommen Beaumont's 1994 book, How Superstore Sprawl Can Harm Communities. Her 1996 book, also recommended, Smart States, Better Communities, tells how state governments can help citizens preserve their communitie and includes chapters on state tax incentives and rural preservation. Both are published by the National Trust.

Heritage Tourism: Living with Success

by Robert Burg

Suppose your community develops a heritage tourism program that becomes very successful. What must you do to keep it successful while preserving the heritage of your community? This question has been raised by communities of all sizes across the US, from Annapolis, MD to Galena, IL to Santa Fe, NM.

At the recent 50th National Preservation Conference, that very question was addressed at the educational session entitled, Heritage Tourism: Living with Success. (Continued p. 5. See *Heritage*.)

(Heritage from p. 4) Speakers included Elizabeth Waters, Mayor of Charlottesville, VA; Stephanie Carroll, Director of Preservation Services for the Historic Annapolis (MD) Foundation; Jonathan Postman of the Historic Charleston (SC) Foundation; and Ann McGlone from the City of San Antonio, TX.

The topic was presented as a report on a heritage tourism forum held in Annapolis in November 1995. At that forum, six key findings were developed: heritage tourism is a growth industry; downtown historic districts are diverse; mixed use urban settings; success as tourist destinations have brought many benefits to these historic districts; there are a number of costs associated with heritage tourism success; all aspects of the tourism industry need to be defined and documented more fully; and land uses in the historic districts are changing over time. Four management strategies were developed that communities can adopt: gather better data; strengthen communication among all interests, undertake formal tourism planning and management, adopt and enforce appropriate policies and ordinances. Three steps to take next were also explored at the 1995 forum: improve the data base, expand dialogue at the local level; and continue the dialogue at the national level. All of these were presented to the educational session audience and were also available in a published report of the 1995 Annapolis forum.

In addition, the audience heard some of the problems that have developed in communities and what action has been taken to resolve them. These included how the City of Charleston has dealt with snarling traffic created by tour buses and other tourism related vehicles. The City has regulated buses by how many of them can be in the historic district at one time, what routes they can take and where they may park. Carriages are regulated much the same way. Tour guides must be licensed by the City. Rental mopeds and pedal carriages have been banned in the historic district.

In San Antonio, the City and the San Antonio Conservation Society have identified projects that would effect the downtown historic resources, have held community-wide discussions on heritage tourism and have used focus groups and planned charrettes to develop a Downtown Strategic Plan.

Problems were discussed in addition to possible solutions. Because added tourism affects the quality of life in these communities, there have been instances when open hostility to the tourism has developed. In Miami Beach, FL there have been cases of residents literally attacking the tour buses. In Oak Park, IL, birthplace of Ernest Hemingway and site of the Frank Lloyd Wright Home and Studio, residents have placed signs in their yards reading "Tourists not welcome."

Probably the best part of the session was when the panel opened discussion to the audience. This was important since smaller communities and rural areas have different obstacles to heritage tourism than larger urban areas. During this session new questions to answer were brought up for future heritage tourism forums and for the next National Preservation Conference in Santa Fe, NM.

As a student of heritage interpretation and tourism, this was the best session of the entire conference. It not only dealt with exactly what it said it would, it also involved all of the people attending the session so they could ask important questions on how heritage tourism affects their community.

Heritage tourism is a fairly new topic being discussed when dealing with historic preservation. This educational session made it clear that it is an important one.

Conference Snapshot: Dr. McLennan shows off the new display unit



PRESERVATION EASTERN
Eastern Michigan University, Historic Preservation Program
Strong Hall, Ypsilanti, MI 48197

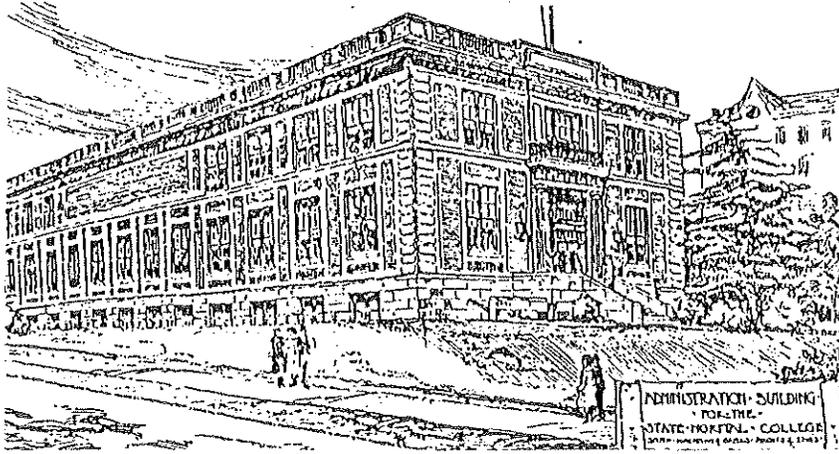
PRESERVATION EASTERN ART CONTEST

**SUBJECT: HISTORIC BUILDINGS ON CAMPUS
BUILT BETWEEN 1919- 1940;
SPECIFICALLY THE FOLLOWING : BOONE, FORD, KING,
GOODISON, BRIGGS, RACKHAM, JONES, GODDARD,
AND PEASE AUDITORIUM.**

SUMMARY: Preservation Eastern is seeking artistic works that represents, embodies or relates the architecture, history, details, essence or spirit of these buildings. The Deadline for submissions will be March 4, 1997. The contest is open to all EMU students and alumni. The judging and reception will take place on March 25,1997 on campus. All works will be displayed in Strong Hall in the secured cases on the main floor of the building. Prizes will be awarded to the winners. There will be a Grand Prize awarded. Additional prizes will go to first through fifth place. Rules and entry form available in the Preservation Eastern mailbox in room 203 Strong Hall.

For further information call **Kirsten Merriman** at **(313) 484-6884**.

Historic Boone Hall . . .



. . . saving an EMU landmark.

Date of Construction: 1914

Architect: Smith, Hinchman and Grylls; Detroit, Michigan

Original Cost: \$185,000

Architectural Style: Classical-revival, same as Pease Auditorium adjacent to it.

Location: the northwest corner of West Cross Street and College Place.

Original Use: built as the **Administration Building**, and contained administrative offices, classrooms and the Men's Union. It was built with a connecting wing to the old **Pierce Hall** (1852). Both old Pierce Hall and the connecting wing were demolished in 1948.

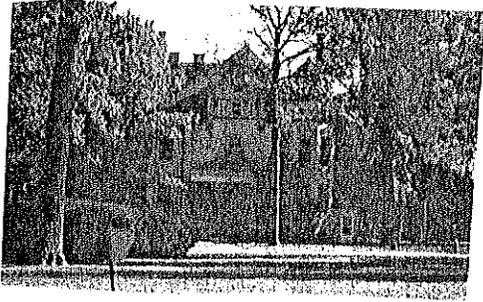
Historical Use: It has been the home to several University departments including the Modern Language, Arts, and Industrial Arts as well as both the College of Business and the College of Education at various times. It has also been an administration building and the home of such student publications as *the Aurora* yearbook and *The Normal News*, the former name of the student newspaper.

Current Use: Boone Hall is currently the home of the College of Education. After 1998 the College of Education will be moving into larger quarters in the current University Library building. (A new library, the Bruce T. Halle Library is currently being constructed.) At that time, Boone Hall will become vacant while the University searches for a use for the building and funds to rehabilitate the structure.

Why Boone Hall needs to be Preserved: Since 1914 this historic structure has been a visual anchor to both the EMU campus and the streetscape of West Cross Street. It is one of six academic buildings that graces the northside of Cross Street from Perrin Street to Washtenaw Avenue. It is also the oldest building on campus not to be listed on the National Register of Historic Places. If this building is lost over time, the campus and the neighboring streetscape will have a loss of historical, architectural and a visual context.

(Ft. Sheridan from page 1.)

The selection of Holabird and Roche was no coincidence; young Holabird's father was then Quarter Master General of the US Army. By 1896, perhaps partially in response to this selection, legislation was passed making it illegal to commission private architectural firms to design military installations. (After 1896, installations were to be designed by the office of



Commanding General's Quarters

the Quartermaster.) Ft. Sheridan, then, is one of a very few bases to be designed by notable independent architects. The base was designed with the military convention of stratification between officers and enlisted men in mind. The two commanding generals' quarters were built closest to Lake Michigan. Queen Anne in style, these structures are different in expression than any other building on base and are most like the houses of wealthy civilians of the late 1800s. (The rest of the Holabird and Roche building are Richardson Romanesque in style.)

Next in the order were regular officers' quarters. These were built next closest to the lake. A 54 acre parade grounds, now part of an 18 hole golf course, separated the officers' quarters from the enlisted mens barracks. The horse stables, were built beyond the barracks, farthest from the commanding generals and officers.

Simonds' landscaping shows respect to the area's natural terrain and vegetation. The streets he laid out have few rectangular intersections and no regular curves. Especially in the officers housing area, he laid out loops with islands of green rather than conventional cul-de-sacs.

Sixty-six of Holabird and Roche's buildings remain. This includes the officers' and commanding generals' quarters, the stockade, water tower, barracks and seven stable buildings.

His landscape plan focused on native plants rather than the period fashion that favored fancy foreign plants in formal designs. Many areas of the base still reflect Simonds' design.

Ft. Sheridan is historically significant for a number of reasons. As mentioned above, it represents a short period of time when the military employed professional architects. Secondly, it was established in the age between frontier posts and permanent installations. The stables demonstrate the Army's reliance on horses in a time before jeeps, tanks and humvees. The parade grounds are a testament to the pomp and ceremony associated with military life at the time. The overall design reflects the military traditions and values of the late 1800s and early 1900s

During World War II (WWII) the base housed German POWs and was home to an early unit of African American WACs (Womens Army Corps). In the post-WWII era of the mid to late 1950s, Ft. Sheridan was a Nike missile site.

More significant to historic preservation, on Sept. 29, 1980, 115 acres including 94 structures (66 by Holabird and Roche) were given National Landmark designation. This landmark area is arranged around the parade grounds and is one of the largest historic districts in Illinois and on military installations across the nation. The designation was made when Ft. Sheridan was still an active base.

Deactivation of Ft. Sheridan began in the late 1980s during the first round of base closures. The Joint Planning Commission (JPC) was not created until five years later in 1993. The base is still owned by the US Army. A date for transition to private hands has not yet been set.

Throughout its 109 year history, Ft. Sheridan has been an Army reserve training installation. The south end of the base still serves this purpose. The Army has permitted the US Navy to use on of the newer housing areas on this end of the base for 279 enlisted personnel and their families assigned to the nearby Great Lakes Naval Training Center. Meanwhile, civilian planning for the historic district and other deactivated areas on the north side of the base continues.

Currently, the golf course is leased from the Army and open to the public. Once the base was deactivated, the original nine hole course was expanded to 18 holes. This is how there came to be golf greens and sandtraps on the parade grounds of this historic military installation.

(Continued on p. 10.)

Director's Column

Greetings! A short message to the membership about Preservation Eastern's (PE) recent activities... A committee has been formed to evaluate and make recommendations regarding the articles of constitution. PE is sponsoring an Art Contest. (page 6) The purpose of which is threefold, first is to involve EMU students in the historic preservation program, second is to raise awareness on campus of historic preservation at the student, faculty, and administrative levels and third is to increase recognition of Preservation Eastern as an active organization on campus. For other information on PE's activities for the year, check out the State of Preservation Eastern (next column). On a personal note, myself and several other students attended "Noel Night" in Detroit's Cultural Center. It was a marvelous evening filled with Art, Music, Cookies, Architecture, Adults and Children. This event showcased only a small part of what makes Detroit special and unique. I highly recommend you put this event on your calendar for next year.

Yours truly,



Kirsten A. Merriman

Director, Preservation Eastern

THE STATE OF PRESERVATION EASTERN 1996

by Kirsten Merriman

YPSILANTI HISTORICAL MUSEUM: Many students have been involved with various projects at the museum this year. Preservation Eastern has seen the completion of a maintenance feasibility study for the museum. It is currently in the process of creating a master plan with the Ypsilanti Historical Society. The master plan will be complete in April of 1997. Internships at the museum will hopefully begin Spring Semester 1997.

BOONE HALL: Preservation Eastern started a campaign to raise awareness regarding this historic structure. We monitored the University's plans for Boone Hall. PE created a petition supporting the renovation of Boone Hall and collected over 250 signatures. The University has received funds for building a new stadium, part of which may go towards the renovation and reuse of Boone Hall. PE will continue to monitor University's decisions regarding Boone Hall and encourage it to take appropriate future actions.

THE DETRIOT INITIATIVE: PE developed a letter of introduction and survey to be circulated to preservation organizations in Detroit. These survey will be collected into a reference source and the information updated yearly. PE organized several field trips to Detroit. PE teamed up with Zachary and Associates to identify 10 internships in Detroit.

- **THE NEWSLETTER** - received a donation of new Pagemaker software and adhesive labels for mailing.
- **FALL ORIENTATION** - Held at Pease Auditorium and well attended by students, faculty and alumni.
- **FALL SPEAKER SERIES** - Featured an Internship Roundtable, Diane Jones of Zachary & Associates on Detroit and a panel of three Smithsonian Conservators on conservation issues.
- **DISPLAY UNIT & BROCHURE** - The frame for the unit was generously built by alumnist Arthur McVicar. The text and visual images for the display and brochure were created by members of PE. These items debuted at the National Trust for Historic Preservation Conference in Chicago in October 1996.
- **FUNDRASING** - PE raised over \$1700.00 from the following sources; Student Government, Office of Campus Life, sales of merchandise, membership dues and personal donations.

Program Advisor's Semester in Review

by Dr. Ted Ligibel

The 1996-97 term is off to a promising and animated start. This semester Dr. Marshall McLennan is on sabbatical and I am serving as Acting Director of the program. Marshall is preparing documentation on the Courthouse Square form of town development throughout Michigan and has been criss-crossing the state in search of primary data.

With over 20 new students admitted to the program, this is one of the largest fall enrollments in our history. In comparison, we can proudly boast that all of the 1996 graduates are holding preservation-oriented positions with such diverse employers as Historic Landmarks Foundation of Indiana, Historic Baker City, Inc. (Oregon), Corktown Redevelopment Corp. (Detroit), and the Americorps program in Georgia.

This semester also marked the completion of two long-term projects, namely the construction of a stunning wood display unit and the preparation of a new program brochure that can be distributed to potential students and the general public. The display, executed in fine-grained native walnut, was created by 1983 program alumnus Arthur McVicar who is also a master wood worker. The three-panel display features photos, graphics and text about the program, EMU, Ypsilanti and Preservation Eastern and can be tailored to fit the occasion. If you missed its premiere at the National Trust Conference in Chicago, come to our holiday party for the next showing. (Personal thanks go to the active group of students who pulled the display and brochure together.)

Programmatically, this has been a very busy semester, with a wide variety of course offerings and an active Preservation Eastern (PE) calendar. In October, we hosted a Reception-Reunion at the National Trust (NT) Conference in Chicago. Over 60 current students and faculty, alumni and friends of the program, including Michigan SHPO Dr. Kathryn Eckert and her husband, gathered in Trader Vic's fabulous early 1960s Polynesian Revival *Luanu Room*. The event was sponsored by a dozen alumni, myself, and Marshall and was organized by recent grad and NT Midwest Office Field Representative Evan Lafer.

In conjunction with the NT Conference, PE organized a tour of Chicago's famous Clark and Glessner houses, hosted by their director and program alumna Janice Clark. PE continues its work with the Ypsilanti Historical Society by organizing the preparation of a Master Plan for the society's museum. The next PE event is the holiday party at Janet Kreger's December 21.

The Detroit Initiative, a committee of PE, has been active in looking at preservation issues in Detroit and organized a tour of the Mexicantown neighborhood. They are developing a questionnaire and resultant database of potential internship opportunities in Detroit. On December 7, the committee sponsored a seminar with alumna Diane Jones of Zachary and Associate of Detroit to aid in that goal.

Editor's Notes

Hello members of Preservation Eastern and newsletter readers! You will find this issue chock-full of information from the 50th National Trust Conference held in Chicago October 16-20, 1996. About a dozen EMU students attended. I'm sure we all learned a great deal and had a good time as well. I know I did!

By the way, if you would like to know more about any of the sessions reviewed, please contact the review author(s).

Please take a moment to read and sign the Boone Hall fact sheet and petition inserted in this issue of the newsletter. Don't be afraid to pass it around to your friends to sign, either.

If you have any comments or suggestions for the newsletter, please contact me at (313)483-3240 or send e-mail to baron@emuvax.emich.edu.

Once again, I would like to thank EMU Student Government for underwriting printing costs of the newsletter this semester.

Happy holidays!

Sincerely,

Janna Baron
Janna Baron,
Newsletter Editor

Preservation Eastern Officers

Kirsten Merriman, Director
Rob Berg, Activities Director
Tracey Miller, Treasurer
Susan Rothstein, Public Relations
Janna Baron, Newsletter Editor

Walking trails will be added to the golf course and historic district areas.

In the future, the officers' and commanding generals' quarters will be sold as single family houses. Some of the quarters have been split into duplexes over the years and will be remodeled back to single units. These gable front houses have 4000 square feet of usable space and 2.5 stories high.

Larger still are the commanding generals' quarters. Workshop participants were allowed to explore one. Originally, these buildings had ball rooms on the third floors. At some point, however, they were cut up into living space. The ball room of the building participants explored had been divided into three bedrooms and 1.5 bathrooms. The second floor had another set of bedrooms and bathrooms. The first floor consisted of a central hall, living room, huge dining room, sun porch, substantial kitchen and yet another bathroom. Typical of the houses of the era's well-to-do, the building had two staircases: a main, central staircase for the family, and a narrow, rear one for servants.

A conceptual land use plan submitted to the Army by the JPC in September 1994 and revised in February 1996 proposed three multi-use land zones.

The Northern Open Space/Parade Grounds area (approximately 290 acres would be used for recreation, including the golf course and new bike and interpretive trails. The Nicholson Housing Area (outside of the historic district) would be used by Catholic Charities of the Archdiocese of Chicago as awarded by the US Department of Health and Human Services.

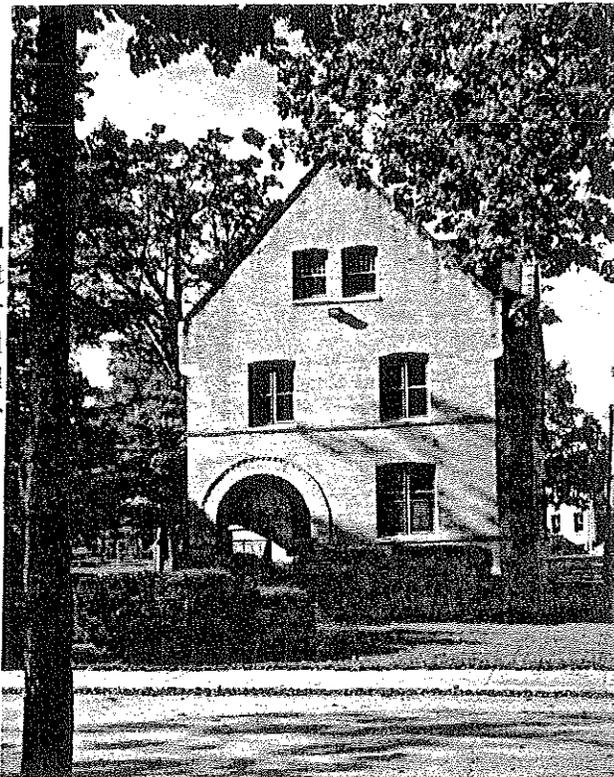
The Lakefront Homes zone (65 acres) would include the 59 existing houses in the historic district and 25 new ones along existing roads. Other buildings in the zone would be used by health and human services organizations. One building would be used by Midwest Young Artist (MYA) for amateur youth ensembles.

The Central Area Zone (80 acres) includes the remainder of the historic district outside the parade grounds and lakefront homes area. It would include the removal of 65 non-contributing intrusive structures, redevelopment of 45 attached townhouses and 216 condominium units, addition of 50 new detached houses and 135 new townhouses, reuse of the hospital as 21 redeveloped senior units, and 132,000 square feet of civic space. This zone may also be conducive for retail or office use.

Certain parts of the infrastructure will have to be replaced when Ft. Sheridan is turned over to private citizens and redeveloped. This includes water and sanitary sewers as well as electric, gas and telecommunication utilities. The JPC recommended not using duplicate systems to meet short term military requirements.

Ft. Sheridan has seen many changes in its 109 year existence. It has seen the Army move from horses to motorized vehicles and trained soldiers for both world wars and the Viet Nam conflict. It has moved through time with these soldiers and their families, changing and readjusting with the military and the American people. Its life as an Army base is drawing to a close, but it will have new life as a community for civilians. With proper planning, Ft. Sheridan and its beautiful historic building will survive long into the future. It has retired from its military career and will soon start a new phase of its life as a civilian.

As a student of historic preservation and as a person who spent the first 16 years of life living on or near military bases, I found Saving Base to be an extremely informative workshop. Not only did it provide me information about a special sort of adaptive reuse, it gave me a chance, in a way, to go home again.



Officers' Quarters

UPCOMING EVENTS

Kempf House *Bi-annual Victorian Valentine Tea.* Saturday February 8 and Sunday February 9, 1997. There will be two seatings each day at 1:30 and 3:30 PM. Space is limited to 16 per seating. Cost is \$6 per person. Reservations required. Period dress welcome. Call (313)994-4898 for reservations or mail name, address, number of people, preferred date and seating, and check to Jan Enns, Kempf House Center for Local History, 312 S. Division, Ann Arbor MI, 48104-2204 by February 5, 1997.

Michigan Academy of Science, Arts, and Letters. *Annual Meeting.* March 21-22 at Calvin College in Grand Rapids, MI. Several students from our Historic Preservation Program will present papers. Contact Dr. Ligibel for more information.

Michigan Historic Preservation Network: 17th Annual Conference

The Best of Preservation in Michigan. April 11-12, 1997 in Bay City, MI. For details, write the Michigan Historic Preservation Network at PO Box 398, Clarkston MI 48347.

TAKE NOTE!

GHP 680 Curatorship (taught by Nancy Bryk) will now accept GHP 533 Intro to Historic Administration as a prerequisite.

GHP 680 The Greek Revival in Southern Michigan (taught by Mary Culver) will be offered during Winter 1997. To enroll, use section id 059681. Class will be held Saturday mornings. Location to be announced. **This is a brand new course!**

Cultural Resource Management (CRM) Volume 19, No. 9 1996 This issue of the National Park Service publication features a special section, *The Automobile Landscape*. It includes an article by EMU Historic Preservation Program grad Jeff Winstel.

Janese Chapman (of Detroit's Historic Designation Advisory Board) was recently named as an Advisor to the National Trust's Midwest Region. Advisors work with the Regional Office to provide the regional staff support and knowledge of the people, places, resources and issues in the Advisor's geographic area as well as giving special insight in his or her area of interest. Congratulations Janese Chapman!

Membership Counts! Join Preservation Eastern.

Why join Preservation Eastern? Well, it's the best way to keep up on historic preservation activities within the department and throughout the area. Dues are only \$10 annually and your membership and involvement will insure future growth and success in the organization. For more information, contact Kirsten Merriman or any other Preservation Eastern officer.

Name _____ Date _____
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Phone Number _____ E-mail _____
Program of Study _____

Mail this application and your \$10 check to Preservation Eastern, EMU
Department of Geography and Geology, Historic Preservation Program,
Strong Hall, Ypsilanti MI 48197.

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