



MARKTOWN UPDATE

A publication of the Marktown Preservation Society

June 2007

Marktown Revitalization Plan Moves Forward



Marktown residents were joined by Mr. George Michels who owns Michels Bar & Grill, and Thomas Frank, the Secretary of the East Chicago Redevelopment Commission. Present but not shown was Mr. John D. Artis, Executive Director of the East Chicago Department of Redevelopment.

Wednesday, May 30th found residents and property owners in the Marktown Historic District gathered together once again to discuss the Marktown Revitalization Plan with Ed Torrez, member AIA and principal with the architectural firm of BauerLatoza Studio in Chicago.

As many of you may recall, we began the planning process last year with a meeting and survey of the residents of Marktown. Top on the agenda for this meeting was the survey results. **So - in reference to urban design questions, the survey says:**

Q1: The majority (60%) of participants feel that style is the most appealing asset of the Marktown Historic District. As a second choice, participants were divided fairly evenly among the choices of styles, color, scale and materials.

Q2: Participants are divided evenly on the importance of feeling a sense of connection to the rest of the city. About 1/3 of the residents feel it is not important at all, 1/3 do not feel strongly about it, and 1/3 feel that it is important.

has the biggest impact on the neighborhood. Lack of development has the second biggest impact. Adjacency to industry was ranked lowest impact as a first choice at 7%; however it was ranked as the second biggest impact the highest with 37%.

Q5: The majority of the participants (77%) envision a store in the Market Square Building. Less than half envision a library and/or youth center. Participants suggested other uses including: a fruit market, office, restaurant, art gallery, gas station, bar and school.

Half of the participants envision a police substation in the Mark Hotel. Only 19% would like to see a K-3 school. Participants suggested other uses including: a restaurant, museum, ambulance service, visitors' center and bar.

The majority of the participants (35% envision a restaurant in the Garage Building. 26% of the participants suggested other uses including; private garages, a gas station, a flea market, a fruit market and a bar. Less than 20% envision either a museum or visitor's

Q3: 88% of participants prefer to park their car within 1 block or less on the sidewalk rather than to park in a covered and secured space that is within 3 blocks.

Q4: Half of the participants feel that the condition of existing building

center.

Q6: More than half of the participants believe that transportation needs to be expanded in Marktown. 28% believe it should remain the same. 16% believe it should be reduced.

Q7: The majority of the participants (47%) believe that relationships with surrounding industries should expand; 33% believe it should be minimized. 16% believe the relationship should remain the



Ed Torrez, a principal at the architectural firm of BauerLatoza Studio in Chicago discussed the results of the survey taken last year and explained how the plan is being developed based upon the results of that survey.

same.

Q8: Participants see possible opportunities from surrounding industry in areas of employment, company investment in the community, cleanup and beautifications.

Q9: Participants see possible challenges from surrounding industry with air pollution, noise, traffic, keeping the streets clean,

softening the borders between industry and the community, tourism and theft.

Q10: Participants felt equally strong about connecting the history of the steel industry and Marktown with tourism/museum and supplemental housing for industry. An artist colony was the least popular of the selections, receiving 16% of the groups' vote.

And in reference to Parks and Recreation questions, the survey says:

Q1: The majority of the participants would like to see a water feature added to the park space. Almost half would like to have a swimming pool and about 40% would like to see more ball fields. Other suggestions for additions to the park space include: benches, picnic tables, a water park, a walking track/trail, more vegetation, more playground equipment, a skateboard park, a sprinkler system, a soccer field and an open market.

Q2: More than 75% of the participants spend more than 2 hours outdoors each day. 83% said they

spend part or all of that time within the immediate surroundings of their home. 50% spend all or part of that time in one of the open park spaces in Marktown.

And finally, in reference to shopping and entertainment questions, the survey says:

Q3: A little more than half of the participants have children. Almost half have more than five friends that reside in Marktown.

Q4: 40% of participants shop for groceries within 2 miles of home. More than half drive between 5 and 10 miles for groceries. The majority of participants drive within 14 miles for movies and entertainment. The closest they drive is about 2-1/2 miles to Whiting. 15% drive as far as 23 miles for movies and entertainment. 15% of participants drive over 10 miles for dining. The remaining participants drive anywhere between 2 miles of home and beyond Lake County, Indiana for dining. 44% of the participants did not answer the questions.

So, how does the plan move forward from here? Based on the

review and feedback from the community, the planners will meet with city officials and discuss a "preferred" concept plan for the Marktown Historic District. This preferred scenario will serve as a foundation for more detailed planning and design recommendation in the upcoming stages of the planning process.

From there an implementation strategy will be developed. This will identify the likely sources of financing including but not limited to Historic Tax Credits, Developer Quit and City Funds. It will also provide preliminary development and operating pro formas for the project and provide estimated timeliness for planning, pre-development, development and construction states.

When the final plan is delivered it will address both long and short term plans and funding opportunities that will assist us in seeing to it that every building in Marktown is once again a viable part of this community! Remember - Make no little plans for they fail to stir the hearts of men (and women)!



Figure 1 - Short Term Plans include a walking trail/path that would meander through the Marktown, additional trees and shrubs in the parks, and a new solid fence between the park and the steel mills. Oh yes, and an industrial mural.



Figure 2 - Long Term Plans include moving Riley Road over and away from the Marktown neighborhood, a new community center, additional retail areas and several new water features in the Marktown Park.

Safety Kleen Executives Visit Marktown

There are neighbors and then there are good neighbors. There are residential neighbors and industrial neighbors. Safety Kleen, located between the Marktown Historic District and Indianapolis Boulevard is a GOOD industrial neighbor to the residents of the Marktown Historic District. They are not good because they donate to the neighborhood. They are good because they care about the well being of the community.

As so it was when Mike Ebert, former Plant Manager and now Vice President of Safety Kleen invited Paul Myers come to the plant and meet two of their new managers. Paul asked that rather than he visiting Safety Kleen, that the managers of Safety Kleen visit Marktown for a personally guided tour of this most unique and endangered of commu-

nities.

The tour took about two hours as Paul explained the history and design of the neighborhood to them while also explaining the challenges facing the community in the next few years. While many of the needed infrastructure improvements have been completed since Marktown was placed on the National Register of Historic Places, what remains is the challenge of bring all of the properties in Marktown up to code while maintaining the architectural appearance that makes this neighborhood so unique.

Following the tour of Marktown they stopped for lunch and then an impromptu tour of the Whiting Community Center. Sharing our unique heritage with other is part of being on the National Register!



Mike Ebert – VP , US Refinery Operations
Faustino Cintron – Refinery Engineer
Scott Miller – Refinery Manager

BP Expansion and Marktown: The Environmental Factor

As it was announced last year, BP is going to be rebuilding much of the current facility just north of the Marktown Historic District. At a Citizens Advisory Committee meeting on April 23, 2007, additional information was made available in reference to the projected emissions from the plant once the project is completed and the plant is running at the projected capacity. Sharing that information with you is important. Three points in their approach are:

1. Install emission controls on the new equipment and reduce emission by installing controls on some existing equipment to stay below the significant emission thresholds for Volatile Organic Compounds (VOC), Nitrogen Oxides (NO_x), Particulate Matter (PM & Sulfur Dioxide (SO₂)).
2. Replace old technology with new updated technology where feasible.
3. Implement Best Achievable Control Technology (BACT) controls for Carbon Monoxide (CO).

BP representatives at the meeting went on to say:

A. BP Whiting has reduced Greenhouse Gas (GHG) emissions by 200,000 tons per year since

2003 by implementing energy efficiency projects.

B. BP Whiting will continue to identify and implement cost effective energy efficiency and GHG reduction projects.

C. In addition, the BP Group is committed to addressing the challenges posed by global warming. We are doing this by addressing emissions from operations, promoting research and new technology, developing alternative and lower carbon energy sources.

D. BP is committed to its long term goal of reducing its global GHG emissions. The most economic and innovative reduction opportunities are chosen from BP's global assets and businesses.

Just what does all of this mean to the overall environment of the Calumet Region and the Marktown Historic District? Quite simply, it means that the total emissions from this facility will be reduced considerably once the renovations and upgrades are completed. It should also be noted that BP has been actively working with IDEM on addressing any questions and developing a pre-draft permit for this project.

Historic Preservation Month: A Year Around Concept For All!



The purpose of preservation month is to bring attention to the cause of historic preservation and to encourage participation in activities and events which highlight and promote the understanding of our local, state and national history. The theme for Preservation Month 2007 involves the idea of making preservation work.

The idea of making preservation work encompasses not only saving our historic and cultural resources but also recognizing preservation as a tool for revitalization in both urban and rural communities.

Unfortunately many of the historic resources in Northwest Indiana are endangered due to neglect and increased development throughout the region. When a historic resource, such as a school, church or commercial building, is declared unsuitable to continue its historic use in modern society, many times it is either demolished and replaced with a new structure or simply left to deteriorate. Circumstances such as these have caused many communities to recognize that by allowing their historic resources to be destroyed they are not only losing the physical evidence of their history but also the architectural identity of their community. This realization has led to the revitalization of downtowns and main streets as well as historic residential districts. This realization is further supported by the fact that when a resource is no longer suitable for its original use it can be adapted for modern uses. Schools, churches and warehouses can become condos and loft apartments, while commercial buildings can contain a Walgreens, Starbucks or other specialty stores.

When a community comes together for the purpose of saving its historic resources the end result includes not only the preservation of a building but a sense of community pride. Local preservation involves identifying and reclaiming your community's history and heritage. Local preservation involves an agreement between local government and its constituents that they will work together to preserve the

historic resources, while encouraging new development and the adaptive use of these historic structures. Local preservation also includes an agreement and understanding that preserving the architectural integrity and character of the local community is a necessity and should not be compromised by the prevalence of new construction and encroaching development.

Assisting local governments, communities and preservation organizations has been a goal of Historic Landmarks Foundation of Indiana since its creation in 1960. Since that time Historic Landmarks Foundation of Indiana has become the largest private statewide preservation organization in the United States, with its headquarters in Indianapolis and nine regional offices throughout the state of Indiana. The Calumet Region Office was established to serve

Lake and Porter counties. Some of the services provided by The Calumet Region office, as well as Historic Landmarks Foundation of Indiana, includes providing technical preservation assistance to property owners and interested preservationists, aiding in the establishment of private preservation groups and organizations dedicated to preserving historic resources and assisting local governments and historic preservation com-

missions with the creation of historic districts and adoption of historic preservation ordinances and design guidelines.

Historic Landmarks Foundation of Indiana has many programs and resources that can be used for local preservation projects. These resources include providing small grants and loans to private preservation organizations for professional architectural analysis and documentation of historic buildings. Our Community Assistance Program provides professional staff support to local historic preservation commissions. When utilized this program allows commissions to accomplish their community's preservation goals, which can include historic districts, single-site designations as well as conducting various educational workshops and tours.

A unique program which is only available in the



Tiffany Tolbert, Director of the Calumet Region Office of Historic Landmarks Foundation of Indiana discusses the merits of historic preservation at a press conference at Hammond's historic City Hall. Mayor Tom McDermitt looks on from the background.

Calumet Region is the Jim Morrow Grant Program. This program was established to assist historic property owners with the cost of nominating historic properties to the National Register of Historic Places. While focused on residential properties the Jim Morrow Grant Program has assisted with the successful nomination of historic properties in Valparaiso, Gary and Crown Point.

While the Calumet Region Office covers Lake and Porter County we have found that the presence of Historic Landmarks Foundation of Indiana is not as prevalent in western Lake County. We would like to encourage the local communities in western Lake County to utilize Historic Landmarks Foundation of Indiana. We are looking for preservationists and preservation projects that can benefit from our programs and we are determined to bring our resources and services to Hammond, East Chicago, Whiting and where ever else they are needed. If you are the owner of a historic residential property and would like to know about the National Register of Historic Places, feel free to contact us to find about the eligibility requirements for the Jim Morrow Grant Program. Also if you are interested in forming a preservation organization or advocating for the preservation of a historic resource, please contact us so that we may help you.

We also encourage all those who are interested to join Historic Landmarks Foundation of Indiana. Members of Historic Landmarks Foundation of Indiana are located throughout the state as well as the United States and are dedicated to preserving historic resources in Indiana. There are various membership levels and members receive benefits that include free and discounted admission to our events, a subscription to the Indiana Preservationist (a bi monthly publication of Historic Landmarks) and discounts statewide at hardware stores, paint stores, and retailers who cater to those who own and ap-

preciate historic architecture. If you are interested in joining Historic Landmarks Foundation of Indiana please contact myself or visit our website at www.historiclandmarks.org.

Historic preservation is not a fast process and requires the continuing understanding and dedication of the local community. Often times a historic resource can become a point of contention in a local community, when a decision is made regarding its preservation or destruction. This is usually seen when a historic resources is labeled as preventing new economic development. In this case many feel that there are only two options: save or destroy, leaving little, if any, room for negotiation. Usually in this case both sides can be in the wrong, while one side wants to save the resource, rarely do they provide a preservation plan that includes a new use that is beneficial to the local community. Likewise the other side only sees what could be there, in terms of new construction, or no construction at all.

A building or structure, historic or not, without a use is meaningless. When visiting another city or country as a tourist, it is OK to simply walk by and simple appreciate a resource for its architectural beauty. However for those who actually live in that community, it is essential for that structure to contain a school, church, or commercial and residential space. When a historic structure does not have a use it can easily be seen as unnecessary, therefore easily replaceable.

I encourage you to begin looking at the historic resources in your communities and to understand, not only what they were, but what they can be. Take the time, this month, to visit other communities and participate in the tours, workshops and preservation activities in the region. You will not only learn about Indiana and the Calumet region but you might also discover your passion for preservation.

(Written by Tiffany Tolbert. Printed with her permission.)



Above: Will we save the Riley Bank by finding a new use for this grand old structure? We definitely hope so!

Below: Will the 1942 Block Athletic Field be restored to its former glory or will it be razed to make way for a new set of bleachers and field house? Only time will tell!



HISTORIC PRESERVATION & SUSTAINABLE DESIGN

BauerLatoza Studio's distinguished history of recycling historic buildings through restoration and adaptive reuse is at the heart of our expression of sustainability. In many ways, our work has been inherently 'green'. Historic preservation and sustainable design have a shared vision: conserving natural and cultural resources for future generations. At BauerLatoza Studio, preserving buildings is also an expression of sustainability. This, coupled with our firm's commitment to LEED and current green practices in new construction and landscape architecture unites our entire practice in a commitment to sustainability.

As preservation architects, we have always appreciated historic structures as artifacts of our cultural legacy. As green architects, we have come to appreciate older buildings for the material and energy investment that they represent. By retaining the shell and structure of an existing building, the embodied energy equivalent of thousands of gallons of gasoline is conserved. Even when these structures need to be decommissioned, many elements can be 'deconstructed,' harvesting materials and fixtures for re-use. In many cases, the materials are irreplaceable quality and character, like old growth wood and solid metal castings.

We have mastered numerous techniques for conserving historic materials, mitigating their deficiencies, and extending their useful service life. Historic windows can be retrofitted with storm windows and sealed against air infiltration. Thermal insulation and a vapor barrier can easily be added to historic masonry structures. We find win-win strategies, conserving existing resources while upgrading performance to meet today's standards.

Existing buildings can incorporate state-of-the-art sustainable materials, technologies and systems. Routinely, we utilize salvaged materials (re-milled lumber), materials with post-industrial and post-consumer recycle content (steel, synthetic gypsum), rapidly renewable materials (bamboo, cork, wheat straw), and sustainable harvested wood. Many of the most advanced building systems are well suited for existing building applications: 'smart building' energy-management systems, 'chilled-ceiling' cooling panels, energy-efficient lighting and occupancy-sensor controls. Our work even includes adapting emerging technologies, like building-integrated photovoltaic panels, to existing buildings.

Built before mechanical climate control systems were adapted, many historic buildings demonstrate a fundamental understanding of the partnership be-

tween the natural and the built environment. At their best, traditional design strategies utilize intelligence, economy of means and sensitivity to the natural environment, where 'modern' systems burn fossil fuels in an attempt to defy nature. (Consider the natural ventilation systems – operable windows, linked chimneys and air shafts – in 19th and 20th century buildings such as the early Chicago Public Schools compared to the sealed windows of modern buildings.) As historic preservationists, we are close observers of indigenous, vernacular and traditional building practices, which we apply creativity to our 21st century work.



For the Chicago Public Schools we have set the standard for 'greening' these older buildings into more energy efficient ones by using state of the art HVAC systems, and re-establishing their original 'green' designs. By restoring or replacing the older windows in schools, with more energy efficient thermally broken double pane windows we are able to save energy in the summer and winter, yet, use the original ventilation technology during the spring and fall and save additional energy. The introduction of insulation in the attics of these older buildings, and replacing the roofs with reflective surfaces or by introducing green roof technology are other simple and cost effective way to save energy.

Recently we worked with the City of Chicago in replacing the existing roof of the Cultural Center. Upon examination of the roof, it was determined that the roof loads were less than what is required by code. Using a simple cable system thru the existing roof trusses we were able to meet current codes for roof loading. With the roof being replaced, we were able to install a green roof on the building, store the run-off water from the roof for irrigation and install solar collectors to augment the buildings hot

water system. The green roof will reduce the energy loads for the building during the summer. These simple additions to this historic building and the low cost for implementation will be an example to other private building owners as a means to be better stewards for the environment.



In addition to adapting older buildings into sustainable ones, BauerLatoza Studio has designed a number of sustainable homes and communities. Most recent is our work at East Edge – a sustainable designed development of single family homes and townhouses in Gary, Indiana. The homes are designed with a focus on energy efficiency and sustainable design including passive solar design, natural day lighting, and sustainable and renewable building materials. The scale and massing of the homes will vary, but a uniform mix of materials will be used throughout to provide consistency without a cookie cutter development look.



The design concepts focus on engaging the buildings with the surrounding dune landscape, providing a seamless integration from interior to exterior. Extensive south facing windows provide solar gain in the winter with deep overhangs for sun protection and shading during the summer months. Most north elevation glazing is limited to high clear-story windows to provide privacy and natural day lighting.

The site design includes a common open space

and, will accommodate a children's play area, a walking path and, gathering areas with council ring and fire pit. The landscape is designed to fit with the surrounding native dune environment and includes little blue stem, prairie flowers and grasses and no-mow lawns. The landscape will be uniformly designed and implemented for both the common open space areas and the home sites.

As 'green' architects, it is important for us to lead by example. It is one thing to design sustainable projects for others, but to offer ourselves as leaders in sustainability – we must practice what we preach. BauerLatoza Studio has been a leader in office recycling, shared rides, environmentally conscious HVAC systems, adapting our own 100 year old building into a sustainable workplace, including the design and construction of a green roof – allows us to see for ourselves what works and what doesn't. It is this continued commitment that sets us apart from our peers.



Above: The office of Bauer/Latoza Studio is located in this vintage 1906 Chicago factory building which was once the home of the Randolph Motor Company. Randolph was one of the earliest manufacturers of quality built motor driven freight trucks. Joane Bauer and Bill Latoza found an adaptive reuse for this classic Chicago factory building: it's now their architectural studio!



Marktown Memorial Needs Contact Info!

We have not forgotten about the proposed Marktown Servicemen's Memorial, in fact we are moving forward with the funding. With that in mind, one of the things we are looking for is contact information for the families of the young men and women who served in World War II and the contact info on the families of those from Marktown who died in that war. Just to remind everyone as to those who died, they were:

P.F.C. Frederick Henry Roller

P.F.C. Robert Charles Hall

Sgt. Stephen John Grecnik

M.M.3C Ernest F. Schramm

S/Sgt. John W. Kochopolous

Sgt. Quenten W. Anderson

S/Sgt. Robert Boyd Anderson

If you know of the names and addressed of any members of their surviving families, please contact



The proposed Marktown Servicemen's Memorial was designed by noted artist Mitch Markovitz who is the founding art directory for the current South Shore poster series which includes one poster of Marktown.

the Marktown Preservation Society as soon as possible at:
Marktown Preservation Soc.
405 Prospect Street
Marktown Historic District
East Chicago, Indiana 46312
(219) 397-2239

You can also email us at mrmarktown@sbcglobal.net
It should be noted that even if this project were fully funded today, we will still need to gain permission from the City of East Chicago to erect the memorial on public lands, and that after the approval is gained it will probably take 6-9 months to complete the project. But we still need the contact information as soon as possible, so please lend a hand and make this happen soon. Donations are still being accepted!

Chicago Southside Industrial Tour



If a picture is worth a thousand words than we don't need to say much about the Chicago Southside Industrial Tour sponsored by the Southeast Side Historical Society in Chicago. The bus was filled to capacity for this most remarkable tour of historic industrial sites between Calumet Park and the Pullman National Landmark District just to the west. What a great way to spend a Saturday. (May 19, 2007)



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