



## **Lathrop Homes: A Reuse Proposal**

### **History**

Built by the Public Works Administration as one of the city's first public housing complexes (initially leased to and later transferred to the CHA), the brick two-story row houses and three and four-story apartment blocks display a variety of architectural details ranging from Art Moderne to Colonial Revival styles. The buildings are arranged in a campus-like environment, separated by landscaped courtyards and linked by intimate archways. The complex was determined eligible for listing in the National Register of Historic Places by the Illinois Historic Preservation Agency (IHPA) and the National Park Service in 1994.

### **Landmarks Illinois Responds to CHA's Plan for Lathrop**

After CHA's announcement in 2006 that under its "Plan for Transformation" it intended to raze the complex to be replaced by a 1,200 unit mixed-income development, Landmarks Illinois included Lathrop on its *2006-07 Chicagoland Watch List* and its *2007 Ten Most Endangered Historic Places in Illinois* list. In early 2008, Landmarks Illinois presented to Lathrop residents a *Lathrop Homes Redevelopment and Preservation Plan*, prepared by Antunovich Associates. Many residents have actively advocated for this plan rather than one that clears the site or includes any major demolition.

### **The Preservation Option**

In partnership with Logan Square Neighborhood Association, Landmarks Illinois has continued to work with residents and housing officials regarding the future of this historic complex. The principal goals of the preservation plan are to:

- Preserve Lathrop's historic buildings in order to preserve its sense of place and to enable developers to utilize the Federal Rehabilitation Tax Credit
- Preserve affordable housing for low-to-moderate-income families in an area where market-rate housing is predominant
- Reuse existing building stock in order to prevent building waste from entering landfills
- Rehabilitate the existing buildings in order to create more construction jobs

Our organization believes that the Federal Rehabilitation Tax Credit, coupled with affordable housing tax credits, gives a development team the ability to carry out a preservation plan that would provide approximately 800 enlarged and refurbished residential units. Landmarks Illinois has also emphasized that a preservation solution is both inherently more "green" and would produce more labor-related jobs.

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