REHABILITATION AND REUSE OPPORTUNITIES FOR THE MAYWOOD HOME FOR SOLDIERS' WIDOWS

224 1ST AVENUE

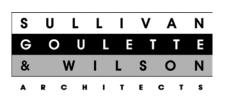
MAYWOOD, ILLINOIS

INTRODUCTION	2
HISTORIC SIGNIFICANCE	
CONTEXT, AERIAL	4
SITE PHOTOS	5
SURVEYS	6
EXISTING CONDITIONS	
BUILDING REHABILITATION AND REUSE	
SITE REDEVELOPMENT WITH HISTORIC BUILDING	
DEVELOPMENT PRECEDENTS	18
AVAILABLE HISTORIC TAX INCENTIVES	
ACKNOWLEDGEMENTS	20





TABLE OF CONTENTS



INTRODUCTION

This handsome Georgian Revival building in the Village of Maywood was built by the Ladies of the Grand Army of the Republic in 1924. It was designed by Francis E. Dunlap and exhibits simple red brick, 2-story facades with Classical detailing and a screened portico facing the Des Plaines River. Vacant since a minor fire in 2003, it has been owned by the Village since 2008.



PHOTO: MAYWOOD HISTORIC PRESERVATION COMMISSION

At the urging of the Maywood Historic Preservation Commission, the Village sought redevelopment proposals, but none came to fruition. Due to concern that the building would deteriorate and may be demolished to make way for new development, a group of citizens nominated the building to be listed on Landmarks Illinois' annual statewide "Ten Most Endangered Historic Places" list in 2012. That same year through its Preservation Heritage Fund Landmarks Illinois offered financial assistance to the Commission to purchase paint and supplies for the front portico. In 2014 Landmarks Illinois offered to produce a reuse study and redevelopment plan for the site.

Maywood has a long history of caring for veterans and their families. The Hines Veterans Administration Hospital is an important presence on Maywood's western border. The Maywood Soldiers' Widows Home was founded in 1912 and was first located in a large house before moving to this building in 1924. The Home was sold to private owners in the 1970s who used it to house adults with mental illness. While its history is a residential facility, the Village instructed Landmarks Illinois to demonstrate the building's viability to house a commercial use.

Despite the Village's willingness to see the Home adaptively reused, it has been difficult for the Village to attract imaginative proposals that would be financially successful. Because adjacent vacant land has been marketed separately from the Home, it has been more challenging to attract developers to the Home's smaller site. The exterior appearance of the Home has lead perspective buyers to question the condition of this otherwise structurally stable building. However the Village and community volunteers continue to monitor and maintain the building with continued hope to see it reused.

Rehabilitation and reuse of historic buildings can be successful with factual marketing of the benefits of historic preservation incentives for a developer, as well as potential benefits to a community. As historic rehabilitation is inherently more labor-intensive than new construction, the Village could promote the employment of local construction trades to participate in the rehabilitation of the Home.

With our consulting team, we believe that due to the

building's layout and

location, an office or medical office conversion would offer an excellent reuse opportunity for the Soldiers' Widows Home. We encourage the Village of Maywood Trustees and Village staff to market the Home together with the adjacent land at 1st Avenue and Lake Street for reuse and redevelopment. Incorporating this important piece of Maywood's history into the redevelopment of this highly visible intersection could be very impactful for both the surrounding area and the Village as a whole.

This study focuses on four key opportunities to attract developers:

- To market the Home with the adjacent vacant land as one comprehensive redevelopment site, allowing the Home's reuse and new construction on the vacant land to share access, parking and financing.
- To market the Home as an excellent candidate for office/medical office conversion. To market the Home as eligible for listing in the National Register of Historic Places, which would allow a developer to utilize the Federal 20% Historic Tax Credits. • To market the Home as eligible for local Landmark designation, which would allow a developer to utilize the Cook County Class L Property Tax Incentive.

Information on these incentives can be found on page 19 of this study.

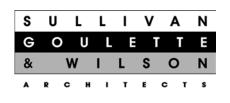








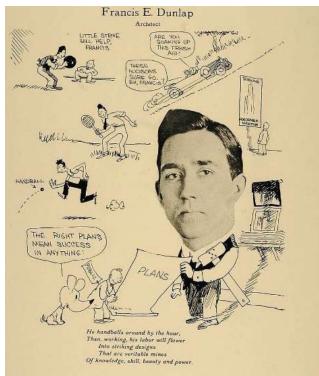
PHOTO: MAYWOOD HISTORIC PRESERVATION COMMISSION



HISTORIC SIGNIFICANCE

The Maywood Soldiers' Widows Home was designed by architect Francis E. Dunlap and built in 1924. Dunlap executed an elegant Georgian Revival-style building in red brick with Classical detailing and a distinctive two-story front portico facing 1st Avenue and the Des Plaines River in the distance. The vertical mass of the porches is reinforced by four sets of double columns. The first floor windows are 6 over 6 double hung with semicircular arches above. The second floor windows are 6 over 6 double hung with flat brick arches and raised limestone keystones.

The building was designed with fireproof construction between individual sleeping rooms, which are located on part of the first floor and the entire second floor, with shared bath facilities. The remainder of the first floor is comprised of a large formal parlor with French doors and woodwork, an adjacent dining room, kitchen and office.



CARICATURE OF FRANCIS E. DUNLAP PRINTED IN THE CHICAGO EVENING POST, 1923.

Dunlap was a native of Maywood, received a degree in architecture from the University of Illinois-Urbana and after living in Chicago to begin his career returned to Maywood to marry and raise his family. He was an active citizen of Maywood, having served on the Village Board and library board and in many social clubs and community activities. He designed several Maywood buildings in addition to the Maywood Soldiers' Widows Home, including the former Maywood State Bank, the Moose Temple, a funeral home and several apartment buildings, as well as others in Chicago. He received an honorable mention for his submittal to the Chicago Tribune Tower design competition in 1922. In 1927, Dunlap died unexpectedly of pneumonia at the age of 32. The Maywood Herald reported that Dunlap's was one of the largest funerals on record in the Village and all offices in the village hall were closed on that day in respect for the man who had contributed so much to the community.

Dunlap's client for the Maywood Home for Soldiers' Widows was the Daughters of the Union Veterans, which was endorsed by the Grand Army of the Republic (GAR), who wanted a large new facility to house the widows and children of Union Civil War veterans. Upon being built in 1924, the Home would replace a previous facility known as the Logan Home in the former house of Col. William Nichols, the founder of Maywood. The GAR and its affiliate women's organizations were prominent advocates for veterans of the Civil War and their families.





To have qualified for residence at the Home, a woman had to be at least 60 and a member of the Daughters of the Union Veterans, the Loyal League or the Ladies of the Grand Army of the Republic.

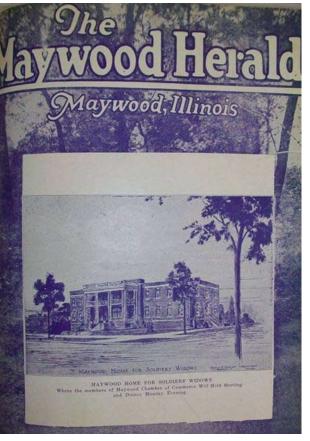
At the laying of the building's cornerstone in 1924, it was stated by Mrs. Lizzie Field, president of the Maywood Home for Soldiers' Widows' association, "When they were young and life was sweet and hopes were high they had courage to embrace their men and send them to die with that army in blue which sixty years ago stretched itself across the continent and fought that this country might not become 'a house divided against itself.' When they are old and the twilight gathered and they had no high hopes and ambitions are not as areat as they were, after they have served their country by giving their all and are poor and helpless, left to live alone in basements and hovels, in penury, utter poverty and woe, is the time to show them that they have not been forgotten." (Maywood Herald, May 2, 1924)

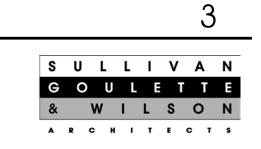
By the late 1970's, the Home closed after its last residents died or were moved to nursing homes and was sold to private owners, Mr. and Mrs. Golton. In response to passage of the Mental Health Reform Act, the Goltons renamed the building Firstwood, and offered room and board to people with mental illness. A small kitchen fire closed the facility in 2003.

For 90 years, this building has represented Maywood's long commitment to caring for its veterans – the Village was founded by a Civil War veteran, the proximity of Hines VA Hospital has encouraged a special relationship with the community, Maywood was the single most impacted community by the Bataan Death March and continues to this day to commemorate those soldiers and the ones who have come after them.

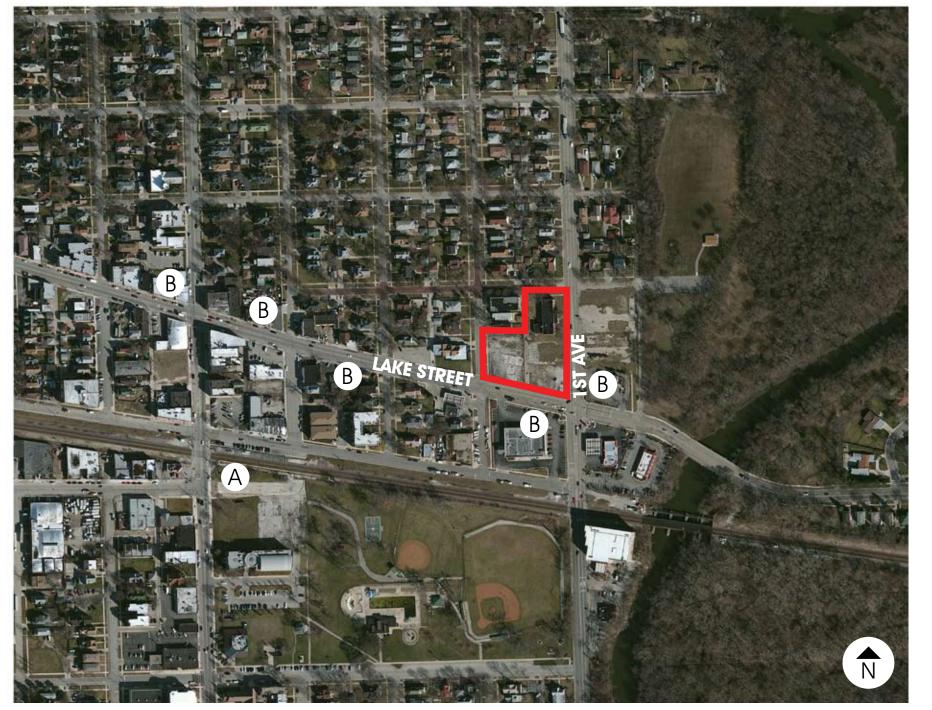
Due to its historic significance, the Maywood Soldiers' Home was determined eligible for listing in the National Register of Historic Places by the Illinois Historic Preservation Agency. (See p. 19)

Historic information courtesy of the Maywood Historic Preservation Commission, the Maywood Public Library and the West Town Museum of Cultural History.





CONTEXT, AERIAL



SITE LOCATION KEY: A. METRA STOP B. BUS STOP



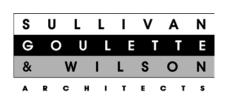


Park D Augusta St ice St : 2 Maple St scholiph St Washington Blvd Van Buren S Lexington St Harvard S Fillmore S 4 Loyola University 15th 5

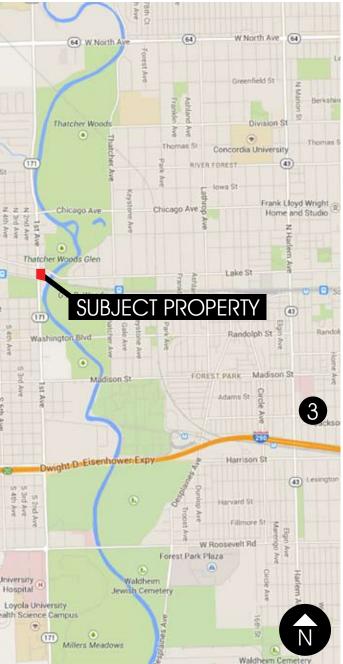
0

NEARBY HOSPITAL KEY: 1. GOTTLIEB HEALTH & FITNESS CENTER 2. WESTLAKE COMMUNITY HOSPITAL CENTER 3. RUSH OAK PARK HOSPITAL 4. LOYOLA UNIVERSITY MEDICAL CENTER

VINCI HAMP ARCHITECTS



MEDICAL OFFICE USE OF THE SOLDIERS' WIDOWS HOME WOULD BE ADVANTAGEOUS TO HEALTH PROFESSIONALS ASSOCIATED WITH ANY OF THE NUMEROUS HEALTH FACILITIES IN THE IMMEDIATE AREA





1. SITE LOOKING EAST





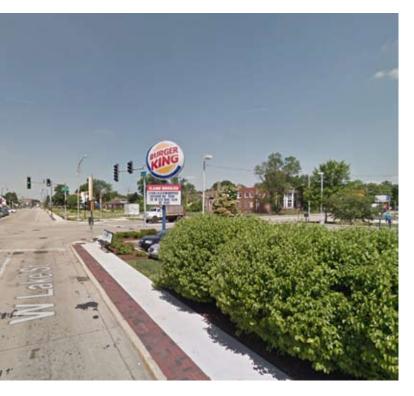




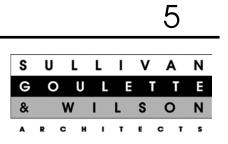




SITE PHOTOS



3. SITE LOOKING WEST



SURVEYS

PIN:

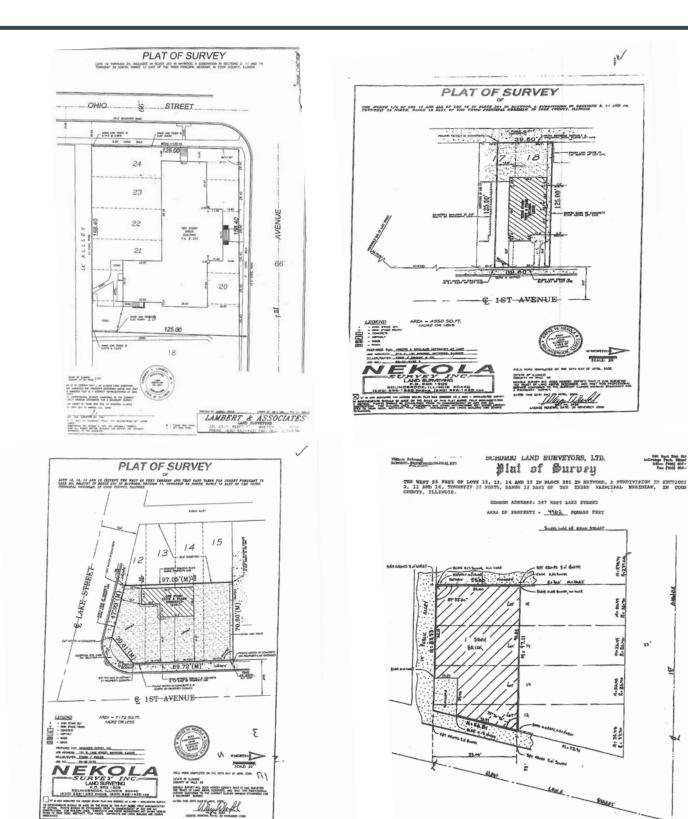
15-11-131-011-0000 TO 15-11-131-018-0000

PROPERTY AREA DESCRIPTION:

The Village's site is a gateway to the community and is a highly visible site in the region. Parcels are located in the St. Charles TIF District and Enterprise Zone.

PROPERTY DETAILS:

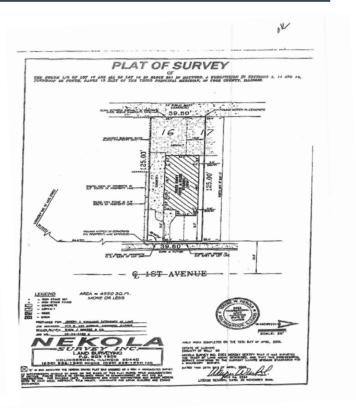
PROPERTY AREA: 1.52ac BUILDING AREA: 12,280sf CURRENT BUILDING USE: Vacant Lot/Bldg YEAR BUILT: 1912 NUMBER OF STORIES: 2 + Basement ZONING: C-2, Pedestrian-Oriented Commercial ENVIRONMENTAL: Phase 1 complete

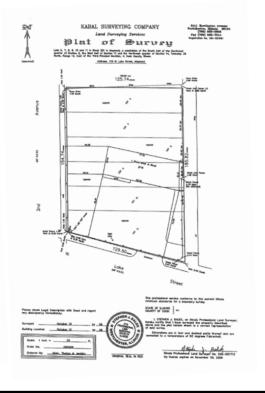


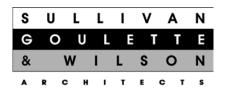












EXISTING CONDITIONS







VINCI HAMP

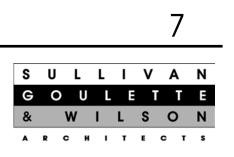
Based on visual inspection, the consulting team for this report felt that despite the building's deteriorated appearance, the basic structure is sound and in need of what appears to be only minor repairs due to the sturdy concrete construction. A new roof with masonry repairs and tuckpointing will provide decades of service to the new users.

The building's exterior walls are loadbearing solid masonry with the interior of the building supported on concrete columns and beams that define an interior corridor. The floor and roof structure are a composite system of clay tile and reinforced concrete. This fireproof structural system is in good condition and in need of minor repairs.



PHOTO: LANDMARKS ILLINOIS

David Hrabel & Phil Hamp of Vinci Hamp and Christopher Payne of Sullivan, Goulette, & Wilson examining the existing building



EXISTING CONDITIONS - EXTERIOR



PHOTO: DAVID SHALLIOL (2012)



SOUTH EAST PORTICO PHOTO: DAVID SHALLIOL (2012)



EAST FRONT FACADE





EAST FRONT FACADE

PHOTO: CHRIS PAYNE



SOUTH FACADE

PHOTO: VINCI HAMP







PHOTO: DAVID SHALLIOL (2012)



CORNER STONE

PHOTO: CHRIS PAYNE



EXISTING CONDITIONS - INTERIOR



PHOTO: VINCI HAMP ARCHITECTS

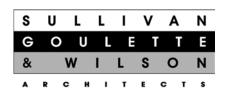


PHOTO: LANDMARKS ILLINOIS (2012)









9

PHOTO: VINCI HAMP ARCHITECTS



PHOTO: VINCI HAMP ARCHITECTS



BUILDING REHABILITATION AND REUSE: SITE PLAN

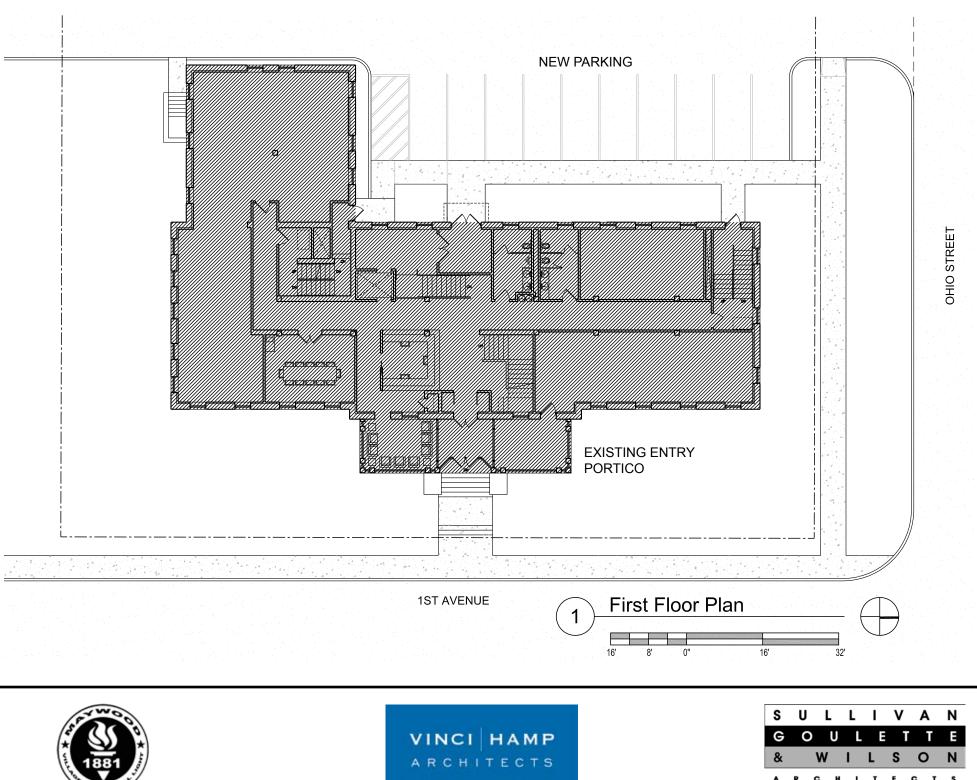
This study's recommendation is to convert the Soldiers' Widows Home to an office or medical office building. The existing central corridor allows a simple and efficient space configuration. The proposed conversion can be integrated into a development for the 1st Avenue and Lake Street redevelopment site.

The existing masonry building is in sound condition despite its weathered appearance.

The signature existing entry portico on the east side of the building will remain and be restored and a new accessible entry will be built on the west side of the building, convenient to the new parking.

New roof, masonry repairs, and tuckpointing will stabilize the existing structure. While new and/or repaired windows and insulation will help with energy efficiency.

These proposed plans have been shared with the Illinois Historic Preservation Agency (IHPA), which administers the Federal Historic Tax Credit Program. Initial review of these plans was positive but not final regarding their compliance with the National Park Service's Secretary of Interior Standards, as is required to qualify for the historic tax credits. The plans, with or without amendments, would need additional review by the IHPA.



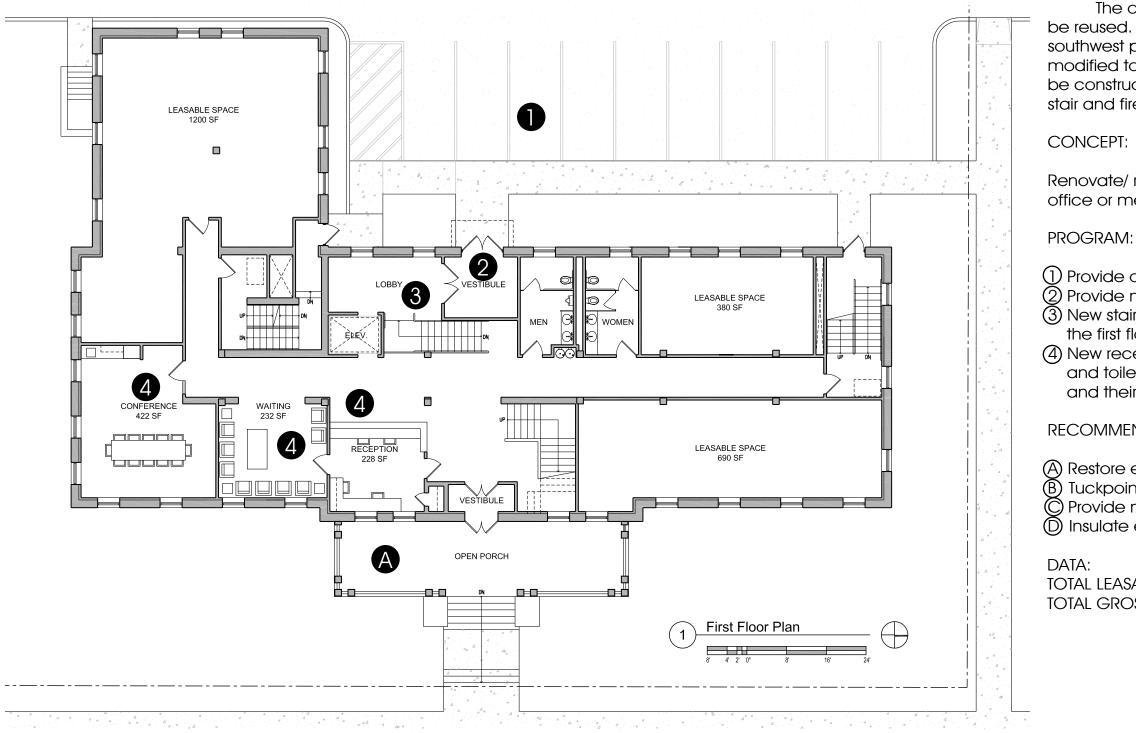








BUILDING REHABILITATION AND REUSE: FIRST FLOOR PLAN, OPTION 1







The original stair in the east side of the building will be reused. The existing concrete fire stair in the southwest part of the building will remain and be modified to meet current codes. A new interior stair will be constructed to take the place of the existing exterior stair and fire escape on the north end of the building.

Renovate/ restore existing building into a professional office or medical office building.

(1) Provide on site convenience parking (2) Provide new at grade entry vestibule (3) New stair and elevator provide accessible access to the first floor reception (4) New reception area, waiting room, conference room and toilet rooms will serve all medical professionals and their clients

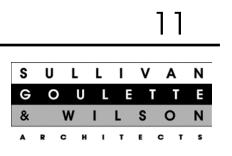
RECOMMENDATIONS:

(A) Restore existing two story portico(B) Tuckpoint exterior

© Provide new roof and insulation

(D) Insulate exterior walls and new windows

TOTAL LEASABLE SPACE SQ. FT.: 7,107 TOTAL GROSS SQ. FT.: 14,956



BUILDING REHABILITATION AND REUSE: FIRST FLOOR PLAN, OPTION 2

PROGRAM:

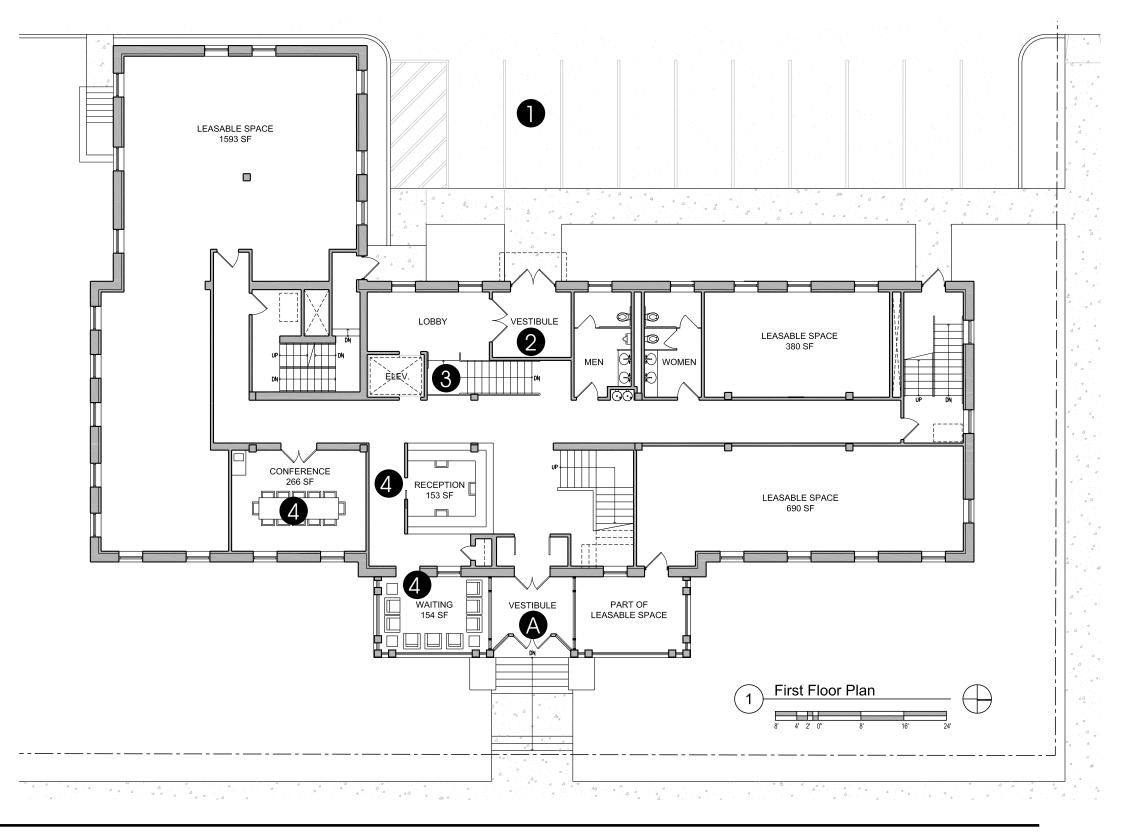
- (1) Provide on site convenience parking
- 2 Provide new at grade entry vestibule
- (3) New stair and elevator provide accessible access to the first floor reception
- (4) New reception area, waiting room, conference room and toilet rooms will serve all medical professionals and their clients

RECOMMENDATIONS:

(A) Restore existing two story portico(B) Tuckpoint exterior

- © Provide new roof and insulation
- (\tilde{D}) Insulate exterior walls and new windows

DATA: TOTAL LEASABLE SPACE SQ. FT.: 7,507 TOTAL GROSS SQ. FT.: 14,956

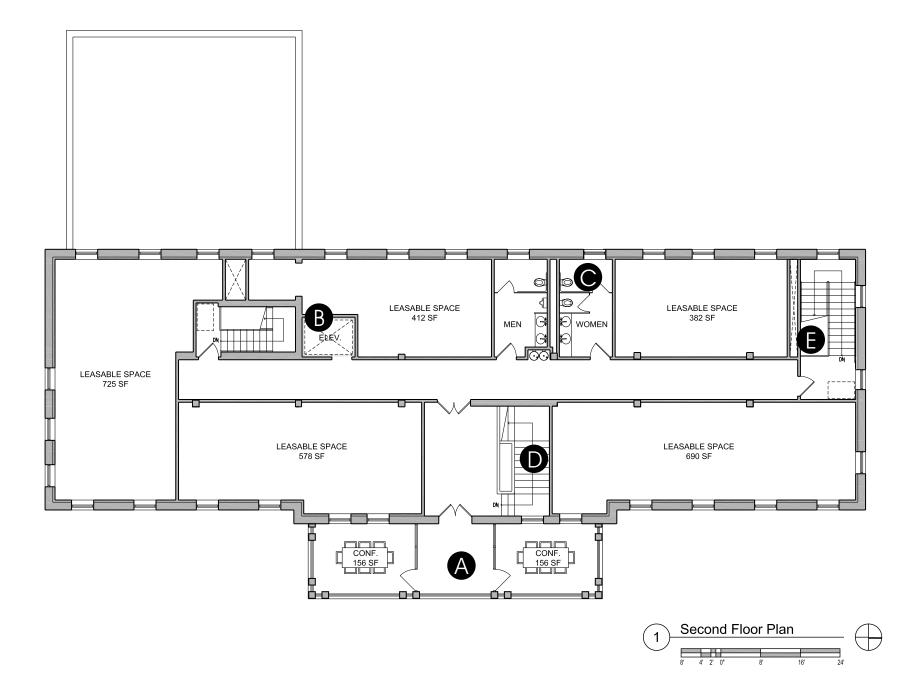


12







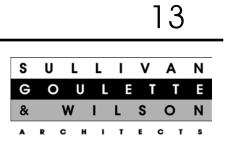






RECOMMENDATIONS

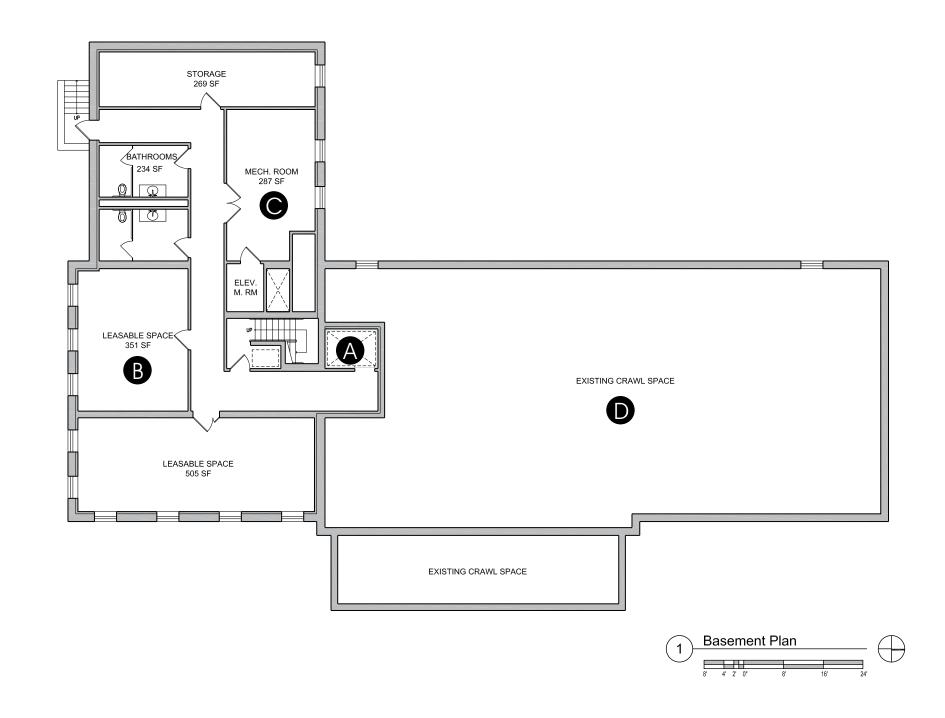
- (A) Restore existing two story portico
- (B) New Elevator
- ©New Restrooms
- (D) Rehab existing monumental stair
- (E) New interior exit stairway to replace existing fire escape.



BUILDING REHABILITATION AND REUSE: BASEMENT

RECOMMENDATIONS

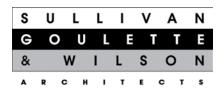
- (A) Extend elevator down to Basement(B) Space can be leased or be used
- (B) Space can be leased or be used for storage for the offices on the upper floors
- © Dedicated mechanical and storage for building operations
- Existing crawl space can be used for routing HVAC ductwork and piping



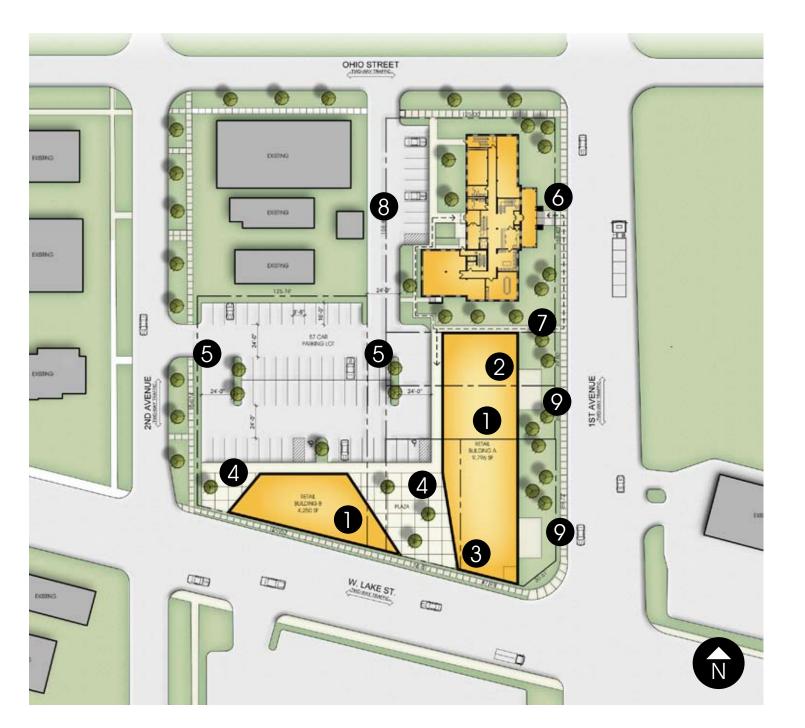








REDEVELOPMENT OF SITE WITH HISTORIC BUILDING: SITE PLAN A



ALL THREE SITE PLAN PROPOSALS ACCOMODATE A NATIONAL RETAILER

- New one story retail along the south and east sides of the site continuing the small scale commercial fabric that exits to the west
- 2 Provide setback that matches the Home for Soldiers' Widows to the north
- (3) Building at the major intersection creates a strong architectural presence with a gateway feature welcoming visitors to Maywood from the East.
- (4) At the SE corner provide a plaza that would match the character of the newly installed streetscape along Lake St. : Opportunity for local artists or school children to provide public art and hold community events like concerts and markets
- (5) Parking would be screened completely from 1st Ave and Lake street and accessed from 2nd Ave.
- (6) Direct pedestrian access connects retail spaces to Home for Soldiers' Widows Medical Office Building.



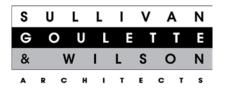




- ⑦ Retail spaces can directly support the medical office building
- 8 Vacated alley
- The east side setback would be large enough for outdoor dining patios

DATA: TOTAL LEASABLE SPACE: 14,046 sq ft PARKING SPACES: 57





REDEVELOPMENT OF SITE WITH HISTORIC BUILDING: SITE PLAN B

Data: Total leasable space: 16,358 sq ft Parking spaces: 56

- () One story retail buildings will be parallel along 1st Ave. and 2nd Ave.
- 2 Parking court in the middle of the site accessed from Lake St and 1st Ave.
- ③ Building at the major intersection creates a strong architectural presence with a gateway feature welcoming visitors to Maywood from the East.
- (4) Suited to mid-sized national retailers that require a strong presence oriented to the parking.
- (5) Retail spaces can directly support medical office building
- Direct pedestrian access connects retail spaces to Home for Solders' Widows Medical Office Building
- ⑦ Vacated alley











REDEVELOPMENT OF SITE WITH HISTORIC BUILDING: SITE PLAN C



(1) Two single-story retail buildings

- (2) SE corner ideally sized for a national drug store chain with a drive through, Building at the major intersection creates a strong architectural presence with a gateway feature welcoming visitors to Maywood from the East.
- (8) Continue Lake Street streetscape along (3) SW corner would be ideally sized for a national 1st Ave. fast casual restaurant
- (4) Synergies provided by the proposed medical office building in the Home for Soldiers' Widows and the drug store on the same site provide incentive for them to be developed by the same company
- (5) Retail spaces can directly support the medical office building
- (6) Direct pedestrian access connects retail spaces to Home for Soldiers' Widows Medical Office Building



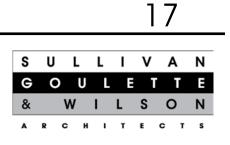




DATA: TOTAL LEASABLE SPACE: 18,715 sq ft PARKING SPACES: 57

⑦ Vacated alley

(9) The east side setback would be large enough for outdoor dining patios



DEVELOPMENT PRECEDENTS



RETAIL CORNER CONDITION



DESIGN PRECEDENT



COMMUNITY EVENTS





HARLEM AND CERMAK

DESIGN PRECEDENT



HARLEM AND CERMAK



DESIGN PRECEDENT









COMMUNITY EVENTS

RETAIL CORNER CONDITION



AVAILABLE HISTORIC TAX INCENTIVES

The Soldiers' Widows Home is eligible for listing in the National Register of Historic Places. Rehabilitated for an income - producing use, a developer is eligible to use the 20% Federal Historic Tax Credit. The building is also eligible for local landmark designation by the Village of Maywood. If locally landmarked, a developer is able to utilize The Cook County Class - L Property Tax Incentive to support the reuse of the building.

A 20% Federal Historic Tax Credit is available for rehabilitating income-producing buildings. This dollar-fordollar Federal income tax credit equal to 20% of the construction costs may be used by the building owner or syndicated to a tax credit investor. The minimum investment is 100% of the building's "adjusted basis"; that is, the purchase price minus the land cost and depreciation, plus prior improvements. The building must be a certified historic structure, and the work must meet the Secretary of the Interior's Standards for Rehabilitation. The program is administered by the Illinois Historic Preservation Agency (IHPA) and the National Park Service. Contact Carol Dyson at the IHPA: 217-524-0276, carol.dyson@illinois.gov

(http://www.nps.gov/tps/tax-incentives/taxdocs/abouttax-incentives-2012.pdf)

Cook County Class-L Property Tax Incentive

The Class L property tax incentive encourages the rehabilitation of landmark commercial, industrial, multi-family residential or non-for-profit buildings. Owners can have their property tax assessment levels reduced for a 12-year period provided they invest at least half of the value of the landmark building in an approved rehabilitation project. While the Class L incentive is a Cook County incentive program, the Village of Maywood must support granting the incentive.

(http://www.cookcountyassessor.com/forms/clslb.pdf)

Other Incentives: Enterprise Zone



June 5, 2014

Tom Kus, Chair Maywood Historic Preservation Commission Village of Maywood 40 Madison Street Maywood, IL 60153

RE: Maywood Home for Soldier's Widows 224 N. 1st Avenue Maywood – Cook County

Dear Mr. Kus:

We received a request for an assessment of the above property's eligibility for nomination to the National Register of Historic Places.

We have reviewed the information provided to us and have evaluated the property in terms of the National Register criteria. Based on this review, we agree that the property may be eligible for listing in the National Register. Please refer to the attached eligibility assessment sheet for further details.

Please feel free to contact me at 217/782-8588 if you have any questions, and I would be happy to assist you.

Sincerely,

Any Hathaway

Amy Hathaway National Register & Survey Specialist

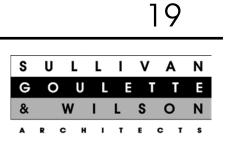
1 Old State Capitol Plaza Springfield IL 6270

ILLINOISHISTORY.GOV





VINCI HAMP ARCHITECTS



ACKNOWLEDGEMENTS

We appreciate the opportunity to partner with the Village to provide these redevelopment options. We thank: Michael Rogers, Maywood Village Trustee David Myers, Assistant Village Manager Angela Smith, Village Project Manager Tom Kus, Chair, Maywood Historic Preservation Commission

We thank our collaborators at Vinci Hamp Architects and at Sullivan Goulette & Wilson for their pro-bono services to produce this study.

Report Preparation: Sullivan Goulette & Wilson Jeffrey P. Goulette Christopher Payne Christopher Michalek David Vallandingham Steven Clarke

Vinci Hamp Architects Philip Hamp Chris Bartek David Hrabal

This study was produced on behalf of Lankmarks Illinois. Landmarks Illinois - founded in 1971 - is the state's leading voice for historic preservation. The organization's mission is to promote the reuse of buildings as a strategy for economic development and stustaining healthy communities, while expanding the public's understanding and stewardship of the built environment.

Alicia Berg, Chair Bonnie McDonald, President Jean Follett, Chair, Preservation Issues Committee Lisa DiChiera, Director of Advocacy

REPORT PREPARED - JUNE, 2014







