



THE
ARCH

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Front cover photo: Chris Enck at Irving House move, Wilmette (credit: Erika Fabisch)
Page 2 photo: (credit: Diane Alexander White Photography)
Back cover photos: (left to right) 2014 “Most Endangered” listing Belleville Hotel, Belleville (credit: Frank Butterfield); 2014 Preservation Heritage Fund grantee All Saints Episcopal Church, Chicago



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FROM THE PRESIDENT
TO OUR MEMBERS

People saving places. What does this simple phrase evoke for you? For me, I think of hundreds of local heroes with whom we work to bring historic preservation to the foreground as a transformative and positive solution. The phrase recognizes and honors your actions as preservationists to save the places important to you and to the future of your community. Landmarks Illinois was founded in 1971 to organize the growing network of people saving places and we continue to build that diverse community today. We’ve adopted the tagline “People saving places” as a simple way of expressing our role as educators, facilitators, and investors in your work on-the-ground.

For me, I think of hundreds of local heroes with whom we work to bring historic preservation to the foreground as a transformative and positive solution.



We’re profiling several preservationists in this issue who characterize this tagline to inspire you in the New Year. Read about Chris Enck’s 11th-hour save of John Van Bergen’s Irving Residence in the Village of Wilmette. Former White Sox player Frank Thomas became a preservation MVP for his purchase and rehab of the long-vacant Berwyn State Bank. Easement donors Carl and Marilyn Johnson of Galena are turning a new page with the closing of Carl’s longtime gallery and we round out this issue with board member Sandra Rand’s reflections on this year’s Legendary Landmarks.

People take daily action to save historic places across Illinois and we relish sharing these stories with you. Since 2001, Landmarks Illinois has featured past and contemporary projects at our noontime Snapshots lectures held monthly in Chicago. We’re embarking on an effort to expand the Snapshots audience and invite your feedback. Please participate in our online survey available until March 1st through www.landmarks.org, or call our office at 312.922.1742 to have a copy mailed to you. Survey results will inform our decision about future lectures’ time of day, locations, and topics of interest. The renewed Snapshots program will be announced by May.

Please mark your calendar for our upcoming events, including the Legendary Landmarks Celebration (March 19) and the Illinois Statewide Preservation Conference in Carbondale (June 23-25), where we always enjoy seeing our fellow “people saving places.”

Sincerely,

Bonnie McDonald

Bonnie McDonald
President

ADVOCACY

PEOPLE SAVING PLACES

A BOLD MOVE

In the waning hours of a deadline set by a developer who intended to demolish the Prairie-style Irving House (John Van Bergen, 1928), Chris Enck, a project engineer with the firm Klein and Hoffman and vice-chair of Landmarks Illinois' young professionals' Skyline Council, bought the house for ten dollars and orchestrated its complicated move from Wilmette to Evanston.

Within three months, Chris was able to hire a building mover, have the house divided into three sections to prepare it for the move, identify a temporary site, and negotiate logistics and permits with the Village of Wilmette, the City of Evanston, and various utilities. On October 10th, watched by dozens of neighbors and onlookers, the first and largest of three sections of the house moved from 1320 Isabella Street to 2748 Green Bay Road. The remaining two sections followed three days later. This bold move was an act of determination, perseverance and complete altruism.

Wilmette officials notified LI that another developer had purchased the house. Negotiations took place with the second developer resulting in an agreement to again relist the house for sale—but this time for just one month and at a higher price. Enter Chris Enck.

“After hearing about the threat to the house for two years at Landmarks Illinois, I knew that if I didn’t save it, no one else would,” Chris told a reporter the day of the move. After the developer agreed to an October move date, the following three months of preparations

time for purchase, permits and site prep. Unable to delay, he approached Whole Foods, which plans to open a new store on Green Bay Road in Evanston. The company agreed to allow the three sections of the house to be “parked” in their parking lot until the final move to the new site. Once the house is on its final site, Chris will rehabilitate it, work with the Evanston Historic Preservation Commission to landmark it, and resell it. The day of the move, neighbors thanked Chris for saving the house. Jack Weiss, Vice-chairman of the Evanston Historic Preservation Commission who also

“After hearing about the threat to the house for two years at Landmarks Illinois, I knew that if I didn’t save it, no one else would,”

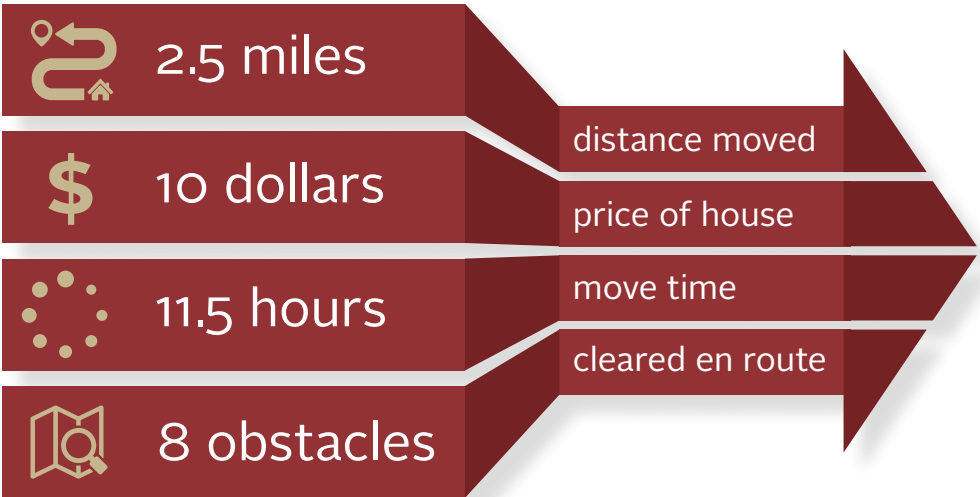
The house was purchased by a developer in 2012 as the potential site for two new houses. Landmarks Illinois worked with the Village of Wilmette and the developer to find a compromise. As a result of these efforts, a new home was built in the original side yard and the Irving House was put up for sale again. Wilmette will not landmark without owner consent, and while the developer had agreed not to demolish the house, he did not consent to landmarking. In the spring of 2014,

were not without headache and at one point the effort seemed doomed. Initially a lot had been identified on Green Bay Road in Highland Park, but the logistics of coordinating with IDOT, ComEd, Comcast, AT&T and six municipalities along the proposed 8.5 mile route made the project prohibitively expensive. As utilities were being disconnected and the house cut in sections, Chris scrambled to find a new lot. He found one in northwest Evanston one week before the move, leaving little

watched the move stated, “We are lucky to have Van Bergen’s Irving House moved to Evanston. It will now be one of three Van Bergen-designed homes we are proud to see in our community.”

(below, left) Landmarks Illinois’ Advocacy Director Lisa DiChiera with Chris Enck and Erika Fabisch, a planner with the City of Wilmette (credit: Landmarks Illinois);

(right) Irving House move, October 10, 2014 (credit: Mark Hertzberg (bottom, left); Lisa DiChiera (all others))



THE STATE OF PRESERVATION

BERWYN NATIONAL BANK
Berwyn



Eighteen years after its inclusion on Landmarks Illinois' annual statewide endangered list, the Berwyn National Bank (also known as the American State Bank) has been rehabilitated and opened as Big Hurt Brewhouse, the flagship restaurant and sports bar of baseball great Frank Thomas. Vacant for over 30 years, the adaptive use of the building retained its signature dome ceiling and original bank vault. At the December 5 ribbon-cutting, Mayor Robert J. Lovero remarked, "Big Hurt Brewhouse turned this historic building into a treasure again. It truly is a tremendous addition to Cermak Road both for our residents and for visitors. I am grateful to Frank and his team for their vision." Berwyn Development Council Board President Mal Montoya concluded, "It's great to see how this space has been transformed into a lively restaurant while maintaining its architecture and integrity as a historic landmark."

(photo credit: Berwyn Development Corporation)



HAMILTON PRIMARY SCHOOL
Otterville

Last year, Landmarks Illinois included the Hamilton Primary School as part of the annual statewide endangered list. The Otter Creek Historical Society, which owns and operates the building, did not have the funds to repair and repaint the deteriorating metal roof. With winter approaching, the non-profit organization worried that another ice-thaw cycle would increase water damage to the interior and associated costs of repair. Thanks to a strong fundraising effort bolstered by a grant from Landmarks Illinois, the Otter Creek Historical Society was able to fund necessary repairs to the Hamilton Primary School roof prior to the first winter snow. The group continues its work to increase its programming and fundraising efforts for future stewardship and rehabilitation of the historic school.

(photo credit: Frank Butterfield)

ELIESTOUN
Elsah



Principia College challenged a newly-formed not-for-profit organization, the Friends of Eliestoun, to raise \$100,000 by the end of 2014 to avoid demolition of Eliestoun, an 1890 Queen Anne house owned by the College. Local advocates believed that the building, vacant since 1994, could be rehabilitated and once again support educational opportunities for Principia's students. In December, the Friends of Eliestoun announced that they had secured pledges for \$100,000 and are currently working to collect the funds by March 31, 2015. Phase I will include the exterior stabilization and asbestos removal. Additional information is available at www.friendsofeliestoun.org.

(photo credit: Friends of Eliestoun)

IN THE FIELD

suburban



LARGE-SCALE DOWNTOWN DEVELOPMENTS

Two western suburbs, Downers Grove and Glen Ellyn, are facing large-scale residential developments that many believe could change the character of their historic downtowns. In Downers Grove on December 16, the Village Council approved a petition for special use at 936-942 Maple for a proposed 56-unit condominium development that will replace an 1890s Victorian home known as the Edwards House. Led by the Pierce Downer's Heritage Alliance, more than 700 current and former Downers Grove residents signed a petition opposing the development. In Glen Ellyn, a proposed five-story, 147-unit apartment building will replace the remarkable mid-century former Giesche's Shoe store and loom large over an adjacent National Register-listed downtown. While planning professionals agree that communities should support density in downtowns near public transit and walkable destinations, more citizens are questioning these large-scale developments when they put historic resources and community character at risk. Public officials, citizens and preservation advocates need to have open conversations about the best ways to manage growth and plan for the future while protecting the scale and character that brings meaning and value to a community.

Edwards House, Downers Grove (photo credit: Tom Nybo)



Fulton Randolph Market

FULTON-RANDOLPH MARKET DISTRICT

In June of 2014, the Commission on Chicago Landmarks (CCL) gave preliminary approval to a proposed Fulton-Randolph Market District as part of the Department of Planning and Development's larger planning effort to manage rapid development and growth in this popular neighborhood west of Chicago's downtown. The proposed district has been highly controversial, with many building owners fearing lost property values. A public hearing will be held in spring by the CCL for the district's final historic designation. Eleanor Gorski, the department's Director of Historic Preservation, told Chicago Tribune, "I have no doubt in my mind that if this doesn't pass, this neighborhood will be gone." The district, which encompasses approximately eight blocks along W. Fulton Market St., W. Lake St., and W. Randolph St., focuses on the historic area's history as the oldest food distribution center in Chicago. For more information on the proposed district, proposed design guidelines and the public process, go to: www.CityofChicago.org and type "Fulton Randolph Market" in the search bar.

(photo credit: Commission on Chicago Landmarks)



2012 STATEWIDE
ENDANGERED LIST

FREEPORT CITY HALL

In November, the Citizens for Saving Freeport City Hall hosted a panel discussion on rehabilitation projects for public buildings, which included Landmarks Illinois' Springfield Office Director Frank Butterfield as a panelist. While City business is conducted in rented office space, elected officials continue to debate the future of Freeport City Hall, the 1899 building listed as one of 2012's Most Endangered Historic Places. Recently, the Freeport's mayor issued his support for moving City offices into the town's vacant Carnegie Library building, citing a lower cost of rehabilitation. The Citizens for Saving Freeport City Hall maintain that the rehabilitation of the historic City Hall remains the best option, the feasibility and benefits of which have been documented in a technical assistance report provided by Landmarks Illinois. View the report online at: http://www.landmarks.org/ten_most_2012_freeport_city_hall.htm

(photo credit: Frank Butterfield)

statewide



PROJECT PROFILE



Old Cook County Hospital, Chicago

On October 7, 2014, charrette presentations addressing Cook County's request to "unlock the value" of Old Cook County Hospital were given at the Chicago Architecture Foundation. Landmarks Illinois was one of four civic groups asked to participate. Included on the annual statewide endangered list in 2001, '03, '04, and '05, Landmarks Illinois' team submittal for the historic hospital focused on full rehabilitation with two proposed reuses: 1) office and ground-floor retail; 2) and, mixed-income residential with ground-floor retail. Full rehabilitation of the National Register

of Historic Places-listed building was emphasized, which allows for a developer to utilize the Federal Historic Tax Credits, and to request use of Tax Increment Financing and the Cook County Class-L Property Tax Incentive. The historic hospital is eligible for designation as a Chicago Landmark, which a developer would request to pursue the local incentives. On January 9th, a Request for Proposals (RFP) was released by the County. For more information, go to: www.cookcountyil.gov/CCHHSRedevelopment

Cover, Cook County Hospital Reuse Plan (photo credit: Antunovich Associates)



EASEMENT



Carl Johnson Gallery, Galena

Longtime Landmarks Illinois member and painter, Carl Johnson, has decided to close his art gallery, located at 202 S. Main Street, Galena. Carl, and his wife Marilyn, donated a preservation easement protecting the exterior and the interior of the gallery to Landmarks Illinois in 2004. The 1874 brick building is a prominent property in downtown Galena. The interior of the gallery retains its original wood details, built-in display cabinets and shelving, tin ceiling and wall panels. The building will be available for rent. For more information, visit us online at Landmarks.org.

(photo credit Frank Butterfield)

DID YOU KNOW?



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THE LEGENDARY LANDMARKS CELEBRATION COMMEMORATES ITS TENTH SEASON IN 2015

Honorees Harold Ramis, Ernie Banks, Lee Flaherty 2010 Legendary Landmarks Celebration (photo credit: Diane Alexander White Photography)



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INDIVIDUALS HONORED AS LEGENDARY LANDMARKS SINCE 2006

Lois Weisberg, former Commissioner of Cultural Affairs for the City of Chicago, was the first honoree.



4224

GUESTS WHO HAVE CELEBRATED THE ACHIEVEMENTS OF OUR LEGENDARY LANDMARKS HONOREES and supporting historic preservation in Illinois
(photo credit: Diane Alexander White Photography)

PEOPLE

MEET SANDRA RAND



Sandra Rand joined the Landmarks Illinois Board of Directors in June of 2012. The retired Director of Supplier Diversity for United Airlines now applies her organizational talents as the chair of the Legendary Landmarks Celebration Host Committee. President Bonnie McDonald sat down with Sandra Rand to talk about being a board member and commemorating the 10th anniversary of this signature fundraiser in 2015.

What do you enjoy most about being on the Board of Directors for Landmarks Illinois?

I was attracted to the Landmarks board because I have the opportunity to interface with a diverse group of professionals dedicated to preservation who bring different points of view. From real estate, legal, and financial professionals who have been in that preservation space, to the actual contractors doing the work, they all bring a different set of values and skills to board discussions. I enjoy being part of a resourceful group of individuals moving Landmarks forward.

As the head of the Host Committee, what about this year's Legendary Landmarks do you find inspiring?

Even though Rocky Wirtz, Allan Bulley of Bulley and Andrews, and Tim Samuelson are different individuals, they are all "builders" in philosophy. Rocky Wirtz continues to be a builder of his family's business from the Chicago Blackhawks, the Wirtz Beverage portfolio, and Wirtz Realty – his grandfather's historic real estate legacy that Rocky continues to respect and maintain. Bulley and Andrews, a Chicago construction company in business for almost 125 years, is all about building. The company, and its leader Allan Bulley, epitomize a deep respect for the great buildings of Chicago. Look at the projects they have engaged in and you will see preservation, as well as new construction; but, you will always see an eye for craftsmanship that they are keeping alive and a pride in doing things right. Tim Samuelson is our history's voice. He has a way of bringing bricks and mortar to life; sharing countless mind-blowing secrets and stories about Chicago's buildings and neighborhoods. The way that he creates an intimacy around architecture for his listener is amazing and he builds the case for preservation. He IS our architecture and an absolute gift to Chicagoans.

Now the tough question: What's your favorite building in Illinois?

I have to stop and think about that...I don't know that I can identify a favorite. What I have come to realize is that I have a "type." My fascination is with rigid materials – marble, granite, stone that craftsmen have manipulated and given movement. I'm attracted to architecture that has bays, turrets, and arches that allow time and space to move around the building. The siting of buildings is something that I really enjoy, like the relationship of the Wrigley Building at Wacker Drive and how it relates to the Chicago River. Looking down Michigan Avenue, I see an iconic skyline created by the physical linking of building walls that are individually different, but support each other – speak to each other. The new construction around the historic buildings wants to play in the same space and become one with the skyline. To me, I see the strength and majesty of buildings in their fluidity.

Is there a parting word for our readers?

As it relates to the Legendary Landmarks Celebration, I am excited to celebrate a milestone anniversary. This tenth annual celebration is an opportunity to reenergize Landmarks Illinois' future.

FOR MORE ABOUT OUR THREE LEGENDARY LANDMARKS AND EVENT INFORMATION FOR THURSDAY, MARCH 19, 2015, PLEASE CHECK OUR WEBSITE AT WWW.LANDMARKS.ORG.



top to bottom: (photo credit: Oscar H. Izquierdo Photography)

Wrigley Building (credit: Jon Miller, Hedrich Blessing)

Michigan Avenue, looking south of Balbo Avenue (photo credit: Landmarks Illinois)



from left to right: Allan Bulley, Jr., Tim Samuelson (photo credit: Thomas Marlowe), Rocky Wirtz

MARCH 19, 2015 Celebrating its tenth anniversary in 2015, Landmarks Illinois' Legendary Landmarks Celebration has become Chicago's unrivaled celebration of the people and corporations who continue to shape Chicago's civic and cultural skyline. We have three extraordinary honorees: Allan Bulley, representing Bulley & Andrews, Tim Samuelson, and Rocky Wirtz. We are proud to add these remarkable citizens to our "Legendary Landmarks" roster. For sponsorship and ticket information, please call Tiffanie Williams at (312)922-1742.

Legendary Landmarks Celebration

Awards

LI's Real Estate and Building Industries Council (RBIC) Award recipient CA Ventures, and its many partners, recognized and responded to the significant market demand for student housing downtown through the cost-effective adaptive reuse of two underutilized and deteriorating buildings on a key Chicago Loop corner.

LI President Bonnie McDonald with Tom Scott, CA Ventures Founder and CEO, at October 23 event (photo credit: Diane Alexander White Photography)



Dedication, resourcefulness, persistence, creativity... just a few of the words that come to mind about our 2014 Richard H. Driehaus Foundation Preservation Award winners. On November 1, 2014, Landmarks Illinois honored the recipients at a reception and award presentation ceremony, where members and friends heard the inspiring preservation stories. Winning projects and efforts demonstrated that historic preservation saves local icons and works as a key revitalization strategy for business, government, and community. Award winners: http://www.landmarks.org/awards_2014.htm.

Photo: Robbie Robinson, Managing Director at BDT Capital Partners, accepting the award for Rehabilitation of the Wrigley Building (credit: Diane Alexander White Photography)

VISIT US ON FLICKR FOR MORE EVENT PHOTOS



Save the Date

2015 CONFERENCE
ON ILLINOIS
MAIN STREET
AND HISTORIC
PRESERVATION

Carbondale, Illinois

JUNE 23-25, 2015

Preservation Snapshots

LOOK FOR OUR MARCH-MAY
LECTURE SCHEDULE AT
WWW.LANDMARKS.ORG.

CONTRIBUTIONS

THANKS TO OUR SUPPORTERS

OCTOBER 4 – DECEMBER 13, 2014

Through membership dues, contributions, event sponsorship, and grants, Landmarks Illinois is able to preserve, protect, and promote Illinois' historic buildings and sites. The Board of Directors, volunteers, and staff sincerely thank all our supporters for their contributions. However, space allows us to only list the following:

\$100-\$499

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10TH ANNIVERSARY

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4.22

2015 MOST
ENDANGERED
HISTORIC PLACES
ANNOUNCEMENT



5.15

GRANT APPLICATION DEADLINE

Barbara C. and Thomas E. Donnelley II Preservation Fund for Illinois
and Preservation Heritage Fund



6.23-25

CONFERENCE ON ILLINOIS
MAIN STREET AND HISTORIC
PRESERVATION

Carbondale