



LANDMARKS  
ILLINOIS

# THE ARCH

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Front cover: The rehabilitated Rosenwald Court Apartments at 47<sup>th</sup> Street and Michigan Avenue in Chicago's Bronzeville neighborhood was unveiled in September 2016. The housing complex provides 239 affordable units and features an inner courtyard. Turn to page 2 to read more about the Rosenwald rehabilitation project. (credit: Landmarks Illinois)

# FROM THE PRESIDENT TO OUR MEMBERS

I feel compelled to begin this issue with an urgent call to action. Readers of *The Arch* share the belief that people's lives are better when cities and towns include historic places. Places are personal, and the reasons for our connection to a certain building are as unique as we are as individuals. Whether cultural, economic or aesthetic, your support for the value of historic places needs to be voiced because the threat to a key preservation tool is looming.

“We must find innovative solutions that support our belief that preservation improves the lives of everyone, everywhere.”



At the time of writing this, the U.S. Congress is advancing a major tax reform agenda that is likely to significantly diminish, or abolish, the federal historic tax credit – a 40-year-old program that has revitalized cities and Main Streets devastated by urban renewal and economic decline. The threat is very real. The reasons to retain – and enhance – this credit are strong: it pays for itself and more, it encourages private investment in catalytic projects and it puts people to work. Go to [www.Historiccredit.com](http://www.Historiccredit.com) to learn more and take action. Watch for Landmarks Illinois news alerts in your inbox and on social media. The landscape for preservation without this incentive will be profoundly challenged and will put the responsibility to close project financing gaps in the hands of local governments, other private investors and (possibly) progressive lending institutions. Please do not let the federal historic tax credit end, or end without a fight.



In addition to our work to save the federal historic tax credit, we need our best minds around the table to think of alternative funding mechanisms and solutions for communities impacted by past and future federal, state and local policies resulting in disinvestment. We must find innovative solutions that support our belief that preservation improves the lives of everyone, everywhere. We're proud to bring together our “brain trust” of dedicated preservationists and

problem solvers through our new Emeritus Board, on which Shelley Gorson serves as Chair and Susan Baldwin Burian serves as Vice Chair. Twenty-three past board members have come together to return to service on behalf of Landmarks Illinois and lend their expertise and resources to help us ensure that preservation will endure. We are grateful to these past board members for their visionary leadership in collaboration with the Board of Directors and staff.

You'll read in this issue of an incredible success story and one of the largest historic preservation projects in Illinois, the Rosenwald Court Apartments, made possible in part by the threatened federal historic tax credit. I'm sure you'll be as inspired as I am by this monumental project and the team of people who came together to deliver high-quality, beautiful and affordable housing to families, seniors and individuals. The project clearly demonstrates that preservation is for people.

With gratitude,

*Bonnie McDonald*  
Bonnie McDonald  
President & CEO

Above: Members of Landmarks Illinois Emeritus Board gathered for a breakfast meeting in October 2016.



ROSENWALD COURT APARTMENTS RESTORED TO  
ONCE AGAIN SERVE CHICAGO'S SOUTH SIDE

# PEOPLE SAVING PLACES



**ROSENWALD'S HISTORIC PAST**  
Located at 47th Street and Michigan Avenue, the original five-story, 421-unit, Art Moderne-style residential building complex was designed by Ernest Grunsfeld Jr., the architect of the Adler Planetarium. Grunsfeld's uncle, philanthropist and Sears, Roebuck & Company Executive Julius Rosenwald, commissioned the complex, formerly known as the Michigan Boulevard Apartments, to provide quality housing for the growing working, middle-class African American population drawn to Chicago during the Great Migration.

In 1973, the complex was sold to the Chicago Department of Urban Renewal and ownership eventually transferred to the Chicago Housing Authority (CHA). It housed Section 8 and many displaced residents from the Robert Taylor Homes – a nearby public housing complex that was demolished. However, in 2000, Rosenwald closed and sat vacant for more than a decade under city ownership.

**ADVOCACY EFFORTS AT ROSENWALD**  
In 2002, as Rosenwald faced demolition, Landmarks Illinois placed the building on its Most Endangered Historic Places in Illinois List. Three years later, after a developer's failed rehabilitation plan, LI put Rosenwald on its 2005 Chicagoland Watch List. Landmarks Illinois also served as the primary preservation voice in an Urban Land Institute Technical Assistance Panel (TAP) on Rosenwald, initiated by Third Ward Alderman Pat Dowell. ULI

On Sept. 30, 2016, Landmarks Illinois joined City of Chicago officials and community representatives to celebrate the grand reopening of the restored Rosenwald Court Apartments. This historic residential complex was built in 1929 in Chicago's Bronzeville neighborhood and was once home to African American cultural icons like Nat King Cole, Duke Ellington and Gwendolyn Brooks. The preservation project at Rosenwald, which involved rehabilitating the structure into a 239-unit affordable housing complex, is just one success story of 2016 Landmarks Illinois is proud to share and be a part of.

TAP processes are one- to two-day work sessions that address specific land use challenges in a specific community. During the process, Landmarks Illinois Director of Advocacy Lisa DiChiera ensured preservation of Rosenwald remained an important part of the dialogue.

Rosenwald has received national attention, too. In 1981, it was listed on the National Register of Historic Places. In 2003, the National Trust for Historic Preservation placed it on its nationwide 11 Most Endangered Historic Places List.

Other preservation organizations have been involved in advocacy efforts to save Rosenwald as well, including Preservation Chicago and the Bronzeville Community Development Partnership. The late community activist Bobbie Johnson was also instrumental in leading local preservation advocacy efforts. Peter Ascoli, grandson of the building's namesake and who also attended the ribbon-cutting ceremony in September, wrote a book on Julius Rosenwald titled *The Man Who Built Sears, Roebuck and Advanced the Cause of Black Education in the American South*.

**REHABILITATION AT ROSENWALD**  
By 2015, an assembled development team called Rosenwald Courts Developers LLC had secured a permit to begin rehabilitating the Rosenwald apartments. Ald. Dowell played a major role in securing gap financing that made the \$132 million Rosenwald rehabilitation project possible,

including \$25 million in Tax Increment Financing through the City of Chicago. Additional equity was provided by \$18.3 million in federal historic tax credits.

The rehabilitated Rosenwald Courts Apartments opened in the fall of 2016 and includes 120 units for CHA senior residents and 105 affordable housing units. The complex also has retail and office space available.

"In rehabbing the Rosenwald, we remained true to its original purpose, which was to provide affordable housing and retail opportunities to local businesses," Ald. Dowell told LI in December. "I think it's important in restoring any historic building to marry the past use with the present needs of the community. We are striving to fully accomplish this goal at Rosenwald Court Apartments."

LI's McDonald also noted the Rosenwald project shows a commitment to the Bronzeville neighborhood and its residents.

"The rehabilitation of Rosenwald Court Apartments is a signal to the Bronzeville community," said Landmarks Illinois President & CEO Bonnie McDonald. "It tells the residents that their community is worth investing in and deserved something beautiful, permanent and of great quality."

To read about other successful preservation projects, visit the "Success Stories" page on our website, [www.Landmarks.org](http://www.Landmarks.org).



"I think it's important in restoring any historic building to marry the past use with the present needs of the community."

clockwise from above:  
Third Ward Alderman Pat Dowell (center) cuts the ribbon with Chicago Mayor Rahm Emanuel at the Sept. 30, 2016 reopening of Rosenwald Court Apartments. (credit: City of Chicago)

LI Director of Advocacy Lisa DiChiera with Robert Charles of Strategic Precision Management, Inc at the Rosenwald complex during rehabilitation process.

(Left to right) LI President & CEO Bonnie McDonald; President of Bronzeville Community Development Partnership Paula

Robinson; Landmarks Illinois Director of Advocacy Lisa DiChiera; Former Landmarks Illinois Board Member Yvette LeGrand. (credit: Landmarks Illinois)

The Rosenwald Court Apartment complex (photographed in December following restoration) features a large inner courtyard. (credit: Landmarks Illinois)

opposite page: Rosenwald Court Apartments, formerly called Michigan Boulevard Apartments, in June 2015 prior to restoration. (credit: Landmarks Illinois)



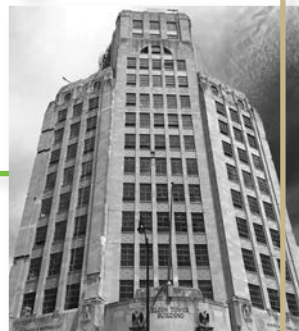


## THE STATE OF PRESERVATION



ROCKFORD

ELGIN



AURORA



PEORIA



EAST ST. LOUIS



On Dec. 20, 2016, Governor Bruce Rauner signed legislation to extend the River Edge Redevelopment Zone Historic Preservation Tax Credit Program for one year. The current program was due to expire Dec. 31, 2016. The tax credit is a targeted and measurable program for the state's River Edge Redevelopment Zones, which includes designated portions of Aurora, East St. Louis, Elgin, Peoria and Rockford. Since its implementation in 2012, it has led to an impressive return on investment. In Rockford alone, the credit has provided incentives for private investment of over \$100 million and has created much needed jobs. (See page 6 for more facts on the tax credit.) Without the recent extension, multiple rehabilitation projects in the pipeline were at risk, which would have resulted in lost revenue for their cities and the state. The map shows the cities included in the River Edge Redevelopment Zone and projects eligible for the River Edge historic tax credit.

ROCKFORD: The Ziock Building in Rockford is set to be redeveloped in 2017. (credit: Gary Anderson)

ELGIN: The Elgin Tower is set for redevelopment in 2017. (credit: Eric Keune)

AURORA: The proposed site of the Aurora Arts Centre, a \$27 million mixed-use redevelopment project. (credit: Bill Wiet, City of Aurora)

PEORIA: The landmark building and former historic church in Peoria was transformed into Obed & Isaac's Microbrewery by Conn's Hospitality Group. (credit: Illinois Historic Preservation Agency)

EAST ST. LOUIS: The Spivey building in East St. Louis could be redeveloped with the help of the state's historic tax credit. (credit: Illinois Historic Preservation Agency)

## IN THE FIELD



## HOUSE OF SEVEN GABLES IN WHEATON THREATENED

In November, Landmarks Illinois voiced concern about a redevelopment proposal submitted by Pulte Group for the Loretto Convent campus in Wheaton that would demolish the original House of Seven Gables, built in 1897 and designed by noted architect Jarvis Hunt. Located at 1600 Somerset Lane, it was included on LI's 2009 Chicagoland Watch List as part of "The Colony at the Chicago Golf Club" when numerous teardowns were occurring in this early golf club community. LI noted with rehabilitation of the mansion, Pulte could accommodate multiple condominium units that could be sold with a property tax assessment freeze to first-time buyers – a desirable marketing tool. If incorporated in a larger, well-designed development, it could be the development's signature property and a major draw for the project. LI encourages Wheaton residents to tell City Council members to push for retaining the mansion as part of Pulte's requested zoning change.

(credit: Landmarks Illinois)



## RECREATIONAL REUSE STUDY FOR FORMER ELGIN LAUNDRY BUILDING

In October, Landmarks Illinois released a study exploring reuse opportunities for the Elgin Laundry Building, a unique accordion-shaped facility designed by Bertrand Goldberg and built on former Elgin Mental Health Hospital grounds, now owned by the City of Elgin. The study identifies how the currently unused Elgin Laundry Building, listed on Landmarks Illinois' 2008-09 Chicagoland Watch List, could be reused as a multipurpose recreational facility for the people of Elgin while also preserving Goldberg's historic design. Skidmore, Owings & Merrill LLP (SOM) conducted the design study and Wiss, Janney, Elstner Associates, Inc. completed a condition assessment, both of which were provided to the City of Elgin. To view the study, go to [www.Landmarks.org](http://www.Landmarks.org), "Publications, Reports and Surveys" under the "Resources" tab.

(credit: Landmarks Illinois)



## PEORIA'S STEEL HOUSE REVIVAL

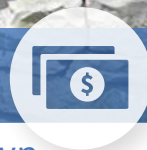
In January, Landmarks Illinois joined partners Central Illinois Landmarks Foundation, Peoria Historical Society and Wheels O' Time Museum in announcing "The Steel House Revival," a collaborative effort to save a 1930s all-steel house by Peoria inventor and industrialist R. G. LeTourneau. Faced with a housing shortage during the Great Depression, LeTourneau built several hundred steel houses for employees of his earthmoving equipment company. Originally marketed as "the Carefree Home," only a few dozen of these houses remain. Local preservation advocates joined together to find a new use for a house at the original factory site, now owned by Komatsu America Corporation. Komatsu has generously donated the house, which will be moved to the Wheels O' Time Museum and restored for use as an interpretive center. For more information or to donate, visit [www.cilfpeoria.net/allsteelhouse/](http://www.cilfpeoria.net/allsteelhouse/).

(credit: Marvin Forssander-Baird)





## GRANT PROFILE



### St. John's United Church of Christ, Maestown

Landmarks Illinois awarded two grants from the Preservation Heritage Fund to St. John's United Church of Christ in Maestown in the past two years totaling \$2,000. Founded by German immigrants in 1852, the Village of Maestown (population 157) is located about 30 miles south of St. Louis. In 1978, the village was placed in the National Register of Historic Places. Maestown is characterized by its use of locally quarried limestone, both for its buildings as well as for stacked rock walls throughout the village. Sixty of the village's original 19<sup>th</sup> century structures still exist and display the Bavarian influence on this tiny town.

Built on the highest point in town overlooking the village and wooded valley below is St. John's United Church of Christ, Maestown's only church. The limestone church with its towering spire was built in 1866 with additions in 1888 and 1905. The 1905 renovation included the installation of stained glass windows by Jacoby Art Glass in St. Louis.

The first grant from Landmarks Illinois was used to restore the stone retaining wall at the rear of the church (see photo). Currently, the church is finishing a restoration of the building and is using the grant funds for the restoration of the stained glass windows.

*The stone wall behind the church prior to restoration. (credit: St. John's United Church of Christ)*

## EASEMENT PROFILE



### Louis B. Kuppenheimer House, Winnetka

One of Landmarks Illinois' earliest easements is the 1938 David Adler designed Kuppenheimer House in Winnetka. Originally located across the street from its current location, when the house was slated for demolition in 1991, it was moved and a preservation easement was donated to protect it.

The house was recently purchased by Hugh and Lesa Rider, who are dedicated to restoring the house to its original character. Using original drawings and historic photographs, the Riders worked with the architectural firm Hackley &

Associates to refinish the exterior of the house and reconstruct some of the missing elements. Fortunately some of the original materials were stored in the basement and were reinstalled as part of this restoration. The owners went as far as reconstructing brick garden walls that had been lost in the move. They also constructed a sensitively designed garage at the rear of the house and appropriately landscaped the property. The Riders were recently commended for their hard work by Winnetka's Landmark Preservation Commission with an award for restoration. *(credit: Hackley & Associates)*



## BY THE NUMBERS

How the River Edge  
Redevelopment Zone Historic  
Tax Credit is Positively  
Impacting Illinois Communities

**250** CONSTRUCTION  
JOBS  
expected to be created by  
four rehabilitation projects  
planned in Aurora.



**30** NUMBER OF BUILDINGS  
IN EAST ST. LOUIS  
eligible for rehabilitation  
using the River Edge historic  
tax credit, due to inclusion  
in a new downtown National  
Register historic district.



**11.96** MILLION  
Amount of annual economic  
activity Elgin's rehabilitated  
Elgin Tower is expected to  
produce.



**7** BUILDINGS IN PEORIA  
that have been rehabilitated  
using the River Edge  
Historic Tax Credit to date.



**10** REHABILITATION  
PROJECTS  
underway in Rockford,  
equaling \$79.9 million in  
investment.



## PEOPLE

# MEET RICHARD & MARY GRAY

Landmarks Illinois President & CEO Bonnie McDonald recently sat down with Richard and Mary Gray at the Richard Gray Gallery in Chicago for a conversation about their mutual interests in historic preservation, art and architecture. Richard, a 2007 LI Legendary Landmark, is an internationally distinguished art dealer and collector. Mary is the author of two books on Chicago's public art: *A Guide to Chicago's Public Sculpture* (1983) and *A Guide to Chicago's Murals* (2001).

The Grays are passionate preservationists and have been instrumental in protecting important cultural assets such as Chicago Public School murals and Mies van der Rohe's Farnsworth House. Longtime Landmarks Illinois supporters, the Grays recently made a significant contribution to our Chicagoland Advocacy Program. When asked why LI's mission inspires them, Richard said, "You stand for values that I measure very highly on my list of interests."

Richard grew up one of seven children in a middle class household in Chicago. While his family was in the construction business, natural artistic instincts took Richard in a different direction. He pursued his interest in design at the University of Illinois' School of Architecture. "That's where I got the first formal exposure to the world of visual arts, including architecture," Richard said.

During this time, he came into contact with R. Buckminster Fuller, Frank Lloyd Wright and "all of the architecture stars of the era." But a calling to join the military interrupted his architectural studies and changed the direction of his future toward a career in the arts. In 1952, upon returning from service, Richard and Mary were introduced in Chicago and married shortly after. Their interest in sculpture and painting led to Mary's important publications and the creation of the Richard Gray Gallery, now an internationally known art house representing famed artists Jim Dine, Alex Katz and Jaume Plensa.

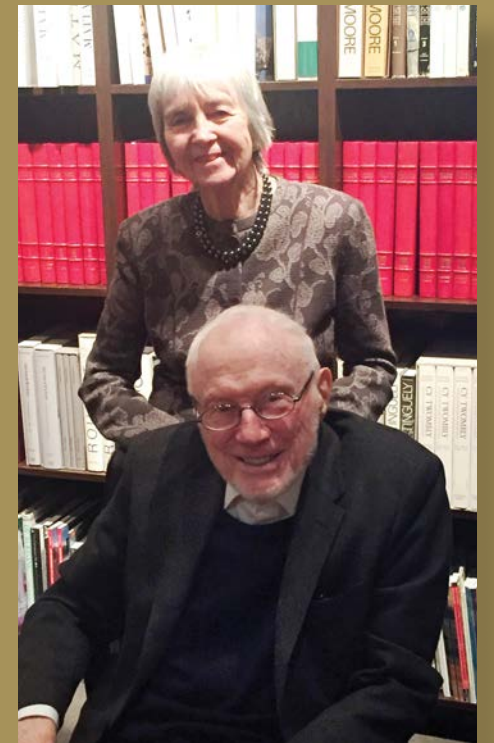
Throughout their more than 60 years together, Richard and Mary's distinguished personal art collection has continued to develop and mature along with their interest in architecture. "I'm not out looking for things," Richard said of his philosophy on collecting. "I am attracted by things that find me."

2017 marks 10 years since Richard was named a Legendary Landmark – an occasion he said sparked some personal reflection about his place among other luminaries. "I was moved," Richard said. "I was very touched."

LI is excited for the opportunity to fete three new Legendary Landmarks on March 15 and to honor their civic contributions alongside those of important Chicagoans Richard and Mary Gray.

*Visit our website, [www.Landmarks.org](http://www.Landmarks.org), to read more about the Grays, including how Mary's family's interest in art and culture impacted Richard's life in the arts.*

*Above: Richard and Mary Gray in the library at the Richard Gray Gallery in downtown Chicago. (credit: Landmarks Illinois)*





# Legendary Landmarks Celebration

## 2017 HONOREES



FRED EYCHANER  
Civil Rights and Peace  
Activist, Philanthropist  
*Legendary Landmark*



RICHARD HUNT  
Internationally  
Renowned Sculptor  
*Legendary Landmark*



DANIEL MCCAFFERY  
CEO of McCaffery  
Interests  
*Corporate Landmark*

MARCH 15, 2017  
Hilton Chicago Grand Ballroom  
720 S. Michigan Ave., Chicago

5:30 p.m. – Cocktail reception  
7:00 p.m. – Program and dinner  
8:30 p.m. – Dessert reception

Join us for Landmarks Illinois’ biggest fundraiser of the year as we pay tribute to the people and corporations who shape the civic and cultural skyline. Now in its 12th year, the Legendary Landmarks Celebration is an unrivaled event in Chicago, attracting more than 750 guests. The 2017 Celebration will bring the number of individuals and corporations Landmarks Illinois has honored to 40. These are people dedicated to preserving Chicago and Illinois’ unique character and culture. Brand new to the 2017 Celebration is an extended cocktail reception, a shortened program and dinner, as well as a dessert reception to end the evening.

# RBIC Event

Landmarks Illinois’ REAL ESTATE AND BUILDING INDUSTRIES COUNCIL honored Amtrak with the 2016 RBIC Award on Nov. 30, 2016, at Chicago Union Station. The celebration unveiled the newly restored Burlington Room, the former Women’s Lounge, and recognized Amtrak for the room’s transformation and its comprehensive investment in revitalizing Union Station. With close to 350 real estate development, finance and construction industry professionals in attendance, the 3,900-square-foot Burlington Room was filled with supporters as Mark Murphy, Amtrak Senior Vice President and General Manager, accepted the RBIC award on behalf of Amtrak. The event raised more than \$80,000 for Landmarks Illinois programs.



Landmarks Illinois President & CEO Bonnie McDonald presents the RBIC 2016 award to Mark Murphy (center) and Paul Sanders (right) of Amtrak at the Nov. 30, 2016 RBIC event. (credit: Diane Alexander White Photography)

## TRIBUTE

In November, Landmarks Illinois regional advisor Stephenie Todd passed away. Stephenie helped found and served on the Kendall County and Oswego Historic Preservation Commissions and nominated several sites to LI’s statewide endangered list, including the Kendall County Jail and Sheriff’s Residence in Yorkville in 2003. “Illinois preservation lost a fierce champion,” said Roger Matile, Director of the Little White School Museum in Oswego. “The Kendall County area also lost one of the most knowledgeable resources ever on historic properties and genealogical history of the Fox Valley.”

left: Stephenie Todd (right) receiving the Bickford award, Oswegoland Heritage Association’s highest award for achievement in the area of local history preservation. (credit: Little White School House)



# CONTRIBUTIONS THANKS TO OUR SUPPORTERS

## AUGUST 28-NOVEMBER 5, 2016

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.

### \$5,000 AND ABOVE

Jean A. Follett & Douglas M. Thompson	Michael Kaufman, AIA, Goettsch Partners	Michael Stensland, Pepper Construction Company	John O'Donnell, Riverside Investment & Development Company
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### \$1,000-\$4,999

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## Preservation Snapshots

**MICHIGAN MODERN: DESIGN THAT SHAPED AMERICA**  
**APRIL 20, 2017 – 5:30 TO 7:00 P.M.**  
**AIA CHICAGO**

35 E. Wacker Dr., Suite 250, Chicago



Brian Conway and Amy Arnold, editors of the book *Michigan Modern: Design That Shaped America*, will discuss Michigan's contributions to Modernism highlighting the people, buildings and ideas that formed the rich interconnection between Chicago and Michigan as architects and designers searched for ways to meet the challenges of the Modern world. Co-sponsored by AIA Chicago. Look for the complete spring 2017 lecture schedule at [www.Landmarks.org](http://www.Landmarks.org).

*The cover of Michigan Modern: Design That Shaped America. (credit: James Haefner; courtesy of Michigan State Historic Preservation Office.)*

## CALL FOR WWI Monuments

IN PREPARATION FOR THE 100TH ANNIVERSARY OF THE U.S. ENTRY INTO WWI, LI is conducting a statewide survey of monuments to soldiers and veterans of the Great War. If you know of a monument or marker in your community, contact Suzanne Germann at [SGermann@landmarks.org](mailto:SGermann@landmarks.org). Thank you to those of you who have already notified us of monuments! This project is possible with the generous support from the Tawani Foundation.

TO LEARN MORE

[www.Landmarks.org](http://www.Landmarks.org)

(312) 922-1742

