



LANDMARKS ILLINOIS

Updates on Past Most Endangered Historic Places

River Edge Redevelopment Zone State Historic Tax Credit (2015) Aurora, East St. Louis, Elgin, Peoria and Rockford

In 2015, Landmarks Illinois brought attention to historic buildings in the five cities with access to the River Edge Redevelopment Zone (RERZ) State Historic Tax Credit. Originally set to expire on January 1, 2017, the RERZ Historic Tax Credit was created to revive and redevelop challenged historic properties in the five river-adjacent Illinois cities of Aurora, East St. Louis, Elgin, Peoria and Rockford. A bill to extend the program for one year passed both houses of the Illinois General Assembly in December 2016 and was signed by the Gov. Bruce Rauner. Thanks to the leadership of Rep. Linda Chapa LaVia, D-Aurora, Sen. Steve Stadelman, D-Rockford, and other legislators, the one-year extension preserves and maintains the five-city eligibility and extends the program sunset date to Jan. 1, 2018. Since the start of the year, **HB2972** and **SB1783** have been introduced to extend the program to Jan. 1, 2022, and **SB 606**, introduced by State Sen. Pam Althoff, proposes a statewide historic tax credit program.

Turner Hall, Belleville (2011)

When Turner Hall was named to Landmarks Illinois' endangered list in 2011, it had been vacant for eight years, and a Request for Proposals had yielded no responses. With the outlook bleak, local businessman Kurt Artinger acquired the building in 2013 and moved his business, Replacement Services Inc., into the 13,000-square-foot gymnasium. With the added space of Turner Hall, Artinger also created Peer 151, a business development center and co-working space to assist entrepreneurs and startups. Saved from becoming another vacant lot, Turner Hall is now bustling with activity and demonstrating how a 92-year-old building can be a business and job creator for downtown Belleville.

Chicago Athletic Association, Chicago (1995)

In 2008, Landmarks Illinois placed the Michigan Avenue Streetwall on its endangered list to bring attention to a development proposal that would have destroyed a majority of the Chicago Athletic Association (CAA) building and severely disrupted the historic streetwall skyline with a proposed high-rise addition to the CAA's façade. Designed by famed architect Henry Ives Cobb, the CAA opened its doors in 1893 at 12 S. Michigan Ave. This Venetian gothic landmark served as the architectural showpiece during Chicago's World's Fair. For 115 years, this

brehtaking building offered social, business and athletic spaces served as a private sanctuary for the city's elite. Due to the real estate market crash, the original proposal never came to fruition, and AJ Capital Partners acquired the landmark and undertook an exhaustive three-year redevelopment effort, breathing new life into this gem. The CAA is now a 241-key, boutique hotel with multiple and unrivaled restaurants and event spaces. Painstaking care was taken to ensure the rich fabric of CAA was restored using only the best craftsmen available while new interior architecture has been seamlessly integrated with some of the finest historic finishes in the Midwest. The project utilized the Federal Historic Tax Credit and local preservation incentives offered in Chicago.

Michigan Blvd. Garden Apartments (Now called Rosenwald Apartments), Chicago (2002)

Included on the 2002 Most Endangered Historic Places list, this early low-income housing project, built in 1929 by philanthropist Julius Rosenwald for the African-American community on Chicago's South Side, was left vacant in 1999. Rosenwald Court LLC is a conglomerate of real estate investors that jointly rehabilitated the historic complex into 239, one- and two- bedroom senior and family housing units with a two-acre professionally landscaped interior courtyard. There will also be approximately 40,000 gross square feet of retail and office space along 47th Street and Wabash Avenue and 150 parking spaces. Numerous tax incentives, including Federal Historic Tax Credits, have brought this long vacant historic complex back to life.

Miner's Institute, Collinsville (2013)

The Miner's Institute opened in 1918 and was built with funds provided by the local coal miners unions. The Classical Revival building, with ornament honoring the miners of Collinsville, had a meeting hall and office space for the unions and provided performance space and a ballroom for the community. In 2008, the Collinsville Area Recreation District (CARD) acquired the building from the Miner's Institute Foundation and began a multi-phase renovation and expansion of the theatre. Many vital improvements were made by the District during the first phase of renovation. However, a newly elected CARD board voted to cease the project and return the building to the Miner's Institute Foundation in 2012. Unfortunately, the boiler was damaged beyond repair during the renovation. With no permanent heating system in the theater, the building was placed on Landmarks Illinois' endangered list in 2013. Bolstered by grants from Landmarks Illinois, Boeing Employees Community Fund of St. Louis, Collinsville Progress, Ameren Illinois and donated services IBEW Local 309, the Miner's Institute has made progress on electrical systems and ramps for the stage, but significant fundraising is needed to make the building compliant with the American with Disabilities Act. The group has a goal of reopening for the 100th anniversary of the building in 2018.

Harley Clarke Mansion, Evanston (2016)

Included last year on the annual endangered list, officials had discussed demolition as an option for the vacated Harley Clarke Mansion if a new use was not found, evoking widespread fear about the future of the stately mansion. The French Eclectic-style residence built by utilities magnate Harley Clarke hired with landscape design by architect Jens Jensen was sold in 1950 to Sigma Chi, which turned the home into its Memorial Grand Chapter House. Then, more than a decade later, the fraternity sold the property to the City of Evanston, which purchased the land in order to expand the city's public beach. Soon afterward, the city leased the Clarke Mansion to the Evanston Art Center, which occupied the building until May 2015. After a failed Request for Proposal process, the city appointed a study committee to review options that included renovating, moving, or demolishing the mansion and its coach house. After inclusion on LI's list, LI provided a pro bono condition assessment of the mansion, confirming its stable condition. In September 2016, the Evanston City Council unanimously voted to allocate funds and resources to repair and allow programming opportunities for the property. Ald. Eleanor Revelle now oversees monthly meetings of a [Harley Clark Planning Committee](#) working with the public to envision its public reuse. Evanston Lakehouse & Gardens is an organization working toward a reuse plan as part of this process. Information is available on the [Evanston Lakehouse & Gardens Facebook page](#).

Historic Marbold Farmstead, Greenview (2012)

This ornate brick farmhouse and its many outbuildings once stood at the heart of over 4,000 acres of Marbold family holdings in Menard County. It was virtually self-sufficient, with several barns, dairy, chicken house, smoke house, ice house, boiler house and pump house. The original house, called Elmwood, was built in 1850 by John Marbold, a German immigrant and prominent Greenview farmer and businessman. The house was enlarged and renovated in the 1880s by his son, H. H. Marbold. In its day, Elmwood was one of central Illinois' most notable homes. Vacant for over 10 years and stripped of its interiors, Marbold Farmstead was listed on LI's 2012 Ten Most Endangered Historic Places list. A group of local citizens formed the Historic Marbold Farmstead Association and raised the money to purchase the farmstead and its remaining 10 acres from an out-of-state owner. The farmstead now houses an educational center focused on 19th century agriculture. With two Preservation Heritage Fund Grants, the Association has secured the house from water damage and is now making necessary repairs to the smokehouse, part of the house's north annex. For more information about events and how to make a donation visit: www.historic-marbold-farmstead.org.

William H. Coventry House & Barn, Harvard (2015)

Included on the 2015 Most Endangered list, the Coventry House & Barn is currently for sale as part of a 287-acre, commercially-zoned tract. Located at Harvard's northern gateway, the 1855 house and its outbuildings were rehabilitated in 1994 by Motorola as housing for visiting executives to its Harvard manufacturing facility. Closed in 2003 and under different ownership, the former Motorola campus and

Coventry buildings have deteriorated significantly, diminishing their property value and placing the historic residence and barn in danger. Local preservationists from the Harvard community have voluntarily made minor repairs, but without full access to this privately-owned property, any further stabilization is difficult. New and dedicated ownership is needed of this historic parcel, which can be divided from the larger campus. The city of Harvard, McHenry County Economic Development Corp. and the McHenry County Historical Society are working together to identify possible buyers or solutions that would ensure the preservation of the historic Coventry property. The entire former Motorola campus is scheduled to go up for auction from April 19-21 by Ten-X Commercial. A landmark recommendation for the two historic Coventry buildings was approved by the McHenry County Board's Planning and Development Committee and is yet to be approved by the full Board.

The Mill, Lincoln (2008)

Built in 1929 as a takeout sandwich shop along historic Route 66, this Dutch windmill-inspired structure is a classic example of early American roadside architecture. Abandoned in 1996, the restaurant suffered from years of vacancy and general deterioration. In 2006, the non-profit organization Logan County Route 66 Heritage Foundation acquired the property. In 2008, Landmarks Illinois placed the building on our most endangered list to help call attention to the foundation's efforts to save it. Since then, the Logan County Route 66 Heritage Foundation has stabilized the building, repaired the foundation, installed new flooring and added accessible bathrooms. On April 29, 2017, the Mill on Route 66 will reopen its doors as a Route 66 museum following a parade in historic downtown Lincoln, ribbon cutting, and Grand Opening celebration.

Massac Theater, Metropolis (2010)

Decades of neglect left the Massac Theater without a roof when it was placed on Landmarks Illinois' endangered list in 2010. The City of Metropolis had acquired the 1938 Art Deco theater three years prior in an effort to halt the deterioration and find a preservation solution. In 2012, Larry Ward purchased the theater from the city, cleaned out the debris and replaced the roof. Save the Massac, a local non-profit organization, purchased the theater from Ward in 2013 and paid off its mortgage of the building in late 2015. While the new roof has prevented additional water infiltration, the western wall is in danger of collapse from previous water damage. In March, Save the Massac received a \$2,500 grant from Landmarks Illinois' Preservation Heritage Fund for stabilization and repairs to the wall. These critical repairs are a necessary step toward the goal of revitalizing and reopening the only event center in Massac County.

Old Millstadt Water Tower, Millstadt (2014)

The Old Millstadt Water Tower, built in 1931 visible for several miles in all directions, is one of the few remaining "Tin Man" style towers in Illinois, as many have been lost to deterioration and demolition. In 2014, with the Village of Millstadt planning to

demolish the Old Tower after the county completed construction of a communications tower, the Friends of the Old Millstadt Water Tower requested the building be placed on Landmarks Illinois' endangered list. Since then, the Friends of the Old Millstadt Water Tower have secured their non-profit status and have worked tirelessly to negotiate a preservation solution with the village. In early 2016, the Friends group succeeded in signing a 10-year lease with the village. The lease includes a benchmark that the tower must be repainted within five years. The Friends of the Old Millstadt Water Tower is currently fundraising toward this goal.

Lorado Taft's Indian Statue (Black Hawk Statue), Oregon (2015)

Designed by noted Chicago sculptor Lorado Taft, the iconic Indian statue stands nearly 50 feet tall on a high bluff overlooking a beautiful river valley and the landscape of Lowden State Park. In 2015, the statue was in desperate need of full restoration when it was placed on Landmarks Illinois' Most Endangered Historic Places list. While the statue is owned by the State of Illinois, a non-profit organization, Friends of the Black Hawk Statue, raised nearly \$850,000 toward repairs. Some of these funds have paid for initial engineering studies, scaffolding, steam cleaning, and concrete mix samples and mockups. Work is awaiting resolution of the Illinois State's budget to proceed with the project. Once the project begins the concrete mix designs that are appropriate to repair the damages will need to be developed and tested and forms made to replicate damaged areas. These tasks can take several months, but are necessary for the concrete repairs to be completed in a long-term durable and aesthetic manner. Currently the statue is wrapped with protective tarp to deter additional damage from occurring.

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Landmarks Illinois (LI) was incorporated as a 501(c)(3) nonprofit by Illinois citizens concerned about the future of the state's architectural and cultural landmarks. We are a voice for historic resources working alongside citizens, property owners, and decision makers to create a successful future for these places. LI exists to be a source of information, assistance, and inspiration to those who seek to preserve every community's unique sense of place. We work statewide to empower property owners, local governments, and developers with needed financial and policy tools to facilitate historic preservation projects. We advocate for the preservation of our existing infrastructure, including housing, transportation networks, commercial centers, parks and open space, as key elements of a culturally vibrant community, a successful economic development strategy, and sustainability platform. For more information, visit www.Landmarks.org.