Ave. Forbidden Root is among a growing number of craft breweries that have transformed the rehabilitated former Hub Theater – a more than 100-year-old building on W. Chicago Front cover: The vibrant beer menu at Forbidden Root sits in the middle of the brewery

STATEWIDE NEWS
THE STATE OF PRESERVATION

PEOPLE SAVING PLACES
BEER IN OLD BUILDINGS: CHICAGO CRAFT BREWERIES TRANSFORM HISTORIC SPACES INTO UNIQUE TAPROOMS

EVENTS
LANDMARKS ILLINOIS ANNUAL MEETING

CONTRIBUTIONS
THANK YOU

FROM THE PRESIDENT
TO OUR MEMBERS

“This is more than an income tax incentive, it is the missing link needed to make dozens of preservation projects possible in undercapitalized neighborhoods and small communities.”

We are excited to devote much of this issue of The Arch to the new Illinois Historic Preservation Tax Credit (still pending the Governor’s signature at the time of this writing). This is more than an income tax incentive; it is the missing link needed to make dozens of preservation projects possible in undercapitalized neighborhoods and small communities.

Understanding how preservation development projects are financed is imperative to successful preservation advocacy. We have to know how the numbers work, or don’t work, when making the case to decision makers. It goes beyond the numbers, of course. Preservation adaptive reuse projects renew the historic places that tell our stories; put thousands of people to work; provide transit-oriented housing, as well as office and retail options, create pedestrian-friendly neighborhoods, and enhance the beauty and sense of place in our communities. Seeing reinvestment gives us hope for the future. First and foremost, though, there must be sufficient capital to get the project off the ground.

Landmarks Illinois’ board and staff have joined with our partners at AIA Illinois since 2009 to forward this legislation. Year after year, we introduced legislation as other states around us passed credits and gained competitive advantage. What felt like failure, however, was actually laying the groundwork for success. Timing is key with legislation. Having provided years of education to legislators about the need for a state historic tax credit, we were ready when the time was right.

We commend State Rep. Jehan Gordon-Booth, D-Peoria, and State Sen. Steve Stadelman, D-Rockford, for their leadership and advocacy on behalf of SB527, as well as the bipartisan bill’s co-sponsors and Illinois Historic Preservation Caucus co-chairs. We also thank partner Mike Waldinger of AIA Illinois and its current and former lobbyists, Dan HeN, Elaine Nekritz and John Amidor, and lobbyist Mike Cassidy, who worked to improve language for the RERZ State Historic Tax Credit.

As of early July, the bill was expected to be on Gov. Bruce Rauner’s desk for his signature. The fact that there was unanimous support for passage in the Senate, and near unanimous support in the House of Representatives, shows that this was truly a bipartisan effort. We will urge the Governor to sign the bill as a critical component of the state’s economic development strategy, and ask to add sufficient staffing at the State Historic Preservation Office to administer the program. Please check our website at www.Landmarks.org for more information about the Illinois Historic Preservation Tax Credit, including the status of the bill and a FAQ sheet.

We thank our members for your continued advocacy on behalf of this legislation. Congratulations on the success of your efforts.

With appreciation,

Bonnie McDonald
President & CEO
When **FORBIDDEN ROOT**, a brewery in Chicago’s West Town, was planning to open its restaurant and brewery, it was looking for a space that fit the company’s culture of being “open, interesting, welcoming and unique,” according to Founder and Rootmaster Robert Finkel.

“For us, letting the building help tell our story was critical,” he said.

Since craft breweries are increasingly common, not just in Chicago but throughout the nation, Forbidden Root needed a space as distinct as its botanic beers.

“In a world where the consumer has a choice of thousands of craft beers, a visual context that speaks to our individuality was very important,” Finkel said.

The brewery found its home in a more than 100-year-old historic building that once housed The Hub Theater and was part of the former 1921 JM & V Weil Tannery, and recently won an award from the Chicago River. The taproom is located in part of the former 1921 JM & V Weil Tannery, and recently won an award from the Chicago River. The taproom is located in Chicago’s Avondale neighborhood along the Chicago River. The taproom is located in Chicago’s Avondale neighborhood along the Chicago River. The taproom is located in Chicago’s Avondale neighborhood along the Chicago River. The taproom is located in Chicago’s Avondale neighborhood along the Chicago River.

Ellen Stoner is a Principal at Chicago architecture firm AltusWorks, which has worked with breweries to reuse historic buildings. She said a major attraction for breweries that reuse industrial buildings are their interesting, original features.

“No two are alike,” Stoner said. “And they are cost effective and flexible to convert.”

By opening in historic buildings, these breweries are not only sharing their beers with thirsty customers, they are preserving a piece of the past and keeping our local history alive.

**ERIS BREWERY AND CIDER HOUSE**, on Irving Park Road on the city’s Northwest Side, is housed in a 107-year-old, former Masonic Temple. It was the building’s rich history of serving as a community gathering space that attracted Eris co-founder Michelle Fok. Thanks to Eris’ rehabilitation of the building, community members once more can gather inside – this time over a pint.

“I can literally watch the mouths of the guests(s) droop open when they come in and look at the place,” said Fok. “They are all interested in the space, and love the look and how we repurposed many elements of the building.”

One of AltusWorks’ recent projects was **METROPOLITAN BREWING’S** Rockwell Taproom, which opened in 2017 in Chicago’s Avondale neighborhood along the Chicago River. The taproom is located in part of the former 1912 JM & W Weil Tannery, and recently won an award from the Friends of the Chicago River for its river-sensitive design. Metropolitan highlighted the building’s historic details in its reuse of the space, like heavy steel columns and beams and load-bearing masonry walls, said Stoner.

The exposed masonry inside **MOTOR ROW BREWERY**, on South Michigan Avenue, is another example of an original feature that helps share the story of the historic space. The brewery is located in Chicago’s historic Motor Row District – considered to be the largest intact early motor colony in the U.S. According to Alt Nbe, Motor Row Brewery’s Brand, Media and Marketing Manager, the wood slats in the Chicago-style brick walls of the brewery often catch the attention of customers and lead them to ask about the history of the building.

“People love stories,” said Noe. “It’s a good conversation piece.”

Maintaining the historic integrity of the Chicago Landmark that now houses Motor Row Brewing was challenging, especially when it came to restoring the façade, said Bob Lassandrello, the father of the father-son ownership team behind the brewery. It was, however, rewarding. The rehabilitation project won a 2015 “Chicago Landmark Preservation Award” from the City of Chicago.

“I love this space and the history it holds for its depth, heart and soul,” said Lassandrello. “It doesn’t feel like a blank slate, the space feels lived in and comfortable.”

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**FORBIDDEN ROOT**

- Sparkling Rose Ale
- Chai Dar

**ERIS BREWERY AND CIDER HOUSE**

- Krankshaft
- Zwickelbier

**MOTOR ROW BREWERY**

- New Phenix Wheat

**METROPOLITAN BREWING**

- Krankshaft

**ERIC BREWERY AND CIDER HOUSE**

- Chai Dar

“Unfiltered and fancy.” And, because how many chances do you get to drink a chai cider?
THE STATE OF PRESERVATION

PROGRESS WITH MOST ENDANGERED LIST

SUBURBAN PROPERTIES

GENEVA AND NAPERVILLE

After LI included the Mill Race Inn in Geneva on its 2018 Most Endangered Historic Places in Illinois list, the Geneva City Council voted 9-1 in favor of landmarking the historic site rather than granting demolition to its owner. Inclusion on LI’s Most Endangered list was cited as being a critical factor. The same was true at the Old Nichols Library in Naperville, where its developer/owner announced plans to retain the historic building and incorporate it in its entirety into a larger development, rather than retaining just a single façade. The project was subsequently approved by the Naperville Historic Preservation Commission.

OLD COOK COUNTY HOSPITAL

CHICAGO

One of LI’s largest advocacy efforts came to a close on June 12 with a ceremonial groundbreaking for the rehabilitation of this legendary building. The historic hospital will undergo a $135 million redevelopment, using Federal Historic Tax Credits and many other layers of financing. It will be converted into a hotel with medical offices and retail space. The team of Civic Health Development Group and Chicago-based developer John T. Murphy were the successful bidders in a county bid process. LI included the building on its 2001, 2002, 2003 and 2005 Most Endangered Historic Places in Illinois lists, produced a reuse study in 2003 and participated in a county-sponsored reuse charrette in 2014.

STATE HISTORIC TAX CREDIT

In May, the Illinois legislature passed the Illinois Historic Preservation Tax Credit bill, creating a State Historic Tax Credit! Following nearly a decade of legislative advocacy, this 25 percent state income tax credit builds on the success of the existing River Edge Redevelopment Zone Historic Tax Credit. The program establishes five targeted criteria for projects, with a maximum of $3 million in credits per project and $15 million available in the program per year through 2023. Landmarks Illinois thanks its partners in the Illinois Historic Preservation Legislative Caucus and AIA Illinois and celebrates this critical incentive for projects all across Illinois.

State Fairgrounds

SPRINGFIELD

The Illinois State Fair in Springfield is taking place Aug. 9-19, and progress has been made at fairground buildings since LI included the site on its 2018 Most Endangered Historic Places in Illinois. The emergency repairs needed at Barn 13 on the fairgrounds will be complete in time for opening day of the fair. While repairs to the Coliseum will likely take several years, the planning phase is underway. The historic building, which is managed by the Department of Agriculture and is a premier venue for horse shows, has been closed since 2016. The state budget approved in June included $30 million in repairs for the fairgrounds. While only a small portion of the estimated $180 million in deferred maintenance, this funding is a positive step toward addressing the growing maintenance backlog.

State Fairgrounds in Springfield

STEEL HOUSE

PEORIA

In May, a small, two-bedroom steel home was unveiled to great fanfare in Peoria. One of the few remaining steel houses that industrialist R. G. LeTourneau built for his company during the Great Depression, this house was in need of a new home. The Central Illinois Landmarks Foundation, the Peoria Historical Society and the Wheels O’Time Museum joined together to find a preservation solution. Supported by grant funds and technical assistance from LI, the coalition successfully moved the house to the Wheels O’Time Museum in nearby Dunlap. Now serving as exhibit space, the original steel walls, front door and flooring have been restored. The museum is open May through October. (Credit: Jim Bateman)


IN THE FIELD

HARLEY CLARKE MANSION

EVANSTON

As reported in the May 2018 issue of The Arch, the Evanston City Council in April voted against entering into a lease agreement with the Evanston Lakehouse & Gardens to rehabilitate and reuse the Harley Clarke Mansion for educational and cultural programming, despite the city-appointed Harley Clarke Planning Committee’s recommendation and the Council’s initial vote in support of it. Furthering the path to demolition, on June 18, the Council approved a resolution to enter into discussions with a small group of private citizens called the Evanston Lighthouse Dunes, who proposed paying for demolition of the house and repair of the Jens Jensen gardens. This proposal is in direct conflict with previous public surveys showing citizens preferred a preservation solution. Supported by grant funds and technical assistance from LI, the coalition successfully moved the house to the Wheels O’Time Museum in nearby Dunlap. Now serving as exhibit space, the original steel walls, front door and flooring have been restored. The museum is open May through October. (Credit: Jim Bateman)

Advocates at the June 18 Evanston City Council meeting.
The City of Aurora is dedicated to restoring the monuments on the bridge over the next several years. With the help of LI’s grant, the City has restored the Branches of Service Plaque – a 54-by-40-inch bronze relief mounted on a limestone base and flanked by two bronze eagles at the center of the bridge. This monument has suffered much corrosion from the weather and prolonged exposure to chemical compounds in the decades since its dedication.

The City will use the remainder of the grant to restore the Memory sculpture at the Northwest corner of the bridge. The four kneeling statues, designed by sculptor Emory Seidel, are integrated into the bridge’s pylons. They will all ultimately be restored.

Sculptor Eric Blome cleans the plaque in Aurora.

**FACTS & FIGURES**

**OF THE NEW STATE HISTORIC TAX CREDIT**

- **10** Years Landmarks Illinois and AIA Illinois worked to pass the Illinois SHTC
- **25%** Percentage income tax credit that can be taken for Qualified Restoration Expenditures
- **32** Number of states with a State Historic Tax Credit
- **51** Number of Illinois Representatives who voted for the SHTC (86)
- **3527** Senate Bill number creating the Illinois Historic Preservation Tax Credit Program

**TRIBUTE**

Landmarks Illinois shared in Chicago’s and the international art world’s loss upon the passing of Richard Gray, R.I.P. in May. Mr. Gray was a longtime supporter of Landmarks Illinois and historic preservation, as well as a civic leader, philanthropist and renowned art dealer. His dedication to saving important cultural assets such as Mies van der Rohe’s Farnsworth House will have a lasting impact. In 2007, Landmarks Illinois honored him as a Legendary Landmark for his commitment to the arts and preservation. To read Landmarks Illinois President & CEO Bonnie McDonald’s 2016 interview with Richard and Mary Gray, visit www.LIilandmarks.org and click “Meet Our Donors” under the “About” tab.

Richard Gray and his wife, Mary, in 2016.

**NEW YORK STREET BRIDGE**

**Aurora**

Recipient of Landmarks Illinois World War I Monument Preservation Grant

Aurora’s New York Street Bridge, constructed in 1931, is dedicated as a tribute to the brave soldiers who fought in World War I. The Art Moderne bridge spans 660 feet across the Fox River and features six ornamental elements: four hooded “Memory” sculptures, a statue celebrating “Victory” and the Branches of Service Plaque that represents the three branches of the armed services at the time of WWI.

The City of Aurora is dedicated to restoring the monuments on the bridge over the next several years. With the help of LI’s grant, the City has restored the Branches of Service Plaque – a 54-by-40-inch bronze relief mounted on a limestone base and flanked by two bronze eagles at the center of the bridge. This monument has suffered much corrosion from the weather and prolonged exposure to chemical compounds in the decades since its dedication.

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**GRANT PROFILE**

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**PEOPLE**

**REP. JEHAN GORDON-BOOTH**

Landmarks Illinois: Why was it important to you to sponsor this legislation?

Rep. Jehan Gordon-Booth: In Peoria, the Historic Tax Credit has been one of the most useful incentives included in the RERZ. Peoria has a large number of historic buildings that help tell the history of our community and there is no reason to tear these buildings down. However, they do need to be brought up to new building codes and refurbished to fit the needs of businesses today. These projects create long-term jobs and have helped revitalize and diversify our economy. I wanted to bring the same resources and economic development to areas throughout the state.

LI: What has been achieved through the RERZ Historic Tax Credit in your district and the four other eligible cities (Aurora, East St. Louis, Elgin and Rockford)?

JGB: In Peoria, we have seen the redevelopment of several large warehouses along the Illinois River. Instead of being vacant buildings, these buildings now have businesses and condominiums. The tax credit was also used to update the Pere Marquette Hotel. Several other buildings and businesses also invested in our community when these businesses took advantage of the RERZ Historic Tax Credit. It has become central to economic development plans.

LI: What benefit do you believe this tax incentive will bring to communities throughout Illinois?

JGB: There are many communities from old river towns in southern Illinois to neighborhoods in Chicago that would be able to take advantage of this new tax credit. One of the biggest impediments to business investments is capital. This tax incentive helps businesses stretch this further. In communities where there are abandoned historic buildings, which also tend to be areas with a large minority population, this can be even more of a challenge. The tax credit has been proven to be a useful tool to help overcome this challenge.

LI: In your opinion, why is it important to preserve and reuse our state’s historic places? Do you look at historic buildings in a different way than before?

JGB: Historic buildings tell a story about the community. When they are put to a new use, not only do the buildings tell you about the community from the past, but it also tells you about its future. The pride that communities have is often reflected in those buildings, and when they are put to a good use for the future, it gives people hope for what is yet to come.

Above, left to right: The Pere Marquette Hotel in Peoria. The Chic Manufacturing Building is among numerous, successful RERZ projects in Peoria. The Cooperage 214 in Peoria now houses rental apartments inside a former 1925 factory.

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65 N. Broadway

Chicago, IL 60601

(312) 529-0650

www.chicagomag.com

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Sunday, May 1, 2022

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Sculptor Eric Blome cleans the plaque in Aurora.
Annual Meeting

Join Landmarks Illinois as it celebrates the 25th Anniversary of the Richard H. Driehaus Foundation Preservation Awards. The Preservation Awards ceremony will honor award winners for advocacy, leadership and preservation. The event includes a panel discussion dedicated to the impact of the awards over the past 25 years, an awards ceremony honoring 2018 Preservation Award winners as well as a cocktail reception with musical entertainment and a celebratory toast by Richard H. Driehaus. For reservations, visit www.Landmarks.org.

Skyline Pub Crawl


Thanks to Our Supporters

MARCH 25-JUNE 16, 2018

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 list only the following.

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Skyline Pub Crawl

Saturday, Sep. 15, 2018
Venue Six10
610 S. Michigan Ave.
5:00 p.m. Panel Discussion
6:30 p.m. Awards Ceremony and Reception


Skyline Pub Crawl
SOUTHERN EXPOSURE:
A LOOK AT THE ARCHITECTURAL TREASURES OF CHICAGO’S SOUTH SIDE
Wednesday, Nov. 28, 2018, 12-1 P.M.
Chicago Architecture Center
111 E. Wacker Dr., Chicago

Photographer and architecture critic Lee Bey shows and discusses the fantastic architecture of Chicago’s South Side. Veering away from the usual “ruin porn” depictions of the area, Bey shows neighborhoods filled with remarkable places and spaces, arguing that the South Side has the finest collection of architecture in Chicago outside of downtown.

Speaker: Lee Bey is an architectural critic and photographer who’s worked for former Mayor Richard M. Daley, the Chicago Sun-Times and the School of the Art Institute, among other places.

(Credit: Lee Bey)

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CHICAGO ARCHITECTURE CENTER

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WWW.LANDMARKS.ORG