



LANDMARKS
ILLINOIS

1	Breeze off the Pond	8.6%
2	THE CONTINENTAL	6.2%
3	MERIDIAN-DRY HOPPED	8%
4	HAY FEVER	5.5%
5	ASSEMBLY	6.5%
6	Bier	5%
7	SIMCOE-DRY HOPPED	8%
8	Chalet	8.6%
9	SMALL TALK	4.8%
10	WELCOME WAGON	4.9%
11	Mo'Piccolo	10.5%
12	Grand Cru	10.5%
13	Sparkling Rosé	12%
14	Strawberry Basil	5.1%
15	Pipeworks	8%
16	MARZ	7%

THE
ARCH

august 2018 / volume 4 / number 4





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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 story, 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 SB3527, 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 Hohl, Elaine Nekritz and John Amdor, 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

Bonnie McDonald
President & CEO

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PEOPLE SAVING PLACES
BEER IN OLD BUILDINGS: CHICAGO CRAFT
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Front cover: The vibrant beer menu at Forbidden Root sits in the middle of the brewery and restaurant in Chicago’s West Town neighborhood. The botanic brewery is located in the rehabilitated former Hub Theater – a more than 100-year-old building on W. Chicago Ave. Forbidden Root is among a growing number of craft breweries that have transformed historic spaces into unique taprooms. Turn to pages 2 and 3 to read more.

PEOPLE SAVING PLACES

Beer In Old Buildings: Chicago Craft Breweries Transform Historic Spaces into Unique Taprooms



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."

"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 designed in the neoclassical style by David Saul Klafter. The moment Finkel walked into the building, he saw the potential.

"The opportunity to preserve and build on the past is a form of respect to move forward by looking back," said Finkel. "It was a beautiful stick waiting to be whittled into something new."

ForbiddenRoot is among a growing number of breweries in Chicago and Illinois reusing historic spaces. These breweries are also often connecting the characteristics of their beer, brewing methods and culture to the space where they are serving it. There are more than 200 breweries in Chicago

and its suburbs alone, a growing number of which are housed in historic buildings. Plenty more exist throughout the state, too, and we plan on visiting them soon and sharing their stories. For this edition, we focus solely on Chicago.

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."

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 1921 JM & V Weil Tannery, and recently won an award from the Friends of the Chicago River for its river-sensitive design. Metropolitan also 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 Ali Noe, 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."

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 Foik. 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 guest(s) drop open when they come in and look at the place," said Foik. "They are all interested in the space, and love the look and how we repurposed many elements of the building." ■■



What to drink if you visit

(A mix of brewery recommendations and personal preference)

FORBIDDEN ROOT

Sparkling Rose Ale

"A finely bubbled Biere Brut that's brewed with Niagara grapes and Hibiscus."

MOTOR ROW BREWERY

New Phenix Wheat

A "historic restoration of a classic *Zwickelbier*" that is named after the 1910 Phenix truck manufacturing company that once operated in Motor Row's current brewhouse.

METROPOLITAN BREWING

Krankshaft

The brewery's flagship beer. "Chicago is all about Krankshaft, and Krankshaft is all about Chicago," Metropolitan's website states.

ERIS BREWERY AND CIDER HOUSE

Chai Dar

"Unfiltered and fancy." And, because how many chances do you get to drink a chai cider?

clockwise from above far left: Eris Brewery and Cider house reused historic elements from the original building throughout its brewery and restaurant, including using radiator panels along the staircases and railings. (Credit: Brad Pogatetz)

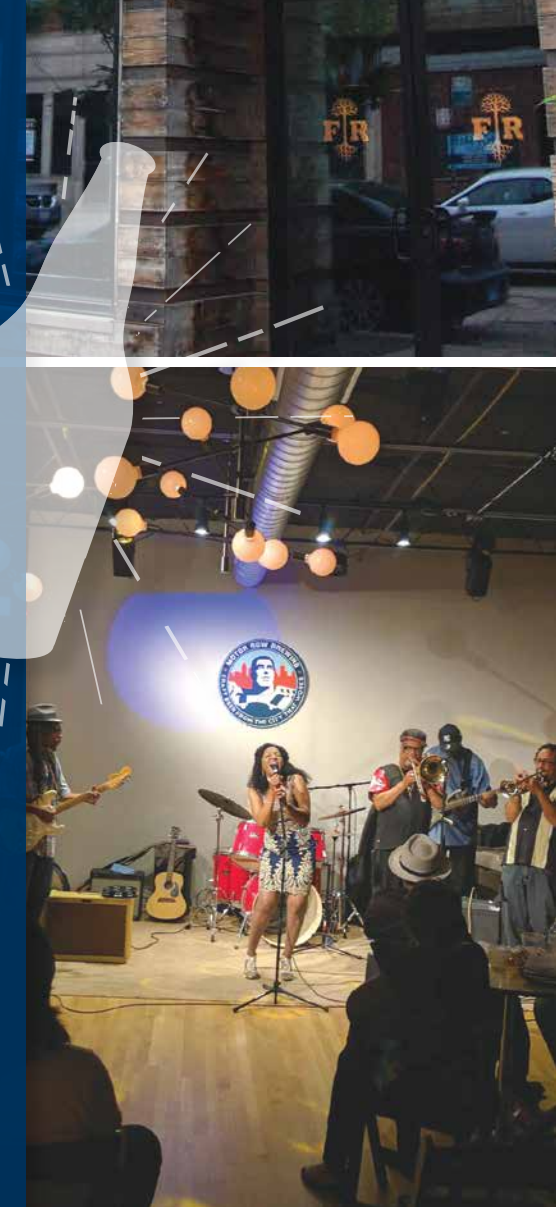
Metropolitan Brewing's taproom sits along the Chicago River in a former tannery. (Credit: AltusWorks)

The exterior façade at Forbidden Root Brewery & Restaurant, formerly home to The Hub Theater.

Motor Row Brewing hosts performers, including the Original Chicago Blues All Stars every Thursday night. The performances pay homage to the history of Motor Row's neighborhood where Chicago blues music got its start. (Credit: Motor Row Brewing)

Eris Brewery and Cider House opened in 2017 in a 107-year-old former Masonic Temple. (Credit: Brad Pogatetz)

Know of a brewery located in a historic building? Email Kaitlyn McAvoy at kmcavoy@landmarks.org. Stay tuned for more stories of breweries in historic spaces. Next, we will head to the suburbs and elsewhere throughout the state!



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 Nichols Library advocates (credit: Gail Diedrichsen)



GENEVA AND NAPERVILLE



CHICAGO

OLD COOK COUNTY HOSPITAL CHICAGO

One of LI's longest 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.

Old Cook County Hospital groundbreaking (credit: Richard Friedman)



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.

The Prairie Street Brewhouse in Rockford, a rehab project that used the RERZ historic tax credit.

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 to see the landmark, which is a city-owned asset, reused and rehabilitated. With many others, LI testified in opposition to the demolition proposal. For more information, go to: <http://EvanstonLakehouse.org>.

Advocates at the June 18 Evanston City Council meeting.



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. www.WheelsOTime.org/.

A press conference takes place in front of the steel house in January 2017. (Credit: Jim Bateman)



GRANT PROFILE

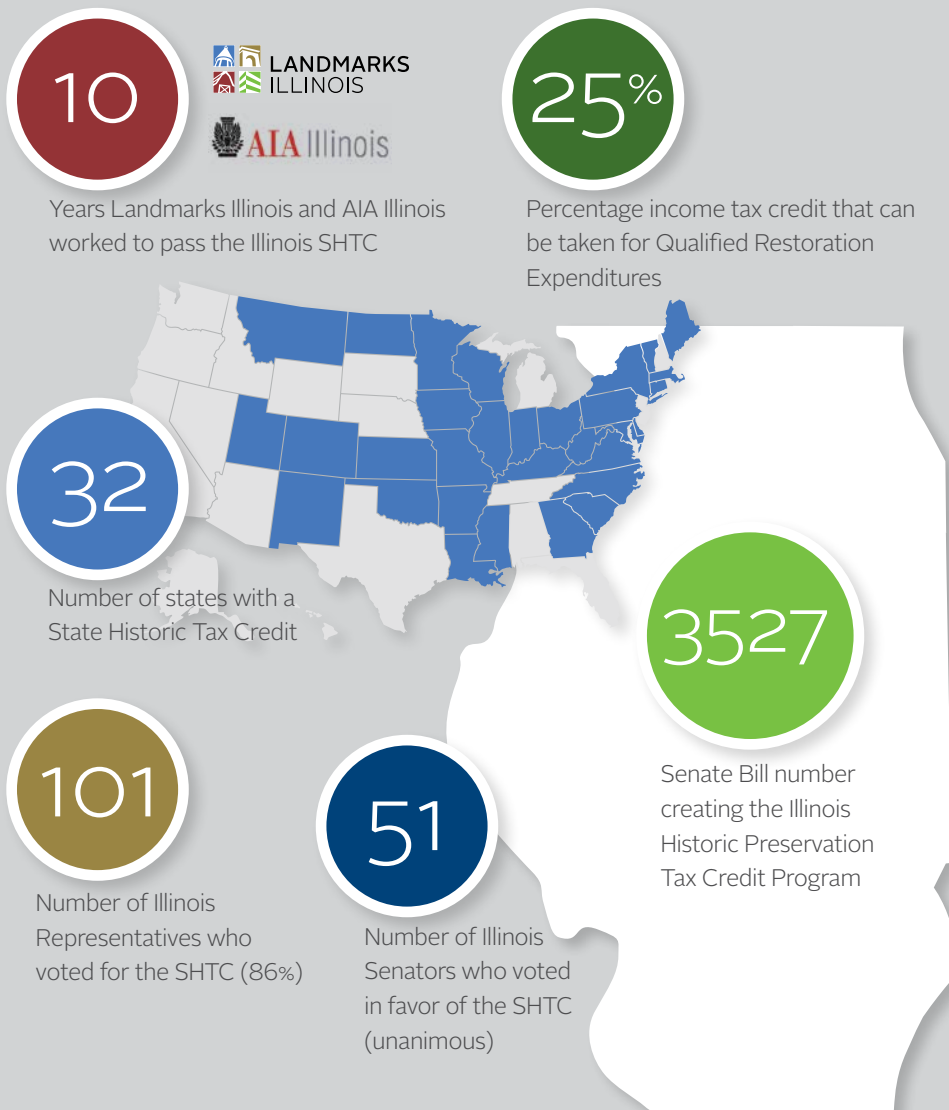
NEW YORK STREET BRIDGE Aurora
 Recipient of Landmarks Illinois World War I Monument Preservation Grant
 Aurora's New York Street Bridge, constructed in 1931, is dedicated as a tribute to the brave soldiers who fought in World War I. The Art Moderne bridge spans 660 feet across the Fox River and features 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.

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



TRIBUTE

Landmarks Illinois shared in Chicago's and the international art world's loss upon the passing of Richard Gray, 89, 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.Landmarks.org and click "Meet Our Donors" under the "About" tab.

Richard Gray and his wife, Mary, in 2016.

PEOPLE

REP. JEHAN GORDON-BOOTH



Illinois Rep. Jehan Gordon-Booth, D-Peoria, led the legislative crusade this spring to improve Illinois' preservation tax credit incentives. With co-sponsor Illinois Sen. Steve Stadelman, D-Rockford, Gordon-Booth overcame nearly impossible deadlines aligning both sides of the aisle to pass improvements to the existing River Edge Redevelopment Zone (RERZ) Historic Tax Credit and establish the new Illinois Preservation Tax Credit. We asked Rep. Gordon-Booth to reflect on her success.

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.



Board Chair Mark Henning welcomed members to Landmarks Illinois' 47th Annual Meeting on June 25 at Anthony Overton Elementary School in Chicago's Bronzeville neighborhood. Members enjoyed tours of the 1963 Perkins + Will designed building, and owner Ghian Foreman, who leads Washington Park Development Group, shared details on his vision for reusing the historic building.

Special thanks to Paula Robinson, Bronzeville Community Development Partnership, 3rd Ward Alderman Pat Dowell and our host Ghian Foreman. Additional thanks to our generous sponsors for the Annual Meeting: (Lead sponsors) Evergreen Real Estate Group, Farpoint Development, Mark Henning, MacRostie Historic Advisors, Pappageorge Haymes, Perkins + Will and Wintrust, as well as (Friend sponsors) ComEd, Johnson Lasky Kindelin Architects, and McGuire Iglesias & Associates.

LOOK FOR MORE EVENT PHOTOS ON LANDMARKS ILLINOIS' FLICKR PAGE.



Landmarks Illinois' Skyline Council partnered with Chicago for Chicagoans for its 6th Annual Pub Crawl on June 8. Patti Swanson, Executive Director of Chicago for Chicagoans, led 50 attendees on a walking tour of the Loop to visit and explore lobbies and mosaics in the Loop. The crawl included pub and bar stops at the Chicago Athletic Association, The Berghoff and the Lockwood Restaurant at the Palmer House.

Left-right: Lewis Purdy; Erica Ruggiero, Skyline Service Subcommittee Chair; Sarah Haas; and Patti Swanson from Chicago for Chicagoans, at The Berghoff during the Pub Crawl.



Richard H. Driehaus Foundation

PRESERVATION AWARDS

Saturday, Sep. 15, 2018

Venue Six10

610 S. Michigan Ave.

5:00 p.m. Panel Discussion

6:30 p.m. Awards Ceremony and Reception

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.

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PRESERVATION SNAPSHOTS

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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