



LANDMARKS
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Cover: Onlookers watch as the historic Chancery in Rockford is demolished in May. Despite intensive advocacy efforts for protection and reuse led by the local group Save Piety Hill with support from Landmarks Illinois, the Rockford Diocese moved forward with tearing down the 90-year-old building. LI included the Chancery on its 2019 Most Endangered Historic Places in Illinois. The demolition exemplified the challenges associated with landmarking and preserving religious-owned properties, which LI Director of Advocacy Lisa DiChiera writes about on page 2.

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Landmarks Illinois thanks its Annual Corporate Sponsors. To learn more about this new program, please contact Amy Ege at (312) 922-1742.



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FROM THE PRESIDENT TO OUR MEMBERS

I hope you were able to join us in June at our 48th Annual Meeting in Chicago's historic Pilsen neighborhood. The meeting is free for members thanks to several participating sponsors underwriting our program. Members enjoyed tours of Pilsen's signature murals and heard about the proposed local historic district that is a response to residents' calls to protect the neighborhood's Latinx culture and sense of place. I was pleased to talk about Landmarks Illinois' involvement in this project, as well as the many accomplishments detailed in our FY2018-19 Annual Report that you can find on "Our Accountability" webpage at www.Landmarks.org.

"These volunteers in historic preservation, design, construction, real estate, law and other sectors make an impact by working with LI staff to leverage their skills and networks to accomplish the organization's mission."

The annual meeting also serves as the venue where our members choose the organization's leadership: our board members. These volunteers in historic preservation, design, construction, real estate, law and other sectors make an impact by working with LI staff to leverage their skills and networks to accomplish the organization's mission. The average Landmarks Illinois board member devotes dozens of hours of their time every year, serves on at least one committee, attends organizational events and becomes a member at our highest giving level. Over 250 individuals have served on the board since our founding in 1971.

We welcome the following new (and some returning) members to the Landmarks Illinois Board of Directors:

- Peter Babaian, Building Technology Division Head, Simpson Gumpertz & Heger's Chicago office
- Anthony Borich, Partner, Jenner & Block, LLP
- Tracy Dillard, Real Estate Broker, @Properties
- Chris Lee, LEED AP, President, Bulley & Andrews Masonry Restoration (BAMR)
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- Ziad Salameh, PhD, PE, Principal-in-Charge, ZS Architectural Engineering
- Will Tippens, Vice President, Related Midwest

We also welcome the following reelected board members and thank them for their continued service: Vice Chair Gary Anderson, Secretary Lee Brown, Jean Follett, Joshua Freedland, Tim Frens, Treasurer Frieda Ireland, Blair Todt and Jack Tribbia.

Landmarks Illinois is grateful to the following board members who have cumulatively served the organization for 45 years and are retiring from the board: Andy Ahitow, Inga Carus, Krista Gnatt, Jake Goldberg, Mark Henning, Tiffany Hamel Johnson, Nick Koricanac, Bob Lee, Judi Male, and Martin V. Sinclair, Jr. We are grateful for the generous devotion of your time and talent to our organization. You will be missed.

Finally, we welcome our new Chair Sandra Rand, and recognize the extraordinary service of outgoing Chair Mark Henning. It is a pleasure to serve with all of these individuals as we pursue our mission to help people save places for people.

Best regards,

Bonnie McDonald
Bonnie McDonald



PEOPLE SAVING PLACES

BY LISA DICHIERA, DIRECTOR OF ADVOCACY

On May 31, 2019, a Winnebago County judge ruled that community advocates lacked standing in their legal challenge of the City of Rockford's decision to deny landmark designation for the former Chancery, a 90-year-old, French Renaissance/Beaux Arts-inspired building that had previously served as the Diocese of Rockford headquarters. Within 24 hours of that ruling, the Rockford Diocese mobilized its demolition crew. The historic Chancery, which had been an architectural beacon in the Signal Hill neighborhood since 1929, was fully demolished within days. Sadly, this is not the first time Landmarks Illinois has seen a religious-owned, historic structure meet this fate.

Despite sound case law that gives municipalities the right to make land-use decisions, including landmarking of religious-owned architecturally and historically significant buildings, many elected officials continue to treat religious owners differently than other property owners for fear of legal action. Like zoning, local landmarking is appropriate when a building meets the required criteria of a local preservation ordinance. This was the case for the Chancery, as well as two additional Diocesan-owned buildings on the same block: the St. Peter School and a former convent. Community advocates nominated the historic buildings, which were included on LI's 2019 Most Endangered Historic Places in Illinois, for local landmark protection after the Rockford Diocese stated its intention to demolish them in favor of parking lots and gardens.

Working to revitalize Rockford's Signal Hill neighborhood, advocates emphasized the opportunity for the buildings to be sold or leased by the Diocese to a developer for rehabilitation and reuse. Several developers expressed interest in doing so. The buildings were ideal candidates for housing conversion similar to the nearby historic Garrison School, transformed into market-rate lofts. In the end, the 7-6 Rockford City Council vote in favor of landmarking failed due to the city's required super-majority when an owner does not consent to the landmark designation.

In July 2004, LI published a newsletter article, "Let us Pray...for Old Churches," highlighting the challenges of landmarking religious-owned properties particularly in Chicago. Past LI President David Bahlman wrote, "...[R]eligious entities need to begin marketing their buildings for reuse well in

advance of their closure. These historic structures are simply too beautiful – and useful – to continue to throw away."

In Chicago, LI has been part of the effort to save Chicago Archdiocesan-owned churches such as St. Leo the Great, St. Boniface and St. Gelasius (now Shrine of Christ the King). Interestingly, since these advocacy battles, the Chicago Archdiocese recently announced it would market the historic St. Adalbert in Pilsen for sale, rather than stick to its original plan for demolition. With the Chicago Archdiocese's stated plans to close numerous churches and schools in coming years, this is a hopeful indication that selling may be prioritized over demolition, giving these neighborhood anchors a chance to continue as community assets. Reused religious buildings may be brought onto the tax rolls if not acquired by another congregation, and a sale brings income to the Archdiocese, providing a win for everybody.



Converting large church buildings to housing can prove challenging due to their voluminous worship spaces, but convents, schools and chanceries/monasteries are ideal for housing. A successful recent example is the rehabilitation and senior housing reuse of the former Passionist Fathers Monastery in Chicago's Norwood Park neighborhood.

Recent large-scale church reuses in Illinois include the conversion of Peoria's former Second Presbyterian Church (W.W. Boyington, 1889) to an Obed & Isaac's Microbrewery and Eatery and the conversion of Chicago's former Church of Epiphany (Burling and Whitehouse, 1885) to the Epiphany Center for the Arts by developer Emerging Interests LLC.

The sale of historic religious buildings to private sector buyers allows historic tax credits to be used as a critical financing tool for rehabilitation. In turn, new income-producing uses create income and/or property tax revenue. Sale and reuse of former religious buildings makes economic and planning sense for neighborhoods.

As stated at LI's 2019 Most Endangered Historic Places press conference by Rockford resident Don Bissell, "Borrowing words from Joni Mitchell, why 'pave paradise and put up a parking lot'?" 🌈



Clockwise: Obed & Isaac's Microbrewery and Eatery in Peoria is housed in the former Second Presbyterian Church.

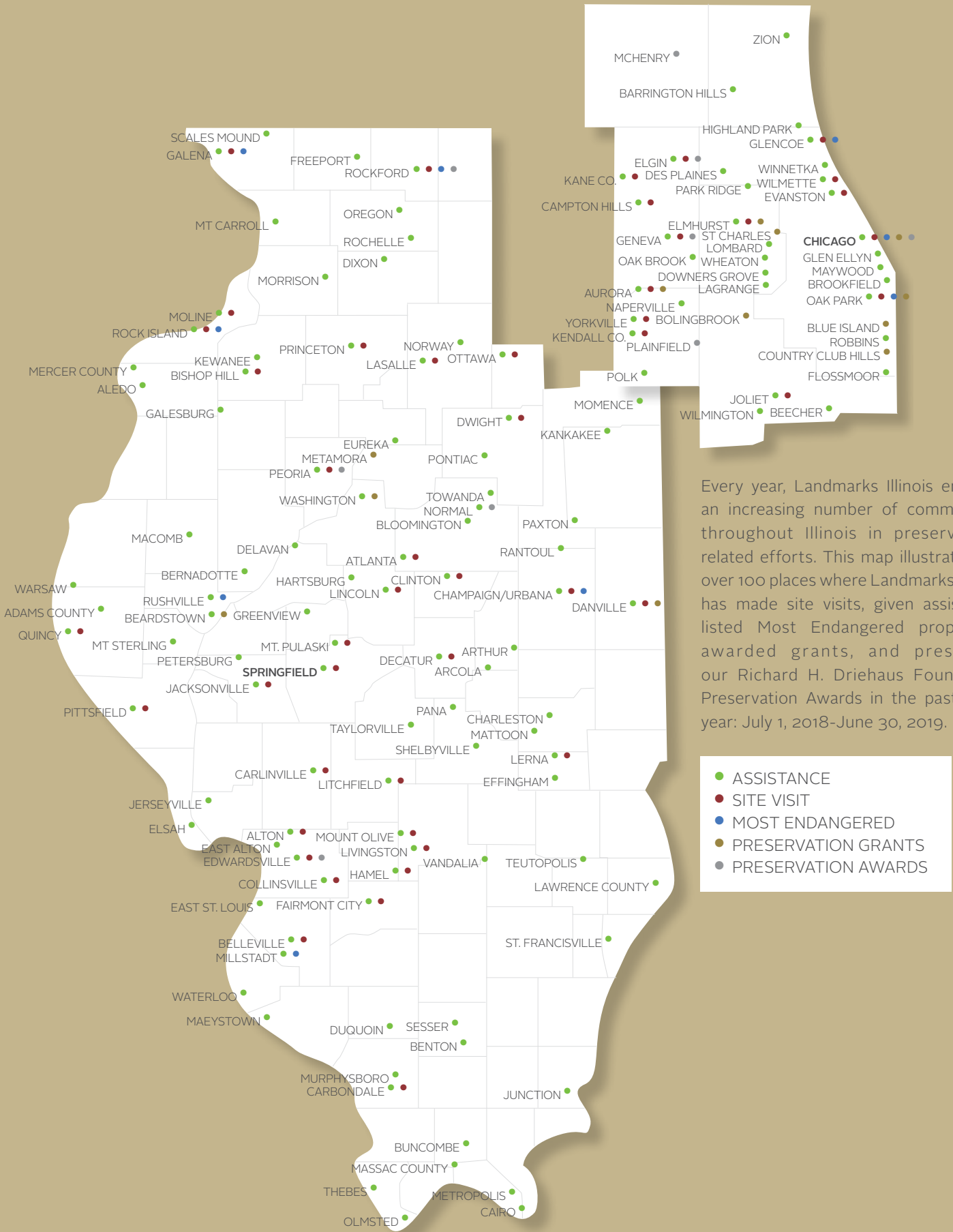
An aerial shot shows demolition of the Chancery in Rockford in June. (Courtesy: Don Bissell)

Church of the Epiphany in Chicago is undergoing a conversion into an arts center.

Passionist Fathers Monastery was converted to Senior Suites in Norwood Park. (Credit: MacRostie Historic Advisors.)



THE STATE OF PRESERVATION



Every year, Landmarks Illinois engages an increasing number of communities throughout Illinois in preservation-related efforts. This map illustrates the over 100 places where Landmarks Illinois has made site visits, given assistance, listed Most Endangered properties, awarded grants, and presented our Richard H. Driehaus Foundation Preservation Awards in the past fiscal year: July 1, 2018-June 30, 2019.

IN THE FIELD



JAMES R. THOMPSON CENTER CHICAGO
On May 30, 2019, the National Trust for Historic Preservation included the James R. Thompson Center on its 11 Most Endangered Historic Places list. This national listing, which recognized the importance of Chicago's most prominent Post-Modern building, follows LI's third straight year including the Thompson Center on our own Most Endangered Historic Places in Illinois list. Preservation Chicago also has included the Thompson Center on its 7 Most Endangered list three times. Constructed in 1985 and designed by world-renowned Chicago architect Helmut Jahn, Thompson Center's curved glass facades provide a break in the streetscape of surrounding linear office towers. Its voluminous atrium is one of the city's most awe-inspiring interior spaces. Governor J.B. Pritzker recently signed legislation that outlines a two-year plan for the building's sale. LI understands such a sale would bring needed revenue to the state, but terms of the sale should include retaining and reusing this irreplaceable building. To see a possible reuse scenario, visit www.Landmarks.org/Press-Room/Thompson-Center-Reimagined/.



BOOTH COTTAGE GLENCOE
Included on LI's Most Endangered Historic Places list, this humble and unprotected Frank Lloyd Wright-designed home (1913) was purchased by a developer as a teardown. Discussions with the new owner and village officials regarding a relocation over demolition option have been ongoing and led by the Frank Lloyd Wright Building Conservancy with assistance from LI. National press in Curbed, Dwell and The Wall Street Journal have brought dozens of interested party inquiries to move or help advocate for the property, but at press time negotiations with the owner regarding financing and timing were still unresolved. Demolition of the home is currently restricted under Glencoe's 180-day demolition delay ordinance, set to expire November 30th. If demolished, it will be the first Wright-designed house razed since the Carr House in Grand Beach, Michigan in 2004. For the latest information, visit SaveWright.org.

A historic photo of the Booth Cottage. (Credit: Glencoe Historical Society)



EASTLAWN SCHOOL PAXTON
As part of a school consolidation plan, the Paxton-Buckley-Loda school board intends to demolish Eastlawn Elementary School, the former Paxton Community High School designed by Joseph Royer and constructed in 1925. Landmarks Illinois is working with Paxton Renovation, a group recently formed by local advocates in an attempt to have the school district market the building for sale. The building has been determined eligible for the National Register of Historic Places, which adds Historic Tax Credits as an available reuse incentive. While a 2016 referendum approved \$31 million in bond funds to upgrade three schools and demolish Eastlawn, the public was never presented with the option to sell the historic school for private reuse. Demolition would cost \$1.1 million and the school district has no plans for the site.

(Credit: Jim Tetro)

BY THE NUMBERS

Landmarks Illinois Membership Manager Marija Rich recently celebrated her 30th Anniversary with the organization! Marija is the

longest serving LI staff member, and below we share stats on just how many people she has worked alongside and how many LI events she has attended.

Marija at an LI event in 2016 and in June 1989.

Years working at Landmarks Illinois

30

200 Board Members

Staff Members

51

351 Landmarks Illinois Events



PRESERVATION HERITAGE FUND

THE VERMILION COUNTY MUSEUM in Danville is located in the home of pioneer physician William Fithian, who served as prairie legislator, horseback doctor and Civil War surgeon and was a personal friend of Abraham Lincoln. Fithian hosted Lincoln many times and in September of 1858 Lincoln gave a speech from the south balcony of the house while campaigning for the U. S. Senate. The balcony, the window Lincoln stepped through and the bedroom Lincoln used on his visits remain as they were on that autumn day in 1858.

The museum is in the middle of a five-year renovation plan for the 1855 Italinete Fithian House, with several restoration projects completed since 2016. Landmarks Illinois' \$4,400 Preservation Heritage Fund Grant will be used for a new roof and masonry repairs.



DONNELLEY PRESERVATION FUND

THE SAVE PIETY HILL coalition in Rockford was created in response to the Rockford Diocese's threat to demolish its former Chancery, convent and school. These buildings were listed on LI's 2019 Most Endangered Historic Places in Illinois. Unfortunately, two of the buildings have since been demolished. The coalition continues its mission to revitalize the neighborhood and is now seeking landmark district designation for the remaining St. Peter School, included on LI's Most Endangered list, as well as several late 19th and early 20th century historic homes and an additional former school, which was converted to housing. The coalition will use LI's \$6,000 Donnelley Preservation Fund Grant to hire an architectural historian to prepare a designation report for the proposed Piety Hill Historic District. (Credit: Matt Wicklund)

ANNUAL CORPORATE SPONSOR

POINTERS, CLEANERS AND CAULKERS LOCAL 21 and THE LOCAL 52 PROMOTIONAL TRUST FUND

Landmarks Illinois asked its Annual Corporate Sponsor, the Pointers, Cleaners and Caulkers Local 21 and the Local 52 Promotional Trust Fund to share about common masonry building challenges and solutions with our members.

CORRODED STEEL LINTEL

Masonry cracks are often the result of movement caused by corroded steel lintels. Highly trained contractors and installers can help repair affected areas by exposing the existing steel lintel for inspection, which may lead to replacement or treatment with rust-prohibitive coating. Waterproof counterflashing may be applied over the steel to further protect it.



DETERIORATED MORTAR JOINTS

Mortar can deteriorate for different reasons. If repairs aren't made promptly, serious problems may occur such as water intrusion into the building causing damage to interior structures and personal property. A qualified repointing professional can remove the unsound mortar, install an adequate amount of new mortar and finish it to match the historic joint.



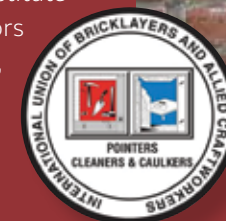
EFFLORESCENCE

Efflorescence is the buildup of soluble salts and partly soluble minerals that occurs when water migrates through a wall and evaporates. This unsightly residue, often powdery and white or gray in appearance, may occur on both interior and exterior walls. It can be caused by both inadequate building installation procedures and environmental factors. Union restoration masons are trained to understand and effectively remove efflorescence using industry cleaning standards and approved cleaning products.



The Administrative District Council 1 of Illinois is part of the International Union of Bricklayers and Allied Craftworkers, which represents approximately 6,400 Union trowel trades members in the Chicagoland area with jurisdiction in nine northeast Illinois counties. The International Masonry Institute (IMI) is a strategic alliance between the Union and the contractors who employ its members. IMI provides education, technical support, research and training to ensure buildings are built the right way. Special recognition goes to Landmarks Illinois' partner Hector Arellano, Director of Pointing, Cleaning, Caulking Local 21. ■

(Credit: Delph Gustitus, AIA, LEED AP, Principal, BTL Architects, Inc.)





Landmarks Illinois will host its feel-good event of the year, the Landmarks Illinois Richard H. Driehaus Foundation Preservation Awards, on October 18 from 6-9 p.m. at the Chicago Cultural Center. Celebrating its 26th year, the awards ceremony honors projects and individuals across Illinois for advocacy, leadership and preservation. A cocktail reception will immediately follow the awards ceremony. This year's event will also feature a panel discussion with award winners on October 17 from 5:30-6:30 p.m. at the Chicago Architecture Center. Visit our website for details!

Sen. Steve Stadelman, Sen. Pam Althoff, Rep. Steven Andersson and Rep. Jehan Gordon-Booth, at the 2018 Award Ceremony with their "President's Awards" for Legislators of the Year. (Credit: Pivot-Photography)



The 8th Annual Skyline Social will be held November 6 at Wintrust's Grand Banking Hall in the Loop's Financial District. This annual fundraising event attracts over 250 guests and features a cocktail reception and music. Sponsorships are now available at www.Landmarks.org.

The 2018 Skyline Social at Marshall's Landing. (Credit: Pivot-Photography)



Skyline Council held its Spring Pub Crawl on June 6 in the Bridgeport neighborhood. Laura Schuetz and Erica Ruggiero, both council members, led the crawl and walking tour that featured stops at Maria's Packaged Goods and Community Bar, the Louis L. Valentine Boys & Girls Club, Ramova Theater and an interior tour of St. Mary of Perpetual Help. The tour ended at Antique Taco. To learn more about Skyline Council and upcoming events and activities, visit www.Landmarks.org.

Skyline Council members at the 2019 Spring Pub Crawl in Bridgeport.



Landmarks Illinois held its 48th Annual Meeting June 26, 2019, at the National Museum of Mexican Art in Pilsen. More than 120 members and supporters joined us for the event, which included walking tours of the historic Chicago neighborhood's architecture and murals as well as a report on LI's accomplishments over the past fiscal year. We also elected new board members and welcomed new LI Board Chair Sandra Rand.

CONTRIBUTIONS THANKS TO OUR SUPPORTERS

MARCH 24-JUNE 24, 2019

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.

\$10,000-\$24,000

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\$5,000-\$9,999

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