



LANDMARKS  
ILLINOIS

# THE ARCH

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FROM THE PRESIDENT  
TO OUR MEMBERS

There is a common thread connecting these pages of *The Arch*: perseverance. The word is the first that comes to mind when describing Landmarks Illinois and our work. Preservation often takes years, if not decades, of advocacy as well as numerous reuse attempts before we get to cut the celebratory ribbon on a fully rehabilitated place.

"We've dedicated five decades to creating effective and enduring programs and a policy framework that enables preservation projects to succeed."

Throughout our 50-year history, Landmarks Illinois has persevered at more than protecting buildings. We've dedicated five decades to creating effective and enduring programs and a policy framework that enables preservation projects to succeed. We have also energized an entire statewide community of supporters and advocates. This important work recognizes that preservation is about people working together to save places. It's an act of perseverance, and our staff, board, committees, volunteers and you play a part. Your advocacy, input and support have made it possible for Landmarks Illinois to save nearly 24,000 places since our founding in 1971.

I hope you enjoy the stories of perseverance in this newsletter. Here's a brief summary of what you will find on the pages ahead:

- » **Fighting for vital historic preservation tax credits:** For nearly 45 years, Landmarks Illinois has helped create and protect necessary preservation incentives like the Federal Historic Rehabilitation Tax Credit, the Illinois River Edge Redevelopment Zone (RERZ) Historic Tax Credit and the Illinois Historic Preservation Tax Credit. On Page 3, read about our 2021 Most Endangered site, the Broadview Hotel in East St. Louis, that needs this vital capital. And check out Page 4 for a map of the preservation projects made possible thanks to historic tax credits.
- » **Our 27<sup>th</sup> Annual Most Endangered List:** Learn about the significant sites we have named as our state's top threatened places and see how you can help us save them on Page 2.
- » **Providing seed funding to people who need it most:** Landmarks Illinois has awarded more than \$2 million to organizations across Illinois in capital and planning grant funding since we first began issuing grants 40 years ago. Turn to Page 6 to learn about some of our latest grant recipients.
- » **Honoring exceptional preservation projects:** Nominations are open for the 28<sup>th</sup> annual Landmarks Illinois Richard H. Driehaus Foundation Preservation Awards. Learn how to submit a nomination on Page 8. I encourage you to read about the late Richard Driehaus, who has funded this awards program since 1994, on Page 7.

Like me, I hope you feel proud to be a part of our preservation community helping people save places for people and with people. We are here because of you and for you. Please join us at our 50<sup>th</sup> Annual Meeting in June to hear more about the impact you have made possible in the last year. I looking forward to virtually seeing you there.

With excitement for our 50<sup>th</sup> year,

*Bonnie McDonald*

Bonnie McDonald  
President and CEO



Bonnie McDonald at our virtual 50Forward anniversary celebration on March 25. Miss the event? Enjoy the full program at [YouTube.com/LandmarksIllinois](https://www.youtube.com/LandmarksIllinois)

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Cover: Former Missouri State Representative Yaphett El-Amin stands in front of 2021 Most Endangered site, the Broadview Hotel in East St. Louis, Illinois. Efficacy Consulting & Development, which El-Amin leads, hopes to rehabilitate the vacant and threatened building, transforming it into senior living and commercial space. Read more about this project on Page 3.  
All photos by Landmarks Illinois unless otherwise noted.

ANNUAL CORPORATE SPONSOR CORNER

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





# 2021 MOST ENDANGERED HISTORIC PLACES IN ILLINOIS

Landmarks Illinois announced its 2021 Most Endangered Historic Places in Illinois on May 5 at a virtual public presentation. The annual Most Endangered list focuses attention on places in Illinois threatened by deterioration, lack of maintenance, insufficient funds or inappropriate development and aims to bolster local advocacy efforts and build support for each property’s eventual preservation. Visit our website, [www.Landmarks.org](http://www.Landmarks.org), to learn more about the sites included on this year’s list.

## GREEN BOOK SITES IN ILLINOIS STATEWIDE

Landmarks Illinois and partners at Route History in Springfield are working to document and preserve the stories and remaining sites associated with the Green Book such as this one at 1616 E. Jackson St. in Springfield.



## KLAS RESTAURANT CICERO

The 99-year-old now-vacant restaurant, important for its cultural history to the Chicagoland Czech community, is for sale, unprotected and facing potential demolition.

Photo Credit: Sean Reilly



## SCOTT FORESMAN HEADQUARTERS GLENVIEW

The former Midcentury Modern headquarters of the textbook publishing company, built in 1966 and designed by Perkins & Will, is now for sale and being marketed as a residential redevelopment site.

## JOHN R. THOMPSON CENTER CHICAGO

The state-owned and neglected 1985, Helmut Jahn-designed building in Chicago’s Loop is the best-known icon of Post-Modern architecture in Illinois, but it is being prepared for sale as a redevelopment site.

Photo Credit: Sean Reilly



## BROADVIEW HOTEL EAST ST. LOUIS

A redevelopment plan to convert the 1926 hotel building into affordable senior housing will fail without an extension of the RERZ Historic Tax Credit, scheduled to expire at the end of this year. (Read more about this project on the opposite page)

## HAVANA WATER TOWER HAVANA

Built in 1889, this community-identified symbol of Havana is threatened by the deterioration of the brick base, metal water tank and surrounding retaining wall while the city struggles to find revenue sources for critical repairs.



## ALTGELD GARDENS (VARIOUS STRUCTURES) CHICAGO

The Shop Building and its Memorial Wall as well as School Buildings A and E — all built between 1944-1950 — are in need of major investment and reuse at the public housing complex on Chicago’s Far South Side.

Photo Credit: Sean Reilly



## JOLIET STEEL MILL MAIN OFFICE BUILDING JOLIET

The 1891 office building located on the Joliet Steel site has sat vacant since the 1980s. Current owner U.S. Steel is unwilling to stabilize or enable a potential sale of the structure for rehabilitation and reuse. 🇺🇸

# BROADVIEW HOTEL IN EAST ST. LOUIS

A THREATENED REHABILITATION PROJECT DEPENDENT ON THE RERZ HISTORIC TAX CREDIT

The Broadview Hotel, listed on Landmarks Illinois’ 2021 Most Endangered Historic Places in Illinois, is very close to being saved. Efficacy Consulting & Development, led by former Missouri State Representative Yaphett El-Amin, plans to convert the vacant hotel building into 110 senior living apartments and 20,000 square feet of commercial community space, leveraging both affordable housing tax credits and historic tax credits. Yet the building remains threatened, because unless the Illinois state legislature passes an extension of the River Edge Redevelopment Zone (RERZ) Historic Tax Credit – set to expire December 31, 2021 – the Broadview Hotel project, known locally as “New Broadview,” will fail.



In a March 2021 letter of support for extending the RERZ Historic Tax Credit Program, East St. Louis Mayor Robert Eastern III said without this vital tax incentive, the New Broadview and other future projects in the city would be forced to finance or raise millions in additional funding.

“Renewing this program will create tens of millions of dollars in private sector investment, hundreds of construction and permanent jobs and preserve the continuing growth of our property tax base,” Mayor Eastern wrote. “Because of this program, the New Broadview and our other historic buildings have the potential to be repurposed and reinvented.”

Since the RERZ Historic Tax Credit program began in 2012 in Aurora, East St. Louis, Elgin, Peoria and Rockford, areas in those communities that had previously seen little to no investment have become attractive to developers. To date, 32 projects representing over \$295 million in investment have been completed with the help of the RERZ program, with an additional \$325 million of projects in planning phases or underway. It is thanks to the RERZ 25% income-tax credit, an industrial building in Rockford is now a hotel, a beloved vacant church is now a brewery in Peoria and a former hospital in Aurora now offers affordable senior housing. Illinois Senate Bill 0157 (sponsored by State Sen. Linda Holmes) and House Bill 3237 (sponsored by State Rep. Jehan Gordon-Booth) would extend the RERZ tax credit program through 2026.

The RERZ Historic Tax Credit has incentivized developers to rehabilitate historic places in Illinois’ river cities, especially in Rockford and Peoria. However, East St. Louis has yet to have a project completed through the program. In 2014, the city worked to list a downtown district in the National Register of Historic Places, increasing the number of buildings that could leverage the historic tax credit program.

Although other developers were interested in the Broadview Hotel, none were able to get this project as close to success as Ms. El-Amin and Efficacy Consulting and Development.



“With the extension of the RERZ historic tax credit and success of the New Broadview, we believe that more investors and developers will see the great opportunities in East St. Louis.”

FORMER MISSOURI STATE REPRESENTATIVE YAPHETT EL-AMIN

The rehabilitation project is expected to create 279 local construction jobs and, as Mayor Eastern pointed out in his March letter, “fill a deep gap in affordable housing resources for East St. Louis seniors, our most vulnerable population.” El-Amin said she hopes the New Broadview will spark additional investment and tax credit projects in the community.

“With the extension of the RERZ historic tax credit and success of the New Broadview, we believe that more investors and developers will see the great opportunities in East St. Louis,” she said. “The New Broadview is just a first step toward the city’s downtown revitalization.” 🇺🇸

Above: Members of the development team and local and state partners stand in front of the vacant hotel in early April.



# HISTORIC TAX CREDITS IN ILLINOIS



**The Illinois Historic Preservation Tax Credit Program and the River Edge Redevelopment Zone Historic Tax Credit both provide vital incentives to help spur reinvestment in our historic places.** The RERZ credit applies to five river cities: Aurora, East St. Louis, Elgin, Peoria and Rockford, while the statewide program is available to historic property owners undertaking an eligible rehabilitation project anywhere in Illinois.

As Landmarks Illinois celebrates its 50<sup>th</sup> Anniversary, we are reflecting on some of our proudest accomplishments. The 10-year-long advocacy campaign we led with AIA Illinois that resulted in Illinois passing its first statewide historic preservation tax credit in 2018, sits high on that list. This map shows the impact of both the statewide and RERZ historic preservation tax credits and the need for them to continue and be expanded.

- Illinois Historic Preservation Tax Credit project locations
- Location of projects that applied but were not allocated Illinois Historic Preservation Tax Credits
- RERZ Historic Tax Credit project locations
- RERZ historic tax credit projects in progress

Visit [tinyurl.com/preservationtaxcredits](https://tinyurl.com/preservationtaxcredits) to see more detailed information about historic preservation tax credit projects in Illinois.



**WEST PULLMAN ELEMENTARY SCHOOL CHICAGO**  
West Pullman Elementary School is a former public school located on Chicago's Far South Side constructed in three stages between 1894 and 1923. After serving the West Pullman community for nearly 120 years, the building was decommissioned in 2013, along with dozens of other schools, by Chicago Public Schools. Scott Henry of Celadon Holdings, LLC, purchased the building in 2017 and partnered with A Safe Haven Foundation to provide affordable, senior housing with supportive housing services. Henry used both federal and Illinois statewide historic tax credits to rehabilitate the building, thereby providing financing for the project and ensuring the retention of its historic fabric. While the Illinois Historic Preservation Tax Credit Program is very competitive, requiring projects to meet certain priorities with allocations capped at \$3 million per project, West Pullman received full funding. *(Written by Landmarks Illinois Skyline Council Member Rachel Firgens of MacRostie Historic Advisors)*

Credit: MacRostie Historic Advisors



**BLOOMINGTON HIGH SCHOOL BLOOMINGTON**  
In early 2021, the Washington Senior Apartments inside the historic former Bloomington High School welcomed its first residents. The 1915 school, designed by Arthur L. Pilsbury, now houses 58 apartments of affordable housing for tenants 55 years and older. The success of the project was dependent on the federal historic tax credit as well as the Illinois Historic Preservation Tax Credit Program. The \$17 million project received an allocation of \$3 million in state historic tax credits in 2020. The project team, including Iceberg Development Group, Farnsworth Group, MacRostie Historic Advisors and Lightenale Group, saw the transformation of former classrooms into apartments, retaining historic millwork, chalkboards and fireplaces. Listed in the National Register of Historic Places, the building also retains its historic pool, gymnasium and auditorium space.

## BY THE NUMBERS

Rounds of Illinois Historic Tax Credit allocations issued so far in Illinois since the program took effect January 1, 2019

4

Qualified rehabilitation projects have applied to receive Illinois Historic Tax Credit allocations

38

Rehabilitation projects awarded RERZ Historic Tax Credits

32

Rehabilitation projects awarded Illinois Historic Tax Credit allocations

17

Rehabilitation projects in progress that are eligible for RERZ Historic Tax Credits

22





## TIMUEL D. BLACK, JR. FUND for Chicago's South Side



### GREENSTONE UNITED METHODIST CHURCH Pullman

The congregation of the Greenstone Church received \$2,500 from the Landmarks Illinois Timuel D. Black Grant Fund for Chicago's South Side to help with Phase 1 of its tower stabilization. The church, built in 1882 by industrialist George Pullman and designed by Solon S. Beman, features a unique facade of green, serpentine stone quarried in Pennsylvania. After almost 130+ years of exposure, the stone exhibits areas of extensive deterioration and the exterior masonry – particular on the tower – is crumbling and structurally compromised.

Landmarks Illinois enlisted architectural and engineering firm Wiss, Janney, Elstner Associates, Inc. in 2016 to conduct

a pro-bono condition assessment on Greenstone Church. Berglund Construction helped with plan phasing and pricing in 2019. In 2020, combined funds from Landmarks Illinois, American Express as a philanthropic partner of the National Trust for Historic Preservation and the North Illinois Conference of the United Methodist Church, enabled protective netting and spot stabilization of the tower and roof replacement to be undertaken. Planning and fundraising for the church's next phase of needed work is underway.

The Greenstone Church was built to “complete the scene” of Pullman's “company town” on Chicago's South Side and was the scene of controversy during the Pullman Strike, after which Pastor Rev. William H. Carwardine emerged as one of the frontline advocates for the Pullman workers' cause. While many denominations established themselves in Pullman, the Methodist Church is the oldest still existing congregation in the community. Today, much of the original structure remains intact: The cherry wood that comprises the altar and pews, over 90 percent of the stained-glass windows and the two manual-tracker pipe organs are original to the building. Except for the chancel arrangements, the sanctuary is unchanged since the 1880s.



## PRESERVATION HERITAGE FUND

### MORGAN COUNTY HISTORICAL SOCIETY Jacksonville

The Morgan County Historical Society has been awarded a \$2,500 Preservation Heritage Fund Grant from Landmarks Illinois to restore 20 character-defining windows in the Old Post Office Building in Jacksonville. The 1920s-era structure served as the city's main post office for nearly 50 years, and the Morgan County Historical Society purchased the building with the assistance of the Jacksonville Heritage Cultural Center Board to create a new home for the Jacksonville Area Museum. The museum's collection has been in storage since the 1980s when it was forced to move out of the Illinois School of the Deaf Administration building.



Jacksonville's Old Post Office Building still has its original exterior features, interior floor plan and lobby space with built-ins. The Morgan County Historical Society raised enough private donations to secure the building envelope, install climate control

and construct interior improvements to meet modern codes, all while carefully preserving the structure's original historic character. The Jacksonville Area Museum is set to open to the public in July 2021.

## REMEMBERING

# RICHARD DRIEHAUS

**Richard Drieaus was a phenomenal philanthropist and preservationist. His passing on March 9, 2021, deeply saddened all of us at Landmarks Illinois and he will be greatly missed. His enthusiastic spirit was infectious and his active involvement in his philanthropy created a partnership with Landmarks Illinois that began decades ago and deepened over time. His impact on preservation throughout Illinois will continue through the work and generosity of The Richard H. Drieaus Foundation. We asked Anne Lazar, Executive Director of The Richard H. Drieaus Foundation, about Mr. Drieaus' involvement with historic preservation and his relationship with Landmarks Illinois. You can read the full interview with Anne at our website, [www.Landmarks.org](http://www.Landmarks.org). Below is a shortened version.**

**LI: How did Mr. Drieaus first become involved with Landmarks Illinois and its work?**

**AL:** Carol Wyant, Executive Director of Landmarks Illinois from 1987 to 1994, first phoned Richard in 1990 to introduce herself and to thank him for meticulously restoring the Ransom Cable mansion at Wabash and Erie Streets in Chicago. That first pivotal conversation led to them meeting regularly and developed Richard's interest in supporting the organization's needs. General operating support began in 1992, and was followed in July 1993 with the Celebration of Chicago Architecture along the Chicago River and the first Landmarks Illinois Richard H. Drieaus Preservation Awards.

**LI: Why did Mr. Drieaus continue to financially support the organization over the past several decades?**

**AL:** Richard recognized early on that historic preservation has the power to enhance peoples' lives and their communities. He valued Landmarks Illinois' statewide mission supporting efforts on a wide scale from small rural communities to Chicago's diverse metropolitan region. Preserving these architectural landmarks not only allows us to tell the stories of our past but can also serve as a catalyst to revitalize communities and boost local economies. Richard appreciated how preservation awards honored excellence, provided inspiration through example and brought important issues to light. The Landmarks Illinois Richard H. Drieaus Foundation Preservation Awards has done just that for nearly 30 years, and Richard was committed to continuing to support the program to honor the dedicated work of preservationist throughout the state.

**LI: Mr. Drieaus was well known in Chicago and the nation for his philanthropy. What is one thing you would like people to know that they may not already?**

**AL:** Richard was a visionary who approached life with a spirit of kindness and generosity. His intellectual curiosity never wavered throughout his life, and he recognized the power of philanthropy to inspire and make a difference in individual's lives. I was privileged to spend a great deal of time with him. He remained enthusiastic about each and every organization funded by the Richard H. Drieaus Foundation. Providing financial support was anything but simply transactional for Richard, and being with grantees was inspiring and brought him great joy. He believed strongly in giving individuals the chance to create their own success and lived with a spirit of gratitude for those who provided him with opportunities throughout his life. 🍷

*Richard Drieaus addresses the audience at the 2018 Landmarks Illinois Richard H. Drieaus Foundation Preservation Awards Ceremony. (Credit: Pivot-Photography)*







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*The Chicago Theater, built in 1921, continues to operate as a prominent downtown performing arts venue thanks to a successful, four-year advocacy campaign championed by Landmarks Illinois in the 1980s.*