



LANDMARKS
ILLINOIS

THE ARCH

may 2022 / volume 8 / number 3



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FROM THE PRESIDENT TO OUR MEMBERS

This issue of *The Arch* is dedicated to our high-profile annual program, the Most Endangered Historic Places in Illinois, which began in 1995. In late April, we released our 2022 Most Endangered Historic Places in Illinois. This year's sites call attention to several preservation needs across the state: 1) the need to raise awareness that reuse of our historic places is better than demolition; 2) the need for increased access to funding for preservation efforts; and, 3) the need for a heightened level of commitment from elected officials to dedicate time, energy and resources to maintain and restore our historic places.

What you don't see on the 2022 Most Endangered list are the places across the state that Landmarks Illinois Director of Advocacy Lisa DiChiera and Regional Advocacy Manager Quinn Adamowski have worked to preserve alongside local advocates. Their collective efforts to bolster attention, funding and political will for the preservation of our historic sites have successfully kept a number of places off our Most Endangered list this year.

Lisa has been a part of crafting the annual Most Endangered list for the majority of the program's history. Her 22-year tenure at Landmarks Illinois has led to the organization being recognized as a nationwide leader in preservation advocacy. Please join us for our 51st Annual Meeting on Tuesday, June 28 at noon Central via Zoom to celebrate Lisa's impact.

Also in 2022, we are continuing to implement the vision set forth in 2021, our 50th anniversary year, to move preservation forward. This theme was expressed in our PRESERVATION FORWARD spring fundraising event in March. Additionally, our new Guiding Principles are encouraging us to evaluate our grants and awards program as well as the vendors and contractors we work with. Our Diversity, Equity and Inclusion (DEI) Collaborative was formed in November 2021 to support the board, committees and staff in building an equitable preservation movement. But, we know that we can do more with the right tools.

“We’re excited to move forward with our first consultant partner, Mountain Top Vision, to conduct a DEI audit of our governance and operations and develop an Equity Action Plan responding to the audit findings.”

Our 50th anniversary capital campaign raised over \$200,000 to hire consultants over the next three years in the areas of DEI, communications, marketing, branding and strategic planning. We're excited to move forward with our first consultant partner, Mountain Top Vision, to conduct a DEI audit of our governance and operations and develop an Equity Action Plan responding to the audit findings. This project will be underway for the next year. We'll engage members during this time and publicly share the plan to ensure transparency and accountability.

One more note before you dig into all of the interesting work captured in this newsletter: Our hardworking team is taking some well-deserved leave over the summer, so we're hitting "pause" on a few projects, including our August newsletter. You'll receive the next newsletter in November and we'll have a big issue in store for you with much to report. Until then, please don't hesitate to contact me with any questions or comments as every member is a partner in our work. I'm at bmcDonald@landmarks.org or (312) 515-1545.

Enjoy your summer (and fall),

Bonnie McDonald

Bonnie McDonald



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= CLIMATE CRIME SCENE

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Cover: The Brutalist former Will County Courthouse, built in 1969, is included on this year's Most Endangered Historic Places in Illinois. Turn to page 2 to learn more about this and other sites on our 2022 Most Endangered list.

All photos by Landmarks Illinois unless otherwise noted.

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





2022 MOST ENDANGERED HISTORIC PLACES IN ILLINOIS

1 Century & Consumers Buildings

Chicago, Cook County

Two highly visible, early 20th century commercial buildings at 202-220 S. State St., which sit within the National Register-listed Loop Retail Historic District, face demolition by the federal government. Previous redevelopment plans were halted due to security concerns by the adjacent federal courts, but demolition will leave a noticeable hole in the downtown State Street corridor.



2 Pike House

Chicago, Cook County

The picturesque, late-19th century home once used as a "Watchman's Residence" for the Forest Preserve District of Cook County sits at the southern edge of Dan Ryan Woods and is part of the National Register-listed Ridge Historic District. The house sits vacant and deteriorating and needs an outside user and investor.

3 Will County Courthouse

Joliet, Will County

Built in 1969 and designed by Otto Stark of C.F. Murphy Associates in partnership with



Krugel, Healy & Moore Architects, the Brutalist building is at risk of demolition due to Will County's current lack of interest in exploring reuse opportunities for the architecturally significant but vacant structure.

4 Elks Lodge No. 64

Rockford, Winnebago County

A former community meeting space built in 1912, the architecturally significant but long-vacant structure faces demolition by neglect. The building, which serves as an important gateway to the West

Downtown Rockford Historic District, an area where revitalization and reinvestment is booming, is in need of emergency repairs as well as a rehabilitation and reuse plan.

5 Gillson Park

Wilmette, Cook County

A 60-acre, Prairie-style public park sitting along Lake Michigan that features naturalist landscapes and open space beloved by locals. The Wilmette Park District is considering changes to the 107-year-old park that would alter its passive design and remove greenery to add more roads and parking. 🇺🇸



WASTED OPPORTUNITIES = CLIMATE CRIME SCENE

Guest article by **MIKE JACKSON**

Two sites on this year's Most Endangered Historic Places in Illinois are not only important for their cultural heritage and architectural significance but their environmental value as well. The proposed demolition of the Will County Courthouse in Joliet and the Century and Consumers Buildings in Chicago's Loop are both opportunities to confront climate change and promote environmental justice instead of sending buildings to landfills.

When deciding to demolish buildings, we must consider embodied energy – the total amount of energy consumed by the processes associated with the production of a new building, from extracting and processing raw materials, to assembling building components, to transporting construction materials, etc. In 2011, the National Trust for Historic Preservation released its report, "The Greenest Building: The Environmental Value of Building Reuse," which provided statistics for the obvious — it takes decades before a new building can save enough operating energy to make up for the front-loaded CO2 emission of construction.

After years of making the environmental case for saving old buildings, historic preservationists are no longer alone in calling for action. A consensus is emerging among architects, researchers, green building advocates and climate policymakers that building reuse is an effective way to decrease carbon emissions and do so right away when reductions are most important.

A recent article about climate change in The Guardian entitled, "The case for ... never demolishing another building," asked, "What if every existing building had to be preserved, adapted and reused, and new buildings could only use what materials were already available?" French architects Anne Lacaton and Jean-Philippe Vassal, the winners of the 2021 Pritzker Architecture Prize, are known for their motto, "Never demolish, never remove or replace, always add, transform, and reuse!" These are but two examples of environmental thought leaders who recognize the importance of building reuse as a climate change tool.

We still need more voices in this fight. The issue of climate change is one of the greatest challenges to mankind. We need environmental organizations to join the preservation community to take a stand against the demolition of our historic places. It's time for everyone who cares about the future to recognize building reuse as an important tool in climate change policies.



Demolishing the Will County Courthouse and the Century and Consumers Buildings would be a waste of physical and capital resources. Additionally, in both cases, the choice is based upon programmatic and policy decisions that show a civilization at war with the future. Tearing down these two 2022 Most Endangered sites would be more than wasteful – their demolition would serve as glaring examples of what the future will recognize as a "climate crime scene." 🇺🇸

Mike Jackson, FAIA, is a preservation architect in Springfield and a member of the Landmarks Illinois Board of Directors. He formerly served as Deputy State Historic Preservation Officer (SHPO) in Illinois from 2009 to 2013 and was the Chief Architect for the Illinois SHPO from 1983 to 2013.

Above: Inside the 2022 Most Endangered site, the Will County Courthouse. Credit: Courthouse Preservation Partners.

In the background: The Century & Consumers Buildings on State Street in Chicago, included on the 2022 Most Endangered list.

UPDATES ON PAST MOST ENDANGERED SITES

1997 Old Main Post Office Chicago

Chicago's Old Main Post Office was included on the 1997 Most Endangered list and, for over 20 years, Landmarks Illinois monitored the property and provided advocacy and technical assistance toward a range of preservation efforts. This included meetings with various developer teams and architects, attendance at building court hearings and serving as a consulting party to the Section 106 process after the U.S. Postal Service shut down operations at the building in 1996. In 2016, 601W purchased the building and renovated the Art Deco icon into a hub of retail, office space and food hall topped by a three-acre rooftop. With a final budget of \$800 million, it is considered one of the largest adaptive reuse projects in the nation, having used a complex layering of private investment and historic tax incentives. The building opened in late 2019 and the food hall debuted in 2021.

The historic lobby of the Old Post Office during Landmarks Illinois' PRESERVATION FORWARD event in March. Credit: David Kindler



2003 Old Kendall County Residence and Jail Yorkville

Peter McKnight of KCJ Restoration LLC has completed rehabilitation and reuse of the 1893 Old Kendall County Residence and Jail, a 2003 Most Endangered site. In the years following the Most Endangered listing, both Kendall County and the City of Yorkville pursued demolition of the property. However, in 2019, local advocates and Landmarks Illinois successfully persuaded the Yorkville City Council to delay a vote on demolishing the building in favor of issuing a request for proposals (RFP). Landmarks Illinois further assisted the city by providing experts to conduct on-site building inspections who confirmed the stability of the historic structure. In late 2019, the city unanimously approved plans for the purchase and reuse of the site. KCJ has created five apartment units and one retail space in the historic building, all of which generate new tax revenue for the city.

Peter McKnight at Old Kendall County residence and jail. Credit: Shauna Wiet



2012 Former Fox River Country Day School Elgin

This picturesque school campus, designed by Prairie School architect John Van Bergen in 1923, closed in 2011 and was included on Landmarks Illinois' Most Endangered Historic Places in Illinois the following year. In 2020, the City of Elgin deeded the property to Elgin Math and Science Academy Charter School, which has spent \$7 million on capital improvements. The art barn and gymnasium were rehabilitated and the Administration Building will reopen in 2023 for classroom, science lab and office space. A Preservation Heritage Fund Grant from Landmarks Illinois helped stabilize the building's roof. The school hopes to launch a capital campaign to raise additional funds to complete the campus' rehabilitation for its 100th anniversary.

Administration Building, Elgin Math and Science Academy Charter School. Credit Kerry Kelly



2013 Madison Theater Peoria

The Madison Theater in Peoria, listed on Landmarks Illinois' 2013 Most Endangered Historic Places in Illinois, is on a path to restoration. In January, the owners donated the property to Madison Preservation Association, a nonprofit developer that plans to redevelop, renovate and operate the theater as a mixed-use performing arts facility. The association is currently in the design phase and developing a finance plan to consist of donations, grants and federal and state historic preservation tax credits. Construction will commence this year with a targeted completion date of early 2024.

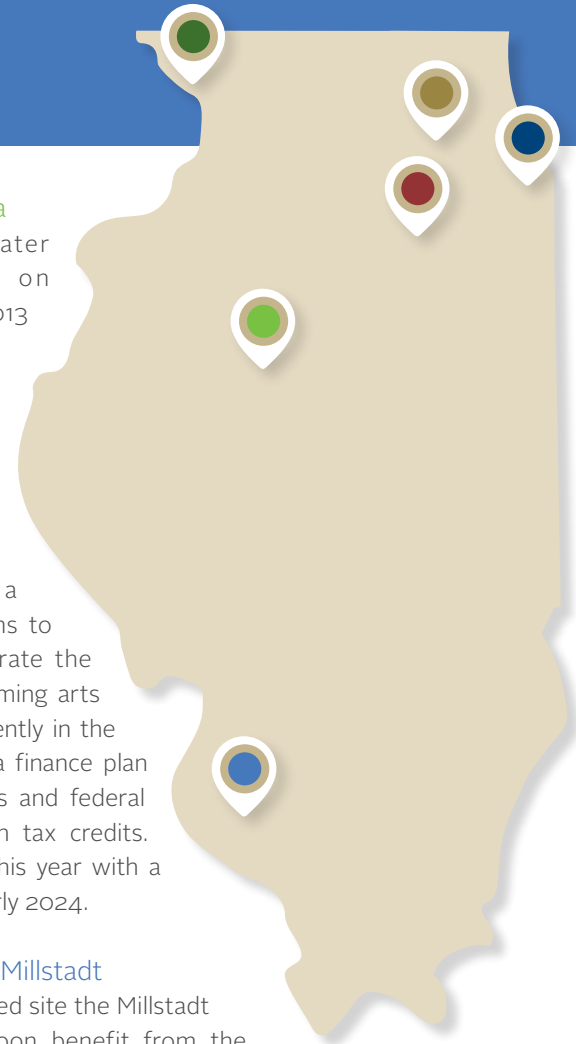
2014 Millstadt Water Tower Millstadt

2014 Most Endangered site the Millstadt Water Tower will soon benefit from the fruits of an amazingly persistent capital campaign initiated by the local group, Friends of the Old Millstadt Water Tower. Since the Most Endangered listing, the group has raised an astounding \$266,000 through donations, a variety of local fundraising activities and grants, one of which was provided by Landmarks Illinois. As the group continues working toward its fundraising goal of \$280,000, it has entered into a contract with Maguire Iron to restore and repaint the exterior of the tower, guaranteeing its rightful place as a historical marker in Millstadt. Restoration work will commence this spring.

2014 U.S. Marine Hospital Galena

The former U.S. Marine Hospital in Galena was included on the 2014 Most Endangered list. After decades of vacancy and multiple ownership changes, the 1859 architectural treasure was recently purchased by a developer who plans to incorporate the hospital as a centerpiece of a resort development project. Local preservation advocates expressed concern about the possible impacts on the former hospital within the framework of the development proposal, especially since the property is not in the Galena Historic District and does not have any preservation protection. To show a commitment to the preservation of the hospital and to allay the concerns expressed by local advocates, the owner agreed to apply for local landmark status, which Galena's Historic Preservation Commission and City Council approved in March. Formerly endangered, the U.S. Marine Hospital is now assured a future.

Credit: Kelly Scrima





LANDMARKS ILLINOIS BANTERRA BANK PRESERVE SOUTHERN ILLINOIS GRANT PROGRAM

Landmarks Illinois is excited to announce a new grant program focused on preserving historic places in Southern Illinois.

In partnership with Banterra Bank, the largest, locally-owned bank in the region, the Landmarks Illinois Banterra Bank Preserve Southern Illinois Grant Program will provide monetary assistance to preserve or rehabilitate historic structures along commercial corridors of Southern Illinois in support of economic development.

Banterra Bank and Landmarks Illinois will provide \$10,000 in annual grant funding for two years, with the partners having the option to renew the program at that time. Banterra's generous \$10,000 contribution is being matched by Landmarks Illinois through its Preservation Heritage Fund.

This partnership is an example of Banterra's commitment to the economic development of Southern Illinois. Originating in Ridgway, Illinois, the bank has 40 locations throughout the nation—25 of them in Southern Illinois. Banterra is a top employer in the region, with approximately 500 team members. The bank strongly supports its communities through sponsorships and donations to charities and local organizations.

The Preserve Southern Illinois Grant marks the first time in Landmarks Illinois' 51-year history that a grant program has been designated to a specific Illinois region outside of Chicago. The development of this program is due to a community supporter seeing the need and creating this partnership opportunity. Southern Illinois is a beautiful part of the state with a rich history and charming downtown settings. These assets make this region a destination unique from any other in Illinois—a place people want to live, visit and invest in. Projects located within the 19 counties of the Southern Region of Illinois as defined by the State of Illinois Department of Commerce and Economic Development are eligible for funding.

This is also Landmarks Illinois' only grant program that is open to private building owners, for-profit developers and business owners. This grant is specific to projects that include renovating and preserving historic structures for the use of business and economic growth.

Grants will range from \$500 to \$2,500 per project with two grant application rounds per year. Commercial property owners, nonprofit organizations or governmental bodies working on a historic preservation project in or near a commercial corridor in Southern Illinois are encouraged to apply on our website for consideration for the first round of funding with applications due July 15. ■■

Murphysboro Event Center. Credit: Jennifer Spence

Workers restoring a building in Carbondale. Credit: Gail White

CELEBRATING OUR FIRST REINVESTMENT PROGRAM LOAN PARTNERSHIP

Landmarks Illinois proudly announces its first Reinvestment Program loan has been made to the Greater Chatham Initiative to help finance a preservation project in Chicago's Chatham neighborhood.

The nonprofit Greater Chatham Initiative (GCI) is a local anchor institution driving coordinated planning and economic growth in four South Side neighborhoods: Auburn Gresham, Avalon Park, Chatham and Greater Grand Crossing.

Landmarks Illinois' Reinvestment Program loan funded historic storefront repairs at 735 E. 79th St., located within the Chatham-Greater Grand Crossing Commercial Historic District, which will house GCI's "Artists on the 9" program. The nearby intersection of S. Cottage Grove and E. 79th Street, which is Chatham's commercial hub, has seen slow business recovery and increased storefront vacancy after the 2008 foreclosure crisis, the Great Recession and the pandemic. The "Artists on the 9" program hosts work and gallery space for three to five

local artists in the storefront to create a community gathering space and inspire similar investment along E. 79th Street.

The Landmarks Illinois Board of Directors approved launching the Reinvestment Program in 2015, envisioning it as the umbrella for our financial-based tools helping people save places statewide, including our existing preservation easements and grants programs, and future lending. In 2016, work began to re-launch a revolving loan fund that Landmarks Illinois had managed from the 1970s until 2004. The new revolving loan fund provides supportive lending terms, like a low-interest rate and long repayment period, to projects that

require additional funding to get to the finish line. When the loan is repaid, it "revolves" by going back out to help another project. In this way, Landmarks Illinois can fill in where conventional lending may not be available.

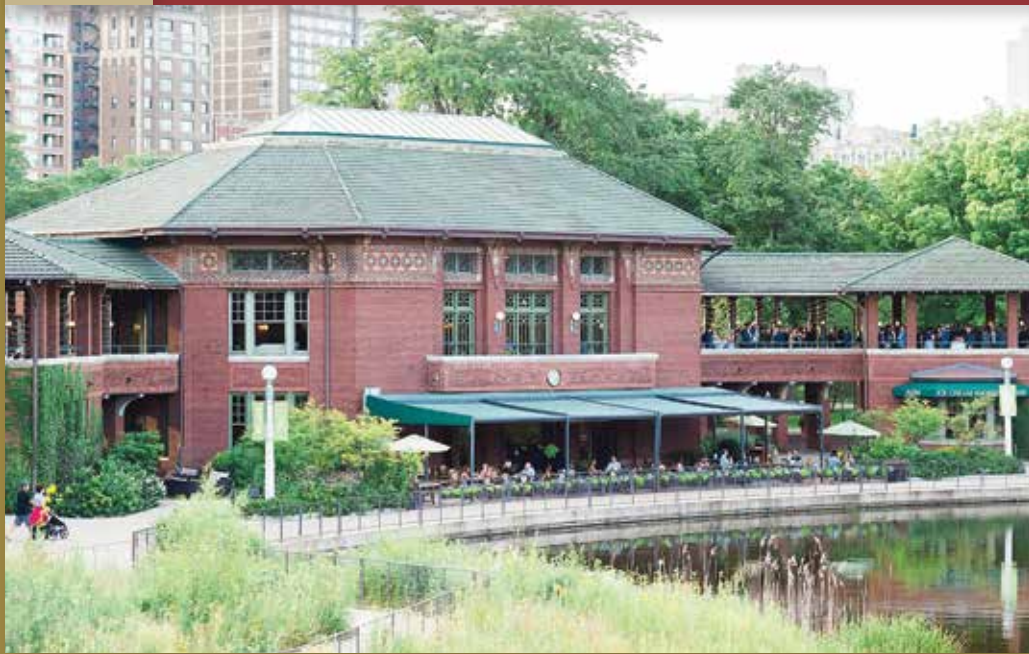
Since 2016, Landmarks Illinois commissioned two studies demonstrating the need and feasibility for a loan fund, created the revolving loan fund parameters and evaluated several pilot projects. We are excited to move forward with this first loan's success. Under the leadership of Landmarks Illinois Director of Reinvestment Suzanne Germann, the Reinvestment Program now fulfills the vision of offering preservation easements, four grant funds and a revolving loan program.

Landmarks Illinois will be seeking our next revolving loan project beginning this summer. Please visit our website to learn more about the Reinvestment Program and how to donate to the revolving loan fund. Landmarks Illinois acknowledges the generous donors whose contributions created the Reinvestment Program revolving loan fund, including The 1772 Foundation, Lee Brown, and Fred and John Krehbiel. ■■

Greater Chatham Initiative at 735 E. 79th St.

UPCOMING
EVENT

Skyline Social



June 2, 2022

6:30-9:00 p.m.

Café Brauer at
Lincoln Park Zoo

2021 N. Stockton Dr.,
Chicago

We are celebrating 10 years of the Skyline Council, Landmarks Illinois' young & emerging leaders committee. Join us at Café Brauer, a Chicago landmark where guests will enjoy heavy hors d'oeuvres, beer, wine and music. Reservations are available for purchase in May. For sponsorship opportunities reach out to Tiffanie Williams, Landmarks Illinois Director of Corporate Giving & Events, at twilliams@landmarks.org.

Credit: J. Anne Photography

In Memoriam

Landmarks Illinois was saddened to hear of the passing earlier this year of two longtime Landmarks Illinois supporters, Elaine Rosen and John Stassen.



John Stassen, pictured at the Landmarks Illinois gala in 2003, joined the organization as a member in 1987, was on the Board of Directors between 1997 and 2010 and served as Chair from July 2001 to June 2003. During his time as Board Chair, John was a part of major advocacy efforts including Soldier Field, Old Cook County Hospital & the Michigan Avenue streetwall. He was also a founding member of the Louis Sullivan Society.



Elaine Rosen, pictured with Landmarks Illinois President & CEO Bonnie McDonald, was a dedicated member of Landmarks Illinois since 1987 and seemingly never missed an event. From 2017-2019, she individually sponsored her favorite Landmarks Illinois program, the Preservation Snapshots Lecture Series, to support the staff's time and auditorium rental. Elaine was an active advocate and historian who worked tirelessly to preserve the historic places that distinguish Chicago's Uptown neighborhood.

UPCOMING
EVENT

Annual Meeting



June 28, 2022 – 12 p.m.

The Annual Meeting, which will once again take place virtually, will include a special tribute to Landmarks Illinois Director of Advocacy Lisa DiChiera (pictured) who has worked at the organization for more than two decades. Look for an email invitation with more details. To be sure you receive your invite and all email communications from Landmarks Illinois, enter your email address at "STAY IN TOUCH" at the bottom of any webpage at www.Landmarks.org.

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THANKS TO OUR SUPPORTERS

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When a community needs help saving a historic site, they turn to us. With your support, Landmarks Illinois can transform endangered places into vibrant spaces.

Please give the most generous Spring Appeal gift you can today.

Skyline Council of Landmarks Illinois and People for Community Recovery partnered for the 2022 heart bomb of 2021 Most Endangered sites, the Shop Building/Up Top & School Building C at Altgeld Gardens.
Credit: Lewis Purdy.



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