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30 N. Michigan Avenue Suite 2020 Chicago, IL 60602-3402 (312) 922-1742 www.Landmarks.org

2 2023 MOST ENDANGERED PLACES IN ILLINOIS

- Δ LANDMARKS ILLINOIS AROUND THE STATE
- 7 JEFFERSON ICE HOUSE
- AFFORDABLE HOUSING EXPERT. JAYNE LOURASH

Cover: Andrew Schneider (left) and David Berkey in front of the Jefferson Ice House in Chicago's Logan Square neighborhood. The two donated a preservation easement to Landmarks Illinois, which protects the historic property in perpetuity.

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.





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FROM THE PRESIDENT O OUR MEMBERS

Our incredible staff and volunteers continue to deliver advocacy and reinvestment programs that help people save places that matter to them and their communities. The Arch is just one of the many ways we highlight our important work so you can see the impact of your membership support. Innovative strategic planning is also happening behind the scenes here at Landmarks Illinois, which will ensure our work is relevant, meaningful and continues long into the future.

Although our mission still encompasses the preservation and reuse of historic buildings statewide, the way we do our work, and why, is changing. This June, we anticipate the adoption by the Landmarks Illinois Board of Directors of the the organization's first Diversity, Equity and Inclusion (DEI) Action Plan to help guide our transformation. Community engagement is an important part of this process, so please watch your email and our social media to learn more about our strategic planning process and to see how you can participate over the coming months.

You will already see these efforts underway on the pages of this newsletter. Our 2023 Most Endangered Historic Places in Illinois, featured on pages 2 and 3, were chosen by our advocacy team using our Guiding Principles, developed during our 50th anniversary year in 2021 that prioritize justice, equity, inclusion and diversity, affordable housing and fighting climate change.

In February, Landmarks Illinois welcomed our new Programs Manager, Leila Wills whose goal is to create programming that explores projects and ideas that will help to expand preservation audiences across the state. Our 2023 Preservation Forward fundraising event on March 2 attracted many new faces, proving that we are already bringing new people into the preservation community. Turn to page 10 and 11 to read more about Leila and Preservation Forward.

"Ultimately, we will have the tools to express and implement our vision for a more relevant preservation movement. We hope you are as excited as we are for this transformation."

Thanks to many generous individual and foundation donors, including the Alphawood Foundation, Richard H. Driehaus Foundation and TAWANI Foundation, Landmarks Illinois is working with several consultants to help shape the future of the organization. Ultimately, we will have the tools to express and implement our vision for a more relevant preservation movement. We hope you are as excited as we are for this transformation. Please reach out to me with any questions about these innovative and expansive plans. My contact information is at www.Landmarks.org.

Have a wonderful summer.

Bonnie McDonald

Bonnie McDonald President & CEO





MOST ENDANGER Credit: Alex Wiezbicki (IG) ajw_outdoor_

Landmarks Illinois announced its 2023 Most Endangered Historic Places in Illinois on May 4. The annual program calls attention to threatened culturally and/or architecturally significant sites across the state to build support for each property's preservation. Learn more about the 2023 Most Endangered sites and how you can help save them at our website www.Landmarks.org.



BROOKLYN Illinois

Brooklyn, Illinois, is the oldest – and one of the last remaining - majority-Black incorporated towns in the country. It is threatened by a declining population, high unemployment rate and limited economy. The village has sold parcels of land to railroad companies, contributing to the ongoing disinvestment in this historically significant town located on the Mississippi River.

AFFORDABLE HOUSING Cairo

The U.S. Department of Housing and Urban Development plans to tear down the Connell F. Smith Sr. Building, making it the fifth public housing complex in Cairo closed in recent years by the federal agency. The move will displace 60 residents in Illinois' southernmost city and eliminate an opportunity to reuse the 1968 building in a community that is already experiencing a severe housing shortage.



OLD LAWES HOTEL Charleston

The former hotel, originally built in 1874 as a family home, is located prominently next to Charleston's historic courthouse square. The hotel has suffered damage from deferred maintenance during its more than 30 years sitting vacant and unused. Preservation efforts must begin soon or the building may become a public safety hazard and face demolition by neglect.

CENTURY & CONSUMERS BUILDINGS

Chicago

These two vacant, but architecturally significant terra cotta-clad skyscrapers are located on State Street within the National Register-listed Loop Retail Historic District. Despite their prominent location and potential for reuse, the U.S. General Services Administration continues to consider demolishing them.



DAMEN SILOS Chicago

Owner MAT Asphalt is proposing to demolish the iconic 1906 former grain silos in McKinley Park to potentially build new office and trucking facilities. Local residents oppose the plans, which would rob Chicago of an important piece of its industrial history and prevent a more At nearly 180-years-old, the locally environmentally friendly and equitable redevelopment of this highly visible site along the Chicago River.

ALEXANDER BROTHERS BLACKSMITH SHOP Geneva





BAXTER INTERNATIONAL HEADQUARTERS Deerfield

healthcare company campus was designed by Skidmore, Owings & Merrill and built in 1972. The contract purchaser, Bridge Industrial, plans to demolish the existing buildings and replace them with warehouse logistics facilities.



landmarked limestone structure is one of the oldest-surviving commercial buildings in Geneva and represents an

important part of the city's industrial past. Following an unsuccessful demolition The Midcentury Modern former attempt in 2018, the structure's owner, the Shodeen Family Foundation, is once again tryingto tear it down.

OAK COTTAGE Naperville

The cottage, built circa 1850 as a family home for early settler William Briggs Greene, is an important piece of local agricultural history. The Forest Preserve District of DuPage County, which owns the property, is evaluating demolishing the cottage for open space if a third party does not propose a viable reuse for it.



RICHMOND'S HISTORIC WOODEN BRIDGE Richmond

(Opposite page, top) Built in the mid-1800s, this city-owned landmark is the last of two wooden bridges constructed in Richmond's early settlement years. However, a lack of maintenance and no plan for its preservation mean that the bridge faces possible demolition by neglect. 📕

LANDMARKS ILLINOIS around the State

• HEART THEATRE Effingham

In February, the Illinois Historic Sites Advisory Council unanimously approved the National Register nomination for the Art Deco theater. The nomination was prepared under the guidance of new ownership and with broad community support. The beloved local landmark opened in 1940, but it has been closed for roughly the last 15 years with numerous restoration efforts failing to get off the ground. The Heart Theatre's owner and local advocates plan on using state and federal historic preservation tax credits to restore and reopen an inclusive, community arts and culture space.

PROMONTORY POINT Chicago

Promontory Point is now a City of Chicago landmark, following a April 19 vote by Chicago City Council. Landmarks Illinois has supported this designation through the nomination process, speaking in support at Commission on Chicago Landmarks and Chicago Park District Board of Commissioners meetings earlier this year. This landmark designation approval is a major milestone in the decades-long fight to preserve Promontory Point's limestone revetment, the last piece of limestone revetment along Chicago's shoreline. Promontory Point was placed on the Most Endangered Historic Places in Illinois list in 2004.

BROADVIEW HOTEL Fast St. Louis

Included on Landmarks Illinois 2021 Most Endangered list, the former Broadview Hotel in East St. Louis is now under redevelopment. Built in 1927 and listed in the National Register of Historic Places, the hotel has sat vacant since 2004 and has suffered from a lack of maintenance and vandalism. The New Broadview project, which will transform the once-threatened former hotel into over 100 affordable housing units for seniors, broke ground in March. Led by Yaphett El-Amin of Efficacy Consulting & Development, the project is the largest private investment in East St. Louis in decades and is viewed as a catalytic opportunity for the revitalization of downtown East St. Louis. The unlikely project is possible thanks to the River Edge Historic Tax Credit Program and Federal Historic Preservation Tax Incentives.











GILLSON PARK Wilmette Landmarks Illinois is moving forward with a National Register of Historic Places nomination for Gillson Park in Wilmette. Gillson Park was included in the Most Endangered Historic Places in Illinois 2022 after a draft master plan threatened changes that would be incompatible with the park's naturalistic landscape and signature curved roadways. The Wilmette Park District later reconsidered its approach. Landmarks Illinois has engaged Julia Bachrach Consulting to prepare the nomination, which will help to guide future planning decisions at Gillson Park while honoring and recognizing the park's special character that is beloved by North Shore residents.

Chicago In January, Landmarks Illinois joined People for Community Recovery (PCR) to tour School Building C at Altgeld Gardens, included on the 2021 Most Endangered list due to vacancy and deterioration. Access was provided by owner, Chicago Public Schools. Landmarks Illinois arranged for McGuire Igleski & Associates, Inc. to conduct a conditions assessment that is currently underway. PCR intends to use the assessment to further its vision to reuse the former school as a nonprofit institute for sustainability and environmental justice.

Initiated in 2019, the IL-HTC is set to expire in December. Landmarks Illinois, along with partner AIA Illinois, has been advocating to extend and enhance this vital financial incentive during the Illinois spring legislative session. HB1513, sponsored by Rep. Jehan Gordon-Booth, and its mirror bill in the Senate filed by Sen. Steve Stadelman, SB119, aim to extend the IL-HTC through 2028 and increase the yearly allocation available to developers from \$15 million to \$75 million. The \$3 million per project cap remains in effect to ensure more projects have an opportunity to plan for and receive an allocation. Help us advocate for these important bills by contacting your state legislators. Sen. Steve Stadleman, Landmarks Illinois Regional Advocacy Manager Quinn

Adamowski and Landmarks Illinois Board Chair Gary Anderson testifying on SB119 at the Illinois State Capitol in March.

SCHOOL BUILDING C AT ALTGELD GARDENS

Landmarks Illinois Advocacy Manager Kendra Parzen with McGuire Igleski & Associates Inc.'s Erica Ruggiero, Pullman National Historical Park Superintendent Teri Gage and PCR representatives Freddie Batchelor, Beria Hampton and Jamira Owokoniran.

ILLINOIS STATE HISTORIC TAX CREDIT (IL-HTC)



PRESERVATION HERITAGE FUND Grant Recipients



PROJECT XV Plano

Project XV, Illinois' first voting rights museum, is located in the Strothers Building on the main street corridor of El Paso in Woodford County. Originally named the Eagle Block Building, the 18,000-square-foot brick building, constructed in 1874, housed dozens of businesses and services throughout its history. Most notable of these businesses is David Strother's barber shop. Strothers was the son of an enslaved mother who bought her freedom. He was a business owner, beloved by his community, and the first black man to vote in the United States, just four days after the passage of the 15th amendment in March 1870.

In restoring this property, and its direct link to voting rights, Project XV will have the opportunity to elevate stories that highlight the civil rights movement, the women's suffrage movement and indigenous people's struggle for the vote. Project XV, which has owned the building since 2018, will use its \$5,000 Preservation Heritage Fund grant to make necessary repairs.

WESTERN ILLINOIS MUSEUM Macomb

In 2000, the "Old Macomb Motors" building was purchased as the new home for the Western Illinois Museum. With strong community support, the newly formed Museum Board and volunteers began transforming the building into a regional history and culture museum. Starting with a new roof, building renovations over the last 20 years have been done with respect for its original use and a desire to retain its significant architectural details such as the unique exterior brickwork, large display windows and wooden bow trusses.



After a successful 2018 renovation of the south and east facades and the growing attendance at the museum's programs, the Board of Directors turned its attention to making the building's interior fully functional. With help from the architectural firm HPZS, a facilities plan was created that included a survey of the building and an exciting new layout. In 2021, the museum launched a three-year, "Renovate to Innovate" capital campaign to provide funding to make the garage area accessible to the public. The museum will use the \$3,000 Preservation Heritage Fund grant to stabilize the north and west elevations.

Credit: Western Illinois Museum

BARBARA C. AND THOMAS E. DONNELLEY II PRESERVATION FUND FOR ILLINOIS Grant Recipient



HEART THEATRE Effingham

The Heart Theatre in Effingham was designed by Springfield architect, Carl T. Meyer for the Frisina Amusement Company, which developed numerous cinemas around the midwest from the 1920s to 1970s. The iconic Art Deco cinema first opened in 1940 and is prominently located across the street from the Effingham County Courthouse on the main town square. While beloved by the community, the building has sat vacant since 2007. Recently, Effingham native Amy Van Bergen purchased the theater and is working with the City of Effingham to rehabilitate the building and determine the best potential future use.

The \$2,500 Donnelley Preservation Fund grant will go toward conducting a feasibility study on the theater to help develop future plans. Once the study is complete, Van Bergen plans to donate the historic property to a local nonprofit to take over management of the building.

Amy Van Bergen (center) and her son Wils (second from right) in front of the Heart Theatre with representatives from the Effingham Chamber of Commerce. Credit: Becky Brown.

EASEMENT HIGHLIGHT

JEFFERSON ICE HOUSE Logan Square

The Jefferson Ice House is one of the most prominent small residential buildings in Logan Square's landmark district. Originally constructed in 1908 for the family of John E. Rustman, owners of the ice company, it was designed by John Ahlschlager in an eclectic style with Gothic, Georgian and Arts & Crafts detailing.

It's well known in the northwest side Chicago neighborhood for its commanding presence on Logan Boulevard and its over-sized lot and side yard. Although the house is a contributing structure to the City of Chicago's Logan Square Historic District, the side yard was not protected from future development. This lack of protection was the impetus for the donation of a preservation easement to Landmarks Illinois. The easement will not only protect the exterior of the house, but also preserve the side yard as open space.

David Berkey and Andrew Schneider purchased the property together from the former owner, a leader in the local preservation community, in 2021. Schneider, who became president of Logan Square Preservtion in 2011, previously lived in the building's second floor apartment with his family.

"So many neighbors have told me over the years that this structure and yard were aspirational for them. Our goal was to preserve that green space for future generations of Chicagoans."

"This property is a landmark in every sense of the word," Schneider said. "So many neighbors have told me over the years that this structure and yard were aspirational for them. Our goal was to preserve that green space for future generations of Chicagoans."

The Jefferson Ice House property is located on a triple-sized lot. There is no doubt that the side yard on Logan Boulevard was original to the property and meant to remain open. An original wrought iron fence encloses the property, the first residence to be constructed on the block.

"I've lived nearby for over 25 years," Berkey said. "I've loved this yard for all of that time and wanted to take action to protect it, so I was excited that we could step up. Whenever we're gardening someone always stops to say how much they appreciate the yard. We knew we would never build on it but we wanted to make sure that future generations could enjoy it, too."

In 2021, the controversial loss of a side yard within Chicago's Wicker Park historic district for a large addition to a historic property, prompted Schneider and Berkey to take action to ensure the protection of the Jefferson Ice House.

Although Landmarks Illinois' Easement Program ensures the protection of close to 550 historic properties throughout the state, this is the only easement that also protects the original side yard ensuring the community will benefit from the open green space in perpetuity.



THE CHALLENGES and OPPORTUNITIES of REUSING HISTORIC PLACES to CREATE AFFORDABLE HOUSING



A discussion with affordable housing expert, Jayne Lourash

Jayne Lourash is the Executive Director of the Laborers' Home Development Corporation (LHDC), a nonprofit affordable housing development company affiliated with the Laborers' International Union, Midwest Region. She led the organization's first ever adaptive reuse project, the Tiger Senior Apartments in Paris, Illinois, which won a Landmarks Illinois Richard H. Driehaus Foundation Preservation Award in 2021. Below, Lourash talks about how reusing historic places can help alleviate the housing shortage in Illinois and beyond.

LANDMARKS ILLINOIS: What drew you to the Paris High School, since this was your first adaptive reuse project?

JAYNE LOURASH: LHDC already had 92 units of multi-family affordable housing in Paris. These were new construction projects built in two phases; 50 units completed in 2011 and 42 units completed in 2015. During this process, we developed a relationship with the Mayor of Paris, Craig Smith. When construction of the new Paris High School was complete and the old high school was vacated, Mayor Smith came directly to LHDC and said, "We need affordable senior housing in Paris. What do you think about doing a rehab of the old high school?" So, we jumped in feet first.

LI: What challenges did you encounter doing an adaptive reuse of the Paris High School?

JL: Among the challenges we faced at Tiger Senior Apartments were our sustainable design goals and the National Green Building Standard (NGBS) certification. We incorporated many sustainable design features including insulation, mechanical systems, lighting and plumbing, all while maintaining the historic integrity of the building interior. This required some creative design solutions, all achieved with help from our architect Heidi Wang at WJW.

Another major challenge was the inclusion of new exterior wall insulation to meet current energy code requirements. We were limited on the allowable depth for new furring, and there were some historic curved window jambs and heads that needed to be maintained. After much discussion with the Illinois State Historic Preservation Office and the National Park Service (NPS), we developed a detail for the new insulation. We were also able to recreate the curved jamb conditions by using a specialized drywall trim component. This detail is now being recommended by NPS on other projects currently undergoing design review.

We all know that there is an increased need for affordable housing not only across the state of Illinois, but the entire country.

LI: We included affordable housing in Cairo on our Most Endangered list this year. The Department of Housing and Urban Development is proposing to demolish existing affordable housing in Cairo. What do you think is preventing HUD from adapting nearby existing historic buildings to provide housing for the displaced residents?

JL: The biggest hurdles, in my opinion, are the funding/cost factor and the timelines. Creating and preserving affordable housing is costly, and with costs increasing across the board, it is getting even more difficult to get the funding needed to get these projects over the finish line.

We all know that there is an increased need for affordable housing not only across the state of Illinois, but the entire country. When it takes a minimum of one year to receive funding approval (the Low-Income Housing Tax Credit has one application round annually) and then maybe 8-10 months



to close a deal (provided all the gap financing is in place) and be looking at vacant affordable housing developments, old then a 12-18 month construction timeline, it deters community school buildings, former tuberculosis sanitariums, industrial leadership from going that route. Unfortunately, I do not see a buildings, small hospital buildings, the list goes on. Adaptive way of shortening the timeline. reuse of historic buildings not only preserves a community's history, it is a clear definition of sustainability. If we can get funding agencies to coordinate efforts and work

together to streamline some of the process, it would greatly reduce the costs of a historic building rehab, that would make private developers.

affordable housing supply in Illinois through adaptive reuse?

across the state that would make great candidates for an prohibitive in a historic project. affordable housing adaptive reuse project. Developers should



Jayne Lourash (right) at the ribbon cutting for Tiger Senior Apartments development in Paris, Illinois. Courtesy Jayne Lourash.

LHDC led the adaptive reuse of the 100-year-old former Paris High School, converting it into low-income senior housing. The project won a Landmarks Illinois Richard H. Driehaus Foundation Preservation Award in 2021. Credit: J L Jordan Photography

LI: What policies and practices need to change for it to become help in these efforts. And, obviously, if there was a way to easier to adapt existing buildings into affordable housing?

these projects more appealing to entities like HUD and also to JL: Some of the things that immediately come to mind are expanding the Illinois Historic Preservation Tax Credit, creating a statewide low-income housing tax credit in Illinois as well as LI: Do you believe there is an opportunity to increase the incentivizing adaptive reuse on a federal Low-Income Housing Tax Credit application. It would also help if there was a little more leeway in the preservation requirements when it comes JL: Yes. There is a wide variety of historic eligible buildings to items such as windows, flooring and items that may be cost



PRESERVATION FORWARD 2023

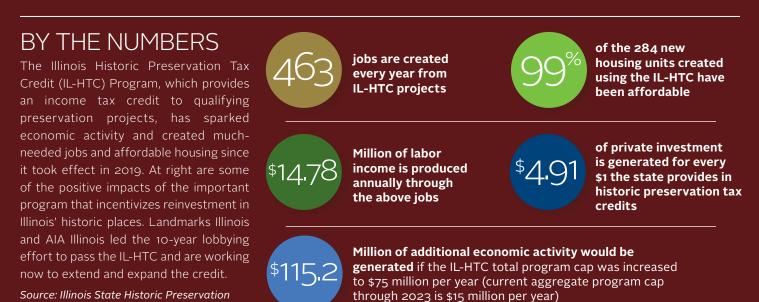
Landmarks Illinois hosted its annual fundraiser, Preservation Forward, on March 2 at The Old Post Office in Chicago. Over 700 guests attended, and the event raised \$730,000 for Landmarks Illinois' advocacy programs and initiatives. The fundraiser celebrated 2023 Landmarks Illinois Influencers Amy Mills, Paola Aguirre-Serrano, Amanda Williams, Calvin L. Holmes and Related Midwest, represented by Sarah Wick. The evening festivities included a program, cocktail and dinner networking receptions with food served by vendors of the From Here On food hall and 17th Street Barbeque, owned by 2023 Landmarks Illinois Influencer Amy Mills. The after-party featured music by Bluewater Kings Band and desserts by local bakeries Justice of the Pies, Brown Sugar Bakery, Kasama and Emèchè. Visit Landmarks Illinois on Flickr to view photos of the event.

Left to right: Landmarks Illinois Board Secretary & 2023 Preservation Forward Chair Erika Block, 2023 Landmarks Illinois Influencer Sarah Wick of Related Midwest, 2023 Landmarks Illinois Influencer Paola Aguirre-Serrano of Borderless Studio, Erik Hall of Chicago Community Loan Fund (representing 2023 Landmarks Illinois Influencer Calvin L. Holmes), 2023 Landmarks Illinois Influencer, Artist & Architect Amanda Williams, 2023 Landmarks Illinois Influencer Amy Mills of 17th Street Barbecue & Faye, Landmarks Illinois President & CEO Bonnie McDonald. Credit: David T. Kindler



6:00-9:00pm Garfield Park Conservatory 300 N. Central Park Ave., Chicago

Explore one of the nation's largest conservatories while enjoying cocktails and networking with preservation-minded professionals at the Skyline Social next month! The Skyline Council, Landmarks Illinois' young and emerging professionals committee, hosts its annual fundraiser this year at the Garfield Park Conservatory. The lush botanical treasure on Chicago's West Side was designed by Jens Jensen in collaboration with Prairie School architects Schmidt, Garden and Martin and the New York engineering firm of Hitchings and Company. It opened in 1908 and features 12 acres of indoor and outdoor gardens. Skyline Social guests will have full access to explore all conservatory exhibits during the event. For reservations and event sponsorship opportunities, visit www.Landmarks.org.





Landmarks Illinois welcomes New Program Manager Leila Wills

Leila Wills joined the Landmarks Illinois staff in February. As Program Manager, Leila looks forward to bringing her leadership in advocacy, community building and cultural heritage to build upon the organization's statewide partnerships and develop creative and engaging programs for its diverse audience.

Leila has made cultural preservation her life's work. Born in Chicago's Altgeld Gardens to parents who were in the Black Panther Party, Leila has been a powerful advocate for Black history in Chicago and the nation. Prior to joining Landmarks Illinois in February 2023, she was the Executive Director of the Historical Preservation Society of the Illinois Chapter of the Black Panther Party. She also previously was the media director for a Chicago nonprofit for at-risk youth, has worked as a journalist focusing on Black history and is the publisher of *Metropolis* newspaper, based in Bronzeville. Learn more about Leila and how to contact her at www.Landmarks.org.

Leila Wills (center, front) with members of the Landmarks Illinois staff at the 2023 Preservation Forward event in March. Credit: Wendy Love

UPCOMING EVENT

Tuesday, June 27, 2023 ANNUAL MEETING

Look for your invitation soon via e-blast or at www.Landmarks.org

Office impact report

EVENT

HIGHLIGHT



IN MEMORIAM

Cinnamon Catlin-

Legutko passed away in January following a fierce battle with cancer. She served as Director of the Illinois State Museum since 2019 and was a leading voice for transforming museum practice nationwide. Landmarks Illinois is devastated to have lost such a remarkable, visionary and transformational change maker, a thought leader and valued colleague and friend.



Cinnamon Catlin-Legutko (left) with Landmarks Illinois President & CEO Bonnie McDonald at the Pullman National Monument Visitor Center Opening in September 2021.

Former Landmarks Illinois Board Member (1994-2000) **William** L. Hood, Jr. died in December 2022. While on the board of directors. he was Managing Director of Corporate Affairs, handling state and local government matters in the eastern United States for American Airlines. Prior to American Airlines, he worked as a lawyer, journalist and photographer.



CONTRIBUTIONS THANKS TO OUR SUPPORTERS

SEPTEMBER 30, 2022 - APRIL 6, 2023 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.

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