

THE
ARCH

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FROM THE PRESIDENT
TO OUR MEMBERS

We welcome in the month of May annually with celebration, not only for the return of spring, but for the commemoration of National Preservation Month. Since 1973, this month has provided a theme around which we raise continued awareness about the need for, and impact of, saving and reusing our heritage.

While Landmarks Illinois seeks to be the messenger of inspiration and positivity, this year's National Preservation Month is cause for pragmatic realism - and deep concern - for Illinois' historic preservation programs.

The release of Governor Rauner's proposed FY2016 budget zeroes out funding for the Illinois Historic Preservation Agency (IHPA) Preservation Services Division, our State Historic Preservation Office (SHPO). What we do not know at this point is if funding will be restored, if the Division will be moved to another agency, or if the administration proposes to cut preservation altogether. The federal government requires each state to have a SHPO to manage federally-mandated programs like Section 106, Certified Local Government (CLG) program, and SHPO's administration of the Federal Historic Tax Credit review on behalf of the National Park Service. Landmarks Illinois is advocating to restore funding for the SHPO and maintain or grow its capacity to manage our vital regulatory review and incentive programs.

"The time is now to ensure our leadership knows that their constituents support and value preservation."

Our State Historic Tax Credit bill (SB1240/HB240), proposing to give Illinois incentive parity with 34 other states, hangs in the balance as budget negotiations heat up. We can thank the strong leadership of bill sponsors Senator Pam Althoff (R-McHenry) and Representative Greg Harris (D-Chicago) for their continued dedication to this needed legislation that brings revenue to local and State governments.

Additionally, our existing pilot State Historic Tax Credit available in five communities (Aurora, Elgin, East St. Louis, Peoria, and Rockford) quickly approaches its five-year sunset on December 31, 2016. Senator Steve Stadelman (D-Rockford) (SB1642) and Representative Jehan Gordon-Booth (D-Peoria) (HB3566) have introduced five-year extension bills to continue the catalytic impact of this incentive, which has already resulted in \$120 million in private investment in Rockford's historic places. We are working alongside the five pilot program cities to pass this important extension. The SHPO currently administers this program as well.

Our Most Endangered Historic Places List for Illinois, announced in Springfield on April 22nd, further illuminates the detrimental, erosive community impact when our governmental partners fail to plan or neglect to act. We can accept that the time may come when a governmental body no longer needs a building; however, the opportunity to engage in a community planning process - and to partner with other public or private players—around the disposition and reuse of those structures is vital. We have best practices to provide and this year's list calls attention to ongoing opportunities for dialogue, action, and collaboration to help our elected officials and staff.

All the aforementioned items have something in common – the need for your voice. The time is now to ensure our leadership knows that their constituents support and value preservation. Please take just 10 minutes to reach out to your elected officials, particularly your State Senator and Representative, to let them know that preservation is a budget priority for you. Every person who reaches out is considered the equivalent of 10 community members who are nervous to make that call. Be the one who picks up the phone - please—to ensure that we can effectively forward a preservation agenda for our communities. Visit Landmarks Illinois' State Legislative Issues web page for more information: http://www.landmarks.org/legislative_current_state_bills.htm. We're here to help, so do not hesitate to reach out for advice or assistance and we thank you.

Together, we can ensure preservation is a continued priority in Illinois.

Sincerely,

Bonnie McDonald
Bonnie McDonald
President



Front Cover: Black Hawk Statue, Lowden State Park, Oregon (credit: Amy Lamb Woods)

Page 2 photo: Bonnie McDonald, Landmarks Illinois president (credit: Diane Alexander White Photography)

Back cover photos: (from left to right): Robie House, Chicago; Giant City Lodge, Makanda (credit: Jean Follett); Richard H. Driehaus Foundation Preservation Awards, 2015 Project of the Year for Restoration, Illinois State Capitol West Wing, Springfield (credit: Tom Rossiter); Chicago Athletic Association, Chicago (credit: Landmarks Illinois)

MOST ENDANGERED HISTORIC PLACES

PEOPLE SAVING PLACES

Nestled within trees lining the east side of the Rock River, the iconic Black Hawk statue stands nearly fifty feet tall on a high bluff overlooking a beautiful river valley and the landscape of Lowden State Park. The statue is located less than one mile north of the city of Oregon and twenty-five miles southwest of Rockford. Generations of Illinoisans have visited Black Hawk, designed by noted Chicago sculptor Lorado Taft, during family vacations and school field trips since its dedication in 1911.

Despite several repairs and patches over the decades, the now 104-year old statue is in desperate need of full conservation – its concrete body in some places is so deteriorated that if not addressed immediately there is a risk that the damage will quickly accelerate and the majority of its original details will be lost. “The 50-foot exposed crushed granite, concrete statue illustrates progressive use of cement and formwork for concrete construction at the turn of the century. It would be a monumental loss if restoration is postponed,” said Amy Lamb Woods, a Preservation and Forensic Engineer with Simpson Gumpertz & Heger, who has worked on the project for several years.



Landmarks Illinois has included the Black Hawk on its 2015 Most Endangered Historic Places list, announced in Springfield on April 22nd, to bring attention to the immediate need to proceed with an already-developed conservation plan. While the mighty Black Hawk might seem indestructible, the poured-concrete statue cannot withstand another winter. Two reports conducted by the firm of Thornton Thomasetti documented cracks and spalls that dramatically worsened between 2008 and 2014 due to water infiltration. Some areas are so badly deteriorated

that engineers were unable to evaluate the concrete using standard tools to tap on the surface for fear of dislodging the concrete, which could become a fall hazard. Ironically, at the time of the statue's completion, concrete was lauded as a solid, maintenance-free material and its use in sculpture was considered a great technological advancement.

Friends of the Black Hawk Statue Committee, formed in 2009, have galvanized financial and pro-bono support for Black Hawk's \$825,000 restoration price tag. With \$740,000 raised in private funds from corporations, foundations and individuals, the Committee has partnered with the Illinois Conservation Foundation – the private fundraising arm of the Illinois Department of Natural Resources (IDNR) – to hold the funds in a restricted account. Unfortunately, the bleak outlook for next year's IDNR budget, along with bureaucratic procedures that have slowed the contracting process and elevated the budget, has already delayed the scheduled restoration by nearly a year. Now committed private funds are at risk due to missed deadlines.

Frank Rousa, a spokesperson for Friends of the Black Hawk Statue Committee, says “We are racing against time and money and hope the restoration will be completed by October, 2015. Otherwise, we're faced with further deterioration of the statue and the need for more dollars to complete the project.”

A successful restoration of this treasured Illinois monument will likely require pressure from financial contributors, local officials, and the general public. LI urges Governor Rauner, his leadership team, and IDNR to help facilitate an accelerated work plan that will allow Black Hawk to stand proud once again.

Landmarks Illinois’ 2015 Most Endangered Historic Places

ARNOLD-CROWE HOUSE
3329 W. Washington Blvd., Chicago

BLACK HAWK STATUE
Lowden State Park, 1411 N. River Rd., Oregon

**BOWEN BUILDING,
PEORIA STATE HOSPITAL***
4125 W. Pfeiffer Rd., Bartonville

CENTRAL PARK THEATER
3535 W. Roosevelt Rd., Chicago

CONDELL HOUSE
605 S. 4th St., Springfield

**WILLIAM H. COVENTRY
HOUSE & BARN***
7704 Rt. 14 N., Harvard

**HISTORIC PROPERTIES
IN THE RIVER EDGE
REDEVELOPMENT ZONES**
Statewide

**MID-CENTURY MODERN
HOUSES**
Statewide

SCHULZE BAKERY
40 E. Garfield Blvd., Chicago

ST. JAMES ACADEMY
220 Illinois St., Lemont

THATCHCOT HOUSE*
515 S. 13th St., Herrin

*Featured on pages 4 or 5.

“Most Endangered” listing as of press time on 4/17/2015; visit us at Landmarks.org for more information and last minute additions or changes.

Above left: Upper view showing previous patching repairs and showing the metal access hatch (credit: Amy Lamb Woods)

Opposite, clockwise from top left: Close-up of folded arms where significant spalling has occurred (credit: Amy Lamb Woods); two women pose with the statue head before installation, ca. 1910; construction, ca. 1908-11; construction of head 1911



“The 50-foot exposed crushed granite, concrete statue illustrates progressive use of cement and formwork for concrete construction at the turn of the century. It would be a monumental loss if restoration is postponed.”



Courtesy of the University of Illinois Archives-RS 26/20/16, BOX 30, BOARD #16



Courtesy of the University of Illinois Archives-RS 26/20/16, BOX 14



Courtesy of the University of Illinois Archives-RS 26/20/16, BOX 30, #17

THE STATE OF PRESERVATION



ALL SAINTS EPISCOPAL CHURCH
Chicago

Built in 1884, All Saints Episcopal Church, located in the Ravenswood neighborhood, is believed to be the oldest frame church in Chicago. The Stick-style building was designed by John Crombie Cochran with Healey and Millet art glass windows. In an attempt to modernize, in 1905 the building was coated with stucco.

In 2013, the congregation began a capital campaign—The 1883 Project—through which they have raised \$1.2 million for the building’s restoration. The congregation, under the direction of BauerLatoza Studio, is in the process of removing the stucco to uncover the original woodwork. LI’s Preservation Heritage Fund Grant went towards the necessary repairs of the original wood siding on the North elevation. The removal of the stucco has revealed the true original beauty of this Chicago Landmark.

(photo credit: Suzanne Germann)

BOWEN BUILDING, PEORIA STATE HOSPITAL
Bartonville



The Bowen Building, the centerpiece building of the former Peoria State Hospital campus, has been largely unoccupied since the closure of the hospital in 1973. Built in 1902 by the firm of Reeves and Baillie, the 3-story limestone building is currently owned by the non-profit organization Save the Bowen. This local group facilitated the reopening of the building in recent years for group tours, but they have been unable to achieve their larger goal of rehabilitation. With no more money available for maintenance and repairs, the non-profit needs to find a developer for the project in 2015 to avoid condemnation and demolition. Rehabilitation of the Bowen Building would be eligible for federal historic tax credits, as the building is contributing to a National Register Historic District.

(photo credit: Frank Butterfield)



THATCHCOT HOUSE
Herrin

The Thatchcot House in Herrin derives its name from the remodeling of a 1915 bungalow in Herrin into what then-owners Hal and Violet Trovillion dubbed a “thatched cottage.” In addition to serving as their residence, Thatchcot was home to Trovillion Press, from which about fifty books were published until operations ceased in 1963. The house, to be a showpiece for the Trovillion’s fine art collection, was adorned with leaded-glass windows, exotic wood paneling, a flagstone terrace and an iron prow from a 19th century Venetian gondola mounted to the exterior chimney. Thatchcot suffered a devastating fire in 2000 and the current owners have been unable to restore the house while the insurance payment is in dispute. Until sufficient funding is acquired or an alternative solution determined, the charming “thatched cottage” of Herrin remains vacant, boarded, and threatened by continued deterioration.

(photo credit: Frank Butterfield)

IN THE FIELD



CHICAGO ATHLETIC ASSOCIATION

While the Michigan Boulevard Historic District was given Chicago Landmark status in 2002, Landmarks Illinois included its streetwall on the 2008 most endangered historic places list due to a hotel proposal that sought to demolish more than half of the Chicago Athletic Association building and attach a glass tower behind it. With the completion of Millennium Park, Michigan Avenue had become one of the most desirable real estate opportunities in the nation. LI objected to visible tower additions that would have set a precedent for degradation of the district’s architectural integrity. Luckily, the proposal was withdrawn and now the Henry Ives Cobb-designed, Venetian-Gothic landmark at 12 S. Michigan Avenue has been fully renovated with the use of federal historic tax credits. It opens in June as a boutique hotel. LI’s Real Estate and Building Industry Council (RBIC) will honor the developer, AJ Capital, on July 16 at the transformed building.

(photo credit: Courtesy of A.J. Capital Partners)



WILLIAM H. COVENTRY HOUSE & BARN

Currently for sale as part of a 287-acre, commercially-zoned tract, the William H. Coventry House & Barn, 7704 Rt. 14 N., lies at Harvard’s northern gateway. The 1855 house and its outbuildings were rehabilitated in 1994 by Motorola as housing for visiting executives to its Harvard manufacturing facility. Closed in 2003 and under different ownership, the former Motorola campus and Coventry buildings have deteriorated significantly, diminishing their property value and placing the historic residence and barn in danger. Local preservationists from the Harvard community have voluntarily made minor repairs, but without full access to this privately-owned property, any further stabilization is difficult. New and dedicated ownership is needed for this historic parcel, which could be divided from the larger campus. The city of Harvard, Harvard Economic Development Corp. and the McHenry County Historical Society are working together to identify possible buyers or solutions that would ensure the preservation of the historic Coventry property.

(photo credit: McHenry County Historical Society)



RICHARD H. DRIEHAUS COUNTY COURTHOUSE INITIATIVE

In 2009, the Richard H. Driehaus Charitable Lead Trust awarded Landmarks Illinois \$1 million to create the County Courthouse Initiative. This four-year effort established a grant program that assisted communities throughout Illinois in restoring their historic county courthouses. The grants went towards the restoration of critical features, such as clocks, bell towers, cupolas, and ornament, as well as to support cutting-edge and energy-efficient exterior lighting technologies. A principal program goal was to showcase these public buildings through improvements and dramatic lighting, thereby helping to revitalize the surrounding town squares and leverage local financial support. The program awarded a total of \$840,000 to 19 projects throughout Illinois from 2009 - 2014.

To finalize the program Landmarks Illinois is working with PlaceEconomics to conduct an economic impact study, which will quantify the economic impact of each grant on its community. Also, the Richard H. Driehaus County Courthouse Initiative will be showcased in a film produced by Tom Rossiter, which will be screened at Landmarks Illinois’ Annual Meeting on June 22.

Metamora Courthouse, Metamore (photo credit: Tom Rossiter)

chicago

suburban

statewide



CONFERENCE PROFILE



The Power of Uniqueness

The Illinois Main Street and Historic Preservation Conference, to be held in Carbondale Tuesday, June 23 through Thursday, June 25, will bring together inspiring speakers, tours, and over a dozen sessions that will present best practices, planning tools, success stories, and how-to's for preservation-based economic development and community revitalization. Organized by the Illinois Historic Preservation Agency, Landmarks Illinois, the Illinois Association of Historic Preservation Commissions and Illinois Main Street, this statewide summit is for commissioners, preservation advocates, architects, planners, community members, development professionals and Main Street communities. Ed McMahon with the Urban Land Institute will discuss "Where Am I? The Power of Uniqueness," in his keynote address. Content-driven tours will include visits to Murphysboro, Giant City, Cobden, Makanda, Anna, the wine trail, along with historic downtown Carbondale, the Bucky Dome and the Southern Illinois University campus. Celebrate successes at the Illinois Association of Historic Preservation Commissions and Illinois Main Street Awards Dinner.

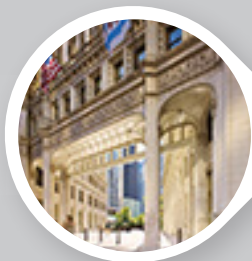


Early Bird Registration rates end May 15. For more information and to register: <http://www.regonline.com/illinoismainstreetandpreservationconference>

Giant City Lodge, Makanda, will be featured on the "Unseen South" Tour on Thursday, June 25 (photo credit: Jean Follett)

Keynote speaker Ed McMahon

DID YOU KNOW?



726.6

MILLION — PRIVATE DOLLAR EXPENDITURES ON ILLINOIS REHAB PROJECTS USING FEDERAL HISTORIC TAX CREDITS IN 2014

Wrigley Building, Chicago: \$73,950 million rehabilitation

(photo credit: Jon Miller, Hedrich Blessing)



3,600

ILLINOIS CONSTRUCTION JOBS CREATED IN 2014 BY FEDERAL HISTORIC TAX CREDIT PROJECTS

Inman Hotel, Champaign \$5,261 million rehabilitation

(photo credit: Courtney Resnick)



1

ILLINOIS RANKED FIRST IN THE NATION IN 2014 FOR PRIVATE INVESTMENT IN FEDERAL HISTORIC TAX CREDIT PROJECTS

(Source: Illinois Historic Preservation Agency)

Prairie Street Brew House, Rockford: \$19.5 million rehabilitation

(photo credit: Lisa DiChiera)

PEOPLE

MEET SENATOR PAM ALTHOFF

State Senator Pam Althoff, of McHenry, Illinois, has served as a member of the Illinois State Senate since March 2003. She has championed legislation to increase open space, save historic places and promote statewide economic growth. Althoff also serves as a co-chair of the Illinois Historic Preservation Legislative Caucus, created in 2005. Recognizing that historic preservation is good for the economy, this year she introduced a statewide historic tax credit bill (SB1250). Landmarks Illinois continues to advocate for this legislation (see "To Our Members") so that eligible historic buildings throughout Illinois may qualify for this important financing tool. Illinois is one of the few states in the nation without a statewide historic tax credit program.

Prior to coming to the Senate, you served as mayor of the city of McHenry from 2001 to 2003. Cities across the state continue to struggle financially and often planning/historic preservation staffs are early targets for layoffs, yet provide much needed services to help our communities manage growth. What advice can you give to preservation advocates working in hometowns with limited staff resources?

PA: The key is to identify a civic leader who can take a leadership role and work with local advocates. Work with that person to help identify resources, other than city funding, that can help a preservation effort. Work with that person to form a strategic committee, reach out to surrounding communities to share expertise, organize events that the local government can co-sponsor. The historic Peterson Farm in McHenry receives foundation and volunteer support, while the city of McHenry provides legal assistance when needed and policing for the annual "Day at Petersen Farm" event. It's a true partnership of community.

You have a Bachelor's Degree in Education from Illinois State University and a Master's Degree in Education from Northeastern Illinois University. How should local preservation advocates engage students in their communities about the importance of historic preservation?

PA: This is an absolute must! Students thrive on "living history." In McHenry County, local historic societies work with teachers and 5th graders to tour historic buildings and neighborhoods and learn why they are important. Students at Landmark School in McHenry, built in 1894, learn about their building and the people who attended there. Kids need to understand the past to appreciate and help preserve our history.

You are a long-time advocate of saving historic places. We are fortunate that you chose this year to reintroduce the Illinois Rehabilitation and Revitalization Tax Credit Act (SB1250), which passed out of the Senate in 2013, but did not pass out of the House. How do preservation advocates convince their legislators that this financing tool is important to their local economies?

PA: Tell them historic rehabilitation creates good local jobs, but remind them that often it is more expensive to renovate than replace and we are losing our living history at a remarkable rate. We need to incentivize rehabilitation over building new to preserve our history and to promote sustainability. We need to save and reuse, not throw away. It is very moving when I see visitors show their joy and wonder looking at the restored Capitol...they see the value of this beautiful, historic place.



Peterson Farm, 4112 McCullom Lake Road, McHenry. Landmarks Illinois awarded a Preservation Heritage Grant in 2006 to restore the silos and repair the main barn.

Legendary Landmarks Celebration Raises \$1 Million

Fans of preservation and architecture convened on March 19, 2015, when Landmarks Illinois marked its tenth annual “Legendary Landmarks Celebration.” The highlight of this year’s celebration was the awarding of “landmark” status to three of Chicago’s most respected civic and cultural leaders: Historian Tim Samuelson, Business Leader Rocky Wirtz and Construction Firm Bulley & Andrews, Allan E. Bulley, Jr. accepting. A total of 765 guests attended the ceremony, which amassed a new record high of \$1 million by the end of the night with the help of a live auction, paddle raise and final gift match from Richard Driehaus.

clockwise from top: Landmarks Illinois president Bonnie McDonald with 2015 Legendary Landmarks honorees (left) Allan Bulley, Jr., (right) Tim Samuelson, and Rocky Wirtz. Credit: Diane Alexander White Photography

Geoffery Baer of WTTW Channel 11 was the evening’s Master of Ceremony. (credit: Diane Alexander White Photography)

Landmarks Illinois board member and Celebration Host Committee chair Sandra Rand with daughter Deven Rand. (credit: Oscar H. Izquierdo Photography)



VISIT US ON FLICKR AND YOUTUBE FOR MORE EVENT PHOTOS AND VIDEO OF THE PRESENTATIONS.

Afternoon at the Frederick C. Robie House



Saturday, May 30, 4:00 – 6:00 p.m.
Robie House, 5757 S. Woodlawn Ave., Chicago

Landmarks Illinois’ Skyline Council and Columbia University Historic Preservation Alumni invite you to Frank Lloyd Wright’s Frederick C. Robie House, a U.S. National Historic Landmark, for a private tour, presentation by architect Gunny Harboe and reception. Completed in 1910, the Robie House is the consummate expression of Wright’s Prairie style. Go to www.Landmarks.org for detailed information and reservations.



Save the Dates

ANNUAL MEETING
JUNE 22
St. James Cathedral
The Richard H. Driehaus Museum
Chicago

REAL ESTATE & BUILDING
INDUSTRY COUNCIL AWARD
JULY 16
Honoring - A. J. Capital Partners
Chicago Athletic Association
Chicago

FOR MORE INFORMATION:
WWW.LANDMARKS.ORG

Preservation Snapshots

GOOD OLD NEON:
SIGNS YOU’RE IN CHICAGO
Thursday, May 21, 12:15 – 1:00 p.m.
The Auditorium Building, Roosevelt
University’s Murray Green Library,
430 S. Michigan Ave., Chicago



Large-scale neon signs have been a staple of the nocturnal American commercial landscape since the 1940s. The principal purpose was advertisement for auto-oriented uses, including restaurants, motels, shopping centers, car dealerships and small businesses. However, the designs of the signs themselves—including bright lights, colors, and geometric forms—are a testament to the art of the neon sign maker as well as to the spirit of their times. Author Nick Freeman will discuss the “gaudy, garish, and downright spectacular signs” of Chicago’s rich neon heritage.

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5.30

SKYLINE COUNCIL TOUR
& RECEPTION



6.22

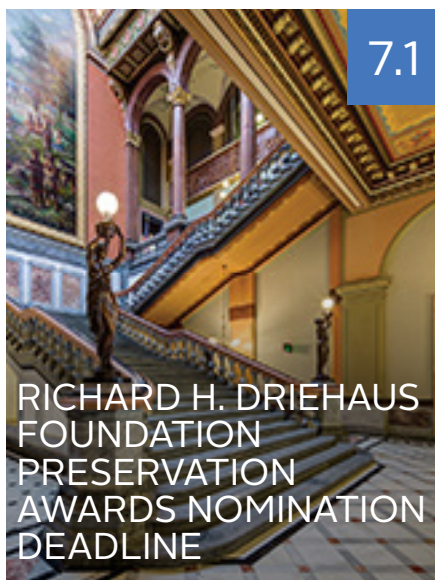
LANDMARKS
ILLINOIS

ANNUAL MEETING



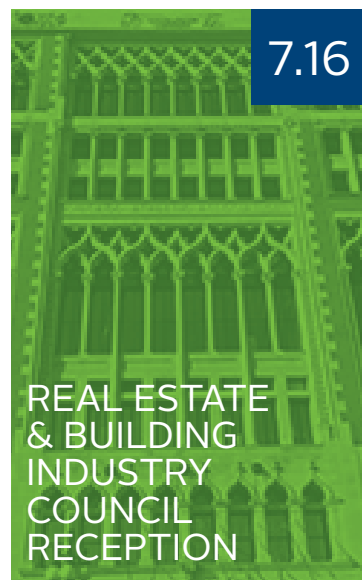
6.23-25

CONFERENCE ON ILLINOIS
MAIN STREET AND HISTORIC
PRESERVATION



7.1

RICHARD H. DRIEHAUS
FOUNDATION
PRESERVATION
AWARDS NOMINATION
DEADLINE



7.16

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