COMMUNITY HERITAGE, PLACEMAKING, AND ARTS AND CULTURE

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STATION 9

Goal #1: Promote the preservation and conservation of Libertyville's historic buildings and places.

Objective #1: Establish and maintain a range of technical assistance and incentive programs that support preservation-based economic development.

Objective #2: Create new educational tools and publications that inform investors, business owners and residents on the benefits of rehabilitation and conservation.

Objective #3: Survey and document Libertyville's important architectural and historical resources.

Goal #2: Uses the arts and "placemaking" to enhance community cultural activity and identity.

Objective #1: Build and enhance capacity of local arts entities and facilities for expanded arts programming in Libertyville.

Objective #2: Enhance spaces through public art and placemaking initiatives.

Objective #3: Coordinate and support arts and culture efforts through the Libertyville Fine Arts Commission.

FOULD'S MACARONI FACTORY BUILDING

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STATION 9

The Fould's Macaroni Factory Building is one of Libertyville's last remaining historic industrial buildings. What are your thoughts about its future?

Constructed in 1894 using timbers salvaged from the World's Columbian Exposition in Chicago, and originally a ladder factory, the Fould's Macaroni Company was a major employer in Libertyville during the early part of the 20th Century.

Adapted for housing, office or retail...

DELANCY LOFTS, WASHINGTON, D.C.

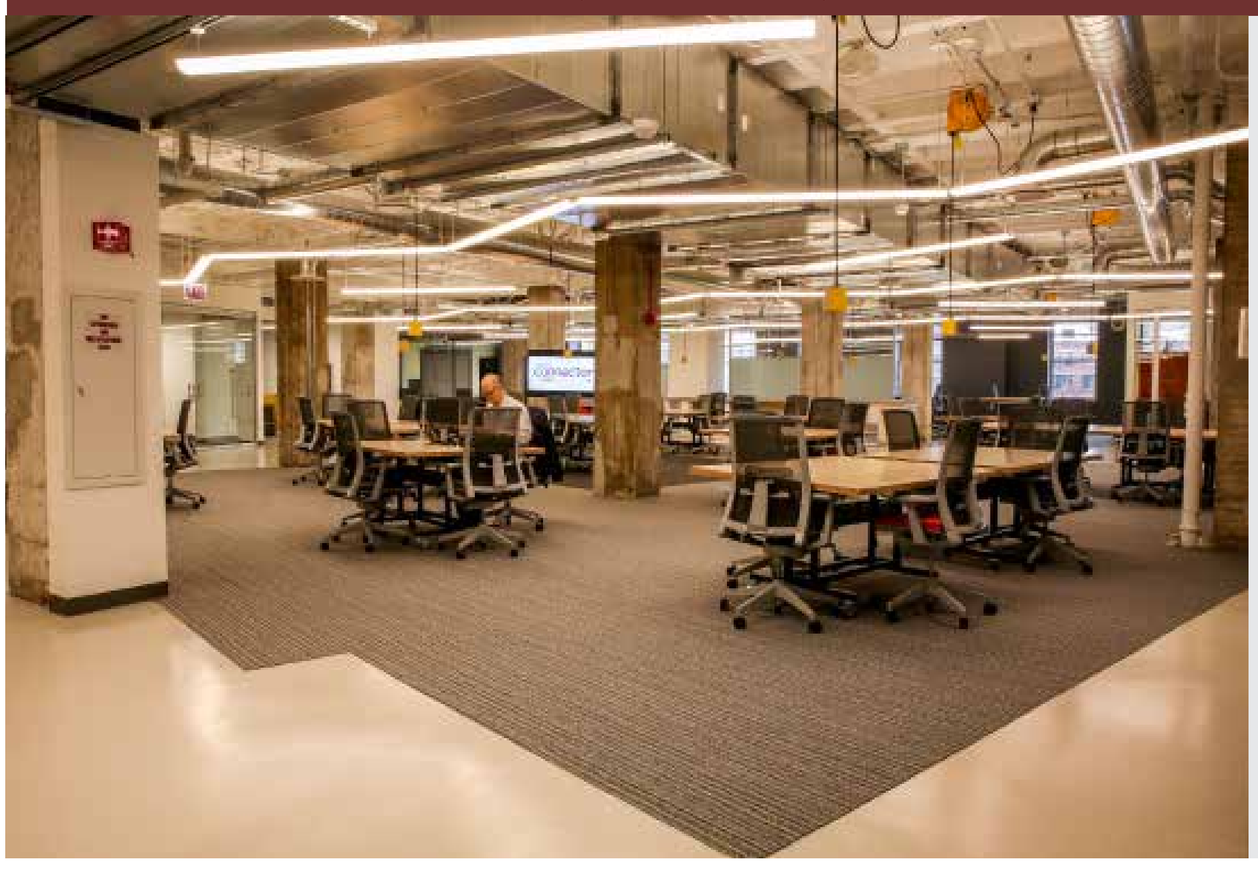
Constructed in the 1930s, the warehouse building was converted into 48 apartments featuring double-height ceilings, exposed brick, and stainless steel appliances.

FORMS OF FINANCING

- Conventional Mortgage and Construction Financing
- Federal and State Historic Preservation Tax Credits
- Affordable Housing Tax Credits
- Tax Increment Financing
- Bridge Financing
- Loan Guarantees
- Permit Fee Waivers
- Building Code Allowances

Reused as industrial incubator space...

CHICAGO CONNECTORY, CHICAGO, ILLINOIS



Established in 2017, the Chicago Connectory is a collaboration between Tech Hub 1871 and Bosch, and serves as co-creation space for start-up technology and light industrial businesses

FORMS OF FINANCING

- Conventional Mortgage and Construction Financing
- Federal and State Historic Preservation Tax Credits
- Crowd-sourced and "angel" investments
- Corporate Contributions
- Permit Fee Waivers
- Building Code Allowances

LIBERTY THEATER

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STATION 9

The Liberty Theatre is an iconic part of Downtown Libertyville. What is its future? What are your thoughts?

The historic theater opened in 1937. A Hollywood premier was held at the theater during World War II and actor Marlon Brando was once an usher here. While it remains an operating theater, it has potential to function as an expanded performing arts venue supporting downtown's economy. The case studies below highlight examples of communities that have rehabilitated or reused their historic theaters.

Rehabbed as an operating theater...

BURLINGTON, IOWA

THE CAPITOL THEATER

The Capitol Theater was able to acquire the building next door, which made it possible to create rehearsal rooms, scenery and costume workshops, green rooms, meeting space, and spacious restrooms - which, in turn, made it feasible to convert the theater building to a multi-use facility offering movies and live performances. As is the case with many rehabilitated historic theaters, federal and state historic rehabilitation tax credits were used as part of rehabilitation financing.

WASHINGTON, DC

THE AVALON THEATER

Modest in size, the Avalon Theater originally served a single neighborhood, but is now able to draw from the greater Washington DC metropolitan area. The Theater now operates as a nonprofit film arts center, The Avalon Theater Project, Inc.

The Liberty Theater could potentially draw from the Chicago northern suburbs like the Avalon in Washington DC

POCOMOKE, MARYLAND

THE MAR-VA THEATER

Slightly less ambitious in operations, the Mar-Va Theater only shows movies a couple of weekends and a dozen live performances per month. The Theater is also rented for private functions.

FARMINGTON, MI

THE CIVIC THEATER

The Art Moderne-style Civic Theater opened in 1940, designed by C. Howard Crane, who also designed the Fox Theater in Detroit. The theater is now owned by the City of Farmington, a recognition of the Theater's importance as a community anchor. It re-opened in 2000 after renovations and upgraded to digital projection and an additional screen in 2013. It operates again as a movie theater, presenting primarily art films and presents a monthly live music concert. It is also available to rent for conferences, lectures, parties and other special events, supplementing the income from its theater operations.

LIBERTY THEATER

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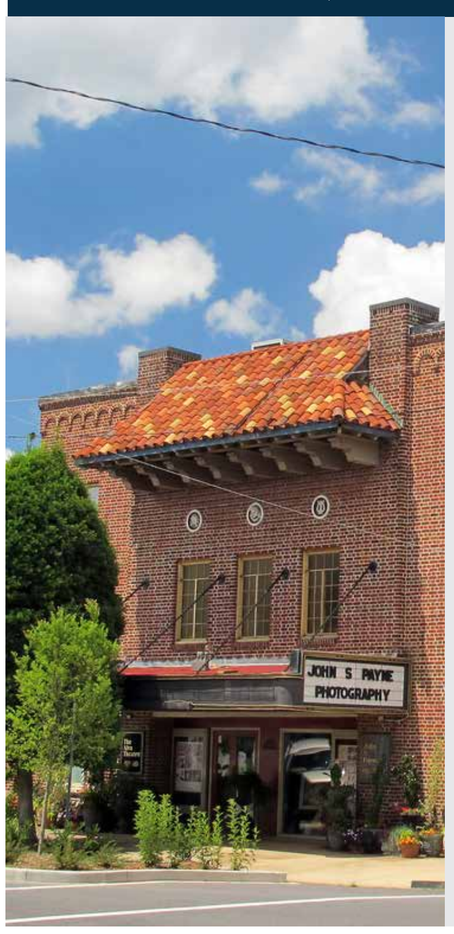
STATION 9

Reused as something else...

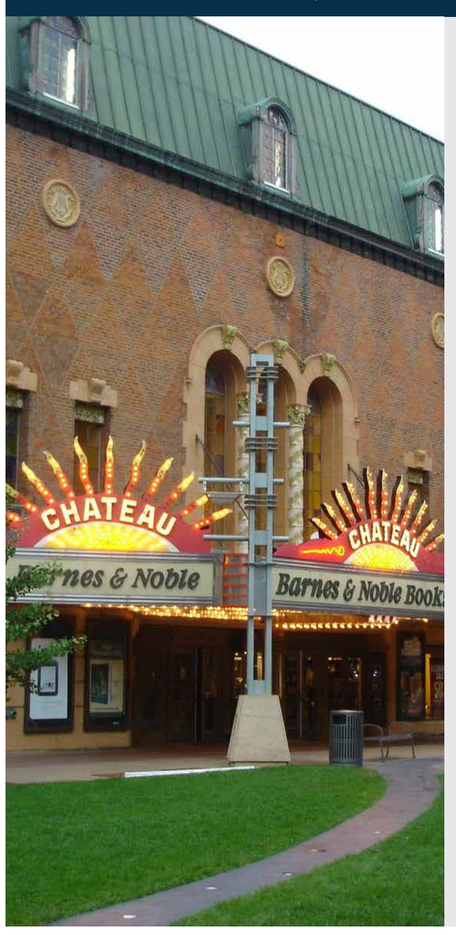
MORGANTON, NORTH CAROLINA



THE ALVA THEATER

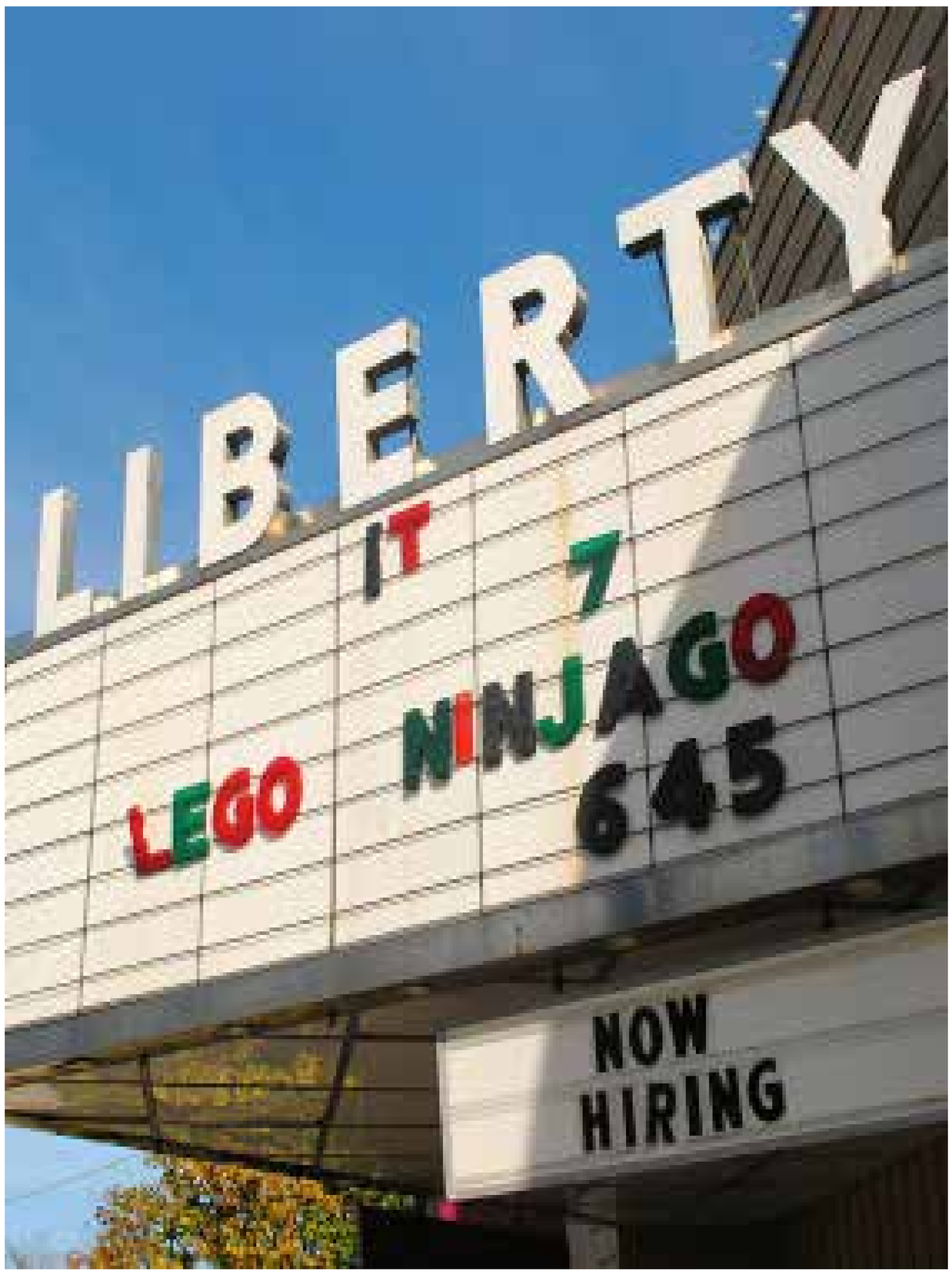
Opened in July 1929, just a few months before the stock market crash, the Alva Theater showed first-run talkies until 1951, then became a second-run theater. In 1979, it was converted to a disco-night club. At that point, all the seats were removed, and the floor was leveled. A few years later it became a gospel music hall, then a restaurant. In 1988 a photographer, John Payne, purchased it looking for a large, column-free space to photograph furniture. He restored several interior features and converted the auditorium to a photography studio and the mezzanine lounge as an office.

ROCHESTER, MINNESOTA



THE CHATEAU DODGE THEATER

The "atmospheric" Chateau Dodge Theater opened in 1925. The theater stopped showing movies in 1983, and the City of Rochester wanted to redevelop the site. People rallied to prevent the building's demolition and a local arts group made plans to reuse the theater as a downtown arts center. However, the building was later purchased by a developer, who with the city's assistance, rehabbed the building and leased it to Barnes & Noble for use as a book store.



CHARLESTON, SOUTH CAROLINA

RIVIERA THEATER

The Riviera was built in the mid-1930s, exhibiting films until 1977, when it was leased for two years to the Community Baptist Fellowship. The Theater later reopened in 1983 as a second-run movie house - but then a fire in 1988 destroyed the roof and some interior features. A "Friends of the Riviera" group managed to persuade the owner not to turn the building into a retail mini-mall, which would have destroyed the remainder of the original interior features. The City of Charleston later purchased the building, which in turn sold it to the Omni Hotel across the street for use as a conference center and event venue. The hotel incorporated ground-floor retail space on King Street, and the building reopened as the Riviera-Belmond Conference Center in 1997.

What is your vision for the future of the Liberty Theater?

SHARE YOUR THOUGHTS ON PROVIDED QUESTIONNAIRE!

PUBLIC ART

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STATION 9

What type of public art would you like to see in Libertyville?

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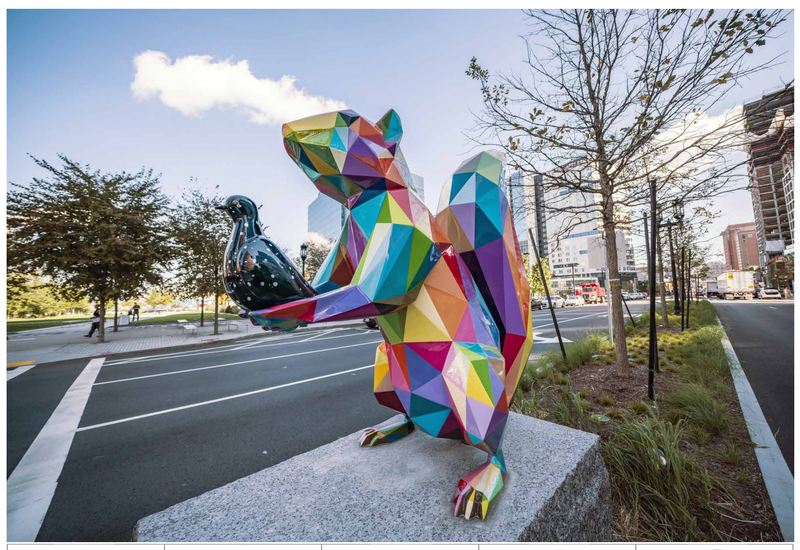

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HISTORIC PRESERVATION

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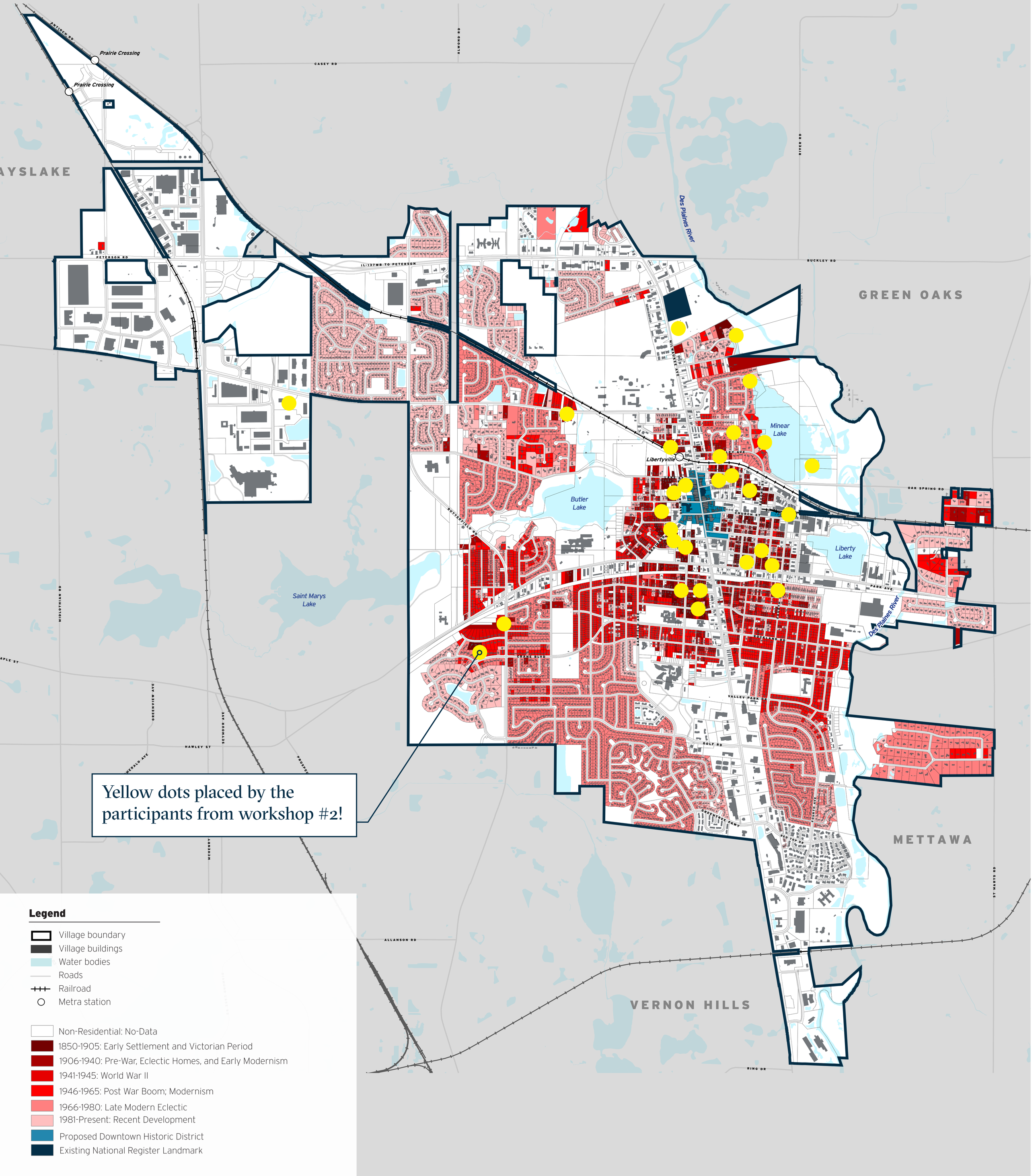
STATION 9

Use the dots to select what other resources or areas contribute to Libertyville's architectural or cultural heritage.