



LANDMARKS
ILLINOIS



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THE
ARCH

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- 2



PEOPLE SAVING PLACES
REFLECTING ON 25 YEARS OF LI'S
'MOST ENDANGERED' PROGRAM
- 4



STATEWIDE NEWS
2019 MOST ENDANGERED HISTORIC
PLACES IN ILLINOIS
- 7



PEOPLE
MEET WISS, JANNEY, ELSTNER ASSOCIATES, INC.
- 8



EVENTS
LANDMARKS ILLINOIS ANNUAL MEETING
- 9



CONTRIBUTIONS
THANK YOU

Cover: Sites included on Landmarks Illinois' Most Endangered Historic Places during the 25-year history of the program. Clockwise from top left: Millstadt Milling & Feed Company in Millstadt, Prairie Street Brewing Company in Rockford, North Shore Station in Skokie, Wagner Farm in Glenview, Rosenwald Court Apartments in Chicago, Old Post Office in Chicago, Halsted & Willow Gateway in Chicago. (Photos by Liz Chilsen)

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



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TO OUR MEMBERS

By Joseph Antunovich, FAIA, Board Member-at-Large

In this newsletter, you will read about the impact of Landmarks Illinois' Most Endangered Historic Places in Illinois, our annual advocacy program celebrating its 25th anniversary in 2019. Since 1995, this highly respected, yearly list gives us cause to celebrate places that matter to people and to bring them needed attention because they are threatened with outright demolition or significant challenges to their integrity. This notoriety is intended to serve as a call to action by our membership, elected officials and the public at-large.

“Over the past 22 years, our firm has designed adaptive reuse studies that explore and celebrate new visions for places identified on the Most Endangered list”

As a long-serving Landmarks Illinois Board member, as well as the founder of Chicago-based architecture and planning design firm, Antunovich Associates, I have responded to this call to action by providing pro-bono professional services to help find solutions for many of these irreplaceable places. Over the past 22 years, our firm has designed adaptive reuse studies that explore and celebrate new visions for places identified on the Most Endangered list, including the McGraw Hill Building, Old Cook County Hospital, Lathrop Homes, the Michigan Avenue Streetwall, Prentice Women's Hospital and the Old Main Post Office. In most cases, Landmarks Illinois has successfully leveraged these forward-thinking studies in its advocacy efforts to help save these iconic, historic places.

Our firm's experience assisting Landmark Illinois has yielded two powerful lessons that reinforce my belief in lending professional assistance to support these advocacy campaigns.

1. The very first effort is rarely adopted.

In the case of Old Cook County Hospital, the building appeared on LI's Most Endangered list four times beginning in 2001. We collaborated with Landmarks Illinois on several adaptive reuse studies and advocacy efforts, including meeting with individual members of the Cook County Board to discuss the viability of the building. The tremendous adaptive reuse project currently being undertaken by Murphy Development Group to revive Old Cook County Hospital speaks to the necessity for sustained advocacy and documented research to create the vision and support needed to save our communities' most endangered historic places.

2. Successful advocacy efforts are a result of dynamic, collaborative processes involving players in various sectors.

Using the adaptive reuse designs for Lathrop Homes, for example, Landmarks Illinois received informed input from engineering, construction, development and financial professionals to “prove out” the feasibility of the design concepts documented. This advocacy effort was thus strengthened by a design study that helped guide Related Midwest on its marvelous plan for this incredible site.

Landmarks Illinois' Most Endangered Historic Places in Illinois program has worked to save historic resources now for 25 years. Let's all continue to join together and collaboratively support advocacy efforts for Most Endangered places going forward.

Most Sincerely,
Joe Antunovich, FAIA
Landmarks Illinois Board Member-at-Large
President, Antunovich Associates, Inc.



PEOPLE SAVING PLACES

Reflecting on 25 years of LI's ‘Most Endangered’ Program

Every year since 1995, Landmarks Illinois has issued its “Most Endangered Historic Places in Illinois” – a statewide list that helps people working to save significant historic places under threat. Known as the “Ten Most Endangered” until 2015, the list has been the most prominent advocacy program of Landmarks Illinois for the last two-and-a-half decades.

In recognition of the 25th anniversary of the program, Landmarks Illinois has done a retrospective – looking back on the saves, lessons and inspiring stories of people coming together in communities across the state to preserve places that are important to them and that celebrate their unique heritage and built history. “We hope by announcing this ‘Top 10’ list, preservation solutions can be found for these sites,” former LI President Brad White said in 1995 when announcing the inaugural list. Twenty-five years later, Landmarks Illinois still believes the Most Endangered program is the best way to bring attention to threatened sites in the state.

Our new webpage, www.Landmarks.org/MostEndangered25, features stories of former “Most Endangered” sites from every year of the program since 1995. These stories reflect back on why these places are significant to our state’s history, why Landmarks Illinois called attention to them the year they were included on our Most Endangered list and what preservation efforts took place immediately after the listing as well as in the years since.

Take the North Shore Station in Skokie, for example, one of LI’s first “Most Endangered” sites when the program began in 1995. LI called attention that year to the village-owned station on Dempster Street due to a demolition threat. CTA had discontinued use of the station in 1963, and by 1992, talks of demolition emerged. At the time, the Village of Skokie planned to tear down the 1925, Prairie-style station to make way for a new transportation center. Following the Most Endangered listing, the village agreed to lease an adjacent lot to relocate the endangered station. Two local developers, Taxman Corporation and Terraco, Inc., purchased the station in 2002 and relocated it, and

architects Antunovich Associates helped to rehabilitate the historic station for new retail use. The rehabilitation, honored with a 2004 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award, is an example of multiple parties coming together to find a solution and retain a community asset.

As we reflect on these stories, we also recognize the preservation challenges that have remained constant throughout the 25-year history of the “Most Endangered” program. A lack of public funding to maintain and preserve old, historic spaces continues to be a main barrier to preservation. This proves true for both small municipalities as well as the State of Illinois, which has proposed selling three-time Most Endangered site, the Post-Modern James R. Thompson Center in Chicago’s Loop due to budget shortfalls.

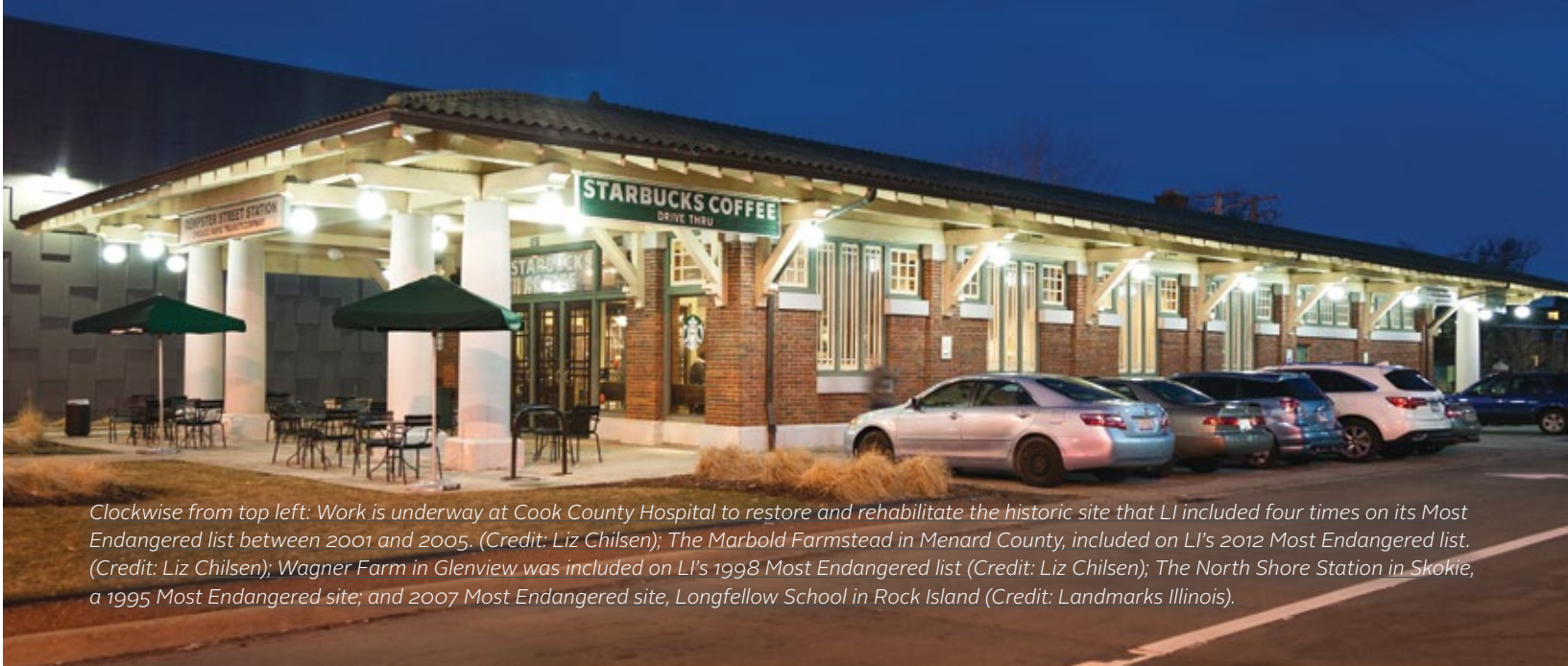
We have seen private property owners struggle with funding gaps as well. Marbold Farmstead in Menard County was included on LI’s Most Endangered list in 2012 following the purchase of the farmstead by a nonprofit organization after years of vacancy and neglect in private ownership. The Historic Marbold Farmstead Association (HMFA) has since leveraged the Most Endangered listing to find funding solutions for preserving the site - with the goal of turning it into a living history farm with interpretive tours. The group successfully paid off the mortgage for the farmstead in 2014, hosts annual events like antique fairs that help raise money for ongoing restoration projects, and increases its engagement with the community every year.

The Most Endangered program has sparked many grassroots preservation efforts like this, bringing together like-minded people

in communities who, even years later, continue to work together to save places important to them. Another example of this is Friends of Longfellow School, which formed after LI included the Longfellow Elementary School in Rock Island on our 2007 Most Endangered list following Rock Island School District’s announcement it would be closing the historic school, built in 1934. A local institution, the Keystone Neighborhood Association, created the Friends of Longfellow group, which led successful advocacy campaigns that ultimately convinced the school administration to retain and repair the existing Longfellow School and even construct an architecturally appropriate addition to accommodate growth for 150 more students. The group has sustained its advocacy work, ensuring Longfellow Elementary continues to serve as a beloved school and center of the community. 🇺🇸



Visit the Most Endangered page on our website, www.Landmarks.org/MostEndangered25, to read more inspiring stories from the past 25 years of the Most Endangered Historic Places in Illinois.



Clockwise from top left: Work is underway at Cook County Hospital to restore and rehabilitate the historic site that LI included four times on its Most Endangered list between 2001 and 2005. (Credit: Liz Chilsen); The Marbold Farmstead in Menard County, included on LI's 2012 Most Endangered list. (Credit: Liz Chilsen); Wagner Farm in Glenview was included on LI's 1998 Most Endangered list (Credit: Liz Chilsen); The North Shore Station in Skokie, a 1995 Most Endangered site; and 2007 Most Endangered site, Longfellow School in Rock Island (Credit: Landmarks Illinois).

2019 MOST ENDANGERED HISTORIC PLACES IN ILLINOIS

BOOTH COTTAGE AND HOOVER ESTATE GLENCOE

The Glencoe Historic Preservation Commission (HPC) operates under a weak ordinance with few options for protecting the village's historic resources. Frank Lloyd Wright's 1913 Booth Cottage has honorary landmark status, only providing a six-month demolition delay. The small home on a large lot is for sale attracting tear down offers. The 1922, Hoover Estate, built by vacuum magnate H. Earl Hoover, was denied honorary landmark status by the Village Board. The estate's Tudor Revival buildings are planned for demolition to make way for a new residential development. Under a demolition delay, the HPC had hoped to encourage the developer to consider reuse.

(Credit: Frank Lloyd Wright Building Conservancy)

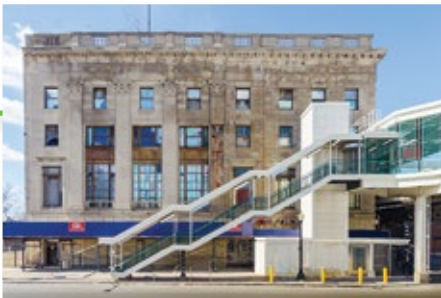


GLENCOE

WASHINGTON PARK NATIONAL BANK CHICAGO

Despite the Woodlawn community's preference for a rehabilitation and reuse development, the Cook County Land Bank recently announced it had selected a development team to demolish the historic bank and construct a new mixed-use building. At a series of public meetings in 2018, local residents expressed a desire to see the bank retained and the Land Bank's request for proposals stressed preservation of the building to be very important. The National Register-eligible bank did receive interest from developers proposing rehabilitation. LI and many local organizations hope that with a new alderwoman and regulatory review by the State Historic Preservation Office, a better outcome may be possible.

(Credit: Eric Allix Rogers)

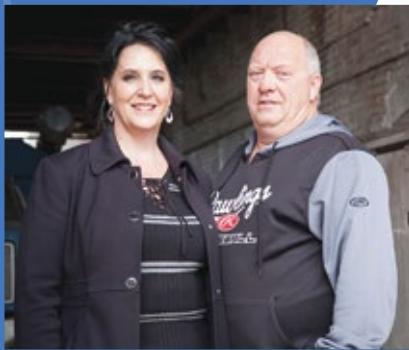


CHICAGO

MILLSTADT MILLING & FEED CO.

The Millstadt Milling & Feed Co. faced financial challenges when James and Melissa Helfrich (pictured) purchased the historic mill in 2017. Featuring a wooden crib grain elevator in continuous operation since 1880, the Helfrichs have invested in the business and stabilized its operations. Yet in late 2018, the Village of Millstadt's building commissioner threatened to cite the building as a "public nuisance" and pursue condemnation, noting the mill's appearance and code violations. The village allowed six months for the building to be assessed and to craft a plan for repairs. With a deadline of June 2019, the Helfrichs are working with LI to comply.

(Credit: Liz Chilsen)



2019 MOST ENDANGERED HISTORIC PLACES IN ILLINOIS

James R. Thompson Center Chicago

Sheffield National Register Historic District Chicago

Washington Park National Bank Chicago

St. Mary's School Galena

Booth Cottage Glencoe

Hoover Estate Glencoe

Millstadt Milling & Feed Company Millstadt

Hill Motor Sales Building Oak Park

Chancery and Piety Hill properties Rockford

Rock Island County Courthouse Rock Island

Ray House Rushville

Greek Housing at Univ. of Illinois Urbana-Champaign

Visit www.Landmarks.org to read more about each site on this year's full Most Endangered list.



JAMES R. THOMPSON CENTER CHICAGO

For the third year in a row, LI has included this iconic Post Modern building, one of the city's best examples of the style, on its list. Gov. J.B. Pritzker recently signed legislation outlining a two-year plan to sell the state-owned site. LI is not opposed to a sale of the building. However, due to its national and local significance reuse should be prioritized. Last year LI, in coordination with the building's architect, Helmut Jahn, released renderings demonstrating that a developer could retain Thompson Center while also constructing a new tower to fully utilize the site's maximum zoning. A sale by the state should require retention of the building, which would also minimize disruption to the existing transit station, be the more sustainable approach to a redevelopment, retain an important public plaza and give this grandly-scaled Post Modern landmark a chance at reinvestment and reuse with private funds.

A rendering of the Thompson Center Landmarks Illinois released in 2018 in conjunction with architect Helmut Jahn showing a possible reuse scenario for the building. (Credit: visualizedconcepts)



HILL MOTOR SALES OAK PARK

This threatened historic auto dealership on Madison Street's former "Auto Row" was recommended for local landmark designation by the Oak Park Historic Preservation Commission and is eligible for listing in the National Register of Historic Places. The Village Board, however, rejected the landmark recommendation in its ongoing support for a large redevelopment of the site that would demolish the building to accommodate a Pete's Fresh Market. Local advocates are calling for a design that would incorporate the Hill Motor building into the development and have pointed to successful food stores that reused auto dealerships in other cities. Historic buildings are increasingly threatened in Chicagoland's suburban downtowns as public officials aggressively court large-scale redevelopment projects. Rarely do these projects incorporate historic buildings. Two other iconic commercial buildings, the Mid-Century Modern Giesche Shoe Store in Glen Ellyn and the Art-Deco Jackson Square Mall in LaGrange, also face demolition to make way for new development.

(Credit: Frank Heitzman)



ROCK ISLAND COUNTY COURTHOUSE

In February, Landmarks Illinois and five co-plaintiffs filed a lawsuit against Rock Island County and the Public Building Commission to prevent an unlawful demolition of the historic Rock Island County Courthouse, first listed on the 2018 Most Endangered Historic Places in Illinois. The co-plaintiffs include the National Trust for Historic Preservation, the Rock Island Preservation Society, the Moline Preservation Society, the Broadway Historic District Association, Frederick Shaw and Diane Oestreich. After a Temporary Restraining Order (TRO) halted demolition activity, in March the circuit court granted a Motion to Dismiss the lawsuit. Landmarks Illinois and co-plaintiffs appealed, and the Third District Appellate Court granted the request to keep the TRO in place while the case is heard. For the latest updates, visit www.landmarks.org.

BY THE NUMBERS

25 years of the Most Endangered Historic Places in Illinois*

242

unique listings included on LI's Most Endangered Historic Places in Illinois

16

sites have reinvestment projects pending or currently underway

113

historic sites have been saved from demolition or stabilized since including them on the annual Most Endangered list

117

Most Endangered sites are located outside Chicago and its suburbs (48%)

4

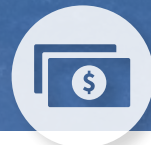
sites have been included more than once on the annual list: Cook County Hospital, Prentice Hospital, Uptown Theatre and James R. Thompson Center.



(*Data from 1995-2018. Does not include 2019 list)



PRESERVATION HERITAGE FUND GRANT RECIPIENT



STRAN STEEL HOUSE Wilmette

The Stran Steel House, a recently rediscovered 1933 World's Fair house now located in Wilmette, was at the forefront of innovative residential architecture and material advancements. While numerous copies of the model were built around the country, recent research confirms this house is one of two that stood at Chicago's Century of Progress exhibit. This house was included on LI's 2018 Most Endangered Historic Places in Illinois due to the purchase of the property by a developer with the intention of replacing it with two new houses.

The developer offered the home to anyone who could move it from the site. Preservation architect John Eifler has been a lead advocate for the preservation of the house along with LI Skyline Council Member Chris Enck and preservation architect Charles Pipal, professor in the Historic Preservation Program at the School of the Art Institute of Chicago. Together they have worked to research, document and give guidance on how to best disassemble the house so that it may be rebuilt at a later time. The house has been disassembled while a potential party can be identified. Through a Landmarks Illinois Preservation Heritage Fund grant, and in partnership with the Village of Wilmette and the Wilmette Historical Society, a weatherproof shipping container was purchased for the parts to be properly moved and are being stored at a facility offered for free use by Jeff Sanfilippo.

EASEMENTS PROPERTY



SLOANE HOUSE Elmhurst

The Sloane House, located on Arlington Avenue in Elmhurst, Illinois, is an outstanding example of Prairie School architecture. It was designed in 1909 by Walter Burley Griffin for William B. and Jennette R. Sloane. The house is also an example of what Griffin scholar Paul Sprague has called Griffin's "first style," which typically have light colored stucco walls with dark horizontal and vertical boards, casement windows grouped horizontally as well as a relatively steeply pitched roof. For the past 30+ years, the home has been owned by the same family, who recently donated a preservation easement to Landmarks Illinois in order to protect the property. Listing for this property can be found through Tom Makinney of @properties.



MEET

WISS, JANNEY, ELSTNER ASSOCIATES, INC.

Wiss, Janney, Elstner Associates, Inc. (WJE) is a global firm of engineers, architects and materials scientists committed to helping its clients solve, repair and avoid problems in the built world. WJE generously supports Landmarks Illinois at the Visionary Corporate Sponsor level. We interviewed LI Board Member Joshua Freedland, a WJE principal, about why his firm supports our work.

LANDMARKS ILLINOIS: WJE was among the first to join our Annual Corporate Sponsor Program. Why did this new program appeal to you?

JOSHUA FREEDLAND: Landmarks Illinois and WJE share similar values. We believe in the importance of historic preservation and the work of Landmarks Illinois. Our corporate sponsorship reflects our affirmation of LI's efforts to preserve our heritage structures for future generations. With our headquarters located in Northbrook and a large office in Chicago, we are proud to support LI's mission to preserve, protect and promote architectural and historic resources in Illinois through advocacy and education.

LI: WJE's commitment to maintaining the built environment naturally aligns with LI's historic preservation mission. What makes historic preservation relevant today?



JF: The built heritage of our state connects contemporary generations to the past. Historic preservation is about finding solutions that connect the community to that heritage. WJE works alongside LI to help ensure that today's preservation work maintains that connection far into the future.

LI: 2019 marks the 25th Anniversary of Landmarks Illinois' Most Endangered Historic Places in Illinois program. Looking back at past Most Endangered properties for which WJE has provided assistance, is there one property you found particularly challenging, gratifying or inspiring?

JF: Just this past year, WJE has been involved in the preservation of three large, historic sites that have been on the endangered list for a long time: the Chicago Post Office, Cook County Hospital and Uptown Theater. In my personal experience, our involvement in the Farnsworth House for the past 14 years has been a career highlight. Last year, I also enjoyed conducting an assessment of the Nite Spot Café along Route 66. The significance of the property to the Galas family, who owns the café, the local community and its place in the broader national significance made it satisfying on many levels.

LI: What do you enjoy most about serving as a Landmarks Illinois Board Member?

JF: In my role on LI's Preservation Issues Committee, I enjoy working with a wide range of talented and dedicated people devoted to developing project specific strategies to save important buildings in different contexts throughout the state. 🇺🇸



LI Board Member Joshua Freedland and Skyline Council Vice Chair Sarah Van Domelen of Wiss, Janney, Elstner Associates, Inc. conduct a conditions assessment in October 2018 of LI's 2018 Most Endangered site, the Amasa White House in Geneva.



Landmarks Illinois Annual Meeting

Wednesday, June 26, 2019

4:30 – 8:00 p.m.

National Museum of Mexican Art
1852 W. 19th St., Chicago

Join us in Chicago’s historic Pilsen neighborhood for the 48th Annual Meeting. The event will feature a presentation on the proposed Pilsen historic landmark district by Andrea Terry of Bauer Latoza Studio; and tours of some the neighborhood’s collection of vibrant murals. A reception will immediately follow the meeting and the museum’s gallery will be open viewing. Check our webpage for reservations and sponsorship opportunities: www.Landmarks.org/events/annual-meeting.

(Credit: Bauer Latoza Studio)



SAVE
THE DATE!

JUNE 6, 2019
SKYLINE COUNCIL PUB CRAWL
BRIDGEPORT
More details coming soon!

Close to 700 individuals attended the 2019 Legendary Landmarks Celebration March 7 at the Hilton Chicago to support Landmarks Illinois and pay tribute to honorees: Judith and Raymond McCaskey, John Murphy of Murphy Development Group and Edward Wehmer of Wintrust. LI’s annual fundraising event raised \$788,000, including \$104,700 raised during the event’s paddle raise. Landmarks Illinois thanks all attendees and donors of the event. To view photos, read more about the Legendary Landmarks and learn more about this annual event, visit our website.

(Credit: Pivot Photography)



2019 Legendary Landmarks Celebration

Preservation Snapshots

Whitney Schoolhouse Project

Thursday, May 23, 2019

12:15 – 1:00 p.m.

The Auditorium Building,
Murray-Green Library
430 S. Michigan Ave., 10th Floor, Chicago



Skyline Council of Landmarks Illinois Service Subcommittee Chair Erica Ruggiero will discuss the Council’s long-term service project, the rehabilitation of the Whitney Schoolhouse (pictured). Constructed in 1852, the schoolhouse is the second oldest intact schoolhouse in northeastern Illinois and scheduled to be relocated this spring. Learn about the project’s inception, journey and future restoration as the schoolhouse once again becomes a public space for education. This lecture is presented in partnership with The Auditorium Theatre.

CONTRIBUTIONS

THANKS TO OUR SUPPORTERS

DECEMBER 2, 2018 - MARCH 23, 2019

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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NEW! MONTHLY GIVING

When you join our convenient monthly giving program, you’ll become a Sustaining Partner in the effort to save Illinois’ historic places. Monthly giving allows you to immediately maximize your support for the preservation of our state’s remarkable past creating a better future for all of us. Visit us at www.landmarks.org to become Sustaining Partner.



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CALL FOR NOMINATIONS

Now accepting nominations for
the 2019 Landmarks Illinois Richard
H. Driehaus Foundation Preservation
Awards.

DEADLINE: JUNE 15, 2019

Each year, the awards program honors individuals, organizations, projects and programs whose work demonstrates a commitment to excellence in historic preservation. Nominations are accepted in the following categories: Advocacy, Leadership, Preservation and Legislator. Visit www.Landmarks.org for more details and to submit a nomination.



Dale Chapman (center) from the Mannie Jackson Center for the Humanities in Edwardsville, Richard H. Driehaus and LI President & CEO Bonnie McDonald with the 2018 Project of the Year award at last year's awards ceremony. (Credit: Pivot Photography)

SAVE THE DATE

**2019 Landmarks Illinois Richard H. Driehaus Foundation
Preservation Awards Ceremony**

FRIDAY, OCTOBER 18, 2019

CHICAGO CULTURAL CENTER
78 E. Washington St., Chicago

*More event details
coming soon!*