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THE
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Cover: Jennifer Spence stands in front of Rise Above It Bakery & Café, housed in a former empty historic building in downtown Carterville that she rehabilitated. Her preservation efforts earned Spence a 2019 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award. Read more about this award-winning project and others on pages 2 and 3. (Credit: Lori Baysinger)

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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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FROM THE PRESIDENT TO OUR MEMBERS

If you're like me, you're wondering how we've already reached November, when it feels like we just entered 2019. The summer and fall passed quickly after a long and wet spring. The lesson: time moves fast. We take that lesson to heart as Landmarks Illinois approaches its 50th anniversary in February 2021.

A year and a half out, we began planning for the commemoration this fall, with the first meetings of our 50th Anniversary Task Force led by LI Board Member Will Tippens. Will has been an LI volunteer since 1977, and previously served as LI Board Chair, so he brings valuable perspective as well as aspirational thinking to this important initiative. Appointment of additional task force members is now underway. Preliminary meetings revealed a desire to use this unique moment to evaluate, reimagine and evolve Landmarks Illinois to ensure we remain relevant in the future.

“To create the organization of the future, we first must understand where we’ve come from and where we are today.”

To create the organization of the future, we first must understand where we've come from and where we are today. Landmarks Illinois has hired Matt Seymour, a preservation professional and former LI intern, to conduct an impact study detailing 50 years of our organization's achievements. His impressive research will be published in the coming months.

Additionally, we are taking a look at the current preservation movement across the country and how Landmarks Illinois compares to its peers. To gain that perspective, we have invited multiple nationally recognized speakers to present at LI board meetings and at our Preservation Snapshot Lectures. I have also personally conducted in-person interviews with preservation leaders throughout the United States, beginning with a two-week trip in August to 12 cities in the South, Southwest, West Coast, East Coast and Southeastern U.S. This trip was made possible thanks to the generosity of our board, support from the LI staff and a grant from the Peter H. Brink Leadership Fund at the National Trust for Historic Preservation. Visits in the Northwest, intermountain West, Midwest (including across Illinois) and South continue.

What I have learned is fascinating. There are many commonalities among preservation organizations throughout the country, from innovation to funding challenges. There are a growing number of preservationists that believe preservation can do more to tackle the everyday problems people face.

The information we gather from speakers and preservation leaders will help our board and staff generate a more powerful and relevant vision for Landmarks Illinois' future. We hope to provide operational models that other organizations, agencies and companies working in preservation can use as we collectively evolve. Along the way, I plan to share insights from our reimagining and strategic planning process in 2020 and 2021.

If you are interested in learning how you can support this important work through a special gift toward our 50th anniversary, please contact me at bmcDonald@landmarks.org or at (312) 922-1742.

Very best regards,

Bonnie McDonald

Bonnie McDonald





2019 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award Recipients

FORD HOUSE Aurora
Award for Stewardship

RISE ABOVE IT BAKERY & CAFÉ
Carterville
Award for Rehabilitation

**ERIS BREWERY AND CIDER
HOUSE** Chicago
Award for Adaptive Use

LOFTS ON ARTHINGTON Chicago
Award for Rehabilitation

TURNER HALL Galena
Award for Rehabilitation

STELLWAGEN FARM Orland Park
Award for Restoration

DENKMANN-HAUBERG ESTATE
Rock Island
Award for Advocacy

ILLINOIS GOVERNOR'S MANSION
Springfield
Award for Rehabilitation

**ILLINOIS HISTORIC
PRESERVATION TAX CREDIT
ADVOCACY EFFORT** Statewide
Award for Advocacy

PEOPLE SAVING PLACES

2019 PRESERVATION AWARD RECIPIENTS TALK IMPACT OF PRESERVATION IN THEIR COMMUNITIES

Jennifer Spence, the Carterville resident featured on our cover, wants to show others how old, forgotten spaces can be revitalized into beloved community places.

It's the reason she rehabilitated a historic building in downtown Carterville built in the early 1900s, taking it from a vacant and underutilized structure into a popular community gathering space. The project, creating Rise Above It Bakery & Café on Division Street in Carterville, earned Spence a 2019 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award.

Spence's motivation for this preservation project aligns perfectly with the goal of Landmarks Illinois' annual preservation awards program: to inspire others to take action to preserve, protect and promote historic resources. Rise Above It Bakery & Café shows people what is possible with preservation and perseverance.

"It is an inspiring space that welcomes all those who enter, and it sometimes surprises people with the quality of the décor," said Spence of the bakery. "For this reason, I believe it is important because it tells anyone that a building in the worst of conditions often still has great possibilities, and if we can create this charming bakery in downtown Carterville, imagine what else we can do with the other buildings and spaces."

Spence is among the nine, 2019 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award Recipients, all of whom were honored October 18 at a ceremony in Chicago. Landmarks Illinois asked the people behind these noteworthy preservation projects why saving historic places is important to them and how their work positively impacts their communities. Below we share a few of those responses. Visit www.Landmarks.org to read more responses from our 2019 award recipients.

Katy Pizza, Eris Brewery & Cider House

Katy Pizza is a managing partner at Eris Brewery & Cider House, which is housed in a former Masonic Temple on Chicago's Northwest Side. Pizza and the innovative project team renovated the long-vacant

historic space into a lively restaurant and brewery, earning them a 2019 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award for Adaptive Use.

"We are just the third owners of this 109-year old building," said Pizza. "Unless you were a practicing Mason, or part of the Bethel Korean Presbyterian congregation, the building would probably be a bit of a mystery. By converting it to commercial use, we threw the doors open wide and welcomed everyone. Sixty-year neighborhood residents have expressed amazement that this gem was sitting here the whole time. Families, realtors and new residents are happy to have a unique food and beverage destination join the business community. The relationships we are forging, as well as the jobs and tax revenue that we contribute, hopefully establishes us as good neighbors."

Deb Kuntzi, Executive Director, Friends Of Hauberg Civic Center

The Friends of Hauberg Civic Center Foundation, a nonprofit in Rock Island, restored the 1911 Spencer & Powers-designed Prairie Style Mansion and adjacent Jens Jensen-designed gardens at the Denkmann-Hauberg Estate. The group received a 2019 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award for Advocacy.

"The property is a rare combination," Kuntzi said of the estate. "Architecturally significant, the prairie-style home was designed by Robert Spencer with a rich Arts and Crafts interior. Noted landscape architect Jens Jensen artfully designed the landscape. Add to that the fascinating philanthropic Hauberg family. It is this type of history, art and community engagement the Hauberg family modeled that created the Friends of Hauberg Civic Center Foundation. This passion is drawing the community back to the Hauberg Estate to learn, meet and celebrate."



Stellwagen Family And Stellwagen Family Farm Foundation

Stellwagen Farm, originally established in 1860, is the only farmstead remaining in Orland Park. The restoration of numerous buildings at the historic property offers a step back in time for visitors. Members of the Stellwagen family and Stellwagen Family Farm Foundation won a 2019 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award for Restoration and tell us, below, why the farm is an important part of local history.

"We need to preserve our agricultural history, and this farm allows us to show and educate the community about farm living in the Orland area. We do not want to lose pieces of our past, and we want to ensure that new and young generations who make Orland their home understand and learn what life was like prior to the shopping, restaurants and entertainment that is now Orland Park." ■■

Far left: Members of the Friends of Hauberg Civic Center board stand outside the restored mansion on the Denkmann-Hauberg Estate.

Right, clockwise from top: The restoration at Stellwagen Farm in Orland Park involved work on numerous original outbuildings on the farm such as the barn and corn crib.

Eris Brewery and Cider House is housed in a century-old former Masonic Temple in Chicago's Irving Park neighborhood.

Inside Eris Brewery and Cider House, guests will see many original historic features of the former Masonic Temple, like radiators repurposed as railings and church stove grates used as lighting fixtures. (Credit: Alan Shortall)

Jennifer Spence inside Rise Above It Bakery & Café in Carterville. (Credit: Lori Baysinger)

Inside Rise Above It Bakery & Café in Carterville. (Credit: Lori Baysinger)



"I believe it is important because it tells anyone that a building in the worst of conditions often still has great possibilities..."



THE STATE OF PRESERVATION

HARLEY CLARKE MANSION EVANSTON

Wiss, Janney, Elstner Associates, Inc. (WJE) has provided an updated condition assessment report of the Harley Clarke Mansion and coach house in Evanston, which Landmarks Illinois has made available on our website. LI requested the new report on behalf of teams planning to submit a proposal to the City of Evanston's RFP for long-term lease, rehabilitation and reuse of the historic lakefront property. WJE representatives visited the Harley Clarke Mansion with LI Director of Advocacy Lisa DiChiera in August during an open house for parties interested in responding to the city's RFP. Visit www.Landmarks.org to read the full condition assessment report. The City of Evanston is accepting proposals until February 20, 2020.



EVANSTON

OLD KENDALL COUNTY RESIDENCE AND JAIL YORKVILLE

The City of Yorkville unanimously approved plans for a developer to purchase and reuse the former Kendall County Sheriff's Residence & Jail after years of local advocacy efforts. KCJ Restoration LLC plans to renovate and reuse the structures for residences and public space. Landmarks Illinois included the jail and residence on its 2003 Most Endangered Historic Places in Illinois and most recently had been actively involved with local advocates, successfully persuading the city to issue a Request for Proposals for its reuse rather than to pursue demolition.



YORKVILLE

1000 BLOCK S. CLAREMONT CHICAGO

Landmarks Illinois has continued to work with residents of the 1000 block of South Claremont toward designation as a Chicago Landmark District. The block is home to many early Chicago cottages, a disappearing building type in the city. A public hearing was held in September for the proposed district where a majority of residents attending voiced support for landmarking. The historic cottage that a developer purchased and that prompted local residents to mobilize, 1025 S. Claremont, is currently for sale (shown left in picture). A purchaser of the home can utilize the Property Tax Assessment Freeze incentive as part of a qualified rehabilitation and seek permit fee waivers available to Chicago landmarks. The district designation is expected to be final by year-end.



CHICAGO

IN THE FIELD

925 & 931 CHICAGO AVENUE OAK PARK

This past summer, LI attended Oak Park Historic Preservation Commission meetings to voice opposition to a proposal from the Frank Lloyd Wright Trust (FLWT) to move or demo 925 Chicago Ave. and alter 931 Chicago Ave, known as Anna's House, within the Frank Lloyd Wright-Prairie School of Architecture Historic District to make way for a new visitor center. LI was joined by representatives of the National Trust for Historic Preservation and the Frank Lloyd Wright Building Conservancy, preservation and architecture professionals and Oak Park residents to object to the proposal due to the bad precedent such action would set if properties that are, in theory, protected under the city's historic preservation ordinance, are demolished or significantly altered. The commission unanimously voted to deny certificates of appropriateness to the FLWT, and the FLWT withdrew its requests rather than appeal the decision to the Village Board. The FLWT is reassessing its project.



STATE FARM BUILDING BLOOMINGTON

In July, State Farm announced its intention to demolish its 13-story Art-Deco headquarters building in downtown Bloomington. Frank Butterfield, Director of Landmarks Illinois' Springfield Office, quickly joined residents, business owners and community leaders in Bloomington to form the Save Our State Farm Building committee. The committee's goal was to raise awareness, generate media attention and attract potential developers to the building. As a part of Bloomington's downtown National Register Historic District, the building is eligible for historic tax credits. News of the building's availability caught the attention of Urban Equity Properties, a Rockford-based firm with a track record of historic building reuse. In September, the community celebrated State Farm's announcement that Urban Equity Properties is under contract to purchase the building. The plan is to convert the historic building to 230 apartments with construction to start in July 2020.



ILLINOIS HISTORIC PRESERVATION TAX CREDIT PROGRAM STATEWIDE

The first round of recipients of the new Illinois Historic Preservation Tax Credits were announced by the Illinois State Historic Preservation Office (SHPO) in August. Four projects received allocations totaling \$9.75 million in tax credits for certified rehabilitations: the Hotel Belleville, Belleville (pictured); Cook County Hospital Administration Building, Chicago; Paris High School, Paris; and Edward Hines, Jr. VA Hospital Building #14, Hines. Landmarks Illinois spent nearly two decades advocating for the reuse of Cook County Hospital and worked closely with Belleville since the former hotel was included on LI's 2014 Most Endangered Historic Places in Illinois. The new program provides a state income-tax credit equal to 25% of a project's qualified expenditures, not to exceed a credit of \$3 million. The Illinois SHPO, which administers the program, will announce this year's second round of historic tax-credit allocations December 11, 2019.



THE RAY HOUSE, built in the 1850s, remains one of the oldest homes in Rushville. This beautiful example of Gothic Revival and Victorian architecture is perhaps best known for hosting Abraham Lincoln during his 1858 senatorial campaign. Unfortunately, the Ray House, which was listed on LI's 2019 Most Endangered Historic Places in Illinois, has suffered significant deterioration following years of deferred maintenance. A local nonprofit, the Schuyler County Architecture Foundation, has started a campaign to raise funds for the much-needed restoration. The foundation will use its \$4,000 Preservation Heritage Fund grant for roof stabilization and repair of open areas in second story walls to protect the structure from additional water damage.



PRESERVATION HERITAGE FUND GRANTS



THE ALBEE HOUSE, built in 1878, has been the headquarters of the Blue Island Historical Society since 2003. During a major renovation in the early 1960s, many of the home's architectural features were stripped, the wood clapboard siding was covered with aluminum siding and the large wraparound porch was removed. The historical society has seen a rebirth in the past three years, with a new, robust schedule of events and a large-scale membership recruitment initiative. With money raised through these events, interior repairs have been done. In the meantime, the exterior of the building has continued to deteriorate. To address these issues, the historical society has exposed the front facade to address water issues. The Blue Island Historical Society will use the \$4,000 Preservation Heritage Fund grant to address both structural and cosmetic issues on the front elevation.

Learn more about LI grant programs and how to apply for a grant at www.Landmarks.org/resources/financialresources.

BY THE NUMBERS

Landmarks Illinois is celebrating the completion of much-needed roof repair and other restoration work at the historic Oscar Stanton De Priest house on Chicago's South Side. Below, learn more about De Priest and his career in public service.

Oscar Stanton De Priest is born in Florence, Alabama, to former slaves Alexander and Mary De Priest.

1871

1889

De Priest settles in Chicago before the Great Migration.

De Priest begins his political career, winning a seat on Chicago's Cook County Board of Commissioners.

1904

1920

The eight-flat apartment building, now known as the Oscar Stanton De Priest Apartment Building, is constructed.

Years U.S. Congress had gone without a Black representative when De Priest took office in 1929.

28

6

Years De Priest served in the U.S. Congress, representing Illinois' 1st District.



Roof Restoration Protects Culturally Significant OSCAR STANTON DE PRIEST HOUSE on Chicago's South Side

Earlier this fall, Landmarks Illinois oversaw the completion of much-anticipated restoration work at the historic Oscar Stanton De Priest Apartment Building in Chicago's Bronzeville neighborhood. The project was years in the making, beginning in 2017 when Landmarks Illinois was awarded a \$250,000 grant from the National Park Service's African American Civil Rights Grant Program to carry out essential roof and masonry repairs at the nearly century-old, culturally significant, eight-flat apartment building.

The Oscar Stanton De Priest Apartment Building, a National Historic Landmark, is located at 4536-4538 S. Dr. Martin Luther King Drive and was constructed in 1920. Its significance is tied to former Chicago politician, U.S. Congressman and civil rights advocate Oscar Stanton De Priest. Beginning in 1904, De Priest held a seat on the Cook County Board of Commissioners. In 1915, he became Chicago's first Black alderman, serving his first term on City Council until 1917. Later, De Priest served Illinois' 1st congressional district where he was the sole Black representative during his time in Congress. De Priest bought the apartment building on Chicago's South Side in 1929 and lived there until his death in 1951. He is remembered as an advocate for antidiscrimination and desegregation.

Thanks to funding provided through the NPS African American Civil Rights Grant Program, Landmarks Illinois contracted with Bauer Latoza Studios to develop a restoration plan including roof replacement and masonry repairs. Through the work of Bruno's Tuckpointing and Ridgeworth Roofing, the building is now water tight. The roof replacement included restoration of an original skylight over the stairwell.

"It again became a family building," Echols said.

Kimberly Echols, owner of the historic apartment building, inherited the property from her mother who purchased it from the De Priest family in the 1990s. Soon after her mother, Barbara Echols bought the building, Kimberly and other family members moved in.

"It again became a family building," Echols said.

Echols feels a personal commitment to preserving the house because of its place in African American history in Chicago and because it serves as a way to honor her late mother, Barbara Echols. Barbara was a single mother of four, and Kimberly said buying the apartment building was one of the proudest moments in her mother's life.

"Before my mother passed away from cancer, one of the last things she asked of me was to take care of our home," said Echols. "Preserving this building is my way of preserving the memory and legacy of my mother's spirit."

She sees the impact preserving the historic home has had on the community. Echols said as people walked by the property, read the historic marker out front and saw the work taking place, they knew investment was happening at an important place in their neighborhood.

"I see them read that the building that once housed an African American Congressman is being preserved. They look up and smile," Echols said. "I believe that preserving this property is a clear sign to people that there are attempts being made to preserve African American history and known treasures within our community."

The Landmarks Illinois-led restoration project at the DePriest house was one of 39 projects across 20 states awarded an African American Civil Rights Grant in 2017. According to NPS, the projects funded through the grant program aim to preserve and highlight sites and stories associated with the Civil Rights Movement and the African American experience. ■



Above, top to bottom: Kimberly Echols outside the De Priest House.

Roofers at work at the De Priest house in August.

Opposite page: The historic Oscar Stanton De Priest House at 4536-4538 S. Dr. Martin Luther King Drive in Chicago.



EVENT HIGHLIGHT
**Driehaus
Preservation
Awards**

The 2019 Landmarks Illinois Richard H. Driehaus Foundation Preservation Awards was held October 18 at the Chicago Cultural Center. The awards ceremony honored individuals and organizations in categories for stewardship, rehabilitation, restoration and advocacy with demonstrated commitment to historic preservation. The evening before the awards ceremony on October 17, Lisa DiChiera, LI's Director of Advocacy, sat down with award winners Mark Angelini from the Lofts of Arlington, Deb Kuntzi of the Hauberg Estate, Katy Pizza from Eris Brewery & Cider House, and Jennifer Spence from Rise Above it Bakery & Café, for a panel discussion at the Chicago Architecture Center.



Above left: Anne Lazar, Executive Director of the Richard H. Driehaus Foundation, (left) presents Stacey Pfingsten, Executive Vice President of AIA Illinois, with a 2019 Award for Advocacy for AIA Illinois's effort to help create the Illinois Historic Preservation Tax Credit. (Credit: Pivot-Photography)

Above right: Representatives from the Friends of Hauberg Civic Center Foundation and Denkmann-Haugberg Estate in Rock Island with their 2019 Award for Advocacy. (Credit: Pivot-Photography)



UPCOMING EVENT
**Legendary Landmarks
Celebration**

SAVE THE DATE: Celebrating its 15th anniversary, Landmarks Illinois will host its Legendary Landmarks Celebration March 5, 2020. Attracting 750 guests, LI's largest fundraiser of the year has become a can't-miss event among professionals in the preservation, development, finance, real estate and building industries. To learn more about the celebration and the 2020 Legendary Landmarks visit www.Landmarks.org.

Past Legendary Landmarks gather at the 2019 Legendary Landmarks Celebration. (Credit: Pivot Photography)

Back by popular demand, Skyline Council will host Two Nights of Trivia at Revolution Brewpub in Logan Square January 27 and 28, 2020. Teams of six are quizzed in categories including Landmarks Illinois' Most Endangered Historic Places in Illinois, architecture, history, geography, sports and pop culture. Reservations for trivia teams and individual tickets will go on sale in mid-December. Special thanks to Skyline Council's very own Gregory Dowell of ZS, LLC, who not only emcee's both nights but creates the questions for the competition.

A team at the 2019 Trivia Night event. (Credit: Lewis Purdy)



UPCOMING EVENT
Two Nights of Trivia

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Ryan's Round Barn in Henry County was listed on LI's 2017 Most Endangered Historic Places in Illinois. Successful advocacy efforts have led to necessary roof repair and other maintenance at the historic barn.