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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 Tippen. 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, reimage 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 Seymou, 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 by the 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’re 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
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.

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

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 Kunzli, 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,” Kunzli 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 that we contribute, hopefully establishes us as good neighbors.”

Kuntzi’s project team renovated 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.

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 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)
**STATEWIDE NEWS**

**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.

**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.

**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.

**STATEWIDE**

**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 Credit Program 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.
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 1916, 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 the 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.
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 & Cafe, for a panel discussion at the Chicago Architecture Center.

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.

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, pop culture, and music. 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 23, LLC, who not only emcees both nights, but creates the questions for the competition. A team at the 2019 Trivia Night event. (Credit: Lewis Purdy)

CONTRIBUTIONS

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JUNE 25-SEPTEMBER 14, 2019

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THANK YOU FOR YOUR SUPPORT!

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.