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2 MUDDY WATERS HOUSE

THE STATE OF PRESERVATION







Cover: Civil rights activist Timuel D. Black, Jr. (left) and Chandra Cooper, great-granddaughter of Muddy Waters and President of the Muddy Waters Original Jam Out (MOJO) Museum, stand in front of Muddy Waters' former Chicago home in the North Kenwood neighborhood. Turn to Pages 2 & 3 to read about Cooper's plans to turn the home into a museum and cultural center and the grant Landmarks Illinois awarded the project through our Timuel D. Black, Jr. Grant Fund for Chicago's South Side.

All photos by Landmarks Illinois unless otherwise noted

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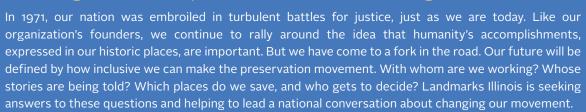
### FROM THE PRESIDENT

# TO OUR MEMBERS

As a preservationist, historic places comfort me. They remind me of people's inherent resilience through times of conflict: humanity endures. People organize to overcome challenges and to seek justice. This is a part of Landmarks Illinois' own story. As our nation continues to reckon with injustice and inequality, Landmarks Illinois will work to support the resilience and endurance of people's stories and the places that have meaning for them.

February 2021 marks 50 years of Landmarks Illinois. Our story began in 1971 with people who organized to save a place they felt was valuable, reusable and beautiful: the Chicago Stock Exchange Building, designed by Dankmar Adler and Louis Sullivan. They felt that destroying this place would be an injustice and believed people should have a say in their city's future. Decades later, we still think they were right.

# "Our future will be defined by how inclusive we can make the preservation movement. With whom are we working? Whose stories are being told? Which places do we save, and who gets to decide?"



A 2019 National Trust for Historic Preservation survey of preservation practitioners showed 97% of the 1,000 respondents felt preservation needs innovation, and 91% believed that socioeconomic status should not define who benefits from our work. The fact that not everyone benefits from preservation has led the general public, and preservationists, to have misgivings about our intentions and outcomes, and to question the fairness and applicability of our practices.

In our June 2020 Solidarity Statement, Landmarks Illinois committed to reflecting upon and reckoning with the injustices built into preservation practice. Our 50th Anniversary Task Force is digging into this work. In addition, I've been interviewing thought leaders nationwide about needed change. I've been awarded a 2020 James Marston Fitch Charitable Foundation Mid-Career Fellowship to publish these 125 interviews and the resulting recommendations as a guidebook to relevancy in our movement. In the coming months we will be doing semi-monthly posts on the Landmarks Illinois Preservation News Blog about the content of these interviews and we will be asking for your feedback. You can find the blog on our website, www.Landmarks.org.

The work of the 50th Anniversary Task Force, the interviews, your input and my thoughts will result in a manifesto to guide our future. Because our 50th anniversary gives us a moment that requires us to look ahead while honoring our own history, the manifesto will be released next year.

The stories in this newsletter exemplify the kind of work we want be doing: sharing the stories of people saving places for people. We hope you are excited to envision with us a preservation movement for all. We hope you're intrigued and enticed to become more involved. And, we hope you are motivated to support this important work by making a gift to our year-end appeal. Check the back cover of this newsletter to see how you can donate! Help us ensure that everyone's stories are told through the places that we save together. Thank you.



Bonnie McDonald
President and CEO



PRESERVATION EFFORTS AT

# MUDDY WATERS HOUSE

PROGRESS THANKS TO CRITICAL GRANT FUNDING

Seven years after first calling attention to the former Chicago home of Blues legend Muddy Waters, Landmarks Illinois was excited to see preservation efforts at the house take a major step forward this year.

the North Kenwood home into a museum and redevelopment plans. The National MOJO Museum \$50,000 through its African American Cultural Heritage Action Fund. Shortly after helping the museum apply for and secure that funding, Landmarks Illinois awarded the organization a grant through our new Timuel D. Black, Jr. Grant Fund for American history. Chicago's South Side.

to carry out important structural repairs at the 131-year-old home. The Muddy Waters house, located at 4339 S. Lake Park Ave. in Chicago's North Kenwood Multiple Resource Landmark District, was built in 1889. McKinley Morganfield, aka Muddy Waters, purchased the brick twoflat in 1954 and lived in it until 1973. The basement became a rehearsal space for Waters and other famous musicians, like Chuck Berry, who visited.

Over the years the home has suffered from deterioration and in 2013, it faced foreclosure and demolition, leading Landmarks Illinois to include it on its Most Endangered Historic Places list. With the Chicago is known for," McDonald help of Landmarks Illinois and donated said. "We also believe the services and expertise from architecture MOJO Museum will contribute and engineering firm Klein & Hoffman and to preserving the South Side's contractor Berglund Construction, a multiphase preservation plan is now in place. Phase 1 of the project includes repairing the front bay window and exterior masonry and fixing water damaged interior spaces.

Landmarks Illinois is proud to have the **Chicago's South Side**, or to apply MOJO Museum as its first-ever grant recipient of the Timuel D. Black, Jr. Grant visit www.Landmarks.org/Grants.

Muddy Waters Original Jam Out (MOJO) Fund for Chicago's South Side, a program Museum, a nonprofit working to transform launched this spring with the help of generous contributions made at Landmarks and cultural center, received two grants in Illinois' 2020 Legendary Landmarks recent months to support its restoration Celebration in March where Mr. Black was honored as a Legendary Landmark. The Trust for Historic Preservation awarded the fund provides small planning and capital grants to support organizations and people working to preserve the history, culture and architecture of Chicago's South Side, where Mr. Black has spent the majority of his life living and promoting African

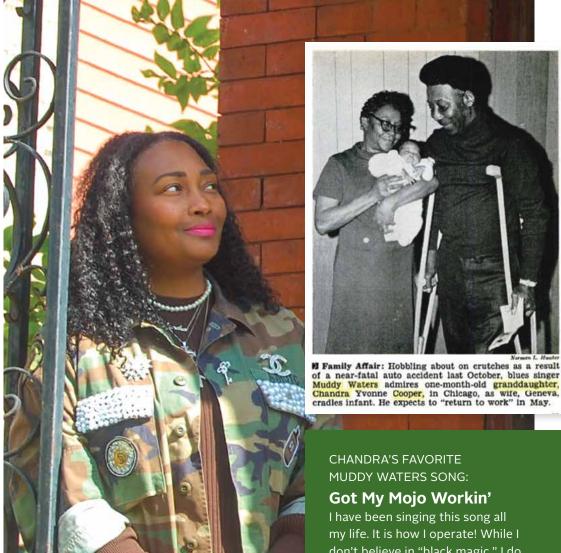
According to Landmarks Illinois President The MOJO Museum will use these funds & CEO Bonnie McDonald, the restoration of the Muddy Waters House is exactly why Landmarks Illinois created this new grant fund.

> "The revitalized Muddy Waters House will become a community asset and a focal point for the Blues music culture Chicago is known for."

"The revitalized Muddy Waters House will become a community asset and a focal

point for the Blues music culture incredible history, and in doing so honor Timuel Black's legacy of civil and human rights activism."

To learn more about the Timuel D. Black, Jr. Grant Fund for for funding through the program,



CHANDRA'S FAVORITE MUDDY WATERS SONG:

## Got My Mojo Workin'

I have been singing this song all my life. It is how I operate! While I don't believe in "black magic," I do believe in getting my "mojo working" – it's how I got this whole museum working. I have become wise, made connections, networked, sought financial support, whatever needed to make this project work. I got this museum "workin'."

CHANDRA'S FAVORITE MUDDY WATERS ALBUM:

### King Bee

It was one of his last albums. Made in 1981, and he passed in 1983.

clockwise from top left: Chandra Cooper stands on the porch of her great-grandfather's home, which will be restored and turned into the MOJO Museum and Cultural Center.

Muddy Waters and wife Geneva hold Cooper in a photograph published in JET Magazine. Courtesy Chandra Cooper.

Civil rights activist Timuel D. Black, Jr. (left) and Chandra Cooper, great-granddaughter of Muddy Waters and President of the Muddy Waters Original Jam Out (MOJO) Museum, at the Muddy Waters House in September.

# CHANDRA COOPER

PRESIDENT OF MOJO MUSEUM TALKS ABOUT PRESERVING HER GREAT-GRANDFATHER'S LEGACY

Chandra Cooper is the great-granddaughter of McKinley Morganfield, known professionally as Muddy Waters. She is President of the Muddy Waters Original Jam Out (MOJO) Museum and has spearheaded the organization's effort to transform Muddy Waters' former Chicago home into a museum and cultural center. Below, Chandra shares personal insights on the project, her great-grandfather's music legacy and more.

#### Chandra on what the house means to her and her family:

It means a lot of different things. It was the very first house my great-grandfather bought. He was a sharecropper, and for him to come from Mississippi to buy his first home in Chicago is profound. The fact that our family still has ownership of that – it is a legacy. It also shows the economic stability my great-grandfather had. A lot of Blues musicians didn't make a lot of money, but the fact he was able to save money and have this house was really profound for the time.

My mother was raised in the house. I was born at Illinois Masonic Hospital and brought back to the house and lived there until I was three years old. I was really, really close with my great-grandfather, and I am forever grateful to him. This museum and helping to create this legacy piece for him, it is everything to me. Before I take my last breath I want to be able to honor and treasure him because he has done so much for me. This is so much more than a house. It is so personal, and it is my testament of who he is and what I want to give back to him and the Blues community.

#### Plans to turn the home into a museum and cultural center:

My great-grandfather's estate — that of McKinley Morganfield — was going to sell the house in the 1990s. I didn't think it should be sold, and I ended up buying it. It was the first thing I ever bought. I never intended to live there, I just knew it was a gem and that it should stay in the family. I wanted to find the best use for the house, and my original vision, created more than 15 years ago now, was for a house museum and community cultural center. This way, the property could be given back to the Blues community and the City of Chicago.

### The community's reaction to future plans for the Muddy Waters House:

Overall, the reaction has been very positive and very uplifting from the neighborhood, the City of Chicago and the Blues community. People have been wanting to help, to lend a hand, donating time, funding and saying they have artifacts they can donate to the future museum. People may not know how it is all going to happen, and there are the financials to work through, but people are open to new ideas and concepts to make it happen.

#### How people can get involved in the MOJO Museum:

- Visit **www.MojoMuseum.com** where you can find information on the project, subscribe to email updates and donate directly.
- Visit, Like and Follow Mojo Museum's Facebook page @mojomuseum to see news updates, photos and more.

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### STATEWIDE NEWS

# THE STATE OF PRESERVATION

# GREENSTONE CHURCH TOWER STABILIZATION AND ROOF PROJECT

In October, Greenstone United Methodist Church began to make priority repairs at the 1882 church in Chicago's Pullman neighborhood. The repairs, which include netting and scaffolding of the church tower and roof replacement to prevent further water damage, were identified as necessary through a partnership with Landmarks Illinois, National Trust for Historic Preservation, Pullman National Monument and the National Park Conservation Association, as well as expertise from Wiss, Janney, Elstner Associates, Inc. and Berglund Construction. The project is supported by a grant from American Express as a philanthropic partner of the National Trust for Historic Preservation and the Northern Illinois Conference of the United Methodist Church.

Rachel Wills of WJE and Pastor Luther Mason outside Greenstone Church.

# NATIONAL PARK SERVICE RECOGNIZES 1908 RACE RIOT SITE SPRINGFIELD (103)

In August, the National Park Service added the 1908 Springfield Race Riot site to the African American Civil Rights Network. The program commemorates and interprets significant landmarks associated with the civil rights movement. In 2015, a proposed railway expansion threatened the archaeological site with excavation. Landmarks Illinois joined the Springfield NAACP, the Faith Coalition for the Common Good and other Springfield organizations to successfully fight for a shift in the rail line, resulting in the preservation of the nationally significant site. Landmarks Illinois continues to advocate for the Race Riot site to be designated a National Monument, with associated legislation currently before Congress.

1908 Springfield Race Riot Site. Courtesy Fever River Research.

#### MILLSTADT WATER TOWER DEADLINE MILLSTADT

The Friends of the Old Millstadt Water Tower nonprofit organization began 2020 with optimism in the final year of its five-year \$200,000 fundraising campaign to save the village's landmark water tower. Because of COVID-19, fundraisers such as trivia nights, a half marathon and a car show were canceled, and the group is in danger of not meeting a January 2021 deadline. At press time, the Friends group had raised \$159,000 for the "tin-man" style water tower, included on Landmarks Illinois' 2014 Most Endangered Historic Places list. Donations to Friends of the Old Millstadt Water Tower can be sent to P.O. Box 335, Millstadt, IL, 62260 or made online at www.MillstadtWaterTower.org.

The Old Millstadt Water Tower



**CHICAGO** 



SPRINGFIELD



# IN THE FIELD



# Allison Toonen-Talamo. HARLEY CLARKE MANSION EVANSTON

programs and design guidelines that can address local concerns.

PROPOSED PILSEN LANDMARK DISTRICT

In September, the Evanston City Council heard presentations of four proposals for reuse of the Harley Clarke Mansion and Coach House, included on Landmarks Illinois' 2016 Most Endangered Historic Places list. As mandated by the city, all proposals would invest in the property's rehabilitation and make it available for public use and programming. City staff was to score the proposals and make recommendations to City Council at a future meeting yet to be scheduled. In 2016, Landmarks Illinois provided a pro bono condition assessment of the mansion by the firm Wiss, Janney, Elstner Associates, Inc. In 2019 WJE returned to the property at Landmarks Illinois' request to reassess its condition. In addition to being made available to the City, the assessment was posted on Landmarks Illinois' website for all parties interested in responding to the City's Request for Proposals. The report noted the property's overall good condition and provided a list of priority repairs.

An anti-landmarking campaign led by Chicago Ald. Byron Sigcho-Lopez and

local organizations, including Pilsen Alliance, aims to end the proposed Pilsen

Landmark district designation process. In July, Chicago City Council's Committee

on Zoning, Landmarks & Building Standards had, at the Department of Planning

and Development's (DPD) request, granted an extension of up to six months

for further review of the district with the alderman and local groups. DPD was

evaluating design guidelines and potential economic incentives and grants

for commercial building owners and homeowners in the proposed district to

address local fear of increased repair costs, gentrification and displacement.

At press time, efforts between DPD, the alderman and local groups to find

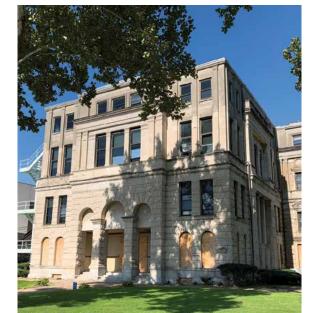
compromise were ongoing. Landmarks Illinois has supported the proposed

district and encouraged in testimony DPD's efforts to recommend financial

The corner of 18th & Carpenter Streets in Chicago's Pilsen neighborhood. Credit:

Landmarks Illinois' Skyline Council led a heartbombing event in 2019 at the Harley Clarke Mansion. Credit: Lewis Purdy.





#### ROCK ISLAND COUNTY COURTHOUSE ROCK ISLAND

The Illinois Third District Appellate Court ruled in July that Rock Island County must comply with the Illinois State Historic Resources Preservation Act (Section 707) in its effort to demolish the historic Rock Island County Courthouse. The county attempted to tear down the courthouse without the consultation process as required by law, prompting Landmarks Illinois to join the National Trust for Historic Preservation, Rock Island Preservation Society, Moline Preservation Society and the Broadway Historic District Association in filing a lawsuit. Landmarks Illinois celebrates this defense of state preservation law. While Landmarks Illinois and co-plaintiffs sent a letter to the county offering paths forward, including engaging with interested developers and a reuse proposal for a federal courthouse, at press time the county continues to pursue demolition.

The Rock Island County Courthouse was included on Landmarks Illinois' 2018 and 2019 Most Endangered Historic Places in Illinois.

### PENTECOSTAL CHURCH OF HOLINESS Chicago

The Renaissance Restoration Initiative, the capital campaign for the Pentecostal Church of Holiness, endeavors to increase and stabilize property values within the disenfranchised neighborhood of North Lawndale by restoring the beacon of the community—the former Our Lady of Lourdes Church.

The church building was constructed in 1931 during the height of the Great Depression and designed by renowned architect Louis Guenzel. It has been the home of the Pentecostal Church of Holiness since 2010, and the congregation is currently seeking Chicago Landmark designation. With the help of Wiss, Janney, Elstner Associates, Inc., Landmarks Illinois has provided a condition assessment of the building to determine priority repair needs. The congregation will use its \$2,500 Landmarks Illinois Preservation Heritage Fund Grant to help make immediate repairs.

Credit. Ed Gerns



### WATER TOWER Havana

The City of Havana's red brick water tower was completed in 1887, making it the fourth oldest water tower in Illinois that is still in use. The City prides itself on upholding its history and small-town charm while continuing to best serve its citizens. The Historic Water Tower has become a piece of Havana's heart, and it attracts tourists who are looking to get a glimpse into the past.

The City of Havana plans to use the \$2,500 Preservation Heritage Fund Grant from Landmarks Illinois, combined with city funds, for a condition assessment that will help to begin the first phase of preservation of the historic structure.

Havana's historic water tower. Courtesy City of Havana.





The year the Johnsons moved to Galena





Number of years the Johnsons spent restoring their own historic home, their first preservation project in Galena

The year the Johnsons started the Galena Foundation, which works to raise money for local historic preservation projects



Number of previous Landmarks Illinois Richard H. Driehaus Foundation **Preservation Awards** the Galena Foundation has received. In 2008, the Galena Foundation received

an Award for Leadership, and in 2019, the foundation was part of the awardwinning rehabilitation at Turner Hall, a project made possible through the partnership of the City of Galena and the Galena Foundation.

Historic properties in Galena the Johnsons have personally purchased to ensure their preservation (they have restored nine of them so far)



(Sources: Landmarks Illinois & Telegraph Herald)

preservation in Galena and some of their favorite projects and walking bridge with its unfurled flags. places in their beloved town.

The Johnsons in front of Carl Johnson's

Gallery in Galena

**LANDMARKS ILLINOIS:** What was your reaction to hearing the news or needs attention? you had received a preservation award from Landmarks Illinois?

MARILYN JOHNSON: Confusion. amazement, then...Wow!

total surprise. I never expected to be awarded such an honor. I thank Landmarks Illinois and those who nominated us.

**LI:** Why is preservation in Galena important to you?

CJ: Galena is so unique. It is important to maintain its restored architecture and to continue to support the tourism industry that LI: What's the biggest or most prevalent challenge you have faced is so important to our economy. Our history and architecture are our main attractions that draw people here.

LI: Tell us about one of the most memorable preservation MJ: Money! Carl and I have chased opportunities where efforts you have led in Galena over the years?

MJ: The Galena Foundation, Inc., which I co-founded and served Foundation has involved citizens of Galena, former residents as treasurer for 21 years, has been a dream come true. It has led many preservation projects. Carl and I also bought and restored, ongoing struggle. with our son Adam, The Old Stockade on the Cobblestone Street, a pre-1828 upright-timbered structure. I have researched its six CJ: Getting the community to accept the fact the local previous owners and they have become friends and mentors.

CJ: Being involved in the completion of the restoration of Turner to keep selling restoration — people finally get it! Hall, thanks to the Galena Foundation, for almost 50 years and being asked to accept the 2019 Landmarks Illinois Richard H. Driehaus Award for the project on behalf of the City of Galena.

**LI:** What is one of your favorite places in Galena and why?

MJ & CJ: Galena Grant Park.

MJ: Until recently, I loved to tell the history of The Old Stockade on the weekends. Now at 87 years old, the view out our kitchen window reveals Galena Grant Park with the gazebo,

We spoke with Carl and Marilyn in September about their Victorian fountain, Ulysses S. Grant Memorial, Civil War cannon Lifetime Achievement recognition, their years of service to — all preserved using aid from the Galena Foundation — and the

THE JOHNSONS

honored at Landmarks Illinois' 2019 preservation awards.

GALENA'S PRESERVATION CHAMPIONS

Carl and Marilyn Johnson were honored this fall at the 2020 Landmarks Illinois

Richard H. Driehaus Foundation Preservation Awards. The Galena couple received

the 2020 Joe Antunovich Award for Leadership, Lifetime Achievement for their

50 years of dedication to preserving historic and culturally significant places in

their community. The Johnsons first moved to Galena in 1970 and later co-founded

the Galena Foundation, an endowment-based organization that seeks to provide

monetary support for public assets and promotes local preservation projects. The

foundation was involved in the restoration of Galena's Turner Hall, a project that was

**LI:** Is there a historic place in Galena that is currently threatened

**MJ:** Galena will always be threatened — its buildings will always need help because of age and weather. Preservation easements will help. The city deserves to be preserved and recognized at **CARL JOHNSON:** The phone call from Landmarks Illinois was a the highest level, become a National Register Historic District. I would like to see that happen.

> CJ: Two major buildings, the old St. Mary's School and the Marine Hospital, require a major effort before they reach a point where they are beyond saving.

> during your years trying to save places in your community? What advice would you give to others who face similar challenges?

> matching funds were available for tourism (Galena's economic base), preservation and state and federal grants. The Galena and those who care for the City to help in our efforts. It is an

> zoning board and preservation commission are necessary to maintain our architectural stock and quality of life. You just have

> LI: Your life's work has inspired others in Galena to preserve places that matter to them and their community. Why is it important for future generations to take care of historic places?

> **MJ:** The greatest opportunities for help often are at the federal and state levels. They change and expand unexpectedly. It is important to keep your ties open. Networking is a priority!

> **CJ:** Those who fail to honor the past and its architecture will have very little background to deal with the future.

6 THE ARCH



2020 LANDMARKS ILLINOIS **RICHARD H. DRIEHAUS FOUNDATION PRESERVATION AWARD RECIPIENTS** 

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### **GARFIELD SCHOOL SENIOR RESIDENCES**

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#### **ROFF HOUSE**



For many nonprofit organizations, including Landmarks Illinois, the COVID-19 pandemic has restricted in-person events and fundraisers. Organizations have had to pivot and reimagine events to continue to engage members and donors. In June, Landmarks Illinois hosted its first virtual event, the 2020 Annual Meeting, which attracted an audience of close to 150 live viewers and continues to be watched on Landmarks Illinois' Facebook and YouTube pages.

Since the Annual Meeting, the Landmarks Illinois' Real Estate and Building Industries Council hosted its "State of the Industry" Educational Seminar focused on the pandemic's impact on the real estate and building industries. Landmarks Illinois also presented a Preservation Snapshots Lecture on its Women Who Built Illinois initiative, and the 2020 Landmarks Illinois Richard H. Driehaus Foundation Preservation Awards took place. All these events were held virtually.

Landmarks Illinois is always evaluating its events and programming and finding ways to tweak the experiences for our audience. Next year, 2021, marks our 50th Anniversary. In preparation for this milestone, Landmarks Illinois developed an Events Think Tank process to assess all of its events. We want to make sure that the experiences we create engage and inspire members and supporters. The process also focuses event planning around our organizational values: Innovation, Education, Stewardship and Empowering People/Improving Lives.

Landmarks Illinois continues to facilitate meetings with many of its events committee members, stakeholders and representatives of diverse constituencies to help the organization plan creative events and educational programming that can help reach a variety of audiences and spark interest in Landmarks Illinois' mission.

Landmarks Illinois will continue to host events virtually in the new year, including reimagining its largest annual fundraising event, the Legendary Landmarks Celebration in March. Please stay tuned for announcements regarding Landmarks Illinois' 50th Anniversary events in the coming weeks.

virtually. Visit Landmarks Illinois' channel on Youtube www.YouTube.com/LandmarksIllinois to watch our virtual content.

# Preservation Snapshots Lecture

**SAVE THE DATE** Hear from three grant recipients about the impact Landmarks Illinois' COVID-19 Organization Relief Grants made in our next virtual presentation, scheduled for December 2020. Look for details online at www.Landmarks.org.

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Left: The Mark Twain, Chicago, 2020 Landmarks Illinois Richard H. Driehous Foundation Preservation Award for Rehabilitation. Credit: Leslie Schwartz Photography.

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