



LANDMARKS
ILLINOIS



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Cover: Jeff Mayer stands in front of the Goodall Building in Marion, which he restored. His efforts won him a 2023 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award. Learn more about his project on pages 2-3. (Credit: Ceasar Maragni of the Swinfor Media Group's Marion Star)

Above: Granny Puckett's held a ribbon-cutting ceremony in September when it opened in the Goodall Building. Jeff Mayer, owner of the building and 2023 award winner, stands on the left.

All photos by Landmarks Illinois unless otherwise noted.

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- # FROM THE PRESIDENT & CEO TO OUR MEMBERS
- This issue prominently features the Landmarks Illinois Richard H. Driehaus Foundation Preservation Awards, which celebrates the people and projects that are moving preservation forward across the state. Award winners show that preservation is possible through vision and persistence in some of the most challenging circumstances. Beyond providing a new life for special places that were often vacant or deteriorating, these people are doing far more for their community. Through preservation, they are connecting us with our history and providing vital community needs like jobs, small business space, housing, art and gathering spaces.
- For 30 years, Landmarks Illinois and the Richard H. Driehaus Foundation have celebrated people and preservation through the awards program. It is incredible to consider that we have given 270 awards over that time representing a diversity of people, communities, building types and adaptive reuses. However, the program goes beyond building a vast database of preservation success stories. The awards program helps people see themselves as preservationists, some for the first time.
- “One project can build excitement, optimism and momentum for the future and inspire others to invest.”
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- Several, if not many, award recipients are relatively new to preservation. Some have referred to themselves as “accidental preservationists.” These award winners, like Jeff Mayer from Marion featured on our cover, tell a common story of buying an overlooked historic building, falling in love with it and doing what they thought was the right thing. Then they meet a hundred other people like themselves at the awards ceremony we hold every fall who share similar stories. These are people who started with one small project and became serial rehabbers once they saw the impact preservation had on their community. One project can build excitement, optimism and momentum for the future and inspire others to invest.
- The Landmarks Illinois Richard H. Driehaus Foundation Preservation Awards is an investment in preservation’s future by creating this welcoming environment. New preservationists are celebrated and made to feel that they belong in this community, which is key to building an inclusive preservation movement. Landmarks Illinois becomes a supportive community to provide the contacts, expertise, resources and encouragement that they need to see themselves as Preservationists. It is common to have award winners go on to preserve other special places, win more awards, join Landmarks Illinois as committee and board members and engage as advocates and donors.
- Landmarks Illinois is guided by our principles to fight for and model inclusion and accessibility and to build lasting and positive relationships by investing time and resources to support communities in their preservation efforts. The awards program has played a principal role in this effort for 30 years. We thank the Richard H. Driehaus Foundation for making this work possible. We encourage you to connect with, congratulate and welcome these new and continuing preservationists on social media and share their stories.
- Bonnie McDonald
Bonnie McDonald

Preservation efforts in Marion, Illinois, are helping

ENERGIZE THE CITY'S DOWNTOWN

Marion, Illinois, is being revitalized, one historic building at a time.

With encouragement from the city, the work of transforming these more than century-old buildings is being led not by seasoned preservationists, but by people jumping into these ambitious projects for the first time. Their efforts are not going unnoticed: For two years in a row, Landmarks Illinois has honored projects in this Southern Illinois city through its annual Richard H. Driehaus Foundation Preservation Awards.

Among the 2023 award recipients is the Goodall Building in Marion. Jeff Mayer, a Marion native, purchased the property in 2020 and led a remarkable rehabilitation. Originally constructed in 1873 by tobacconist Francis Goodall and reconstructed in 1900 following a fire, the two-story Goodall Building sits prominently in Marion's public square. An automotive retailer by day, Mayer had no previous experience restoring historic buildings. That did not deter him. He took note of the city's efforts to revitalize the downtown area and wanted to be a part of it. Mayer personally invested his time and money into the project. He sees these investments as a gift to his hometown.

"I am not sure there is much more gratification than being able to invest back into a community that you have been a part of your entire life," Mayer said.



Today, the majority of the Goodall Building is renovated. The ground floor is home to the bustling bakery, Granny Puckett's, as well as an events space, The Foundation Room on the Square. The second floor features apartments. An additional 5,000 square feet of space is expected to be completed next year.

During the project, Mayer did not get discouraged and he refused to take shortcuts. He was committed to quality restoration work.

"I wanted the building to stand for another 120 years, so I just felt that was the correct thing to do," Mayer said.

Marion Mayor Mike Absher said Mayer's project at the Goodall Building serves as a catalyst for future projects downtown and has created a sense of pride among residents.



Mayer has also set a "gold standard" for historic preservation in the city.

"His excellence in revitalizing this 123-year-old building is a shining example of the impact projects like this have on the city's economy and community," Absher said.

The City of Marion has made a concerted effort in recent years to reinvigorate its downtown and restore its historic buildings. The city's public square is beginning to buzz with new activity. According to Jennifer Olson, Director of Business Development for the City of Marion, the Little Nashville Cafe, a singer-songwriter venue, recently opened in the

to boost local economic development, was first announced at a press conference in Marion during which Mayor Absher and Mayer spoke. Learn more about the grant fund at www.landmarks.org/grants.

Around the corner from the Goodall Building on Union Street is Crown Brew Coffee, a recipient of a 2022 Landmarks Illinois Richard H. Driehaus Foundation Preservation Award. Owners Jared Gravatt and Joshua Benitone transformed the neglected 120-year-old building into a welcoming café for their craft coffee company. Like Mayer, Benitone and Gravatt were not preservationists by trade yet they saw value in breathing new life into Marion's downtown.

"Our business is both an example of restoration in a building and restoration in community," Benitone told Landmarks Illinois last year.

The projects at Crown Brew and the Goodall Building both took place during the pandemic, creating even more challenges for the preservation novices who led them.

"His excellence in revitalizing this 123-year-old building is a shining example of the impact projects like this have on the city's economy and community."

renovated 1901 Jones Building and, the nearly 100-year-old former Woolworth store is currently being renovated to house a restaurant and vacation rentals. A new city hall also opened in September in the former First Southern Bank Building, just across from the Goodall building.

"Redeveloping these 100+-year-old structures is challenging, slow and expensive," Olson said. "Marion is blessed to have folks willing to take on the challenge and save history, making it available for future generations."

Last year, Landmarks Illinois launched a special grant program specifically targeted to support preservation projects in commercial corridors in Southern Illinois. The Landmarks Illinois Banterra Bank Preserve Southern Illinois Grant Program, which aims to restore historic structures

Despite the hurdles and hard work, Mayer said he would be open to future preservation projects in his beloved hometown.

"I would definitely restore more historic properties in Marion if it was the right opportunity," he said. 🇺🇸

Clockwise, from opposite: The Goodall Building stands prominently in Marion's Public Square across from the new City Hall inside a renovated former bank building. Credit: Rachel Stroud.

Inside Crown Brew Coffee, a 2022 Preservation Award winner located around the corner from the Goodall Building. Credit: Crown Brew Coffee.

Marion Mayor Mike Absher speaks at an April 2022 press conference in Marion's Public Square announcing the Illinois Landmarks Illinois Banterra Bank Preserve Southern Illinois Grant Program.



Credit: Tom Nicol

BLOOMHAVEN INNOVATIVE LIVING COMMUNITY Aurora

Award for Adaptive Reuse

Fox Valley Developers redeveloped the 135-year-old formerly abandoned City Hospital of Aurora campus to create a multi-use development providing assisted and independent living for seniors and adults in need of memory care and/or with special needs.

BRONZEVILLE LEGENDS Chicago

Award for Cultural Heritage Preservation

Chris Devins created a curated multi-site placemaking campaign that uses large-scale murals featuring past Bronzeville residents like jazz great Louis Armstrong and playwright Lorraine Hansberry to celebrate the rich heritage of the South Side neighborhood.



Credit: © Tom Harris / Courtesy of MKB Architects

THE OLD POST OFFICE Chicago

Award for Adaptive Reuse

The largest adaptive reuse project in the nation – led by 601W Companies, JLL, Telos, BEAR Construction and Gensler – transformed the long-threatened, abandoned former post office in Chicago's Loop into a hub of retail and office space featuring Art Deco features and modern amenities.



The following award-winning projects and the people who made them possible were honored at a ceremony on October 27 at the Athenaeum Center for Thought & Culture in Chicago. Visit landmarks.org to read more about our 2023 award winners and to see photos from the award ceremony!



Credit: Chris Devins

AUBURN GRESHAM HEALTHY LIFESTYLE HUB Chicago

Award for Adaptive Reuse

Carlos Nelson and Greater Auburn Gresham Development Corporation renewed a nearly 100-year-old terra cotta building on W. 79th Street on the South Side of Chicago into a bustling community center.



Credit: Dave Burk

TRIBUNE TOWER Chicago

Award for Adaptive Reuse

The former home of the Chicago Tribune newspaper and its media companies has been converted into a one-of-a-kind residential building by Golub & Company and CIM Group. As one of Chicago's most treasured landmarks, the reuse celebrates the historic character of the nearly century-old, Neo-Gothic skyscraper.

RESOURCE BANK DeKalb

Award for Leadership

The locally-owned bank headquartered in DeKalb has a long tradition of repurposing historic buildings to open bank branches in Northcentral Illinois, including the former Eakin Schoolhouse in Hampshire and the former Frederick Townsend Garage (pictured), a National Register-listed building in Sycamore.



Courtesy: Resource Bank



Credit: Rachel Stroud

GOODALL BUILDING Marion

Award for Rehabilitation

Marion resident Jeff Mayer has rehabilitated a historic former hotel building on the town's popular Public Square, providing restaurant, residential and event space. The project has encouraged additional investment and development in the Southern Illinois community's downtown area.

MAYWOOD SUPPORTIVE LIVING Maywood

Award for Adaptive Reuse

Celadon Partners led the preservation and revitalization of the long-vacant supportive living facility, providing quality housing and services for Maywood's seniors and encouraging additional economic development in the community.

OSF HEALTHCARE MINISTRY HEADQUARTERS Peoria

Award for Rehabilitation

OSF HealthCare has reimagined the former Schipper and Block department store building in Peoria – known locally as “The Big White Store” – into its new headquarters. The project prevented the demolition of one of the city's most iconic historic buildings and reinvigorated commercial activity downtown.



Credit Mark Ballogg/Dewberry

BY THE NUMBERS

This year marks the **30th Anniversary of the Landmarks Illinois Richard H. Driehaus Foundation Preservation Awards**. Below are statistics from the program’s three-decade history in Illinois.

270 Historic preservation projects honored with a Landmarks Illinois Richard H. Driehaus Foundation Preservation Award

82 Cities/towns in Illinois with an award-winning project

51 Adaptive use projects honored through the awards program

32 Individuals honored through the awards program

15 Rehabilitated or repurposed schools that have received awards

IN MEMORIAM

Landmarks Illinois lost several friends and partners in recent months, all of whom have been honored through the Landmarks Illinois Richard H. Driehaus Foundation Preservation Awards for their exceptional efforts to preserve the unique places, history and architecture across our state.

Don Kalec passed away May 26. Kalec was an expert in the field of architectural history with a specialty in Prairie Style design and an Emeritus Professor at the School of the Art Institute of Chicago, where he helped create the Master of Science degree in Historic Preservation. In 2006, Landmarks Illinois honored Kalec with a Lifetime Achievement Award at the Richard H. Driehaus Foundation Preservation Awards.



Willis Johnson passed away August 16. Johnson restored dozens of historic movie theaters across Illinois and founded the Classic Cinemas Chain, which became the largest Illinois-based movie chain. Landmarks Illinois honored Johnson at our 2011 Richard H. Driehaus Foundation Preservation Awards for his dedication to bringing old movie theaters back to life, including the historic Tivoli Theatre in Downers Grove.

Jon Davey passed away September 9. Davey was an architecture professor at Southern Illinois University and President of the R. Buckminster Fuller Dome Not-For-Profit. Davey was instrumental in saving the Bucky Fuller Dome Home in Carbondale, a former Landmarks Illinois Most Endangered site, and led the effort to preserve the iconic structure, which won a Landmarks Illinois Richard H. Driehaus Foundation Preservation Award in 2015.



UPCOMING EVENT

Save the Date

Guests gather at the 2023 Preservation Forward event. Credit: David T. Kindler

February 29, 2024
2024 PRESERVATION FORWARD

Get ready for an unforgettable evening as Landmarks Illinois presents its premier fundraising event of the year, Preservation Forward, at The Old Post Office in Chicago. Attracting more than 800 professionals and community activists from across the state, event guests have ample opportunity to network with like-minded people who are passionate about preservation and our built environment. For more information and sponsorship opportunities, visit Landmarks.org. Reservations go on sale in January.

Our 2024 Landmarks Illinois Influencers are innovators who are helping Landmarks Illinois create a more inclusive, accessible and relevant preservation movement.

- 2024 Landmarks Illinois Influencers
- **Lisa Yun Lee, Ph.D.**, Executive Director of the National Public Housing Museum
 - **Juan Gabriel Moreno**, President and Founder of JGMA
 - **Shermann “Dilla” Thomas**, TikTok Urban Historian, Co-Founder, Chicago Mahogany Foundation
 - **HIRE360**, Represented by Jay Rowell, Executive Director
 - **Holsten Real Estate Development Corporation**, Represented by Peter Holsten, President, and Jackie Taylor Holsten, SVP and General Counsel

January 1
UPCOMING GRANT DEADLINE

Apply for a grant through the Landmarks Illinois Timuel D. Black, Jr. Grant Fund for Chicago’s South Side and the Landmarks Illinois Banterra Bank Preserve Southern Illinois Grant Program by January 1, 2024! The grant funds provide financial assistance to preserve or protect significant structures and sites in Illinois. **Visit landmarks.org to see if your preservation project qualifies for grant funding** and to submit an application.

UPCOMING EVENT

Preservation
Snapshots



“TEN YEARS LATER:
The Impact of School Closings in Chicago”

November 16, 2023 12:00 p.m. to 1:00 p.m.

In 2013, Chicago closed 49 of its public schools, the largest public school closure in the country’s history. Two years later, Landmarks Illinois partnered with New Venture Advisors to identify which of those Chicago Public School (CPS) buildings had commercial kitchens and potential for food-related reuse. Please join Landmarks Illinois for a look back at this massive school closure featuring Paola Aguirre, Urban Designer and Partner of Borderless Studio, which launched the Creative Grounds Initiative that works to activate closed CPS schools. Paola is actively invested in spatial justice by bringing more people into the preservation processes and empowering communities to have a voice.

Alexander Von Humboldt School in Humboldt Park was among the CPS schools that closed in 2013. Credit: Bauer Latoza.

BURWELL BUILDING Gibson City

The Gibson City Restoration Association is making great strides in its effort to preserve the Burwell Building, a historic opera house and community multi-use building in downtown Gibson City. The 140-year-old structure fell into disrepair over the past 50 years. Since gaining control of the building in 2022, the association has made numerous steps to preserve it, including removing debris from the building through the labor of dedicated volunteers, having a conditions assessment and stabilization plan completed, developing a reuse plan and starting the National Register of Historic Places nomination process. The group is also planning to make necessary roof repairs before the end of the year. Landmarks Illinois awarded it a Preservation Heritage Fund Grant to help with this preservation work.

Credit: Gibson City Restoration Association



HAWTHORNE POOL Galesburg

The 80-year-old historic Hawthorne Pool in Galesburg is officially saved. The pool is part of a campus originally constructed for wounded WWII veterans and later repurposed for a variety of uses until the City of Galesburg took control of it in the 1980s and began operating it as a community pool. Due to deferred maintenance issues, the city planned to permanently close the pool in 2022. A local group, Save Hawthorne Pool, quickly formed and mobilized in late 2021 to advocate for repairs of the pool so it could remain a community asset. After garnering over 1,000 petition signatures from community members, the City Council unanimously voted to fund the repairs. The pool was temporarily closed in the spring of 2022 for repairs and the pool reopened on September 11, 2023, after an extensive \$2 million renovation.

Credit: Save Hawthorne Pool



BAXTER INTERNATIONAL HEADQUARTERS

Deerfield

Landmarks Illinois included the Baxter International Headquarters in unincorporated Lake County near Deerfield on its Most Endangered list in 2023 after Bridge Industrial announced plans to purchase and tear down the SOM-designed Midcentury Modern campus and replace it with logistics warehouse facilities. Bridge withdrew its application to the Deerfield Plan Commission to annex and rezone the campus in June following local outcry. Bridge had begun conversations with Lake County officials to proceed with plans at the county level when Baxter International announced in September that it is no longer planning to sell the campus, and will maintain it as its headquarters.

Credit: Dave Burk



ALEXANDER BROTHERS BLACKSMITH SHOP Geneva

Included in both Landmarks Illinois' 2018 and 2023 Most Endangered Historic Places in Illinois, the Alexander Brothers Blacksmith Shop in Geneva has again escaped demolition. The building's owner, the Shodeen Family Foundation, applied for a permit to de-designate and demolish the historic limestone structure, arguing that reuse was not financially feasible. After sustained advocacy through a months-long hearing process, on August 15, the Geneva Historic Preservation Commission unanimously denied the application. The owner's appeal to the City Council was also denied on September 26.

Credit: Al Watts

ROBERTS TEMPLE Chicago

Landmarks Illinois joined elected officials, community partners and the National Park Service at Roberts Temple Church of God in Christ on August 1 to celebrate the church's inclusion in the new Emmett Till and Mamie Till-Mobley National Monument. Roberts Temple Church of God in Christ is where Emmett Till's open casket funeral was held in 1955. Mamie Till-Mobley's courageous choice to show her son's body is seen as a defining moment in the Civil Rights Movement. Landmarks Illinois has been a longtime advocate for Roberts Temple, which was the location of the Skyline Council's 2021 Heart Bomb event.

Jack Tribbia of Berglund Construction; Landmarks Illinois Program Manager Leila Wills; Dr. Marvel McCain Parker, Executive Director of the Emmett Till and Mamie Till-Mobley Institute; Juliana Glassco, HistoriCorps; Landmarks Illinois Chief Operating Officer Frank Butterfield, at Roberts Temple Aug. 1.



Nominate an Endangered Place in Your Community!

Beginning December 4, Landmarks Illinois will accept nominations for the **2024**

Most Endangered Historic Places in Illinois. The

annual Most Endangered list calls attention to historic and culturally significant sites across the state that are threatened with deterioration, demolition or inappropriate development. Anyone can nominate a site to the list. Nominated sites should be valued by residents and/or celebrate local history or culture. Look for the nomination form on our website at landmarks.org!

Nominations will close on January 12.



LANDMARKS ILLINOIS RECEIVES \$1 MILLION GRANT

for Reinvestment Program Loan Fund

In July, Landmarks Illinois received a \$1 million grant from the Richard H. Driehaus Foundation to help provide low-interest loans through its Reinvestment Program Loan Fund. The grant is among the five largest that the Driehaus Foundation has ever awarded.

Landmarks Illinois' Reinvestment Program Loan Fund is the only low-interest loan program that specifically supports historic preservation in Illinois. The program was established in 2018 through a generous donation from The 1772 Foundation. It provides more accessible lending terms where unconventional financing may be unavailable, making the reinvestment and reuse of our historic places more attainable to more people.

The new \$1 million grant from the Richard H. Driehaus Foundation will make it possible for Landmarks Illinois to significantly increase its capacity to lend to historic preservation projects in the city of Chicago. To learn more about the program, visit. landmarks.org/reinvestment-program.



MONUMENTAL BAPTIST CHURCH Chicago

*Timuel D. Black, Jr. Fund for
Chicago's South Side*

Monumental Baptist Church was formally organized in 1919 and was housed in several locations before purchasing its present building at 729 E. Oakwood Blvd. in 1934. The Romanesque Revival-style church, designed by Patton, Fisher & Miller in 1899, is a designated Chicago Landmark. Monumental has been one of the largest and most active congregations in the Bronzeville neighborhood that, in addition to spirituality, served as an influential social, intellectual and political force. The building's current use is for worship, community meetings and neighborhood programming that empowers community residents.

In the summer of 2023, Wiss, Janney, Elstner Associates, Inc. performed a conditions assessment of the building. The congregation will use its \$2,500 grant to make necessary repairs as determined by the assessment report.



SOUTHERN ILLINOIS GRANTS Murphysboro

*Landmarks Illinois Banterra Bank Preserve
Southern Illinois Grant Program*

Two grants through the Landmarks Illinois Banterra Bank Preserve Southern Illinois Grant Program have supported projects in Murphysboro this year. Read about them below!

In 2011, Jamie and Shannon Green returned home to Murphysboro to raise their family. They immediately saw the need to revitalize Murphysboro's downtown and purchased six commercial properties with plans to restore them to support that effort. The first floor of 1330 Walnut St. is now home to two local businesses and the second floor is being rehabilitated for residential use. The Greens used a \$2,500 grant to install new windows in the residential space.

Jamie Green also serves as Director of Murphysboro Main Street. When her family moved back to the Southern Illinois community, the Main Street program was no longer active. She has since brought it back to life. In 2020, the historic GM&O Railroad Depot was donated to the Main Street organization to house its offices and create a welcome center. Built in 1888 and in continuous use for 90 years, the Depot was closed in 1977 and sat vacant for many years. Murphysboro Main Street has completed Phase 1 of the restoration and will use a \$2,500 grant for the second phase of restoration, which includes necessary exterior repairs.

Right, top to bottom: The Greens are presented with their grant in front of their commercial building on Walnut Street.

The GM&O Depot is being renovated to house local Main Street offices.



WOODLAND PALACE Kewanee

Preservation Heritage Fund

The Woodland Palace in Kewanee is a museum of inventions and interior furnishings built by Fred Francis in 1889. Francis, a multi-disciplinarian nature lover, thought to be one of the most outstanding mathematicians in the Midwest, would not complete the construction of his home for 37 years when he died at 70 years old. The house is replete with Francis' inventions including disappearing doors and windows and a unique air cooling system that tunneled fresh air from his nearby orchard. Francis left the Woodland Palace and the surrounding 40-acre estate to the City of Kewanee for a museum and public park. The city will use a \$3,500 Preservation Heritage Fund Grant for necessary repairs to this eccentric structure.



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APRIL 7 – SEPTEMBER 7, 2023 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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Landmarks Illinois Welcomes

NEW MARKETING & COMMUNICATIONS MANAGER

Landmarks Illinois was excited to add a new member to the team this summer! **Lauren Dalton** is our new Marketing & Communications Manager and she will lead marketing strategies and support ongoing communications to broaden the organization’s reach and impact. Lauren is from Southwest Michigan, where she attended Andrews University and received a Bachelor’s degree in Marketing. She thinks fondly of her Michigan communities’ historic locations like the St. Joseph Lake Bluff and Eau Claire Mammoth Fruit Farm. Proudly growing a career supporting Chicago businesses as a strong content marketer and analyst, Lauren looks forward to serving Illinois communities.

To connect with Lauren, please visit the Landmarks Illinois Staff webpage at landmarks.org.



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