



# LANDMARKS ILLINOIS & IMI ANNUAL HISTORIC PRESERVATION EVENT

## MASONRY FACADE REPAIR STRATEGIES IN ADAPTIVE REUSE PROJECTS



Thursday, February 20, 2025

### WHO:

Landmarks Illinois Stakeholders, Preservationists, Architects, Engineers, Owners, Developers, Property Managers, General Contractors, BAC Signatory Mason Contractors, Government Officials.

### WHEN:

Thursday, February 20, 2025

8:30 a.m. - 1:35 p.m. (Central Standard Time)

NOTE: please log in 5 minutes prior for an 8:30 a.m. start.

### WHERE:

Held **virtually** via webinar using Zoom.

### COST:

This event is free to attend.

### CONTINUING EDUCATION:

This program (pending approval) is intended to meet AIA/CES requirements to qualify for 4.5 continuing education credits. LU/HSW credits have been applied for.



### QUESTIONS:

Jeff Diqui, [jdiqui@imiweb.org](mailto:jdiqui@imiweb.org) or (630) 606-8220

### SCHEDULE:

- 8:30 - 8:35:** Welcome
- 8:35 - 8:40:** Opening Remarks  
Allison "Ally" Toonen-Talamo, Project Consultant II, SGH & Landmarks Illinois Board Member
- 8:40 - 8:45:** Opening Remarks  
Mike Volpentesta, President, Bricklayers & Allied Craftworkers, ADC 1 of IL
- 8:45 - 9:00:** Presentation: Historic Masonry Preservation Certificate Program  
Jeff Diqui, Technical Director, IMI
- 9:00 - 10:00:** Masonry Façade Repair Design-Build Methodology | Adaptive Reuse  
Wiss, Janney, Elstner Associates | Amanda Marshall, Matt Novesky, & Rachel Will
- 10:00 - 11:00:** Lawson House Case Study  
Klein & Hoffman & Farr Associates | Thomas Flynn, Marlon Vargas, Chris Mojica & Mercedes Miley
- 11:00 - 11:30:** Woodstock Old Courthouse Center Case Study  
Studio GWA | Aaron Holverson & Erin O'Keefe
- 11:30 - 12:00:** Break
- 12:00 - 1:20:** A Series of Adaptive Reuse Case Studies
  - Ramova Theatre | Nicole Deplet (WJE) & Mark Kuberski (Central Building and Preservation)
  - The Old Post Office in Chicago | Matt Novesky (WJE) & Jeremy Partain (Mark 1 Restoration)
  - Kimpton Gray Hotel | Rachel Will (WJE) & Mark Kuberski (Central Building and Preservation)
  - Old Cook County Hospital | Rachel Will (WJE) & David Pettigrew (Mark 1 Restoration)
- 1:20 - 1:35:** Q&A

### REGISTRATION (Zoom):

For online registration, click or visit: <https://bit.ly/3Pp9q7l>

### PROGRAM DESCRIPTION: Masonry Façade Repair Strategies in Adaptive Reuse Projects

Adaptive reuse of existing buildings is one of our best options to increase sustainability and resiliency in the built environment. In recent years, economic and social shifts have made these conversions more financially attractive. Hybrid work arrangements have left office buildings underoccupied or completely vacant. At the same time, demand has increased for urban living spaces with easy access to public amenities. Adaptively reusing existing underutilized commercial buildings for residential space or other societal needs is a viable solution for both problems.

IMI and Landmarks Illinois are hosting a virtual program focused on establishing effective methodologies for assessing and repairing the exterior envelope of existing buildings, specifically focused on masonry facades in adaptive reuse projects. Through project case studies, the presenters, which include an interdisciplinary team of designers and masonry contractor representatives will demonstrate best practices for a successful approach to masonry repair. Case studies showcasing methodologies that establish general parameters for projects in the investigation and design phases that are refined during construction. Learn from conversations focusing on the flexibility in repair methodologies to address the owner's expectations and financial constraints. Plus, understand the importance of collaboration between the contractor and architect/engineer to deliver successful projects that achieve project goals, schedule, and budget.

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### PRESENTER BIOS:

**Nicole Deolet**, is an Associate III with **Wiss, Janney, Elstner Associates, Inc. (WJE)**, specializing in material conservation and historic preservation. Her expertise includes field investigation, building documentation, condition assessment, material analysis, and preservation recommendations for various building materials, such as brick, stone, terra cotta, adobe, plaster, concrete, and architectural metals. Nicole has worked on several façade restoration projects, including the Old Republic Building, Marquette Building, Fourth Presbyterian Church, Indiana War Memorial Shrine Room, and Castillo San Felipe del Morro Lighthouse.

**Thomas Flynn**, is an Associate Principal at **Klein and Hoffman, Inc.** a company of Restoration Architects and Structural Engineers, specializing in the repair, rehabilitation, and restoration of existing buildings and structures. He is a registered Architect in 13 states with over 27 years of experience with numerous building types and building envelope systems. He has a passion for historic preservation, in particular the restoration of terra cotta and wood windows. Tom has served as the project manager for a variety of building infrastructure related projects including property condition assessments, transition reports, reserve studies, life safety upgrades, plan reviews, and general remodeling tasks.

**Aaron Holverson**, is a Principal Architect at **Studio GWA**, in Rockford IL. With a background in historic renovation, project management, and carpentry, Aaron uses his diverse experience and education to develop a holistic approach to each project. Aaron holds a Master of Architecture degree from Judson University with an emphasis in Traditional Architecture and Urbanism.

**Mark Kuberski**, is a Vice President and partner with **Central Building and Preservation** since 2005. As an expert in building materials, structural systems, and design of historic buildings and has been responsible for numerous masonry facade restoration projects in Chicago. His current responsibilities include estimating, planning and supervising masonry restoration projects throughout Chicago. He frequently consults with project architects and engineers to solve complex structural and architectural problems associated with deteriorated building facades. With his unique background on both the engineering and contracting sides of construction, Mark has given numerous presentations to various professional organizations on a Contractor's perspective to engineering solutions for historic masonry projects.

**Amanda Marshall**, is an Associate with **Wiss, Janney, Elstner Associates, Inc. (WJE)**, leveraging her Bachelor of Architecture from the Illinois Institute of Technology. Specializing in historic preservation, her expertise spans various historic materials such as brick, stone, and terra cotta masonry. With a passion for preserving architectural heritage, Amanda combines her technical skills with a deep understanding of historical significance to ensure the longevity and integrity of cherished structures. Through her work, she remains dedicated to safeguarding our cultural heritage for future generations.

**Mercedes Miley**, is a licensed architect, incremental developer, urban designer and President at **Farr Associates** with nine years of experience in a variety of project types, scales, and methods. She has facilitated architecture works from \$2M to \$95M with a focus on housing and civic works. In the planning and urban design realm, her work has mainly impacted underserved or underrepresented communities across seven states. With her diverse project portfolio, Mercedes can communicate effectively across clients, communities, and consultants, leading a strong team behind a cohesive mission. She believes everyone sits at the table. You can expect Mercedes to be a consensus builder and calm facilitator—no matter the stakes.

**Chris Mojica**, is an Inspector III at **Klein and Hoffman, Inc.**, an Architectural and Structural Engineering company specializing in the repair, rehabilitation, and restoration of existing buildings and structures. Chris worked in the trade for 13 yrs where he specialized in masonry, terra cotta, limestone, and concrete restoration. Chris joined K&H in 2007 and has brought technical knowledge about masonry facades that tailored to many façade composition. As an inspector Chris assist project managers with inspections and assisting with technical solutions that may arise during project construction.

**Matt Novesky, RA** is an Associate Principal with **Wiss, Janney, Elstner Associates, Inc. (WJE)**, has been involved in numerous assignments related to the investigation and repair of distressed conditions in existing buildings since joining in 2000. Mr. Novesky's specific expertise is in evaluation and repair design for masonry and historic buildings and structures, including brick, terra cotta, and stone masonry for several National Historic Landmarks and local Chicago landmarked buildings. Project types have ranged from churches to high-rise office buildings.

**Erin O'Keefe**, is a Senior Associate, Senior Project Architect at **Studio GWA**, in Rockford IL. With over 10 years of experience in multiple project types and sizes. Erin focuses on providing a comprehensive, well-coordinated, and documented project that owners and users alike can be excited to use. Erin is involved in all phases of a project—from concept to project completion—and is versatile enough to work with multiple stakeholders including public entities, nonprofit organizations, developers, and GSA.

**Jeremy Partain**, is a Vice President of Restoration at **Mark 1 Restoration**, with over 20 years of experience in the masonry restoration industry. Since joining the company, Jeremy has distinguished himself as an estimator and project manager, recognized for his meticulous attention to detail and innovative problem-solving skills. With expertise in budgeting, planning, and executing intricate restoration projects, Jeremy is dedicated to upholding the highest standards of quality craftsmanship. His results-driven approach and unwavering commitment to client satisfaction have established him as a trusted leader in the field, delivering exceptional outcomes on every project he undertakes.

**David Pettigrew**, is a Vice President of Restoration at **Mark 1 Restoration**. He has overseen facade restoration projects for numerous historic landmarks, including a state capitol building and other culturally significant structures. His expertise includes the investigation, repair, and preservation of historic building facades.

**Marlom Vargas**, is an Associate II at **Klein and Hoffman, Inc.**, an Architectural and Structural Engineering company specializing in the repair, rehabilitation, and restoration of existing buildings and structures. Marlom joined K&H immediately after graduating from the University of Illinois at Urbana-Champaign in 2020 (M.Arch) and is actively pursuing licensure in the state of Illinois. His experience includes masonry facade and curtainwall system restoration, window replacement, roof replacements, and advanced building diagnostics and inspections. Marlom has served as a project manager and project engineer for many projects, performing tasks such as inspections and assessments, management of project budgets and schedules, and day-to-day coordination with clients and contractors.

**Rachel Will, PE** is a Principal and Executive Director of Knowledge Sharing at **Wiss, Janney, Elstner Associates, Inc. (WJE)** in Chicago. She has nearly 20 years of experience related to the investigation and repair of historic building facades. She has performed numerous evaluations, prepared repair documents along with provided construction period observations for many of historic masonry (stone, brick, and terra cotta) facades as a part of adaptive reuse projects. She has authored multiple articles and given numerous presentations related to masonry, adaptive reuse and historic preservation.

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