

# THE JURY IS IN

## Impacts of Landmarks Illinois' Richard H. Driehaus Courthouse Initiative

Prepared for  
Landmarks Illinois by  
PlaceEconomics

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## THE JURY IS IN

### IMPACTS OF LANDMARKS ILLINOIS COURTHOUSE INITIATIVE

Punctuating Illinois' expansive horizon of verdant farm fields are the small towns characterizing the Midwest where the Main Street radiates from the community's heart: Courthouse Square. Rising up from the public lawn, the courthouse is often the most monumental, decorative, and beautiful building in the community. Its cupola serves as a wayfinding landmark, its clock the town's timekeeper, and its presence a stately symbol of our democracy.

An historic courthouse stands at the center of most of Illinois' 102 county seats. Once sources of pride, and recipients of significant public investment, a century of gradual and deferred maintenance, insensitive alterations, and fire damage has tarnished these working monuments. In the words of visionary philanthropist and preservationist Richard H. Driehaus, "Something had to be done."

With a generous gift of \$1 million from The Richard H. Driehaus Charitable Lead Trust, Landmarks Illinois launched the Richard H. Driehaus Courthouse Initiative in 2009 to provide matching grants to county governments to restore their historic courthouses. The program was designed not as an outright gift, but as a 1:1 matching grant to challenge and inspire counties to galvanize support from within and to build greater value for ongoing courthouse and community preservation.

Landmarks Illinois was proud to work with 18 county governments and state agencies to grant over \$700,000 over a period of five years. A total of 18 funded projects focused on capital needs ranging from clock tower repairs and statue restoration to the inspirational lighting of cupulas highlighting the beauty and prominence of these landmarks.

We believe that historic preservation catalyzes community investment; this Initiative provided the perfect study to demonstrate its truth. PlaceEconomics was hired to evaluate the quantitative and qualitative impact of the Richard H. Driehaus Courthouse Initiative. The study you are about to read unequivocally proves that preservation creates jobs, generates additional economic investment, and promotes a sense of community pride that improves quality of life.

Let this Initiative, and the vision of its sponsor, be an inspiration to individuals and communities that saving places of the past inspires a better future.



Bonnie McDonald  
President, Landmarks Illinois

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## INTRODUCTION

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In 2009, The Richard H. Driehaus Charitable Lead Trust awarded Landmarks Illinois \$1 million to create the Landmarks Illinois' Richard H. Driehaus Courthouse Initiative. Over a five-year period, funds were allocated to help support projects in 18\* counties around the state. Seventeen of those counties were considered in the analysis for this report. The program supported the restoration of defining features of historic county courthouses such as clocks, bell towers, cupolas, and entryways. Some counties also received funds to design and implement energy efficient exterior lighting. These efforts revitalized downtown business districts by showcasing their greatest architectural and historical asset, and encouraged buy-in from local individuals, businesses, and governments through matching grants.

Landmarks Illinois commissioned this study to gain a deeper understanding of the impacts the Courthouse Initiative had locally. Variations included the scope of work, perceptions of each courthouse, and economic realities within each county – all of which illuminated a unique story for each courthouse. Project impacts varied widely as well, sometimes unexpectedly, but always positively.

This study examined both the immediate impact of the courthouse projects as well as the catalytic role each project played in its community. In most cases, the grant award required a 50/50 match from the local community. However, when aggregated across the counties, the match portion far exceeded 50%, ultimately totaling more than twice as much as the initial grant funds.

**The \$700,500 in direct grants made through the Landmarks Illinois' Richard H. Driehaus Courthouse Initiative leveraged \$1,554,545 in matching funds.**

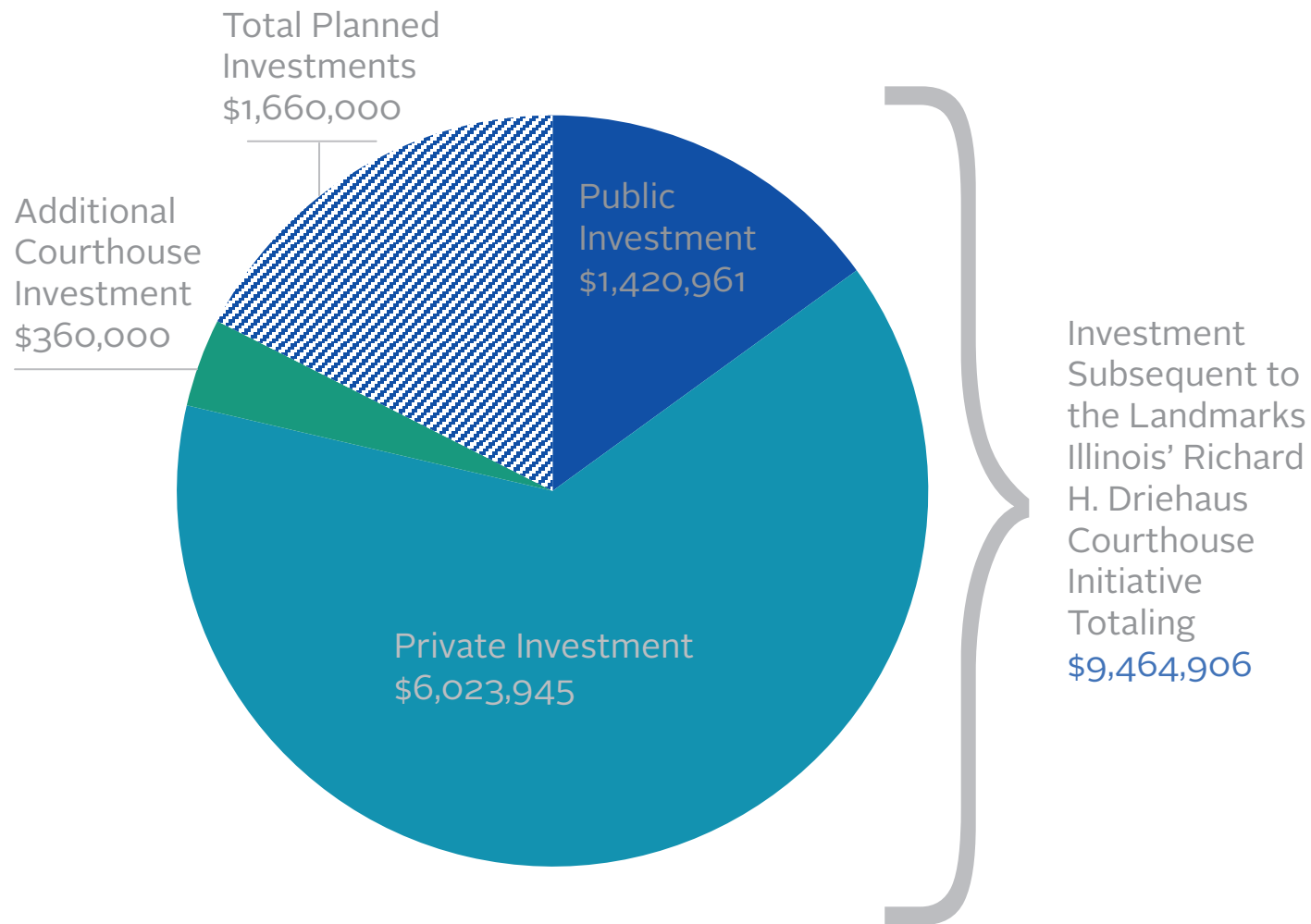
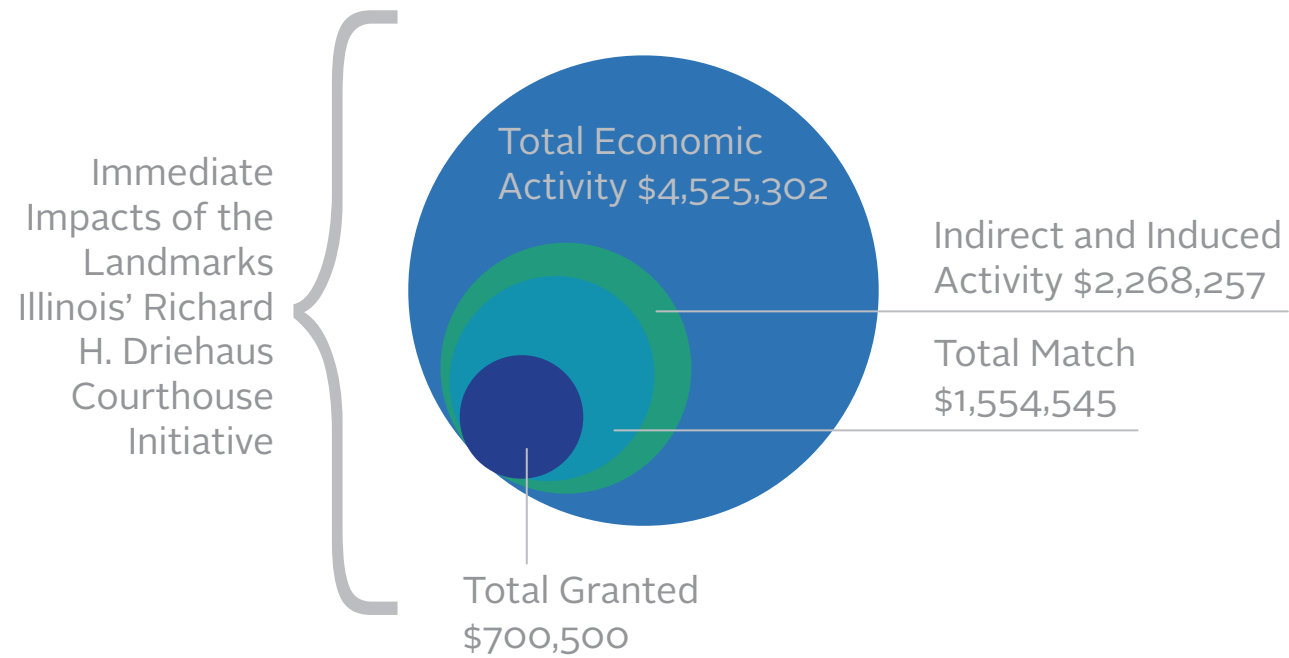
It was not just county courthouses that benefitted. Over two dozen local firms – virtually all small businesses – provided goods and services to these projects, compounding the local impact. When a local contractor won the bid, he would then purchase materials and hire support locally, thereby magnifying economic impact. These secondary transactions are called indirect and induced expenditures. For every dollar spent on the courthouse project itself, a little over one dollar more in economic activity was generated.

The impacts didn't stop there. In town after town, the PlaceEconomics team heard of a courthouse project catalyzing additional investment in the downtown. These public investments included sidewalks, streetlights, and street furniture or additional

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\* One of these 18 projects, Shelby County, was approved for funding for an exterior lighting plan. But as the work had not yet begun as of the date of this study, this project was not included in the findings.

LANDMARKS ILLINOIS' RICHARD H. DRIEHAUS COURTHOUSE INITIATIVE IMPACTS



work on the courthouse itself. The private sector responded as well, investing in façade improvements, building rehabilitations, and the opening of new businesses. Perhaps most importantly, public response included expanding events and educational opportunities at the courthouse and a general recognition of the importance of historic preservation to the larger community.

In some cases it was possible to track the dollar amounts for these additional investments. \$360,000 has been invested in the courthouses for improvements beyond what was included in the Courthouse Initiative projects. An additional \$1,420,961 has been invested by town, city, and county governments in public improvements around the courthouses. And importantly \$ 6,023,945 has been invested by the private sector in building rehabilitation, façade improvements, and new construction. Added together these public and private projects have meant \$7.8 million in direct economic activity in these communities. Over \$1.5 million of additional courthouse area related expenditures are already being scheduled. In some instances, the specific amount of investment was not determinable – a new business opening, for example. When this was the case, the type and nature of this additional investment is indicated graphically for each community. What is clear, even with incomplete data, is that the courthouse projects spurred millions of dollars of additional investment in their communities.

The pages that follow contain the stories of each of the communities that received a Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant. Each tells a unique story, both economic and social, of how the grant affected the community. But common denominators emerged from all of these stories:

- 1) Reinvestment in the county courthouse brought a renewed appreciation of not just the courthouse but of other historic buildings in the community.
- 2) Reinvestment in the county courthouse increased the confidence of business and property owners in the economic future of their downtown.
- 3) Reinvestment in the county courthouse led to the revival of the building and its grounds as the public space for understanding and appreciating local history, culture, and education.

The Harvard economist John Kenneth Galbraith once wrote: The preservation movement has one great curiosity. There is never retrospective controversy or regret. Preservationists are the only people in the world who are invariably confirmed in their wisdom after the fact.

The stories of these communities confirm the wisdom of the Courthouse Initiative.

““The judicial system is one of the main foundations of our country. As a result, our courthouses serve as icons of democracy and stability, reflecting the development of our culture and history. It is important to preserve these landmarks. I hope my gift inspires others to join me in this effort.”

Richard H. Driehaus

## EXECUTIVE SUMMARY

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Richard Driehaus could not have known how well the Landmarks Illinois' Richard H. Driehaus Courthouse Initiative would meet his goals for this program. Here is what this study uncovered:

- The 17 courthouses analyzed in this report received a total of \$700,500
- Although in most cases the required match was 1 to 1, the communities raised nearly twice that at [\\$1,554,545, resulting in a 2.2 to 1 actual match](#)
- The combined investment of \$2,255,045 from the Courthouse Initiative grants spurred additional direct and indirect local economic output of \$2.27 million, resulting in [over \\$4.5 million in total economic activity](#)
- Subsequent to the Courthouse Initiative grants, the [public and private sectors have invested \\$7.8 million](#) in public space enhancement, building rehabilitation, and additional courthouse improvements
- More than [\\$1.6 million in future courthouse related projects](#) have already been scheduled
- Dozens of [local businesses provided goods and services](#) for these courthouse improvement projects
- In 5 of the communities, [new businesses are opening around the courthouse square](#)
- Dozens of businesses, 2 other foundations, and hundreds of individuals contributed to these courthouse projects
- Over half of the communities reported [additional investment in facades or rehabilitation to privately owned buildings](#) near the courthouse
- Although city and county governments are frequently at odds, [at least 7 municipal governments made investments](#) either in the courthouse projects or in nearby improvements in conjunction with these grants
- The projects funded by the Courthouse Initiative spurred 5 of the counties to make additional long-term improvement plans for their buildings and 10 carried out improvements in addition to those funded by the grant
- In 7 of the communities, additional work was done improving the courthouse grounds or the area immediately around the courthouse area with new sidewalks, street lighting, and other public improvements
- 10 of the communities reported [new or expanded public events](#) in and around the courthouse since the completion of their projects
- All told, there is nearly [\\$9,500,000 in reported subsequent investment](#) around the courthouse

In virtually every instance there was a renewed understanding of the importance of the historic courthouse to the community and an enhanced appreciation of the other historic buildings in the county.



Kevin J. Flynn

# Brown County

## Mt. Sterling, IL

“Our choice was to fix up and celebrate what we already had or to build a new courthouse for \$3-4 million and put our grandkids in debt. This project has helped enhance the environment in town. Most of our storeowners have fixed up their places as well now.”

Mike Yingling  
Local business owner

# Brown County

Population (2013)	County: 6,860 Mt. Sterling: 1,229
Median Household Income (2009-2013)	\$42,194
Year Courthouse Built	1868
Year Listed on the National Register of Historic Places	1987
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2011-2012
Grant Amount Received	\$30,000
Locally leveraged funds	Private donations: \$10,000 Local foundation grant: \$20,000
Total Project Costs	\$60,000

Lighting at the Brown County courthouse consisted of a dim glow emanating from an off-centered pole that was placed in front of the 1860s structure. Local business owners described the lighting's effect as "terrible," "sad," and "desolate." Generally, locals described Mt. Sterling as "a town that you drive through, not a destination location." Yet, in spite of being a small county seat, more than 3,000 people are estimated to drive through town each day, all of whom see the courthouse adjacent to the main road. In 2010, a St. Louis firm was hired to develop a comprehensive plan for Mt. Sterling. After interviewing residents and holding focus groups, the consensus was to zero in on the courthouse.

The Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant funds were utilized to improve the courthouse's exterior lighting,

which made a significant visible impact on downtown Mt. Sterling. Many former courthouse employees and officials contributed to the matching grant funds, as did the Tracy Family Foundation, which also contributed a large indoor market and hundreds of tree plantings to the downtown. According to Jean Buckley, President of the Tracy Foundation, "The Driehaus grant funds brought hope, and people started believing in the revitalization."

The courthouse lighting now brightens up the central business district and can be seen "all the way down the street." This improvement to the overall environment sparked further action. Mt. Sterling's Fall Festival was revamped after the lighting project was completed, and both residents and business owners pitched in to pay for restoration of the courthouse windows. Since the lighting project was completed, Uptown Mt. Sterling has seen over \$4.7 million in investment. According to Jean Buckley, "A real visual improvement was made and it triggered other things like a façade improvement grant program. It created an appetite."



Interior courtroom, Brown County Courthouse.

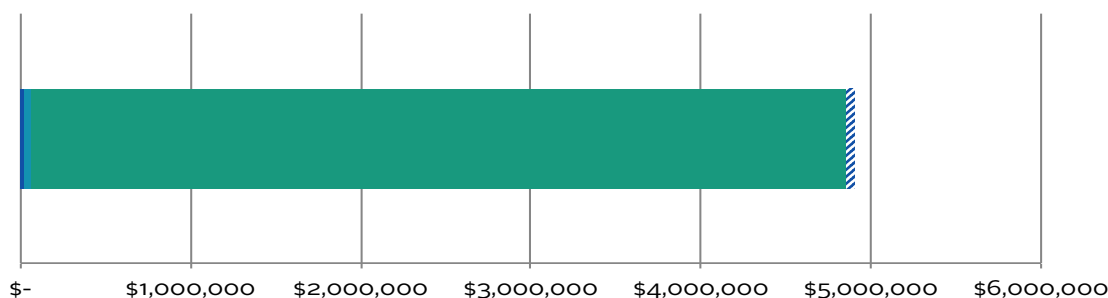



Uptown Mt. Sterling, anchored by the Brown County Courthouse. Photo credit to Kiku Obata and Company.

**50%** DRIEHAUS FUNDS


**50%** LOCAL FUNDS

## INVESTMENT




 \$44,000 in downtown facade grants

 \$30,500 in new street trees

 \$1,200,000 in building rehabilitations

 \$3,500,000 in new construction

 Revived town's Fall Festival held in front of courthouse



# Coles County

## Charleston, IL

“Everyone figured that since we started with the clock, we had to continue to fix the roof and other things or it would all have been for nothing. They are about mid-way through a long list of priorities now. Definitely the clock repair is what got things rolling.”

Sheriff Darrell Cox



# Coles County

Population (2013)	County: 53,697 Charleston: 21,961
Median Household Income (2009-2013)	\$37,040
Year Courthouse Built	1898
Year Listed on the National Register of Historic Places	1978
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2010-2012
Grant Amount Received	\$20,000
Locally leveraged funds	County: \$20,000
Total Project Costs	\$40,000

The Coles County Courthouse is a Richardsonian Romanesque-style building designed by architect Cornelius W. Rapp. Rapp is one-half of Rapp and Rapp architectural firm, well known for building a number of movie palaces in Chicago and elsewhere in the early 20th century. It is located in the center of the public square in Charleston and houses most of the county's administrative offices and courts.

A visually powerful structure, the courthouse was suffering from extensive disrepair. Specifically, its clock tower had become home to a large number of pigeons that had caused widespread damage. Pieces of the clock faces were falling onto the roof and the bell had been turned off several years earlier because it was beginning to pull away from its stand. Sheriff Darrell Cox, who inherited responsibility of all county properties when he took office, explained that the spire had actually plummeted through the roof and landed one floor below.

After receiving estimates for the work that needed to be done, Cox found the Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant and met with the county board to secure approval of the \$20,000 in matching funds. In 2011, structural work began on the tower and its clocks, which had not worked in many years. Thanks to the Courthouse Initiative grant funds, the clocks are now repaired and have new faces. Local merchants, dismayed by the loss of working bells, were so glad to hear them ring again that many called the Sheriff personally to thank him.

Once the clock tower restoration was complete, the county brought in an architectural engineer to assess the entire structure and prioritize additional repair projects. Since completing that assessment in 2013, a number of critical improvements have been made including roof repairs and repointing. Next up is an \$800,000 window replacement.



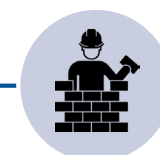
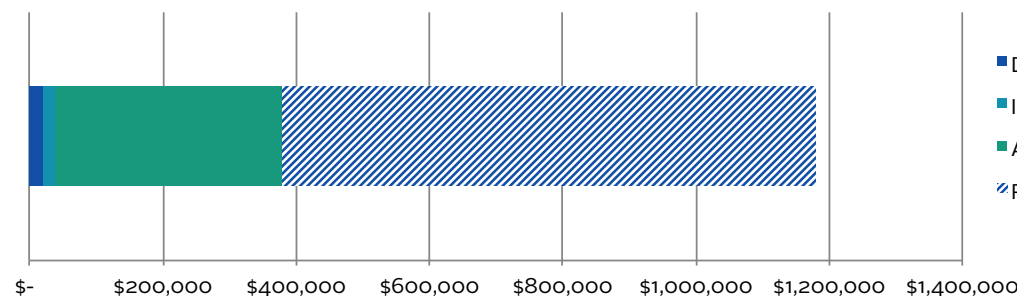
Clocktower restoration. Photo credit to Coles County Regional Planning & Development Commission.

**50%** DRIEHAUS FUNDS

**50%** LOCAL FUNDS

## INVESTMENT

- Driehaus Funds
- Initial Match
- Additional courthouse investment
- ▨ Planned investment



\$340,000 in courthouse tuckpointing



\$800,000 in planned courthouse window replacements



Catalyzed full architectural engineering review to assess building needs



# Cumberland County

## Toledo, IL

“We have spent a lot of time, work, and energy keeping [the courthouse] up. That said, the clocks faces had 4 different times showing, so this seemed important because it is the first thing you see when you come into town from each direction! The building is over 100 years old, and now that we had the funding to fix our clocks, we get a ding every hour on the hour.”

Joy Sutherland  
Cumberland County Clerk and Recorder

# Cumberland County

Population (2013)	County: 10,939 Toledo: 1,226
Median Household Income (2009-2013)	\$43,958
Year Courthouse Built	1887-1888
Year Listed on the National Register of Historic Places	1981
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2011-2012
Grant Amount Received	\$6,000
Locally leveraged funds	County: \$3,000 Local foundation grant: \$3,000
Total Project Costs	\$12,000

With an unusually small county seat of just 1,200 people, the Cumberland County courthouse in Toledo serves as a primary focal point for residents. A substantial remodeling project was undertaken in 1997 that included constructing a new county building and a new jail, as well as tackling some restoration work on the courthouse. But by 2012 there was still much work to be done. The Courthouse Initiative grant provided an opportunity to restore the four clock faces on the courthouse tower. The restoration, completed by Smith's Bell and Clock from Mooresville, Indiana, was considered such an impressive feat that local school children were allowed to leave their classes early to see the clock reinstalled.

The \$6,000 Courthouse Initiative grant was matched by the county, which contributed \$3,000, and Neal Foundation, which added the remaining \$3,000. Contributing to the upkeep of the city is key to the mission of the Neal Foundation, which was started by a Toledo family. Ultimately, the



Local grade school students gathered in front of the clock during the restoration. Photo credit to Cumberland County.

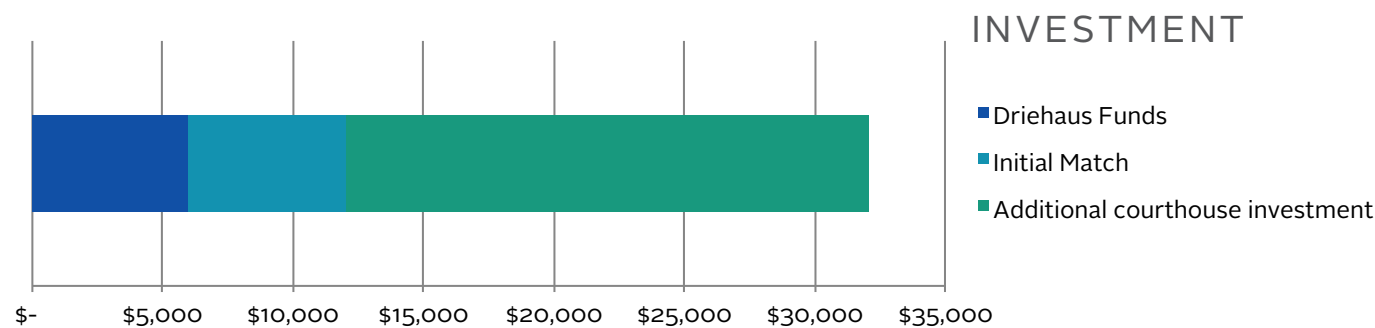
foundation went far beyond donation of the matching funds. They contributed planters on each side of the courthouse as well as \$20,000 worth of new trees to replace older trees that had been removed by the county due to safety concerns. Badly deteriorated sidewalks were also replaced, and granite benches matching the courthouse were installed.

counties. The courthouse is at the center of a largely agricultural area, and many commute in from places like Mattoon and Effingham. Cumberland County Clerk and Recorder, Joy Sutherland, had this to say: "We have a spring festival with vendors that takes place every year and is the center of everything in Toledo. We also have ice cream suppers, bands playing, farmers markets, and animal clinics. This courthouse is the focal point whether you're coming in from the north, south, east or west."

With the town square largely restored and the trees replaced, events and festivals are expected to attract even more residents from Cumberland and neighboring

**50%** DRIEHAUS FUNDS

**50%** LOCAL FUNDS



\$20,000 in trees, benches & sidewalk repairs on courthouse lawn



Revived Spring Festival on courthouse lawn



# Edgar County

## Paris, IL

“We, Prairie Press, are a new business in town, and we wanted to be near to the courthouse to be in the town center. I grew up in this town and the clocks never worked and the bell didn’t ring. It seems like a little thing, but it matters to us.”

Nancy Zeeman  
Prairie Press

# Edgar County

Population (2013)	County: 17,960 Paris: 8,561
Median Household Income (2009-2013)	\$42,133
Year Courthouse Built	1891-1893
Year Listed on the National Register of Historic Places	1981
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2009-2010
Grant Amount Received	\$82,000
Locally leveraged funds	Recovery Zone Bonds: \$801,597 Edgar County Bank Loan: \$185,000 Courthouse Improvement Fund: \$36,000 Total local funds: \$1,022,597
Total Project Costs	\$1,104,597

In 2005, the Edgar County Building Committee was informed that their 1893 courthouse dome was in critical condition. This was not surprising: problems with the courthouse roof dated back to the 1940s when the tower was nearly removed prior to World War II. While at least one neighboring county with the same courthouse design did decide to remove their tower, Edgar County, which touts their courthouse as the central feature of their business district, did not follow suit.

Roof repairs completed in the mid-1990s were mostly cosmetic fixes and patches. Talk of removing the tower resurfaced, but the Building Committee recognized it would be a great loss to the community – and that its absence might negatively affect property values. In 2009, it became apparent that deferred maintenance was no longer an option and the Committee began to raise funds to address the deterioration. The Courthouse Initiative grant went to repair of the dome tower, windows, clock, bell, and the statue of Lady Justice.

To repair the Lady Justice statue, which is made of pure zinc, the Edgar County Building Committee completed extensive historical research via local county historian Heck Parrish. After consulting with the Smithsonian Institute, the county decided to send the statue to Canada for the necessary repairs.

The courthouse restoration has been a joint effort among the community, city, local businesses, and county, and has caused a ripple effect of positive change. Like many small towns, Paris experienced an exodus of businesses beginning in the 1960s. But thanks to the courthouse restoration, existing small businesses have made improvements to their properties around the courthouse square. In addition to helping finance some of the courthouse repairs, the City has also contributed \$95,000 towards infrastructure improvements for the square including sidewalk restoration, ornamental lighting, and tree plantings. These efforts attracted many new businesses; ten ribbon cuttings took place between June and December 2014.

Even Lady Justice engaged the community as she stood in the rotunda of the courthouse in 2010, fully restored. Before she was raised back onto the roof, over 400 local school children came to see her up close and 24 classes of students received a history lesson on her and the courthouse. County Historian Heck Parrish explained the impact: "I gave a presentation to each group and taught them all about the courthouse, and they loved it. Think about it, all of these kids then tell their parents, their aunts and uncles – all of these people were now involved somehow and learned about the statue and courthouse."



(Top) County historian Heck Parrish inside the clocktower, with years of historic graffiti on the walls. (Bottom) Workers carefully lower Lady Justice during the restoration.



Photo credit: Edgar County

# 7%

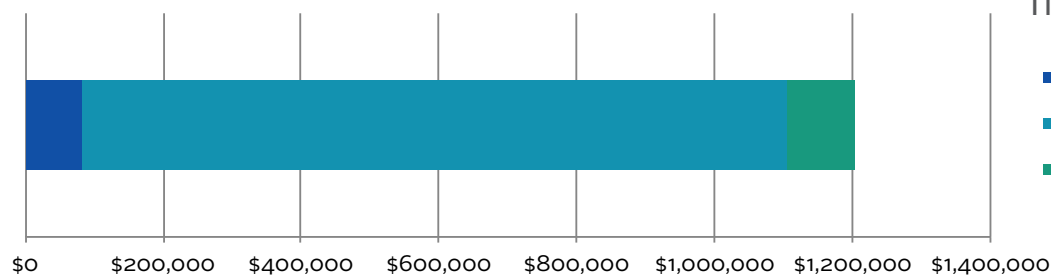
DRIEHAUS FUNDS

# 93%

LOCAL FUNDS

## INVESTMENT

- Driehaus Funds
- Initial Match
- Other investment



10 new businesses



\$95,960 in streetscape improvements



Book written about the history of the Courthouse and Lady Justice



# Effingham County

## Effingham, IL

“[The town square] is seen as a safe area. We have amenities here, lots of walkers and joggers — it’s so much better than mall walking! We have a farmers market, an artisan fair —things that bring different generations together. You can go to malls and big box stores, but that doesn’t bring community. Events are added all the time. Old settlers and small children alike are all coming here.”

Jamie Broom Miller  
W.S. Brown & Company Furniture,  
Fourth generation storeowner in Effingham

# Effingham County

Population (2013)	County: 34,307 Effingham: 12,558
Median Household Income (2009-2013)	\$52,108
Year Courthouse Built	1872
Year Listed on the National Register of Historic Places	1985
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2010-2011
Grant Amount Received	\$8,000
Locally leveraged funds	General treasury: \$8,000
Total Project Costs	\$16,000

In 2009, Effingham County planned to tear their 1872 courthouse down for a parking lot. It had been vacant for two years after the county moved their offices out of the building. That changed when Effingham County Cultural Center and Museum Association struck a deal with county officials to lease the courthouse building for 25 years if the county provided basic utilities for the first 5 years.

It took 35,000 volunteer hours, \$16,000 in grant funds, and donations ranging from paint to locally crafted dioramas to finally open the Effingham County Cultural Center and Museum on November 11, 2012.

The Courthouse Initiative grant was used to enhance the courthouse entrances because "we knew we couldn't get people in here with an ugly entryway." Funds went to replace rotted wood and deteriorated concrete, as well as repair the steps, porch, and original posts. In 2014, Michelle

Obama signed designation letters for three new Preserve America Stewards –including one for the Effingham County Courthouse.

There's still more work to be done, but the museum is already playing an important role in the county. A local history lecture series is growing in popularity and senior citizen groups come to visit from over 50 miles away. The museum also draws visitors from local class reunions and conventions, and school group visits have tripled in just a year's time. The museum is planning to host a musical in 2015, and will continue to hold a number of events and fundraisers that will raise money for the community.

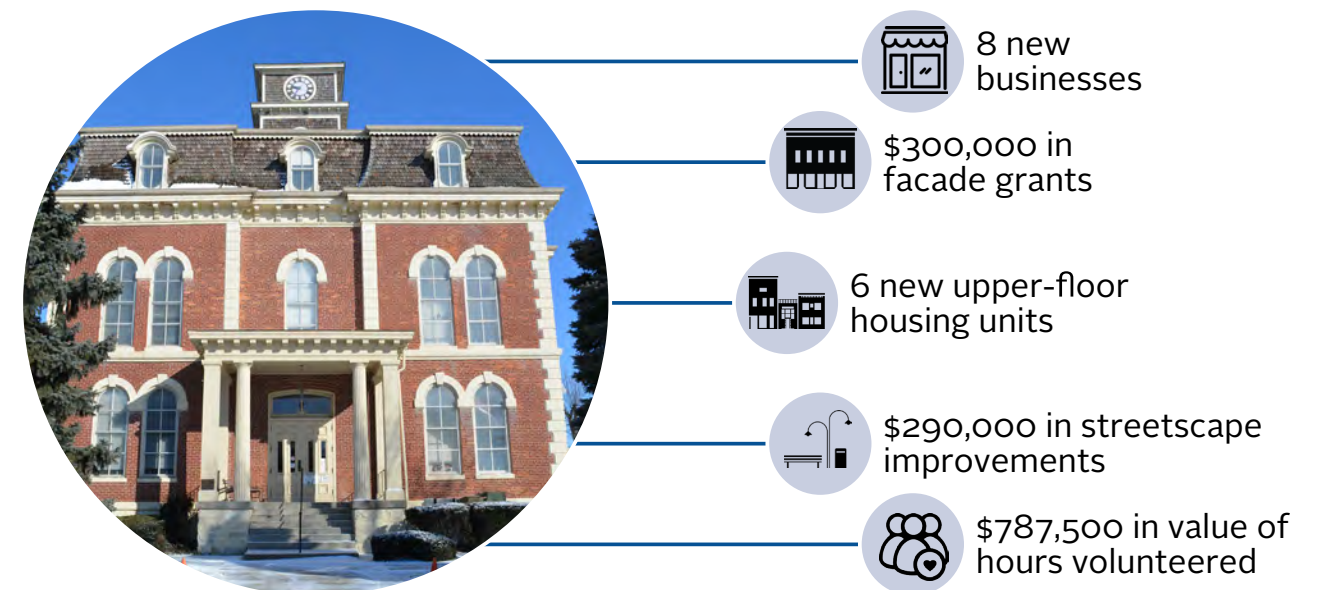
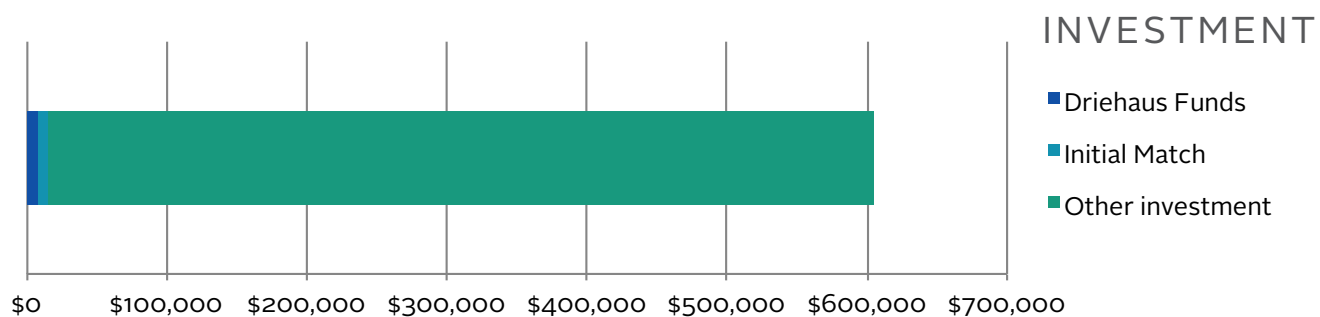
The city has invested over \$300,000 in façade grants for downtown buildings and \$290,000 in streetscape improvements. The downtown has seen 8 new businesses and 6 new upper-floor housing units since the museum opened. According to a local business owner, as amenities and events continue to materialize, there is once again a steady increase of people moving into downtown and broadening the community.



(Top) Effingham County Cultural Center volunteers show off their recently revealed interior courtroom. Wood paneling was peeled off to reveal the pressed tin ceiling and dome, which is covering the original painted canvas ceiling. (Bottom) PlaceEconomics' Donovan Rypkema climbs to get a close-up view of the painted canvas ceiling.

**50%** DRIEHAUS FUNDS

**50%** LOCAL FUNDS





Left to Right: Larry Brown, Allen Westendorf, Steve Miller, Jerry Katz, and LoElla Baker (Photo credit: Herb Meeker).

### ADDITIONAL IMPACT ON THE EFFINGHAM COUNTY COURTHOUSE

The extraordinary number hours donated to saving, restoring, and revitalizing the courthouse did not escape one of the PlaceEconomics team members who also happens to work for Craftsman Tools. Recognizing the incredible work that had been done – and also how much was left to do – she contacted Craftsman and secured a \$500 tool donation to help the volunteers accomplish more with their small budget. Craftsman agreed to help. Delaine Donaldson, President of the Effingham County Cultural Center and Museum, coordinated with those involved in the restoration to determine what tools were most needed to complete their work. He also secured a story in the local paper to again bring attention to the courthouse, and has used this added awareness as leverage to help sway the Council for additional funds.

In April 2015, the volunteer crew received hammers, pry bars, a cordless drill, drill bits, a miter saw, a wrench set, a circular saw, and a set of pliers. As soon as the tools arrived, volunteers began putting them to use.



Illinois Landmarks

# Fayette County

## Vandalia, IL

“Capital improvements and upgrades were severely lacking. These Driehaus funds were a godsend!”

Alyson Grady  
Historic Sites Division Manager, IHPA



# Fayette County

Population (2013)	County: 22,060 Vandalia: 7,043
Median Household Income (2009-2013)	\$44,722
Year Courthouse Built	1836
Year Listed on the National Register of Historic Places	1974
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2010-2011
Grant Amount Received	\$8,000
Locally leveraged funds	State grant: \$8,000
Total Project Costs	\$16,000

The Vandalia State House, located in Fayette County, is one of 56 historic sites overseen by the Illinois Historic Preservation Agency. It is also a Lincoln site, which is part of the "Looking for Lincoln" National Heritage Corridor. However, significant deterioration had taken its toll on the building, compounded by staffing cuts that made upkeep and maintenance even more challenging.

The courthouse used the Courthouse Initiative grant and matching funds to install exterior lighting and restore some badly deteriorated windows. The electric work for the structure's lighting design came in significantly over budget, so the small staff opted to procure the equipment needed and do the work in-house. Through frugality and design creativity, they were able to complete the lighting work for around \$4,200. The lights are now able to run for more hours each day at a reduced cost, which has made an impact on finances and safety.

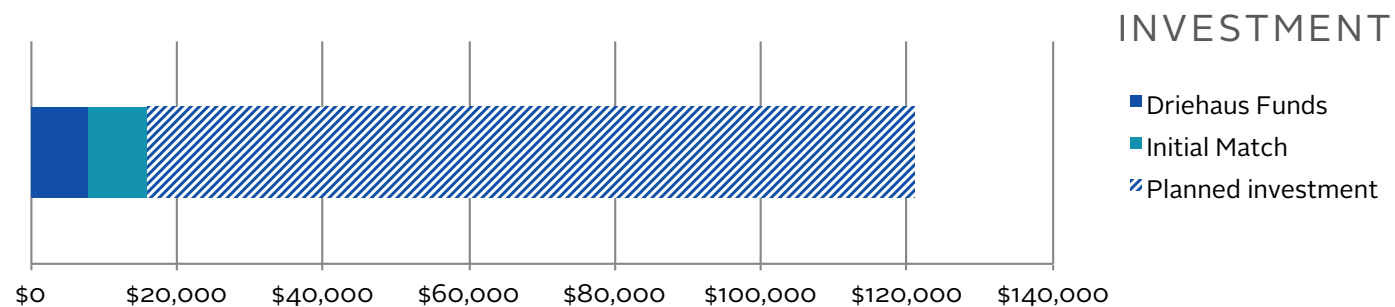
Remaining funds were used to restore 5 windows along the west elevation, which had started to deteriorate in the 1980s when their protective storm windows were brought to the interior for cosmetic reasons, leaving the windows exposed to the elements. Window specifications were done in-house and bid out to a local contractor to maximize community impact. While grant funds covered restoration of just a few windows, the county's State Representative, John Cavaletto, helped to secure an additional \$105,000 for future window restorations. Moreover, the Fayette County Genealogical and Historical Society has raised around \$2,000 to host special events at the courthouse, which has served to reenergize fundraising efforts.



Deteriorating windows on the Vandalia statehouse. Fundraising is underway to restore all the courthouse windows.

**50%** DRIEHAUS FUNDS

**50%** LOCAL FUNDS



-  Reduced maintenance costs
-  \$105,000 planned expenditures in window restorations
-  \$2,000 raised for special events



# Henry County

## Cambridge, IL

“I’m looking forward to summertime activities out there. I know people who are normally very against any kind of change say they love this lighting—everyone is just so positive about it, which is rare here. What really made people get on board is that these were private grants. It shows them that even people outside of the community care about our building.”

Roger Gradert  
County Board Chairman

# Henry County

Population (2013)	County: 49,860 Cambridge: 2,131
Median Household Income (2009-2013)	\$52,940
Year Courthouse Built	1875-1878
Year Listed on the National Register of Historic Places	2004
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2009-2010
Grant Amount Received	Clock repair: \$25,000 Exterior lighting: \$100,000 non-match
Locally leveraged funds	County: \$25,000
Total Project Costs	\$150,000

In 2006, the Henry County Board began discussing the restoration of their historic courthouse as a result of a report describing the clock tower's condition as critical. By 2008, the discussion had turned to whether the proposed \$2.5 million repair estimate was worth seeing through. Serious conversations about taking the building down were amplified when another historic structure in the county was demolished. With limited funds and waning interest in maintaining this massive, older structure, demolition seemed like a viable option. An initiative to increase public taxes to help pay for repairs had failed, and the people of Henry County were generally not interested in spending money on anything that was considered to be "ornamental."

According to the County Administrator, when the board learned of the Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant, they "jumped on it." The county matched the \$25,000 Courthouse Initiative grant to repair the clock tower, though

there was some initial public discord about that application of funds. Through talks with Landmarks Illinois, it became clear that Henry County would benefit from more than just the clock tower repairs, and they received an additional \$100,000 non-matching grant to install exterior lighting. The additional funding was well received by all. Locals were especially positive about the effect of the lighting, as expressed in conversations to county workers and through social media outlets. These successful projects have helped make people more receptive to "bringing back that historical flavor" and demonstrated that "having a building hold some of the local history is valuable." Beyond positive feedback on the appearance of the courthouse, the building is now lit from dusk until dawn – and the county has seen no spike in the lighting bill, which helped to garner even more support for the project.



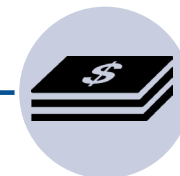
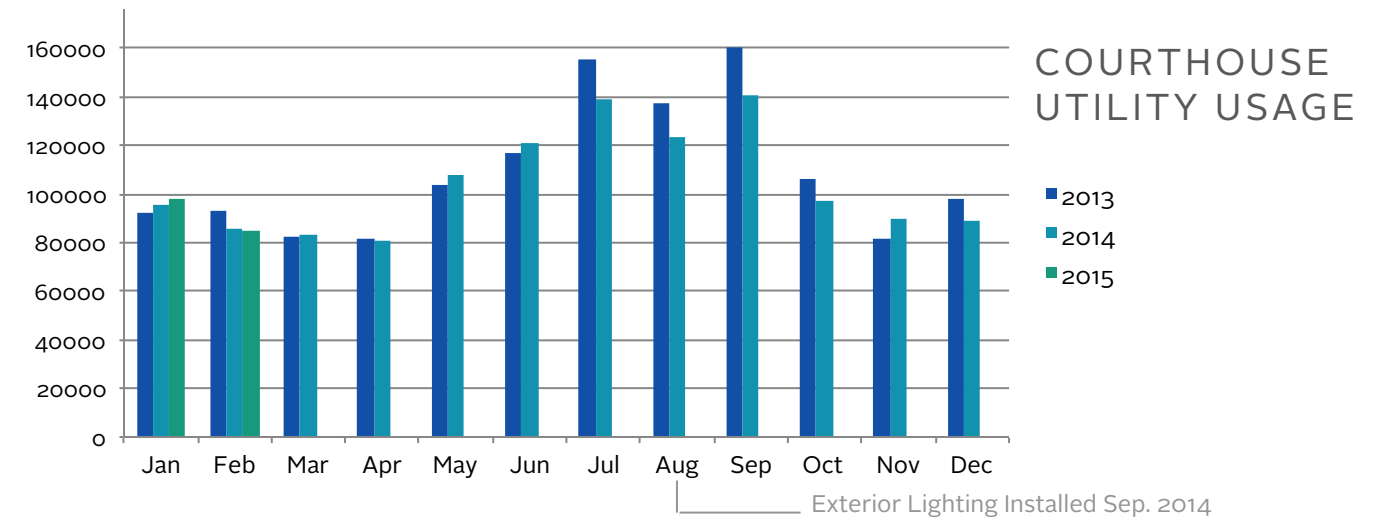
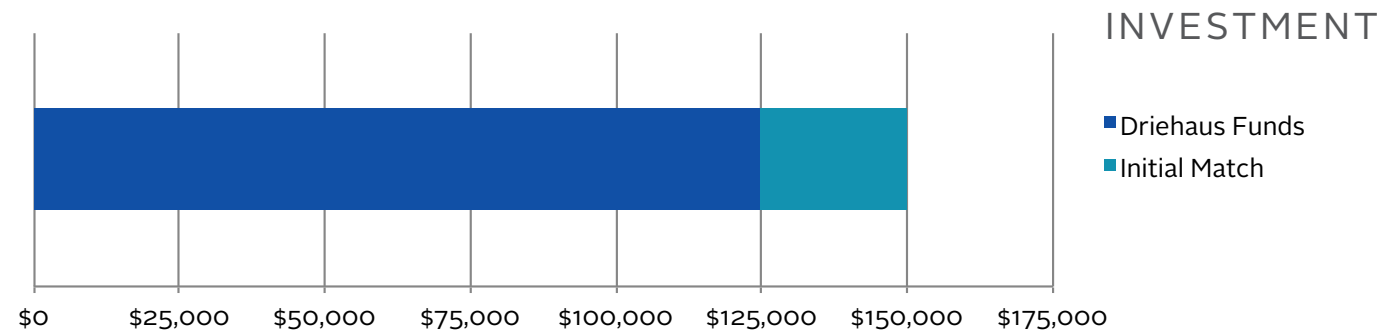
Henry County Courthouse post-restoration.

# 83%

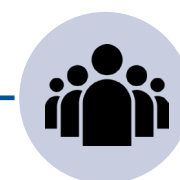
DRIEHAUS FUNDS

# 17%

LOCAL FUNDS



No change in Utility bill



Residents feel safer



Flickr.com/courthouselover

# Lawrence County

## Lawrenceville, IL

“I have observed over and over how listing in the National Register itself is the key to awakening people’s understanding of the significance of historic places. Not only does it change attitudes, but it opens doors to funding and sparks investment in preserving and effectively using historic properties that are vitally important to the heritage, identity, quality of life, and economy of communities and the nation.”

Carol Shull  
Former Keeper of the National Register

# Lawrence County

Population (2013)	County: 16,558 Lawrenceville: 4,316
Median Household Income (2009-2013)	\$40,165
Year Courthouse Built	1889
Year Listed on the National Register of Historic Places	2010
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2010-2011
Grant Amount Received	\$46,000
Locally leveraged funds	Private donations: \$47,000
Total Project Costs	\$93,000

In 2008, local activist David Burgett sought to have the Lawrence County Courthouse listed on the National Register of Historic Places, though most of the county thought this was an impossible feat. Lawrence was one of only two counties in the state of Illinois without any representation on the National Register. This didn't sway David Burgett, and while searching online for possible grants to help with the courthouse restoration, he came upon the Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant.

Once the courthouse was listed on the National Register of Historic Places, the county and community became more supportive of restoring the building. The Courthouse Initiative grant funds were matched in under a year with donations from individuals and small groups, ranging from \$15 to \$20,000. The restoration also spurred action from local business owners on the square, who repainted their buildings and fixed their brickwork. As each storefront was repaired and improved, more followed suit.

As interest in the courthouse restoration grew, so did support for the Lawrence County Historical Society. Its membership grew from around 7 in 2010 to over 100 in 2015, enabling the group to do extensive research on the county – information it then shares with the entire community through exhibits and a history blog. The society recently received three awards from the Illinois State Historical Society, including the Award of Superior Achievement for best website for addressing themes in Illinois history. Lawrence County Historical Society Director Donna Burton explained, "None of this would have happened without David Burgett. It was David getting the courthouse listed on the National Register and the grant restoration work that led to the blog and everything else. People didn't support him, nobody thought he could do it, but he kept going anyway. The fact that one person could do this made others think, 'What can I do?'"

The courthouse restoration catalyzed the Downtown Restoration Committee, made up of local business owners and directors of several other economic development entities. Their efforts have invested \$1,205,000 in the downtown with \$70,000 more planned for future work. The group recently had a rooftop party at a downtown building that charged \$100 per ticket – a significant sum in an economically depressed county. A band from Detroit played the event and the funds raised paid for new sidewalks around town. "The response was incredible," said Mayor Don Wagner. "I was skeptical at first, but am so proud that people of all ages are involved with the project. I want to save the high school. It's a hundred years old and now that I'm so interested in all this history from the website and what David did with the courthouse, I think we can do this. It's infectious."



Photo credit: David Burgett

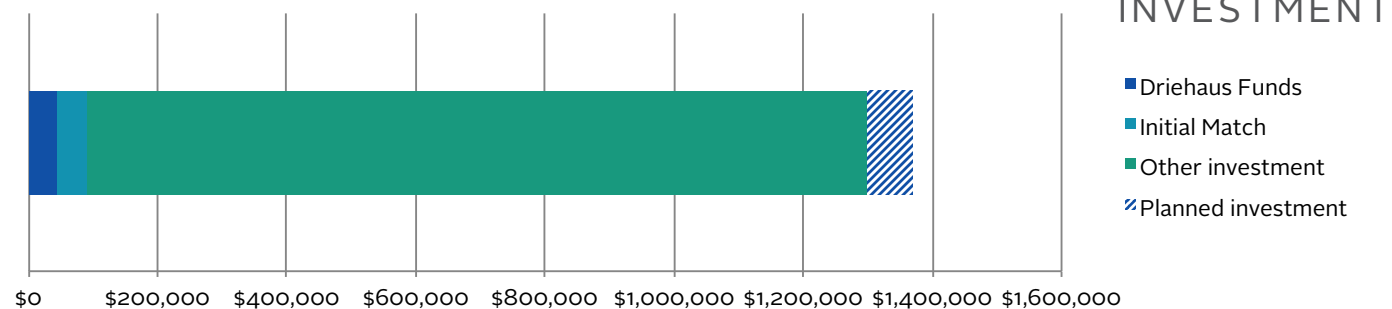
While the clock faces were being repaired, smiley faces were installed to fill the openings on each side of the clock tower, just in time for the Fall Festival. Elementary students from four schools around Lawrence County participated in the project under the guidance of their teachers.

# 49%

DRIEHAUS FUNDS

# 51%

LOCAL FUNDS



-  City received \$675,000 grant
-  Downtown building rehabilitations
-  New downtown businesses



# Logan County

## Lincoln, IL

“About 13 years ago, they did a little work on that bell and it rang out, but then it stopped. I am located right [on the square] and it’s great to hear it again. It’s a wonderful thing, and it feels just like it should. It fills up downtown; it just seems so natural that it’s happening now.”

David Lanterman  
Owner of several local businesses

# Logan County

Population (2013)	County: 29,964 Lincoln: 14,284
Median Household Income (2009-2013)	\$47,133
Year Courthouse Built	1903-1905
Year Listed on the National Register of Historic Places	1985
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2010-2011
Grant Amount Received	\$9,500
Locally leveraged funds	\$9,500
Total Project Costs	\$19,000

The Logan County Courthouse features a large central dome and four Seth Thomas clocks. Original to the early 20th century structure, the clocks had not showed the correct time nor had the bells rung out across Lincoln for over two decades. The effects of the courthouse's deterioration could easily be seen in the State's Attorney's office, which was regularly covered with pieces of plaster from the failing ceiling above. With no restoration plan in place, there was talk of simply replacing the historic bell with an electric bell.

The courthouse anchors a 14-block Courthouse Square Historic District. In addition to housing county government, the courthouse has always been a gathering place for residents. Rallies have been staged there, as well as prom marches and other important community events. In the mid-1980s, the district was listed on the National Register of Historic Places as part of a larger effort to bring attention to the area, but those efforts did not go as far as was hoped. Illinois Enhancement Grants allowed for some downtown

façade renovations in the late 1990s, but were not sufficient to revitalize the downtown. Recent access to TIF funds covering the historic district, in addition to other state grants, have helped with further redevelopment including restoration work and additions to the downtown theater.

The Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant funds played a critical role in joint efforts by the county, City of Lincoln, and Main Street Lincoln to revitalize the Courthouse Square Historic District. The funds were first used to conduct an engineering study that examined the structural integrity of the existing bell stand, which houses the 6,000 pound bell, as well as the conditions of their badly deteriorated clocks. The remaining funds were then used to restore these key features, which has added to the overall feel and integrity of the square.

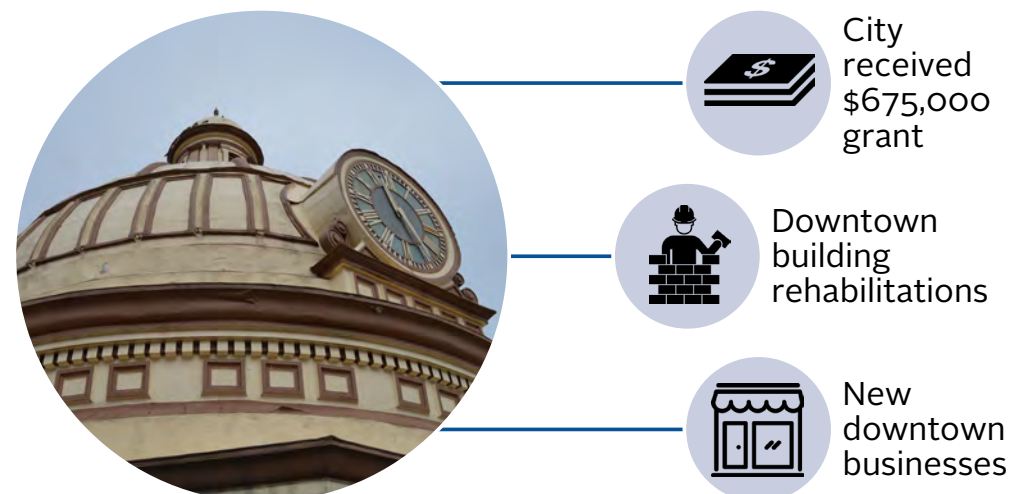
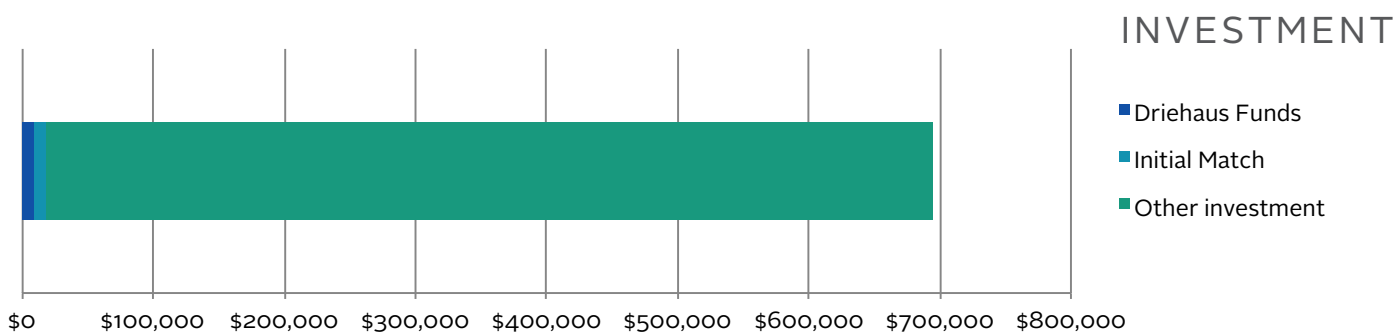
Following the Courthouse Initiative grant, the city received a Department of Commerce and Economic Opportunity grant for \$675,000 to fund a "demonstration block" that is intended to motivate continued restoration efforts in the historic district. The block features a new sidewalk, planters with flowers, and will soon have decorative lighting installed. Local business owner David Lanterman said, "I want to invest here because it's my home town, but also because it's a great location where the community happens to be located. A lot of people also live within 75 miles of Lincoln, so we are in a great spot. Next I want those clock faces to be backlit so people can really see the work. We haven't seen that in 50 years."



Logan County Courthouse Maintenance Supervisor Dennis Reves and PlaceEconomic's Bri Paxton on the roof of the courthouse.

**50%** DRIEHAUS FUNDS

**50%** LOCAL FUNDS





# Macoupin County

## Carlinville, IL

“Some people wanted [this building] torn down, but 70-80% of us wanted to keep it. It’s the most well known building in the county. There’s a sense of pride now when you see that entrance—even the employees were amazed and everyone comments on it and stops on the stairs. Landmarks Illinois is who really kicked all this restoration off. We are now raising funds for more projects.”

Mike Mathis  
Circuit Clerk and resident Historian



# Macoupin County

Population (2013)	County: 46,880 Carlinville: 5,813
Median Household Income (2009-2013)	\$49,590
Year Courthouse Built	1867-70
Year Listed on the National Register of Historic Places	1976
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2011-2012
Grant Amount Received	\$100,000
Locally leveraged funds	County: \$108,000
Total Project Costs	\$208,000

When the Macoupin County courthouse was constructed in the late 1860s it was, according to its National Register nomination, “the most scandalous incident of over-spending in the history of the state.” The state legislature had approved \$50,000 to construct a new courthouse, but by 1870 the total cost had amounted to \$1,342,302. When the final debt payment was made in 1910, the whole town celebrated with a jubilee that consisted of “fireworks, a public bond-burning, and a speech by the Governor of Illinois.” Almost 150 years later, the building is still the most iconic structure in the county, but it has deteriorated significantly. As the Circuit Clerk put it, “It’s restorable, so we owe it to the people who built it.”

Until recently, three of the four building entrance staircases were too deteriorated to be used safely and the two primary entrances were blocked off due to crumbling stonework. As the most visible and necessary elements of the building, it made sense to focus the Courthouse Initiative grant

funds, coupled with county funds, on the restoration of the grand north entryway. This included the replacement of several steps, piers at the base of the rails, and stairway caps, as well as cleaning the stonework. Now the steps are well used by the public, including prom and wedding pictures, exercise classes, and other special events.

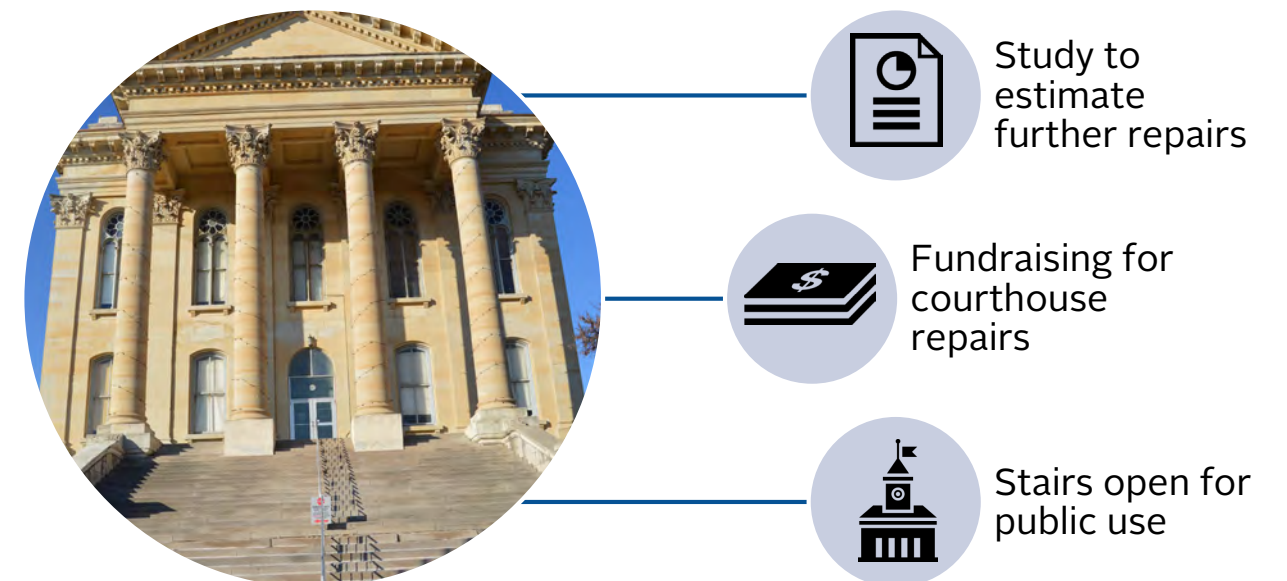
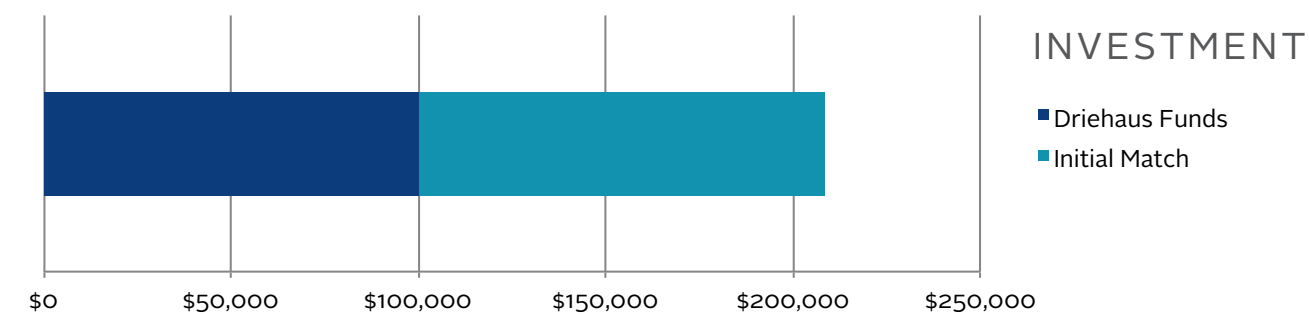
Due to positive feedback from individuals and businesses, the Carlinville Tourism Committee began an initiative to sell commemorative 2-inch pieces of the original stone to raise more funds. These mementos are carved from stone that had to be replaced during the restoration, and the proceeds will be used to redo the original marble tile floors of the building. Restoration of the staircase revealed that the building itself was not insured, which has since been remedied, but was a surprising realization for a building that holds court every day. The County Board is now budgeting for repairs to the courthouse roof and gutters as well as the historic jail across the street.



(Top) Macoupin County Circuit Clerk and courthouse historian Mike Mathis shows off the courtroom interior. (Bottom) Macoupin County Board members gather near the newly restored north stairs.

**48%** DRIEHAUS FUNDS

**52%** LOCAL FUNDS





# McDonough County

## Macomb, IL

“A friend of mine from a neighboring county came over and saw our cupola—it was so shiny when it was first done, it was really something to see—and he went back to his county and told them about it. They were thinking of tearing their cupola off before they saw ours. Turns out, they decided to restore it instead.”

Scott Schwerer  
Chairman, McDonough County Board

# McDonough County

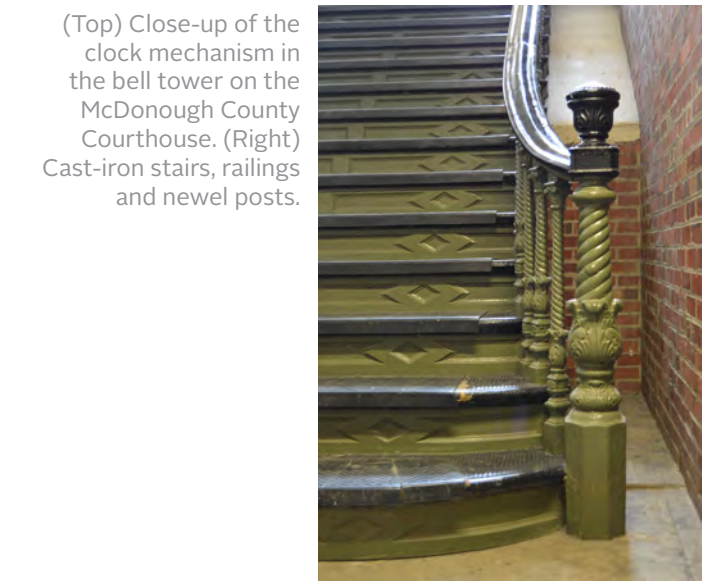
Population (2013)	County: 32,464 Macomb: 19,265
Median Household Income (2009-2013)	\$36,031
Year Courthouse Built	1871
Year Listed on the National Register of Historic Places	1972
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2012-2013
Grant Amount Received	\$30,000
Locally leveraged funds	County: \$49,448 City: \$35,000
Total Project Costs	\$114,448

In 2008, a costly but necessary roof replacement was completed at the McDonough County courthouse to ensure that the building was sound and dry. However, as the roof was being repaired, it became apparent that the deterioration was considerably worse than expected. While there was wide support to continue improvements on the structure, finding a funding source for these projects was a major challenge.

Additional work was tabled until county board members came across the Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant to repair the copper dome roofing. The county was able to partially match the grant, but a deficit remained. Fortunately, during this time, it was discovered that the City of Macomb had contributed \$20,000 to build the courthouse in the early 1870s. Using this platform, the county board appealed to the city to once again support this

structure with the additional \$35,000 needed for restoration, stating, "Well, you helped us in the past!" The strategy worked.

The City of Macomb has continued to support beautification of the area around the courthouse and is redesigning and resurfacing the parking areas and streets, as well as adding additional exterior lighting around the square. A volunteer organization called Macomb Beautiful is also working to improve and decorate the courthouse and downtown square. Some local businesses have completed preservation work on their storefronts recently, likely as a result of this restoration and planning work. The town square continues to be busy with farmers markets, heritage days, car shows, ghost tours, and a number of other cultural and historical events. Next, the county plans to spend \$35,000 to restore the clock and bell system.



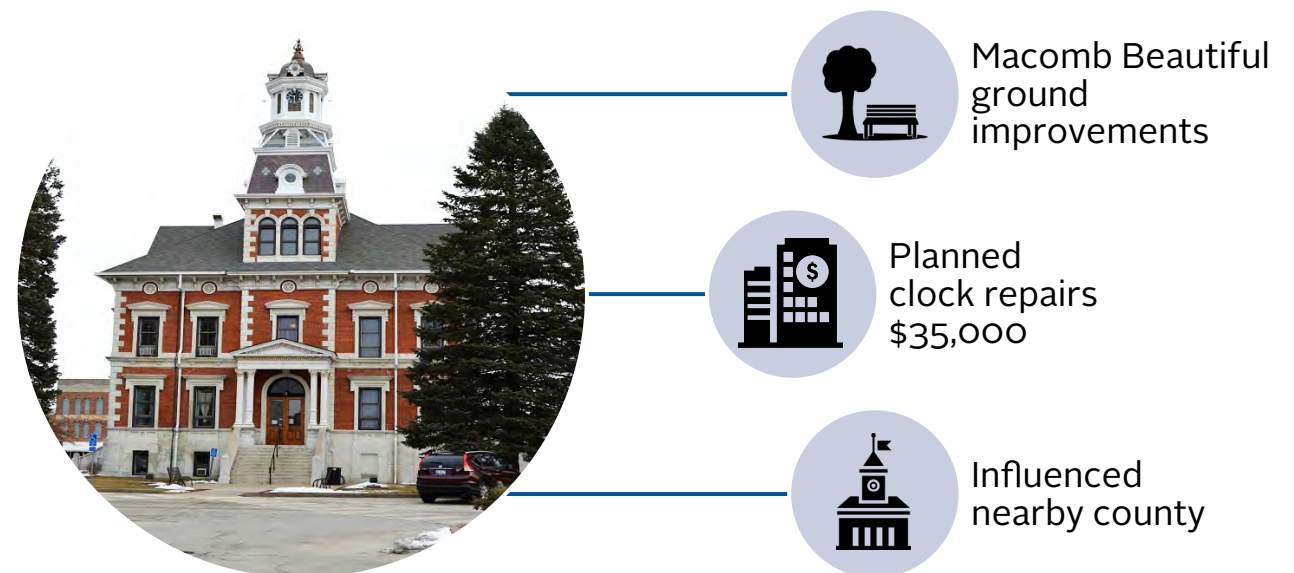
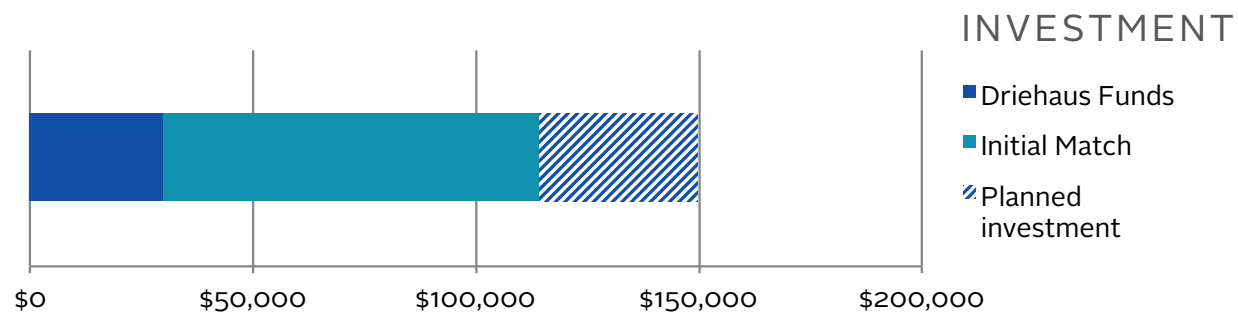
(Top) Close-up of the clock mechanism in the bell tower on the McDonough County Courthouse. (Right) Cast-iron stairs, railings and newel posts.

# 26%

DRIEHAUS FUNDS

# 74%

LOCAL FUNDS





Flickr.com/raymondscunningham

# Morgan County

## Jacksonville, IL

“Our prior county boards were very conservative when it came to saving money, but there were some issues that couldn’t be ignored any longer. We have been focusing on the priorities, and loved the lighting design. The art scene is really big here so the lights would really lend itself to our Friday night gallery hops.”

Dusty Douglas  
Director at Morgan County Regional Planning

# Morgan County

Population (2013)	County: 35,038 Jacksonville: 19,446
Median Household Income (2009-2013)	\$46,809
Year Courthouse Built	1868-1869
Year Listed on the National Register of Historic Places	1986
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2010-2011
Grant Amount Received	\$25,000
Locally leveraged funds	None
Total Project Costs	\$25,000

Like many counties around the state, paying for maintenance and beautification projects in Morgan County has been a challenge. For decades, the county board has been cautious about spending unless absolutely necessary, but some recent courthouse improvements have been underfoot. The current board hired architects to put together a list of critical issues at the courthouse, and efforts were made to decrease air and water infiltration into the building. Repointing, mechanical upgrades, and a slate roof replacement have improved the overall safety and appearance of the building, but there is more work to be done.

In 2011, an architect directed the county towards the Courthouse Initiative, and a lighting grant was secured to help showcase the building and surrounding downtown

rehabilitation projects. According to Dusty Douglas, Director at Morgan County Regional Planning, "The early 1970s really wrecked the plaza." There has been a push to bring the downtown back to its original appearance by opening up traffic flows and restoring facades. A cultural revival, including an active art scene, has taken place in Jacksonville over the past several years. The board envisions that the courthouse lighting design will not only add to the courthouse's appearance, but also create a bridge after dark between the courthouse and other nearby restoration efforts and events. However, the plan has yet to be implemented due to a lack of additional funds. Dusty explained, "We hope to be in a different situation or find more funding for the plan in the next 4-5 years because we all really loved the design, but it's just not quite as high a priority as some other projects we have to do first. We will keep on doing what we can to improve things and really hope to make this work!"



Morgan County's 1868 Courthouse.



Morgan County Courthouse at night awaiting lighting installation.

Photo credit: Raymond Cunningham



# Sangamon County

## Springfield, IL

“The Old State Capitol building is the iconic center of Springfield. Any work that is done here is seen as positive.”

Alyson Grady  
Historic Sites Division Manager, IHPA

# Sangamon County

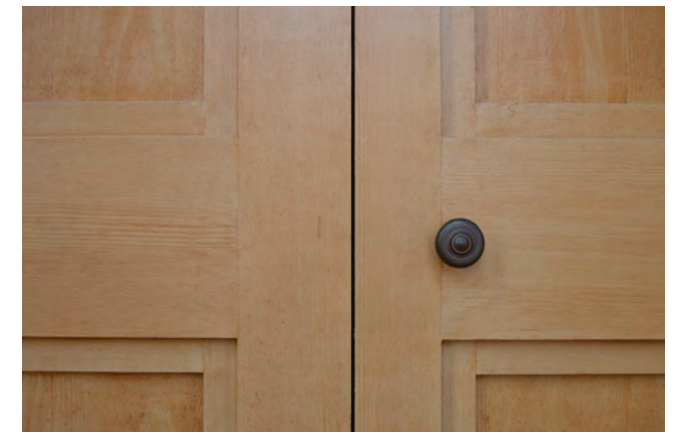
Population (2013)	County: 199,145 Springfield: 117,006
Median Household Income (2009-2013)	\$55,449
Year Courthouse Built	1837-40
Year Listed on the National Register of Historic Places	1961
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2012-2013
Grant Amount Received	\$20,000
Locally leveraged funds	State grant: \$20,000
Total Project Costs	\$40,000

In the 1960s, the Old State Capitol building was taken apart, brick by brick, while a parking garage was built underground. It was then painstakingly reassembled—a remarkable feat considering the scope of this building and its historic integrity, but a worthwhile effort. President Lincoln was a fixture in this 1839 courthouse, and it is the centerpiece of downtown Springfield. April 2015 marked the 150th anniversary of Lincoln's assassination, and having the entranceways to this cornerstone structure restored was something to celebrate.

The Courthouse Initiative grant funds allowed for eight sets of doors to be restored and painted with faux wood grain finishes that are indistinguishable from the original wood. Matching Department of Commerce and Economic Development grant funds were used to clean all of the original

hardware and locks, which had to be sent to Pennsylvania for proper restoration. The original skeleton key is still used to unlock the doors.

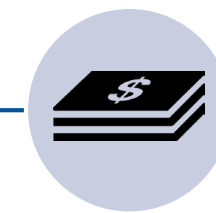
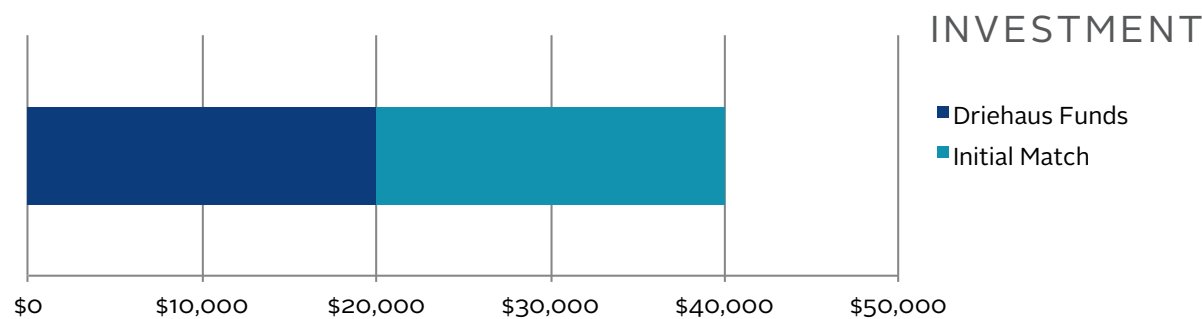
Courthouse Initiative grant funds were also spent on improving exterior lighting. While the total number of fixtures was reduced, saving costs on electric bills, the new lighting design is more effective and illuminates the building on all four sides. Lighting was installed in time for the commemoration of Union soldiers at Gettysburg; a flag was placed on the Old State Capitol grounds for each casualty—3,500 total—and were illuminated at night by the new fixtures.



Newly restored hardware and faux wood finishes.

**50%** DRIEHAUS FUNDS

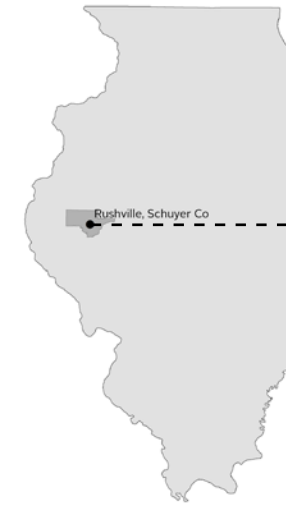
**50%** LOCAL FUNDS



Reduced utility bills



Increased events



# Schuyler County

## Rushville, IL

“Our roof was leaking terribly and, finally, the county board had had enough. It was a hazard—we had leaks and mold and the clocks were in terrible shape. We started fixing things up about 5 years ago. We heard that Mt. Sterling was inspired by this restoration and it made them want to fix up their own courthouse.”

Max McClellan  
Chairman, Schuyler County Board



# Schuyler County

Population (2013)	County: 7,444 Rushville: 3,162
Median Household Income (2009-2013)	\$48,138
Year Courthouse Built	1881
Year Listed on the National Register of Historic Places	Preliminarily eligible
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2011-2012
Grant Amount Received	\$73,000
Locally leveraged funds	County: \$80,000
Total Project Costs	\$153,000

The Schuyler County Courthouse was dedicated to service in 1881 and its stenciled walls, pressed tin ceilings, butternut wainscoting, and woodwork had been enjoyed by the public for decades while they recorded their land purchases and resolved their civil and criminal disputes. Unfortunately, as county funds diminished, the woodwork and stenciled walls were painted over with " Battleship Grey," and the soaring tin ceilings were covered over with dropped acoustical tile. In the 1980s, a lot of the original character was brought back with tremendous efforts that included the use of local skilled artisans, donated items, and a judge who believed strongly in the project.

Three decades later, despite these efforts, the roof and exterior of the courthouse were eroding, damaging the restored plaster and stenciled walls. Schuyler County patched and re-patched as needed, but around 2010 the hazard became so great that the county board ordered

the roof to finally be repaired. By this time, the clocks' hands and detailing were rotting and falling off of the clock faces, and decorative elements on the roof were in critical condition. The County Highway Engineer and White & Borgognoni Architects found the Courthouse Initiative grant and focused the funds on restoring the clock and roof elements, including ironwork restoration on the roof cresting, which was done by local specialist Leroy Bollinger.



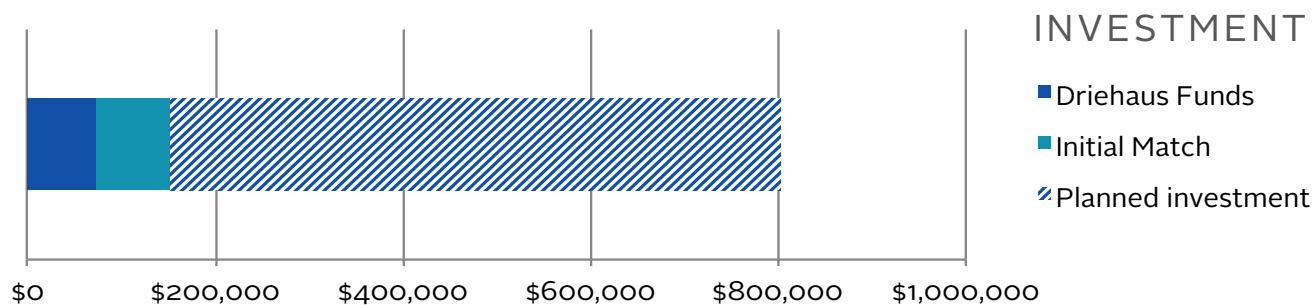
After completing this restoration work, the Historic Preservation Committee raised an additional \$600,000 from an anonymous donor to go towards restoration of the cornice and another \$50,000 from local business owners who were enthusiastic about the progress. While the City of Rushville was not involved in the fundraising or restoration process, it has put over \$1 million in infrastructure improvements around the downtown square including new brick streets across from the courthouse. After having

a needs assessment done in 2011, the county has fundraised for numerous additional repairs, which are laid out in a courthouse pamphlet created and distributed by the Schuyler County Court House Restoration and Preservation Committee. One by one, those priority items are being crossed off, making room for a new wish list of items needed to reverse the damage of decades of deferred and emergency maintenance.

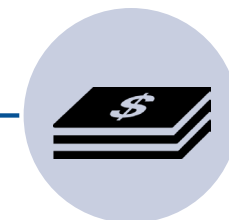
Schuyler County Board President Max McCellon on the courthouse roof with newly restored clocktower and metal cresting.

**48%** DRIEHAUS FUNDS

**52%** LOCAL FUNDS



Hired local metal cresting contractor



Future restoration fundraising \$650,000



# Stark County

## Toulon, IL

“The courthouse is our iconic image. It is also important to our economy because we have a number of employees and we have court here every week, which brings business to our stores. Also, since we did the work, we have people who stop in all the time here to walk around. People notice it.”

Don Schmidt  
Historical Society, Former Board Member

# Stark County

Population (2013)	County: 5,907 Toulon: 1,272
Median Household Income (2009-2013)	\$54,203
Year Courthouse Built	1856-7
Year Listed on the National Register of Historic Places	Preliminarily eligible
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2011-2012
Grant Amount Received	\$40,000
Locally leveraged funds	Town of Toulon: \$10,000 Private donations: \$20,000 Judge's fund: \$10,000
Total Project Costs	\$80,000

In 2011, it was becoming increasingly difficult to ignore the deferred maintenance at the Stark County Courthouse, which is the second-oldest operating courthouse in the state. Its condition required the State's Attorney to put buckets in his office to collect water on rainy days. Deterioration was so advanced that most of the county board was intent on removing the badly rotted cupola, but community members were insistent on keeping it.

Yet, even after the Courthouse Initiative grant funds were secured, the county was hesitant to use its own funds to match the grant. The community solidified their desire to keep the historic courthouse intact by contributing their own money to the project. Donations from local residents ranged from \$10 to \$1,000, and the City of Toulon also contributed to the effort. The final totals exceeded what was required to match the funds, and the cupola was beautifully restored. The

original cupola finial, which had been taken off years ago and stored by the Stark County Historical Society, was once again placed on top of the cupola.

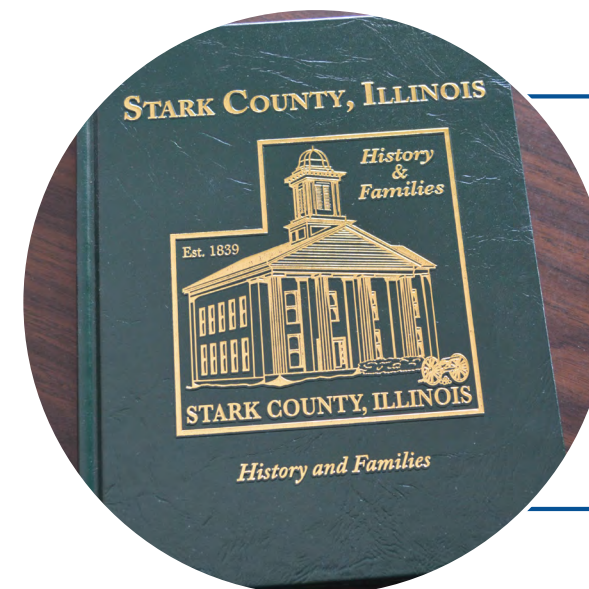
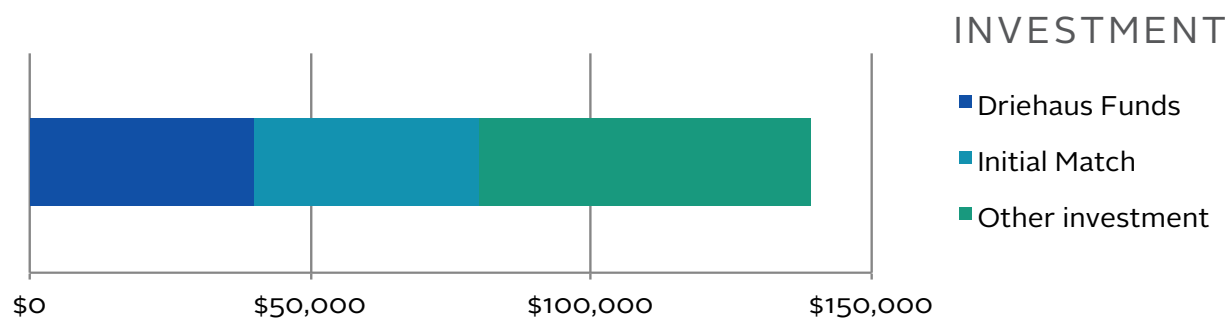
After completion of the cupola restoration, the county received a \$50,000 grant to add onto their jail, and a grocery store across the square that burned down developed plans to rebuild. The historic preservation momentum has also helped with other local fundraising efforts such as digitizing and archiving old newspapers for public access, an effort that has raised over \$9,000. In addition, a local bank installed a permanent exhibit of historic photos of the courthouse in their Community Room, further illustrating the importance of the building to Stark County.



Stark County Treasurer Katrina Rewarts and PlaceEconomics' Carla Bruni on the steps of the 1856 courthouse.

**50%** DRIEHAUS FUNDS

**50%** LOCAL FUNDS



 Catalyzed \$9,000 in donations for other local history projects

 Addition to historic jail \$50,000

 Historic Courthouse photos exhibited in Community Room at local bank



# Tazewell County

Pekin, IL

“These lights look awesome at night, people really notice them. We are all so proud of the courthouse here. It’s a landmark!”

Sue Beeney  
County Board Secretary

# Tazewell County

Population (2013)	County: 136,352 Pekin: 34,081
Median Household Income (2009-2013)	\$56,067
Year Courthouse Built	1913
Year Listed on the National Register of Historic Places	1985
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2012-2013
Grant Amount Received	\$11,000
Locally leveraged funds	County: \$11,000
Total Project Costs	\$22,000

Tazewell County has an extraordinary courthouse, but a century of standing in a harsh climate without regular maintenance left the structure in need of cosmetic improvements. In July 2012, the courthouse's landscape was redesigned. Shortly afterwards, the former facilities director applied for the Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant for exterior lighting to help to illuminate that landscaping as well as the courthouse structure. In January 2013, with much local support, the property committee approved the grant and the county agreed to match the grant funds.

There was a strong desire to respect to the historic character of the building, so the proposal specified that the new lights emulate the original fixtures. Eight new, historically appropriate light posts were installed — two at each entrance — as well as two new concrete bases for posts at the east

entrance. The effect was dramatic. According to the County Clerk, "The lights make a big difference at night. I know there were lights here before, but even though I work here, I never noticed them! When this work was being done, it created a snowball effect." The reinvestment trend continued, and in 2014 the county approved much needed repointing and exterior cleaning, thus improving the overall building's condition dramatically.

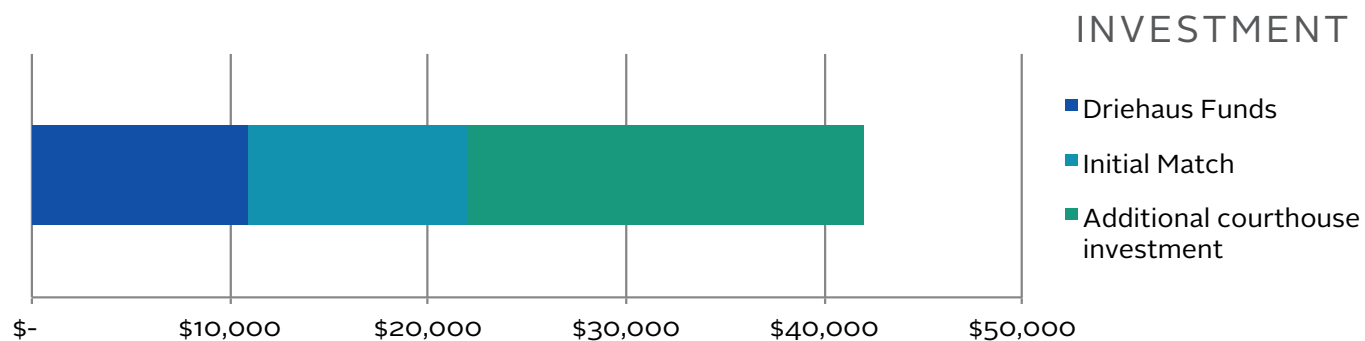


Tazewell County Courthouse prior to lighting project.

Photo credit: Kevin Stewart

**50%** DRIEHAUS FUNDS

**50%** LOCAL FUNDS



\$20,000 in tuckpointing and exterior cleaning



Residents feel safer



# Woodford County

## Metamora, IL

“Every time we do a project on [the courthouse] building, it seems to motivate store owners to do something to theirs. The storeowners have confirmed this. I'd say there are about ten buildings that have been restored, and I'm really proud of that. So many in the last several years!”

Jean Myers  
Metamora Courthouse Historian

# Woodford County

Population (2013)	County: 39,273 Metamora: 3,741
Median Household Income (2009-2013)	\$66,639
Year Courthouse Built	1845
Year Listed on the National Register of Historic Places	unknown
Year Received Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant	2012-2013
Grant Amount Received	\$42,000
Locally leveraged funds	State grant: \$42,000
Total Project Costs	\$84,000

The Metamora Courthouse, located in Woodford County, is one of fifteen original courthouses in which Abraham Lincoln practiced law, only two of which remain after fires and deferred maintenance claimed the rest. This 1845 building overseen by the Illinois Historic Preservation Agency can receive up to 1,000 visitors a day, including busloads of students. The courthouse has been converted into two public spaces: a museum on the first floor contains items on loan from the local community and the second-floor courtroom and judicial chambers have been restored to their 1850s appearance.

Several years ago historian and site manager Jean Myers had to stop the tour he was leading in the second-floor courtroom due to heavy rain — inside. Despite being one of the only remaining original Lincoln courthouses, the chimneys were so badly deteriorated that water would come in through the

middle of the cupola into the courtroom, eventually causing 80% of the plaster to fail. Tourists were “shocked that a Lincoln site could be in such bad shape.” Fortunately the chimneys were rebuilt, but much of the damage in and around the cupola remained and grant funding was secured for its repair. The first person to go up and evaluate the cupola’s condition after grant funds were secured almost fell through the floor.

In addition to restoring the failing cupola, the Courthouse Initiative grant funds were used to install exterior lighting that had ceased to work years earlier. New LED lights now illuminate the building after dark, and a cupola light was also added with a tinted yellow hue that emulates the original lantern. Thanks to the new lighting, special events after dark in and around the courthouse have increased, as have the number of attendees. Many of the events, such as concerts and ice cream socials, allow shops to extend their hours for increased revenue, and help to raise money for local charities and landscape features in the park across the street. The enthusiasm for improvements has also manifested in \$10,000 in façade grants since 2013, which the Village of Metamora provided to four buildings on the square.



(Top) The downtown square in Metamora across from the Metamora Courthouse. (Bottom) Civil War reenactors march in front of the Metamora Courthouse during a festival.



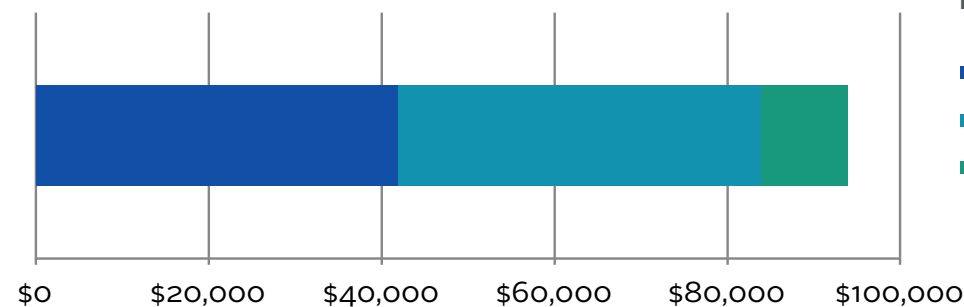
Photo credit: Jean Myers




**50%** DRIEHAUS FUNDS

**50%** LOCAL FUNDS

## INVESTMENT

- Driehaus Funds
- Initial Match
- Façade Grants



-  Increased attendance at historic site
-  Increased nighttime events on the square
-  4 downtown façade restorations

## CONCLUSION

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All of the counties we visited had a strong desire to restore and repair their grand courthouses, but maintenance and restoration assessments left county boards with sticker shock. The Landmarks Illinois' Richard H. Driehaus Courthouse Initiative grant funds provided an opportunity to address issues that would have been considered "non-emergency," and rallied many to find creative ways to raise matching funds. The buy-in from a variety of entities was so great that it more than doubled the actual grant funds; an especially impressive feat in counties struggling economically.

This public, private, and community investment paid off in a number of ways. Each county has a unique story and each benefitted from the grant and matching funds directly or catalytically.

Local businesses benefitted through:

- Restored storefronts
- Increased revenues during evening events and daytime hours due to infrastructure and façade improvements
- Job creation through the hiring of local carpenters, architects, and others
- Additional tourism dollars
- Improved infrastructure including sidewalks and plantings
- Increased media attention

Communities benefitted through:

- Revived or additional festivals
- Beautification and infrastructure improvements around their central business district
- Student field trips and in-depth history lessons
- Pride in their business district
- Local history repositories and museums
- Potential increase in property values

Counties benefitted through:

- Increased economic activity
- Increased tax revenue
- Potential increase in property values
- Safer, healthier, and more beautiful courthouse buildings

Across counties, the Courthouse Initiative grant sparked further reinvestment in their historic assets and increased confidence in the economic future of their business districts. These funds also helped to revive an interest in local history and culture in people of all ages.





## THE ANALYSIS

The information – both qualitative and quantitative – that appears on the county pages was based on the following steps:

1. Acquisition of base data from Landmarks Illinois regarding each grant including amount and purpose of grant and contact person.
2. Visit to each of the recipient courthouses.
3. Contact with point person for each grant to determine amount and source of match.
4. Interviews with local stakeholders on results of project and external impacts.
5. Background research on each county and county seat town for demographic and economic base data.
6. Follow-up interviews to identify projects beyond the courthouse and determine, when possible, amount of investment in those projects.
7. Identification of local firms who provided goods or services to the courthouse project.
8. Application of IMPLAN\* data to investment numbers on courthouse projects.

\* IMPLAN is an econometric model created by IMPLAN Group, LLC. Based on output from any of 525 industries, calculations are made on labor income, employment, and indirect and induced economic activity.



## ACKNOWLEDGEMENTS

The authors would like to acknowledge and thank those who provided an on-the-ground look at how private grant funding can directly affect communities and spark significant change. We could not have gained such a comprehensive view of the impacts without extensive interviews, photos, data, and tours through these courtrooms and very (very) high cupolas and clock towers. We hope that the information included in this report will be a resource for other counties looking to renovate and restore their historic courthouses.

### Brown County – Mt. Sterling

Jean Buckley, President, Tracy Family Foundation  
Kevin Flynn, FAIA, NCARB, IES, Kiku Obata & Company  
Philip Krupps, President & CEO, Brown County State Bank  
Mike Yingling, County Board, Partner at Yingling & Nuessen Agency

### Coles County – Charleston

Jackie Chism, Administrative Assistant, Coles County Regional Planning  
Darrel Cox, Sheriff (retired), Coles County  
Elaine Komada, Administrative Assistance, Coles County Board  
Kevin McReynolds, Community Planner, Coles County Regional & Planning & Development Commission  
Courtney Sage, Coles County Regional Planning  
Monty Walters, Maintenance Supervisor

### Cumberland County – Toldeo

John Barger, President of the Neal Foundation, Craig & Craig  
Joy Sutherland, Cumberland County Clerk & Recorder, Cumberland County

### Edgar County – Paris

Billie Anne George, Edgar County Clerk's Office  
Gary Henry, Staff Writer, The Prairie Press  
Ned Jenison, President (Retired), Paris Beacon Publishing Company  
Heck Parris, County Historian  
Kathy Rhoads, Executive Director, Paris Area Chamber of Commerce

### Effingham County – Effingham

LoElla Baker, Effingham County Cultural Center and Museum  
Delanie Donaldson, President, Effingham County Cultural Center and Museum  
Jerry Katz, Board of Directors, Effingham County Cultural Center and Museum  
Jamie Broom Miller, W.S. Broom & Company Furniture  
Dave Ring, Premier Broadcasting, Inc.

### Fayette County - Vandalia

Alyson Grady, Historic Sites Division Manager, IHPA  
Steve Riddle, Site Superintendent II, IHPA

Henry County – Cambridge

Douglas W. Bentzinger, Architect, Phillips and Associates Architects, Inc.  
Colleen Gillaspie, Henry County Administrator  
Roger Gradert, County Board Chairman, Henry County Board  
Dwayne VanMeenen, Village Administrator, Village of Cambridge

Lawrence County – Lawrenceville

David Burgett, Assistant Facilities Manager, Jones Lang LaSalle  
Donna Burton, Director, Historical Society  
Rachel Gard, Lawrenceville Chamber of Commerce  
Don Wagner, Mayor, City of Lawrenceville

Logan County – Lincoln

David Lanterman, Businessman  
Dennis Reves, Maintenance Supervisor, Logan County  
Jan Schumacher, County Board

Macoupin County – Carlinville

Mark Dragovich P.E., Chairman, Macoupin County Board  
Shawn Kahl, Sheriff, Macoupin County  
Mike Mathis, Circuit Clerk, Macoupin County  
Harry Starr, Macoupin County Board  
Jim Zirkelbach, Sheriff (retired), Macoupin County

McDonough County – Macomb

Beth Crossett, Administrator, McDonough County Board  
Gary Hensley, Chairman, Fulton County Board  
Scott Schwerer, Chairman, McDonough County Board

Morgan County – Jacksonville

Dusty Douglas, Director, Morgan County Regional Planning Commission

Sangamon County – Springfield

Alyson Grady, Historic Sites Division Manager, IHPA  
Justin Blanford, Site Superintendent

Stark County - Toulon

Jim Owens, State's Attorney, Stark County  
Katrina Rewerts, Stark County Treasurer  
Don Schmidt, Vice President, Stark County Genealogical Society  
Art Whittaker, TIF Administrator, City of Toulon

Schuyler County – Rushville

Mindy Garrett, Schuyler County Clerk  
Max McCellon, Chairman, Schuyler County Board

Tazewell County – Pekin

Sue Beeney, Chief Clerk/County Board Secretary, Tazewell County Board Office  
Vicki Grashoff, Auditor, Tazewell County Auditor's Office  
Mike Strauman, Superintendent, Tazewell County Building and Grounds Department  
Stewart J. Umholtz, State's Attorney, Tazewell County State's Attorney

Woodford County - Metamora

Alyson Grady, Historic Sites Division Manager, IHPA  
Jean Myers, Site Manager/Curator, Metamora Courthouse State Historic Site  
Village of Metamora

Unless otherwise credited, all photos by PlaceEconomics



## CONTRACTOR RESOURCE LIST

### Brown County – Mt. Sterling

Brown Electric  
1309 Watts Ln,  
Quincy, IL 62305  
(217) 222-3483

Kemner Painting - Quincy, IL

### Coles County – Charleston

Smith's Bell & Clock  
5941 E. North County Line Rd  
Camby, IN 46113  
(317) 847-4092  
www.smithsbellandclock.com

### Cumberland County – Toldeo

Smith's Bell & Clock  
5941 E. North County Line Rd  
Camby, IN 46113  
(317) 847-4092  
www.smithsbellandclock.com

### Edgar County – Paris

Arne P. Johnson, SE,PE  
Wiss, Janey, Elstner Assoc. Inc.  
330 Pfingsten Rd  
Northbrook, IL 60062  
(847) 272-7400

Smith'S Bell & Clock  
5941 E. North County Line Rd  
Camby, IN 46113  
(317) 847-4092  
www.smithsbellandclock.com

Jeff Lyman, Sr Project Mgr.  
Midwest Maintenance, Inc.  
101 Fox Dr  
PO Box 1203  
Piqua, OH 45356  
(937) 773-9236

American Scaffolding, Inc.  
7161 Eagle Creek Rd  
Cincinnati, OH 45247  
(513) 353-1181

### Effingham County - Effingham

Grunloh Construction, Inc., 101 W.  
Temple Avenue, P.O. Box 684,  
Effingham, IL 62401

### Fayette County - Vandalia

United Constructors  
33 Orchard Lane  
Springfield, IL 62712  
217-415-5640  
Attn: Dave Heneberry

### Henry County – Cambridge

Americlock, Inc.  
2240 Mason Lane  
Ballwin, MO 63021  
(800)666-1221  
www.americlock.com

Douglas W. Bentzinger, Phillips and  
Associates Architects, Inc.  
344 West Chestnut Street,  
Canton, IL 61520  
(309)647-2978  
www.paarchitects.com

Randy Burkett Lighting Design, Inc  
609 E. Lockwood Avenue  
Suite 201  
St. Louis, MO 63119  
Tel: 314.961.6650  
www.rblldi.com

### Lawrence County – Lawrenceville

Grunloh Construction, General  
Contractors  
101 West Temple Avenue,  
Effingham, IL 62401  
(217) 342-4157  
www.grunloh.com

Smith's Bell & Clock  
5941 E. North County Line Rd,  
Camby, IN 46113  
(317) 847-4092  
www.smithsbellandclock.com

Tracy Electric  
1308 Jefferson St,  
Lawrenceville, IL 62439  
(618) 943-2243  
www.facebook.com/tracyelectric

Derry Condon  
Lamson & Condon, Inc.  
151 N Delaware St # 151,  
Indianapolis, IN 46204  
(317) 266-9830

### Logan County – Lincoln

Phillip Wright  
The Tower Clock Company  
South Charleston, Ohio  
(937) 605-1904

### Macoupin County – Carlinville

James Staat Tuckpointing of St. Louis  
David A. Loyeet and Associates, Inc.  
902 Walnut Street  
Highland, IL 62249"

### McDonough County – Macomb

Renaissance Roofing, Inc  
2231 Hawkey Drive  
Belvidere, IL 61008  
(800)699-5695  
www.claytileroof.com

### Stark County - Toulon

Old Home Inspections  
PO Box 545  
Toulon, IL 61483  
info@oldhomeinspections.com  
oldhomeinspections.com

### Schuyler County – Rushville

White & Borgognoni  
Architects, P.C.  
212 North Illinois Ave.  
Carbondale, IL  
(618)529-3691  
wb-architects.com

Mortenson Roofing  
9505 Corsair Road,  
Frankfort, IL 60423

Leroy Bollinger at L & N  
Industries  
2250 E Ray Rd,  
Rushville, IL 62681,  
(217) 322-3379

### Tazewell County – Pekin

Grimm Electric  
308 S Plum  
P.O. Box 440  
Morton, IL 61550  
(309) 266-7012

### Woodford County - Metamora

J&B Builders  
2000 W. Main Street  
Unit H  
St. Charles, IL 60174  
630-587-8566  
Attn: Julie Salyers

## PROJECT TEAM

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This report was prepared and written by Donovan Rypkema, Carla Bruni, and Briana Paxton with design assistance from Emilie Evans. Rypkema is principal of PlaceEconomics, a Washington D.C.-based real estate and economic development consulting firm. He is author of *The Economics of Historic Preservation: A Community Leader's Guide* and an adjunct professor in the Historic Preservation Program at the University of Pennsylvania. Bruni is Associate for Engagement at PlaceEconomics and an independent contractor based in Chicago, Illinois. She holds an MS in Historic Preservation from the School of the Art Institute of Chicago and a BA from Loyola University Chicago in English. Paxton is Director of Research at PlaceEconomics. She holds a master's degree in historic preservation from the University of Pennsylvania and an undergraduate degree from the College of William and Mary. Evans is Director of the Rightsizing Cities Initiative at PlaceEconomics and a graduate of Columbia University and American University.

