

DEPOT 125 CAPITAL CAMPAIGN

September 2019 marks the Fifth Anniversary of the signing of the Formal Grant Agreement between the Jeffris Family Foundation and the Keokuk Union Depot Foundation as well as the month by which that Grant required that the Roof Restoration Project be completed.

We take this occasion to look ahead to 2020 and to look back to the beginnings.

THE FUTURE

2020: In March the Jeffris Family Foundation directors will meet to determine what grant applications they will consider for 2020. At that time potential grantees will be invited to submit a grant request by June 1 for a specified amount with a 2:1 match to be raised no later than three years after the grant. Grants will be announced in mid-June. Contributions made after the mid-June announcement will count toward the required match.

THE PRESENT

2019: Tom Jeffris and Roman Vetter, two of the three directors of the Jeffris Family Foundation, visit Keokuk, tour the Depot with Steve Celandia and meet with members of the Keokuk Union Depot Commission, the Keokuk Union Depot Foundation, and others. The third director, Royce Yeater, has been the Jeffris representative directly involved with the Depot roof project and he has visited several times before. The Depot Commission and Depot Foundation establish priorities for future restoration projects and obtain estimates for work that would be appropriate for the next few years.

THE PAST

2018: Tiling of the roof was completed in October, nearly a year before the Jeffris grant deadline for completion of the work. The Depot foundation received \$42,389.57 in grants and gifts from more than 100 donors during this first year after the end of the Depot 125 Capital Campaign. These funds enabled the installation of a fire and burglary detection and alarm system, masonry repair, ceiling installation in the freight rooms, an informational Depot sign, and repairs to the waiting room floor.

2017: The Depot was featured in a Traditional Building magazine article about the Jeffris Family Foundation. The Depot 125 Club (donors of \$125 or more after November 1, 2015) reached 200 members. Tile installation on the entire roof was nearly complete. Ludowici Roof Tile, Inc., the company that made the tiles for both the original 1891 roof and the newly restored roof, was unable to deliver the final tiles in time for the roof to be completed in 2017. The Depot 125 Campaign closed on December 31, having raised \$1,275,769. Nine foundations contributed \$455,500, the Iowa Historical Society contributed \$100,000, over 400 individuals and their donor-advised-funds contributed \$636,544 and 34 banks and corporations contributed \$83,725. The total cost of the roof restoration was \$1,276,629, which was fully financed by contributions and interest on those funds.

2016: The State Historical Society of Iowa granted \$43,400 toward the cost of rebuilding the central tower apex. This work was completed on August 29 when the apex was raised and attached to the tower to restore the roof to its original height. Dormers and corner turrets were installed, clay tiles, copper gutters and finials were installed on the entire central tower hip roof. The downstream eaves and soffits were restored. The \$667,000 Jeffris match was satisfied one year early and Jeffris Family Foundation paid its \$333,000 grant to the Depot Foundation. The Depot 125 Campaign goal was raised from \$1,000,000 to \$1,250,000 to cover important historic preservation details discovered during the roof restoration process.

2015: The Iowa Historical Society granted \$56,600 toward restoration of the chimney, upstream eaves and gutters, and the work was completed.

2014: Restoric, LLC of Chicago prepared an Historic Structure Report to document the history and physical condition of the Depot. On June 18 the Jeffris Family Foundation awarded a \$333,000 challenge grant to the Keokuk Union Depot Foundation, conditional upon its raising \$667,000 more by September 30, 2017, with the funds to be used for restoring the roof of the Depot to its original 1891 design with red clay tiles. The restoration work was required to be completed no later than September 30, 2019.

2012: The Keokuk Union Depot Foundation was formed to raise funds for the preservation and restoration of the Keokuk Union Depot.

2011: Pioneer Railcorp conveyed the Keokuk Union Depot building to the City of Keokuk and leased the land to the City for 99 years at an annual rent of \$1. The Keokuk Union Depot Commission was formed as an arm of the City of Keokuk to operate the Keokuk Union Depot.

1991: The waiting room was partially restored.

1967: Rail passenger service ended in Keokuk.

c. 1950: The top 24 feet of the Depot's central tower was removed and replaced with a flat roof. The original clay tiles on the entire roof were replaced with green asphalt shingles.

1891: John Root died of pneumonia six months before the last train depot he had designed, the Keokuk Union Depot, was completed. The Depot opened for business on July 1.

1873: John Root and Daniel Burnham formed their own architectural firm, Burnham and Root. They worked together as one of the foremost architectural firms in the country for the next 18 years. Among their many projects in that time were the Monadnock Building and the Rookery in Chicago, both of which are National Historic Landmarks, the "White City" plan for the World's Columbian Exposition, and numerous commercial and residential buildings, including train depots.

1872: John Root met Daniel Burnham when Burnham joined the architectural firm of Carter Drake & Wight, where Root was already working as a draftsman.

1871: Much of Chicago burned after Mrs. O'Leary's cow kicked over a lantern (maybe). John Root moved to Chicago as part of a wave of East Coast architecture professionals who recognized a business opportunity in the city's ashes.

1869: John Root graduated from New York University and began working in architectural firms, including designing churches and serving as construction supervisor on the first Grand Central Station train shed.

1850: John Wellborn Root was born in Lumpkin, Georgia.

CONTRIBUTORS TO THE DEPOT 125 CAPITAL CAMPAIGN

Final report June 18, 2014 — December 31, 2017

\$333,000

Jeffris Family Foundation

\$100,000 +

State Historical Society of Iowa--HRDP Grant, KEWE Fund

\$50,000-\$99,999

Howard Jackson Family Trust Foundation

\$25,000-\$49,999

David & Judith Morgan, Janet Smith, Robert Woodburn

\$10,000-\$24,999

Anonymous (3), Delbert & Edythe Barnes, First Community Bank, JLM Farms, Inc., Keokuk Area Community Foundation, Lee County Charitable Fund, Pilot Grove Savings Bank, Restoric LLC, Erika Wolfe, David & Deborah Smith Younggren

\$5,000-\$9,999

Anonymous (1), Dennis & Linda Apple, Archer Daniels Midland (ADM Cares), BNSF Foundation, Steve & Carla Celandia, KSB Bank & KSB Insurance, Richard & Dolores Lofton, Debbie

Other contributors (some of whom did not wish to be listed in the above groups by size of gift)

Anonymous (19), Roberta Abbey, Chuck & Jane Abell, Helen Ackerson, Marvin Alberts (Double A Glass), Maurissa Allen, Nancy Allerman, Alan & Audrey Alexander, Amsted Industries, Norman Anderson, Kathy Asbury, Doug Atterberg, James & Pamela Barclift, Dennis Barnes, Dorothy Barnes, Rick & Tracy Batley, Sandra Bauer, Jack & Susan Bauswell, Ted & Robbie Beaty, Norann Behnken, Heide & Milton Bentley, Fred Bertschinger, Mary Bevering, Kevin & Laura Boehm, Marlene Boler, Tonya Boltz, Debra Botellio, Richard Bowers, Robert & Ellen Bowlin, Valerie & John Bowman, Gretchen & Bruce Brandt, Daniel Bray, Catherine Breitenbucher & Kent Lowry, Ed & Jeanene Breitenstein, Herbert Britt, Alan & Judy Brotherton, Edward & Katherine Brown, Mr. & Mrs. H. Wesley Brown, Noel & Dee Brown, Roger & Barb Brown, Edith Wait Bryan, Thelma Bryant, Kimberly Buerklin, Dianna & Stephen Burden, Bruce & Darlene Busey, Vildiz Bush, Barry & Audrey Butler, Barbara Carlson, Michael & Judith Carrell, David Carrick, Howard & Janis Carter, Don & Beth Carver, Bill & Barb Casady, Dr. David & Patricia Castrodale, CATO, Robert & Mary Cecil, Joe & Paula Celandia, Larry & Janice Celandia, Lisa Celandia, Christian Science Society, Gail Clark, Keith & Darlene Clippert, Cochran Farms, Inc., Vickie Conway, Joan Courtney, Sara Crockrell, Christopher Daskalos, Donald Davis, Jean & Bill Davis, Joyce Davis & Chase Hewes, Glen & Kay Day, Steven Day, April & Gary DeGala, Jim & Mary Dennis, Edward & Judith Devine, Janice Devore, Ann Skaro & Frank Delaney Fund, Janet Dinkel, Chris Dolan, Leslie Droe, Susan & Bruce Dunek, John & Carla Dunlap, Steve & Cindy Dunn, Merle Eberline, Waleska Edwards, Erstwhile Publications, Clarence & Denise Estrada, Abby & Lennie Etter (Petite Boutique), Shane & Tracy Etter, John Ewing, Gary & Nancy Folluo, Les and Jane Fowler Donor Advised Fund, Charles & Ellen Fuller, Kathy & Steven Gabel, Vincent & Sara Jan Garza, Lorin Gatermann, Gemini Travel & Shuttle, Inc., Michael & Lois Gilbert, Mary Ginsberg, Julie Given, Terry & Christine Glasgow, Amber Glasscock, Mary Ann Goetz, Grace Bott Millar Charitable Foundation, Leah Gudgel, Gully Transportation, Barbara Haas, Susan & Jeff Hanan, Jim & Diane Hankes, Mary K. Hankin, John Harness, Doug & Mary Harrison, Bob & Carol Hartrick, Hartrick's Independent Lumber, Archie & Trudy Hayden, Tim Heller, Hemenway & Barnes LLP, Shirley Hendricksmeier, Mary Jo Hendrickson, Gerald & Dona Herr, Don & Coleen Hetzel, Hotel Nauvoo, Carla Huiskamp-Gray, James Huiskamp, Pam Humble, Wayne & Rebecca Humphrey, Hy-Vee Food Store, Sandra Iverson, Mary Jardine, Dennis & Carolyn Jenkins, Gary & Sandra Johnson, Harriet & Gary Johnson, Bill & Joan Johnston, Kathy Joyce, William & Dixie Jutte, Mike Kaiser, Mary Kanef, Rose Marie Karre, Kay Kasiske, Jerry & Diane Kearns, Sylvia Kegerreis, Charles Kelly Jr., William & Susan Kelly, Patricia Kennedy, Keokuk Cultural & Entertainment District, Jo Ann Ketterer, Rose Ketterer, Thomas & Cynthia King, Carole & John Kirchner, Debbie Kisor, Jim Kisor, Kohlmorgan Hauling, Dan Krebill, Krichel Animal Hospital, Henry & Fran Krueger, Connie Kunz, Charles LaFrenz & Janet Fife-LaFrenz, Emma Lee Lahmeyer, Daniel LaKemper, Frances Latta, Mac Law, Cassie Lawless, Susan Lawson, James Layfield, Doris & Don Leimer, Bob Leu, James & Christal Lewiston, Nadine Lindner, Susan & Gene Littrell,

& Tom Marion, McDowell Crane & Rigging, Janice Morgan, National Trust for Historic Preservation (the Landes Fund for Iowa), John & Elisabeth Weitzel

\$1,000-\$4,999

Anonymous (3), Alliant Energy Foundation, Richard & Karen Bangert, Chuck & Carole Betts, Joseph Boyle, Cynthia Breitenbucher, Cherie & Bart Brown, Phil & Jeanne Caropreso, Doug & Mitzi Clippert, Connection Bank, Dickey-Inman Fund, Mike Dunn, Tom & Debbie Enderle, Ardith Eymann, Tom & Betsy Gardner, Abbot & Lisa Gilman, Greg & Joyce Glasscock, Linda Boyd Griffey & John Jay Griffey, Merrill Gruber Family Trust, Bonnie & Ivan Hasselbusch, Ed & Dev Kiedaisch, Mike & Kathy Klauser, Steve & Agnes Koellner, Diana & Richard Lamey, Jerry & Pam Leimer, Richard & Shirley Leonard, Julia & Ty Logan, Main Street Keokuk, James & Barbara Mallon, Ed & Sue McGreevey, Ann Menke (Menke & Co.), Ellen Norman, George & Barbara Norman Estates, Ed & Kate North, Glenn & Diane Otto, Gary & Donna Peevler, Poepping, Stone, Bach & Assoc., Inc., Jim & Mary Jo Scheetz, Tom & Sandy Seabold, Susan & Philip Storm, Howard & Amy Sutlive, Curt Swarm, Duane & Joyce Taylor, Tom E. Dailey Foundation, Walmart, Janet Wilcox, Gaylord & Sarah Willcutt, Robert Wustrow

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R. Robert Woodburn, Jr.
Secretary, Keokuk Union Depot Foundation