

"FOREVER OPEN, CLEAR AND FREE"

THE CHICAGO LAKEFRONT

- 26 Miles of Scenic Lakefront, Parks and Public Spaces
- Olmstead & Vaux, Burnham & Bennett, Nelson, Simonds, Atwood & others
- In Perpetuity Since 1836



PRESERVATION CHICAGO
THE CHICAGO 7 MOST ENDANGERED • 2021



Preservation Chicago Unveils the 2021 Chicago 7 Most Endangered



Roman Catholic Churches



Chicago Lakefront



Central Manufacturing District -
Original East District



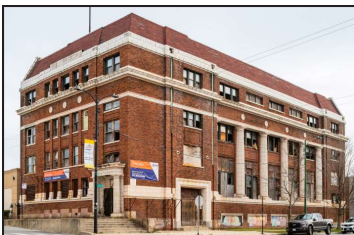
West Loop Industrial Lofts



Cornell Store and Flats



Phyllis Wheatley Home



South Chicago Masonic Temple



Photos © Eric Allix Rogers

© Serhii Chucky

© Debbie Mercer

© Mary Lu Seidel

Written by Preservation Chicago
Published by Preservation Chicago
Copyright © February 24, 2021
All Rights Reserved



ISBN: 978-1-951944-01-8

Title: Preservation Chicago: The Chicago 7 Most
Endangered 2021

Author and Editor: Preservation Chicago

Library of Congress Control Number: 2021904420

Preservation Chicago's 2021 Chicago 7 Most Endangered

Since 2003, the “Chicago 7 Most Endangered” has sounded the alarm on imminently threatened historic buildings and public assets in Chicago to mobilize the stakeholder support necessary to save them from demolition.



Salvation Army / Wrigley Lodge © Serhii Chrucky

Table of Contents

• Chicago 7 2021 Map	2
• Table of Contents	3
• Chicago Lakefront	4
• Phyllis Wheatley Home	22
• Cornell Store & Flats	30
• South Chicago Masonic Temple	36
• West Loop Industrial Buildings	44
• Central Manufacturing District - East District	58
• Roman Catholic Churches	70
• Acknowledgements	103

Get involved at **www.PreservationChicago.org**

Preservation Chicago | 205 W. Monroe Street, Suite 400, Chicago, IL 60606 | 312-443-1000

Vision: Preservation Chicago is committed to strengthening the vibrancy of Chicago's economy and quality of life by championing our historic built environment.



Mission: Preservation Chicago protects and revitalizes Chicago's irreplaceable architecture, neighborhoods and urban green spaces. We influence stakeholders toward creative reuse and preservation through advocacy, outreach, education, and partnership.

The Chicago Lakefront

26 Miles of Scenic Lakefront Parks and Public Spaces



31st Street Harbor and the Chicago Lakefront © Eric Allix Rogers

OVERVIEW

“Forever open, clear and free” aligns with the spirit of a core American ideal, and appears to reflect the words, expressions and thoughts of the Founding Fathers of our Nation.

The full quote reads “Public ground - A common, to remain forever open, clear and free of any buildings, or other obstructions.” To protect the Chicago Lakefront and to insure it remained accessible to the public was an early aspiration and vision of our city’s earliest pioneers and legislators. Dating to one year before the City’s incorporation in 1836, this forward-thinking vision was adopted by our City and State. Land was set aside in Chicago for parkland, greenspace and open space near the early lakeshore, now Grant Park, to be enjoyed by all. In theory, this was and remains a highly democratic ideal.

The Chicago Lakefront

Address: 26 Miles of Scenic Lakefront Parks and Public Spaces

Architects: Olmsted & Vaux, Nelson, Simonds, Burnham, Atwood, Bennett & Others

Date: In Perpetuity Since 1836

Style: Naturalistic

Neighborhood: Shoreline of Lake Michigan—From North to South to the City Limits



31st Street Harbor and the Chicago Lakefront © Eric Allix Rogers

After more than a century of parkland improvements and additions along the lakeshore, in recent years various changes and proposals introduced to the Chicago Lakefront have raised a new awareness, along with genuine concern for this precious resource. Adverse and harmful ideas and developments include the additions to Soldier Field, along with the proposed relocation of the Children's Museum to Grant Park, and the Lucas Museum in Burnham Park. The Children's Museum and Lucas Museum failed to materialize. Additionally, the 2016 proposed Olympic bid package would have adversely impacted many Lakefront sites, along with nearly all of Chicago's major parks. If realized, these collective plans would have eliminated thousands of old-growth trees, meadows and historic landscapes through the addition of proposed stadiums and other ancillary structures. Despite the potential to be disastrous to our world-class parks and public lands, they were embraced by many politicians and stakeholders at the time.

The proposed 20-acre Obama Presidential Center on the Lakefront in Jackson Park poses a special challenge to this tenet of "forever open, clear and free." While we welcome the Obama Presidential Center to Chicago's South Side, the decision to locate a private facility on public parkland is problematic. The Jackson Park proposal for the Obama Presidential Center would result in a clearing of 20 acres of trees, parklands, recreational facilities and ball fields. The expansion and widening of South DuSable Lake Shore Drive and South Stony Island Avenue would result in the loss of 400 additional trees. It's likely that wildlife habitats and migratory flyways will be impacted by this development from the expansion of roadways and incursions into Jackson Park at both the east and west perimeters of the park. In reality, the roadway closures will negatively impact many areas of the park, where the removal of Cornell and Hayes Drives, will require the widening of South DuSable Lake Shore Drive and South Stony Island Avenue. We question the rationale of removing roadway pavement in one portion of the park, and adding it back in another place in the same park, and at great cost to the taxpayers.



North Lake Shore Drive © Serhii Chrucky

While Preservation Chicago welcomes the Obama Presidential Center to Chicago and to the South Side, we are of the opinion that nearby private lands would be a more appropriate site for these large structures and this new presidential complex. Due to poor leadership, Chicago parks have fallen into terrible disrepair with many buildings needing extensive repair work. In some cases complete reconstruction is necessary to address decades of deferred maintenance. It appears that parkland giveaways have become a strategy for reinvestment where funds are lacking for our poorly maintained parks. This is especially evident in parks on the South and West Sides of the City, and for portions of our Lakefront. The protection, maintenance and stewardship in perpetuity of these assets should be prioritized.

Also of great concern on the Chicago Lakefront are the proposed plans for the revisioning and complete overhaul of North DuSable Lake Shore Drive, one of Chicago's most beautiful thoroughfares. The reconstruction plans would rethink seven miles of the lakefront from Grand Avenue at the south to Hollywood Avenue at its northernmost border. The project is called *Redefine the Drive: North DuSable Lake Shore Drive*, with studies and proposals conducted by the Illinois Department of Transportation (IDOT) and the Chicago Department of Transportation (CDOT), along with their consultants to bring this roadway up to modern highway standards. This project has the potential to adversely impact many of the unique characteristics of this world-class boulevard and drive, if not carefully considered and protected.

The DuSable Lake Shore Drive redefining proposals have included removing the historic overpasses and beautifully crafted bridges, along with their scenic vistas and expansive viewsheds. These uniquely special features, along with characteristics of the Drive, as it rises and falls over the dramatic and panoramic views of the downtown buildings and the Lakefront, are proposed to be severely impacted, altered and lost. The proposals also extend to a straightening of the gentle curves, while also adding vast areas of landfill, and with the addition of high berms, which will often obscure views of Lake Michigan for motorists. Such plans are in response to closures from time-to-time, when the Lake breaches portions of the Drive, at its narrowest points.



Foster Avenue Bridge over North Lake Shore Drive © Serhii Chrukky

The plans also propose a widening the Lake Shore Drive thoroughfare in certain locations and underground or sub-surface tunneling of extensive areas of the roadway, from Navy Pier to Oak Street Beach, along with some areas to the north. The tunneling and trenching of North DuSable Lake Shore Drive for automobile traffic is more akin to sections of Interstate I-90 and I-94—the Dan Ryan Expressway, and I-290—the Eisenhower Expressway, than a boulevard in the midst of parklands and adjacent to Lake Michigan. There are also flood dangers associated with the creation of subgrade trenches and tunnels so close to Lake Michigan, as recent heavy rains have stranded many motorists, trapping them on the current at-grade Lake Shore Drive roadway. This tunneling concept appears to present a real danger to life-safety during severe weather events. Given that the Oak Street express tunnel regularly floods during moderate rain despite the drainage systems. This is of great concern noting the increasingly unpredictable weather conditions in Chicago, from extraordinary flooding to heavy snowstorms, which have stranded many thousands of people in the past on a surface-grade Lake Shore Drive.

In other progressive cities, highway systems are being rethought and re-visioned—sometimes being removed, verses being expanded and trenched. Widening the road will only further encourage more vehicles on this boulevard-drive. It would appear that city officials are proposing adverse changes to a historic boulevard-drive, for rush-hour traffic loads, rather than finding smart alternatives and less invasive solutions to transportation needs of Chicagoans.

Other sections of Lake Shore Drive will be widened, with medians and their planted trees cut and removed, shrubbery and perennials lost. Parkland and greenspace incursions in Lincoln Park are proposed for new and expanded entries, exits and bus ramps are envisioned. This has the potential to be disastrous if not handled with the utmost care.

Preservation Chicago is of the opinion that everyone should have the experience of enjoying Chicago's parklands —



Grant Park and the Chicago Lakefront © Eric Allix Rogers

whether by walking, jogging, bicycling, or even driving in an automobile. These parklands and Lakefront lands are special to all, including all the various ways they are enjoyed and experienced.

Yet these public lands and spaces are often considered by politicians or developers as undeveloped vacant parcels, expendable for private development, when indeed these are developed lands as public places and recreational environments. Some of these lands have been dedicated to the public for more than 150 years, and most all of them for over a century. These are sacred places belonging to all of us as a place of refuge, reflection and recreation. The park lands and shoreline allow for a break from our daily lives, and to once again commune with nature — to refresh and reenergize one's spirits.

Unfortunately, these very same public and sacred grounds, are also subject to political giveaways and viewed as possible gifts by elected officials for pet projects, sometimes to the highest bidder. Instead, we should be considering the conversion of more private lands to expand public parklands. This could include the possibility of using air rights over rail yards, and to consider expanding our parks and lakefront lands, and if necessary, build new museums and facilities on newly created park land sites.

HISTORY

Chicago's Lakefront is world renowned, with its legendary parks, greenspaces, recreational and pastoral spaces, beaches, harbors and waterfront stretching 26 miles, along the coast of Lake Michigan. It is so greatly associated with the City of Chicago that it's often noted as "Chicago's front yard." These seminal Lakefront spaces and lands were designed by some of the most notable individuals in the world of architecture, landscape architecture and design. From architects William LeBaron Jenney, Daniel Burnham and Edward Bennett to seminal landscape architects Frederick Law Olmsted, Olmsted & Vaux, Olmsted Brothers, Ossian Cole Simonds, Swain Nelson, Jens Jensen, Alfred Caldwell, May McAdams and others.



Rainbow Beach at 77th Street © Eric Allix Rogers

These designers, landscape architects and architects were visionaries. Together, they brought a new series of concepts and ideas to an ever-growing industrial American city in one single vision and idea—The Chicago Lakefront Parks and Boulevard System, which also connect to inner-city parks and greenspaces. The vision was revolutionary in concept and executed on a grand scale, and fashioned like a work of art. These grand plans were published in periodicals around the world. Their impact greatly influenced the planning of other cities across the nation, as part of the City Beautiful Movement, introducing beautification, grandeur and nature to our densely populated metropolitan areas. Other benefits included addressing health and wellness concerns, embracing nature as a health benefit, and as a critical part of the urban environment. In the process, these plans forever changed our city. These plans reimagined Chicago, from its industrial core and backbone, with the challenges of an ever-expanding urban population, continuing into the mid-20th century. These plans merged into a broader vision to benefit the public, while continuing to recover from the ashes and tragedy following the Chicago Fire of 1871, to a new one—a city of world renown.

Created with a vision which has grown tremendously since its initial legislation in 1836, the Chicago Lakefront and its parks have been reimagined and expanded from its earliest years and have become a recreational space second to none. From a time when Michigan Avenue was almost at the water's edge, to numerous reclamations by the Illinois Central Railroad in response to a growing city and the demand for goods and transportation, the Chicago Lakefront has undergone a tremendous metamorphosis and expansion over time.

Chicago's parks have been developed and impacted in their design in part by natural features, along with man-made infills of land. Early museum institutions built on infill land, marshes, deltas, outcroppings, former railroad yards and lands once part of the greater Lake Michigan watershed. From that reclaimed land area grew additional parklands, weaving together such sites and places as the Museum Campus, vast areas of Grant Park, and expanses of lakefront trails. South DuSable Lake Shore Drive developed over time as a recreational boulevard tying together the Chicago Lakefront and its parks, to the inner-city communities that abound to the west. These parklands and much of the shoreline from Calumet Park at the Illinois-Indiana border on the South Side, to Downtown, Lincoln

Chicago 7: The Chicago Lakefront

Park, Edgewater and to the Evanston border on the far north, unite communities and bring our city together as a whole.

The Lakefront and its park system, continues to be a great vision, which was given credence and acceptance from a broader plan of visionaries at the top of their profession. This influenced not only Chicago, but other major centers and cities, across the nation and elsewhere in other parts of the world. It was the plans of Frederick Law Olmsted in the 1870s, and the planned vision of architect William LeBaron Jenney, regarded as the father of the skyscraper, who also designed much of our Chicago Boulevard System and our inner-connecting-city parks. It was the vision of Daniel Burnham and Edward Bennett in the *Plan of Chicago*, of 1909, which dared to stir one's blood—the famous quote by Daniel Burnham in his presentation to the Commercial Club of Chicago.

“Make no little plans. They have no magic to stir men's blood and probably will not themselves be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency. Remember that our sons and grandsons are going to do things that will stagger us. Let your watchword be order and your beacon beauty.” (Burnham, *Plan of Chicago*, 1909)

Through the decades, and now for over a century, this has been one of the guiding spirits of Chicago to look upon the Lakefront and our waterways beyond industry and transportation properties, and to see a new vision. We see its impact on the human spirit, the health and wellness of its residents. Not too long ago in our history, both Lake Michigan and the Chicago River were associated with waterborne diseases like cholera, dysentery and others. This started to change at the onset of the 20th century when the health benefits and recreational activities, including those associated with our Lakefront, began to emerge. To have a perspective on such ideals, look no further than our views of the Chicago River, which was once treated much like an industrial sewer. Efforts of the late 20th century and that of the past 20 years, have changed so much that we now celebrate the Chicago River and its various branches with the downtown Riverwalk and various recreational trails, both existing and proposed.

These are some of the special qualities that make Chicago more livable, more special, more inviting and a great city renowned the world over. Such ideals provide a place for people, trees, and wildlife to coexist. They make our city richer, and give a place of refuge from the toils of daily life, and a place to allow a space to reflect, to imagine and to once again commune with nature and the environment. The Lakefront and our parks allow a refuge from the noise and distractions of a large world class city like Chicago. We should do everything possible to retain that vision, and not allow it to be whittled-away or “suffer a death by a thousand cuts.” We cannot allow incursions, additional buildings and obstructions in these special places. If we really respect and value our parklands, this should be a priority to upkeep, maintain, while not allow it to be deprived of funding, as these are all of our collective lands.



Lake Shore Drive's North Avenue Bridge Detail © Serhii Chrukky



Museum of Science and Industry overlooking the Jackson Park Lagoons and the Chicago Lakefront © Eric Allix Rogers

In addition to the physical and adverse harm to the Chicago Lakefront determined by construction of the proposed Obama Presidential Center during the Federal Section 106 Hearings, the cost to the taxpayers for this project is substantial. Closing roadways, like Cornell Drive, along with portions of Hayes Drive and the Midway Plaisance, and the widening of South DuSable Lake Shore Drive and South Stony Island Avenue is tremendous. The estimated figure of this work is \$175 million, which will likely increase. These plans will destroy the historic Olmsted & Vaux roadways, which instead of being closed, should be narrowed to their original proportions.

In the 1960s, these historic boulevard roadways and parkways were greatly widened, over the objections of the community, with hundreds of trees cut and lost to this expansion. Similar plans were executed for South Lake Shore Drive, with more old-growth trees cut for a widening of the Drive. It appears that we as a city are repeating the same missteps and mistakes once again. At a time in which both a city and state in severe financial distress, and needing to make some budget cuts and tough decisions, we should not be taking on an undue burden of removing paved roadway surfaces and relocating them elsewhere nearby. There's also concern about the long-term maintenance of the proposed 230' tower and ancillary buildings of the Obama Presidential Center, and the public's commitment to potentially maintain these structures.

Lincoln Park, from cemetery to parkland with additions is considered to be Chicago's largest park and one of the oldest of the large public parks. It extends more than six miles along the Lakefront from North Avenue to Hollywood Avenue. Lincoln Park has expanded greatly over time, and its designers included Swain Nelson and his firm of Nelson & Benson beginning in the 1860s and continuing into the 1880s. Also, Ossian Cole Simmonds and his firm of Simonds and Company, continuing landscape designs into the early 1900s. Large sections of Lincoln Park were extended almost in line with the ancient ridgeline of the Lake. Lincoln Park has continued to grow over the years, even before the Chicago Fire. Originally named Cemetery Park and later Lake Park, Lincoln Park experienced many expansions and additions over time. It was renamed Lincoln Park after our 16th president



Promontory Point and the Chicago Lakefront © Eric Allix Rogers

Abraham Lincoln of Illinois, following his assassination in 1865.

One of Lincoln Park's last major expansions in the 1950s occurred when Lakefront lands associated with the Edgewater Beach Hotel and other entities became part of Lincoln Park. Today, it is one of the City's most versatile and visited parks. In addition to Lincoln Park Zoo—one of oldest zoos in the nation, the park contains numerous beaches, harbors and field houses, more than any other Chicago city park.

Jackson Park, Midway Plaisance, and Washington Park were designed by Frederick Law Olmsted, Calvert Vaux, with later additions by Olmsted Brothers, Alfred Caldwell, May McAdams and others. These amazing and vast parklands, originally sponsored by the South Parks Commission in 1869 and the years that followed, were long considered the finest of Chicago's parks and designed by the illustrious firm of Olmsted & Vaux. Olmsted-designed landscapes are treasured the world over. The grouping of these three parks as one united vision was one of the first large and formally planned greenspaces of the vast and expansive Lakefront parks. This even occurring in contrast to the beginnings of the North Side's Lincoln Park, which began a decade earlier.

Jackson Park contains approximately 550 acres of land, lagoons, beaches, harbors, islands, nature sanctuaries, recreational spaces and an 18-hole golf course. Jackson Park was linked to its sister park, the equally impressive and expansive Washington Park, also designed by Olmsted and Vaux. Jackson Park and the adjoining Midway Plaisance, was also the site of the World's Columbian Exposition, also known as the Chicago World's Fair of 1893, attracting over 27 million visitors to Chicago.

Washington Park is known for its vast spaces, lagoons, expansive meadows and refectory buildings on 380 acres of



Promontory Point at 55th Street and the Chicago Lakefront © Eric Allix Rogers

land and was completed as the first phase of the South Parks Commission's plans by Olmsted & Vaux. Noting the regrading of its marshy lands would be more expensive and challenging, Olmsted and the South Park Commissioners delayed construction of Jackson Park until additional funding was secured in 1871. Portions of Jackson Park continued to be redesigned in part to 1895, under the direction of both Frederick Law Olmsted and Olmsted Brothers, following the Columbian Exposition. Both Jackson and Washington Parks are linked by the Midway Plaisance, a linear park, spanning east to west, also created by Olmsted and Vaux in 1870. The Midway is a recessed grassy parkway and knolls of approximately 90 acres—and approximately one-mile in length. It was originally designed as part of a system of canals linking the two parks with Lake Michigan. Even as a recessed feature, it exhibits many of the same qualities envisioned by Olmsted & Vaux. To this day, these South Side parks are among Chicago's greatest greenspaces and public assets along the Chicago Lakefront.

Land giveaways and politics, including the plans for the proposed Obama Presidential Center in Jackson Park, will severely and adversely impact more than the 20 acres of public parkland in an Olmsted-designed park. The City of Chicago, the Chicago Park District and the State of Illinois have gifted this historic 20-acre-greenspace to a private venture, which is to include a 230-foot tower and several ancillary buildings. Debate over the proposal and the potential adverse impacts have been ongoing for almost five years, with determinations that the adverse impacts are indeed recognized by a wide group of entities, individuals and governmental organizations. If this much-welcomed presidential center was constructed on available nearby private lands, in lieu of public parklands, the Presidential Center would have most likely have been completed and open at this time.

Promontory Point, at 55th Street and Lake Michigan at the southern end of Burnham Park, is in the Hyde Park neighborhood and part of Chicago's lakefront park system. "The Point" was created as a WPA project in the 1930s.



Northerly Island and the Chicago Skyline © Eric Allix Rogers

What had been Lake Michigan was filled with soil and infill retained by a limestone revetment. The Prairie School landscape design was executed by Jens Jensen's disciple Alfred Caldwell and included signature council rings, a meadow and native plant material. The peninsula-style park has always welcomed the diverse communities of the South Side and allowed an unusual degree of open water lake swimming. On January 19, 2018, Promontory Point was individually listed on the National Register of Historic Places.

Since 2000 the Promontory Point Conservancy, a community organization representing the Hyde Park community, has been working to prevent the demolition of the historic and beautiful limestone step-stone revetment that surrounds and protects the Point. Governmental agencies had proposed replacing the limestone with a massive concrete structure that was forbidding and prevented citizens from entering the water, but this plan has been suspended. Fifty years ago, there were more than sixteen miles of this naturalistic limestone revetment at the water's edge of Chicago's lakefront parks. Nearly all the City's historic limestone revetments have been replaced by industrial-style concrete, except for what remains at Promontory Point. The Conservancy, with the support of Preservation Chicago, other preservation groups and 5th Ward Alderman Hairston, continues to work with government agencies to ensure that the limestone revetment is restored to its historic character and function.

The South Shore Cultural Center, formerly the South Shore Country Club, joins Jackson Park at its southernmost border at 67th Street. While the South Shore Cultural Center was once a private club, it is now part of the holdings of the Chicago Park District, with vast expansive lands, containing a magnificent series of structures which include a former clubhouse with grand spaces, a colonnade, gatehouse, a nature preserve, and a nine-hole golf course. These former club grounds, designed by architects Marshall & Fox with Thomas Hawkes as the landscape architect, are an integral part of the Chicago Lakefront. Efforts to save the buildings of this amazing former club and develop an extraordinary and evolving nature sanctuary have been a lengthy and substantive community effort.

Rainbow Beach is a 60-acre park fronting Lake Michigan located in the South Chicago community on the southeast side. It was named for the United States Army's 42nd Rainbow Division following World War I, and parts of the park and beach dated to 1908 when it was known as Rocky Ledge Beach. This larger area of lakefront was united under the Rainbow Beach name in 1959.



The Chicago Lakefront © Eric Allix Rogers

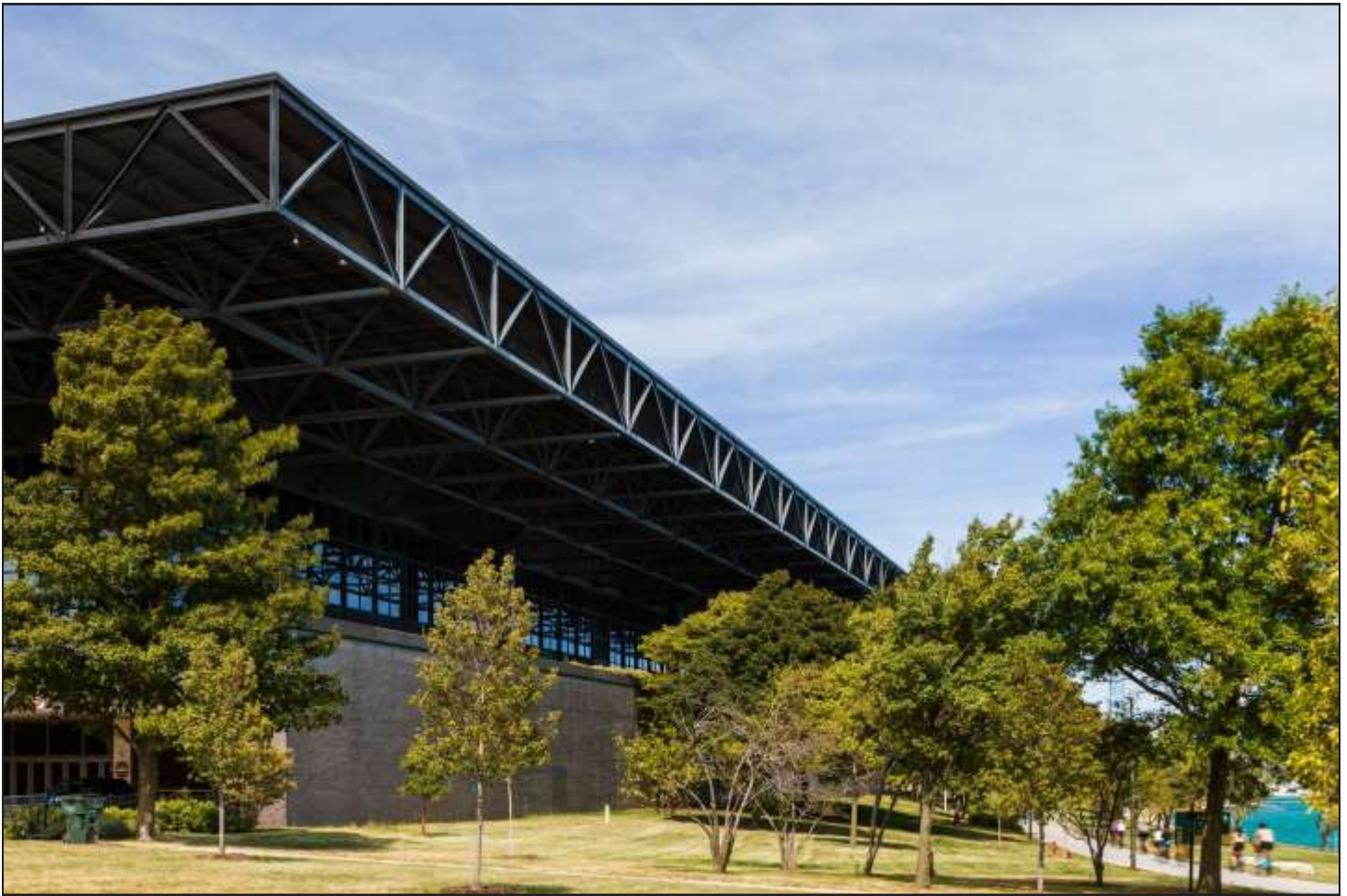
Other South Side parks linked to the Lake Michigan shoreline include Calumet Park, on the far Southeast Side or East Side of the City. It was originally planned and developed in 1904 by the Olmsted Brothers and continued to grow to its current size of 198 acres in the 1930s. The southernmost border of Calumet Park extends to the Illinois-Indiana State Line.

The Last Four Miles is a plan that was developed by Friends of the Parks to envision a continuation of lakefront parklands two miles in each direction at the furthestmost sections of the city. This plan would extend the public parks to both the Far-North Side, to include Rogers Park to the Evanston border and to the Far-South Side and Indiana border with Chicago. This plan is a continuation of the larger vision combined and interwoven with those captured in Burnham & Bennett's 1909 *Plan of Chicago*. This widely published document has been a guiding principle for Chicago for over a century. Part of the Friends of the Park vision is to convert the brownfields of the former U. S. Steel and Illinois Steel Mills and plants into additional Lakefront recreational lands and facilities. It is a bold plan, but it has not been fully embraced and funded as it should be since all of our City's agencies appear strapped for capital project improvement monies. Still, such projects could be a transformational investment in former industrial areas of Chicago's South Side, and help to provide more protections from an ever-changing Lake Michigan. These parks not only serve as a recreational aspect for the enjoyment of all, but also as a buffer and sometimes floodplain from the severe waves and actions of Lake Michigan.

Climate change is a reality globally and in Chicago. Rising Lake Michigan waters and those of nearby rivers and waterways, coupled with an increase in precipitation, is a reality that we must make accommodations for in the near future. Such issues impact our Chicago Lakefront and parklands, and we should not be building structures upon these areas with a high-water table that often flood, as seen in many of our parks.

Where there is little-to-no-parkland or land barriers separating the built environment from Lake Michigan, as seen in areas of South Shore and Rogers Park, and portions of Edgewater, the impacts are both financial and emotional. The impact to both buildings and their residents are substantial and a reality. We must collectively plan for the future, noting both rising earth temperatures and lake water levels.

On the Mid-South Lakefront is the remarkable Lakeside Center at McCormick Place. A revisioning and repurposing

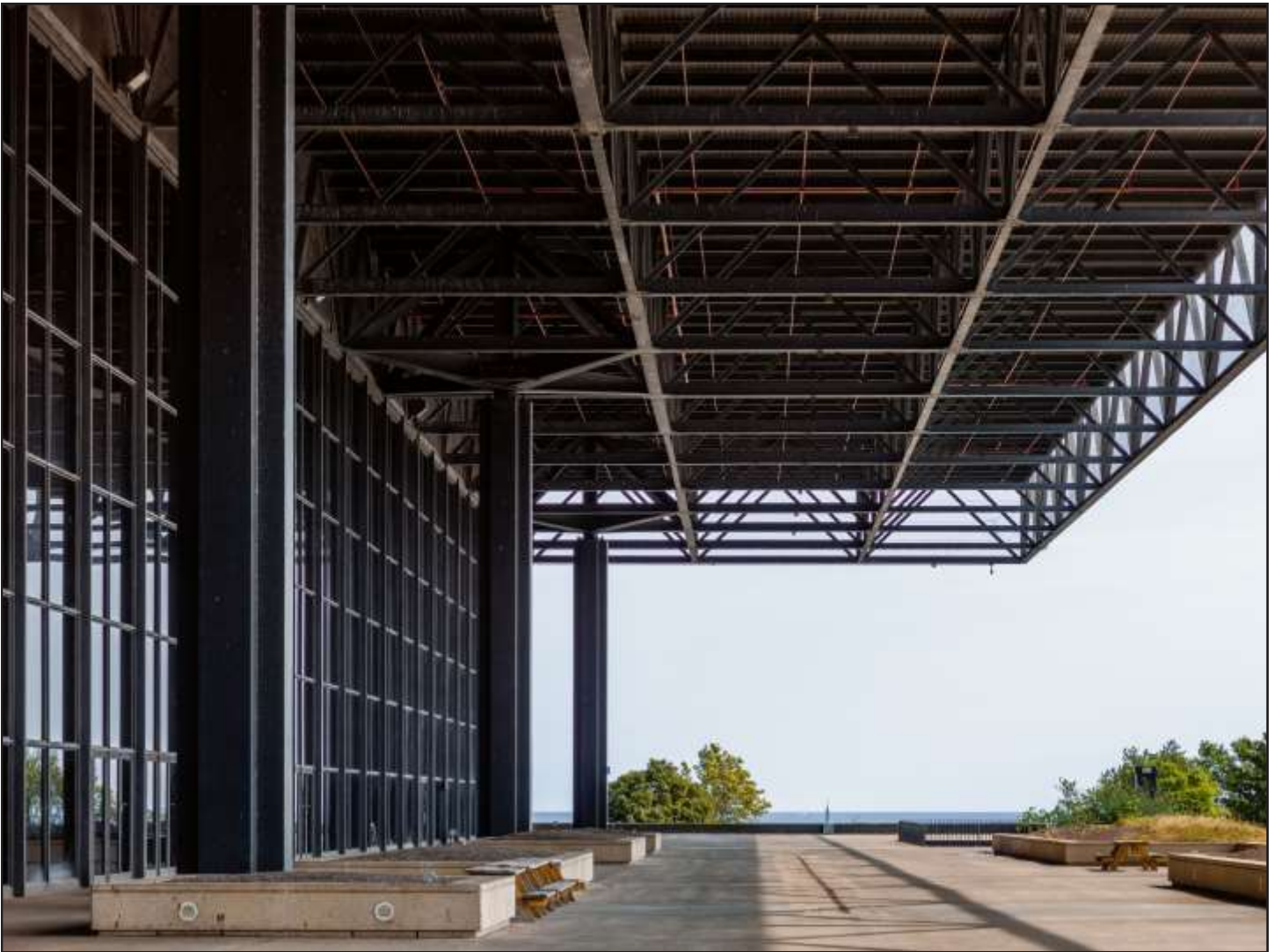


Lakeside Center © Serhii Chrukky

of the building—a former convention center, with grand halls, has the potential to return to an extraordinary Lakefront asset as a year-round fieldhouse and recreational center. The elegant and widely acclaimed mid-century glass and steel structure replaced a former windowless convention hall, constructed of reinforced concrete, which burned in 1967 and was known as “the mistake on the Lake.”

The Lakeside Center is recognized as an engineering marvel. It was the largest convention hall in the world, holding that title for several decades. The building’s engineering and sheer size pushed the limits of space frame systems—its roof structure and its cantilevers. The size and vastness of its structure, supported by huge cruciform columns were some of the largest spans and components of the era for a building of its type. Its vision was developed by the architectural firm C. F. Murphy and its principal, Gene Summers assisted by Helmut Jahn. The building’s design extended from early graduate thesis projects at the Illinois Institute of Technology-IIT, and the concepts and ideals of architect Ludwig Mies van der Rohe. It was considered a perfect glass box with a portal to Lake Michigan, separating it from the Arie Crown Theater, the largest theater in the city and one of the largest in America, which anchored its south end.

McCormick Place’s Lakeside Center pushed the outer limits of what was possible at the time of its construction. It was widely considered as important for its architectural and engineering strides as the city’s other superstructures unveiled at the time including The John Hancock, Sears Tower/Willis Tower and Standard Oil/Aon Buildings. The vast convention hall, once seen by its burned predecessor as an obstacle to the Chicago lakefront park system when originally constructed in 1960, was rebuilt as a new vision in 1967 and has the potential to be Chicago’s largest indoor fieldhouse and cultural center. This could be a remarkable asset for the Bronzeville and Near South Side Communities, and yet benefiting the entire Lakefront and City. Perhaps this building can be rethought as the “Mid-



Lakeside Center © Serhii Chrucky

South Cultural Center and Fieldhouse,” and could be the largest indoor recreational facility and open year-round as an enclosed or indoor extension of our lakefront parks. It could be free to all Chicago residents. With parking and City’s largest theater, Arie Crown, it could once again be a cultural hub and not just limited just to special engagements and conventions.

The approximately 25-acre Millennium Park and 25-acre Maggie Daley Park are two of the newest amenities to Chicago’s Lakefront and downtown area. The parks, opened in 2004 and 2012 respectively, were constructed above former and active railroad lands, once part of reclaimed lands from Lake Michigan. Both parks are interactive and wildly popular destinations for both residents and tourists alike. Millennium Park has many artistic as well as passive recreational and cultural aspects like the Pritzker Pavilion (bandshell) and the Harris Theater. They are credited in part with a renaissance of Chicago’s East Loop area and Grant Park, helping to further embellish Chicago’s Cultural Mile. Parks can have a tremendous impact on communities, even when their offerings vary widely in their uses and qualities. For instance, the pastoral qualities of Jackson Park and Washington Park are distinct from the interactive features of Millennium Park and Maggie Daley Park.

Both pastoral and interactive parks are unique in their planning, vision and design. And both often have different types of visitors flocking to them, yet they each offer vastly differing experiences. One variation is a naturalistic vision for both humans and nature, offering a migratory flyway and to give one the sense and visualization of Chicago in a more natural state, and the others being more activity and entertainment focused, constructed mostly on air rights, with a host of activities, services and amenities located below. These amenities extend from underground passages and walkways, to below-grade parking facilities and commuter train lines, which can also serve a downtown working population, as well as residents and visitors.



Crumbling Burnham-Designed Comfort Station in Jackson Park © Eric Allix Rogers

THREAT

The Chicago parks are themselves very special and highly celebrated with revered environments containing a variety of grand panoramic spaces, outdoor rooms and vast stretches of Lakefront lands. Some of these parks and spaces contain rigid formal gardens and arrangements with fountains and other features like Grant Park. While others include more naturalistic settings and contain an abundance of extraordinary features including lagoons, islands and native plant species and reflect the once abundant prairies and meadows of our region. Among these artistically arranged settings are open prairies and meadows, beautiful and expansive beaches, and harbors and nature preserves. Historic built environment features of the highest quality, including beautifully crafted museum buildings, conservatories, pavilions, a historic zoo, artistic sculptures, golf courses, pastoral roadways and recreational spaces, frame our panoramic City and skyline in the distance.

The Lakefront parks have experienced issues in recent years associated with Chicago's elected officials and leadership periodically offering park space as vacant land for development, which they are not. These areas were created as greenspaces and parklands, and have served Chicagoans for more than 100 years.

Lack of funding has resulted in our parks starving for resources and in need of substantial repairs. Long-deferred maintenance and straight-up neglect of many aspects of these special features has taken their toll on some of this land. The list of needs through the park system include repairs and, in some situations, total reconstruction of collapsing buildings, disintegrating paths and often pockmarked trails, underpasses and bridges. Yet, even with a shortage of funds for maintenance and improvement, our City and State offers millions of dollars and incentives for what could be described as pork projects. This is disappointing, as we as a city we are not always taking into account that these greenspaces, parklands, lakefront spaces and trails, and all of the features of the parks and Lakefront have really all been developed and maintained for more than a century and half by the citizens of Chicago—the taxpayers, residents and visitors.

These parks, regardless of their location, are for all of Chicago and its visitors. The Chicago Lakefront is a remarkable asset for residents and tourists alike. They are not to be squandered. If the desire is to build new structures, additional properties adjacent to these greenspaces should be considered and made to be extensions of

this lakefront land. Rather than taking land from the people and these parks, we should be creating new parklands and new campuses of buildings, surrounded by greenspaces. The broad vision should be expanded, not reduced or cast aside as vacant, undeveloped sites.

It was Aaron Montgomery Ward, the famous proprietor of the catalog and retail company Montgomery Ward and Company, who understood this grander vision of protecting the Lakefront lands from development. Ward, in his wisdom, challenged even the Field Museum in its plans to construct its new museum, relocated from Jackson Park within the former Palace of Fine Arts (now the Museum of Science and Industry) to Grant Park, where it was proposed in the middle of the park, now the site of Buckingham Fountain.



Former South Works-United States Steel Site on former submerged Lake Michigan lands © Eric Allix Rogers

His court challenges were lengthy and costly, and he often questioned if the general public appreciated his efforts. Yet we celebrate this victory today, as it reaffirmed “forever open, clear and free...” This legislation is assumed by many residents to apply to the entire Chicago lakefront, yet that does not hold true. We need additional legislation to apply those principles more broadly from the city limits on the far South Side to the far North Side, and to protect this extraordinary natural resource.

The Field Museum of Natural History was built on former railroad lands, constructed by the Illinois Central Railroad, in exchange for protecting the young City of Chicago from the sometimes-unpredictable forces of Lake Michigan. Early photos of the Field Museum show railroad tracks crisscrossing the site, which would later become the southernmost portions of Grant Park and the beginnings of Burnham Park and later portions of the Museum Campus. Other museums and buildings were constructed on the footprint of buildings that predated them. Examples include The Art Institute of Chicago, built upon the footprint of the Interstate Exhibition Building from 1871, to our more modern buildings in the park like the Museum of Contemporary Art, constructed on the site of the old Chicago Avenue Armory. Another example is The Peggy Notebaert Nature Museum was constructed on the site of the old North Shops building in Lincoln Park.

RECOMMENDATIONS

Preservation Chicago supports a commitment to the Chicago Lakefront and its many parks, realizing that this is a very special feature of Chicago and a gift to its citizens which is to last in perpetuity. We continue to be grateful for these amazing parks and the great asset of Lake Michigan, its shoreline mostly “forever open, clear and free for all.”

In the future, the laws protecting the parklands with the “forever open, clear and free to all, without obstruction” regulations in downtown Chicago, specifically Grant Park and elsewhere, should be extended to include protections in perpetuity to the entire Lakefront and Lakefront parks system.

We realize the challenges in managing the vast Lakefront lands, and we want to encourage partnerships realizing the costs associated with this massive endeavor. To that end, we want to encourage the City of Chicago and the

Chicago 7: The Chicago Lakefront

Chicago Park District to pursue a national park designation for the entire Chicago Lakefront. Chicago can partner with the National Park Services to continue the legacy of protecting this precious resource for the enjoyment of all. Such an idea could lift and share the burden of maintenance of these sacred grounds, providing much-needed repairs to many of the park buildings and structures.

Some structures in Jackson Park, like the Daniel Burnham-designed Comfort Station on South Lake Shore Drive near 67th Street, are in a state of near total collapse. The Comfort Station's roof is buckling and partially collapsed, with its concrete columns delaminating. Another Comfort Station, to the immediate south of the Museum of Science and Industry, is without a roof. Its massive fieldstone walls have been covered in blue tarps for more than two years. This is a sign of a lack of funding and resources to the parks, the long-term impacts of Tax Increment Financing projects and their unintended consequences to both our schools and our public lands and Lakefront.



Lakeside Center and view of Chicago Lakefront south of 22nd Street © Eric Allix Rogers

The idea of a national park partnership and shared responsibilities for these vast Lakefront parklands would allow for improved maintenance, less privatization of recreational lands and facilities, and access to more funds for new parklands in communities across Chicago. This concept would also free up funds for park programming and services for people of all ages.

The concept of a national park designation within the city limits of Chicago could be a huge asset, much like the Pullman National Monument on the City's South Side potentially drawing additional tourism dollars to our city, which in turn supports both small and large businesses alike. National parks have a tremendous volume of visitors each year to different sites across the nation. The Pullman National Monument—a planned industrial development and community important for its links to architecture, planning, labor history, African American history and Civil Rights, along with railroad history—is expected to draw 300,000 annual visitors when the former Administration and Clock Tower Building opens as a Visitor Center in the coming year. It would be a tremendous resource for Chicago to have two national parks within its borders, recognizing the significance of these public lands fronting one of the world's largest freshwater resources, Lake Michigan.

Recently, the Indiana Dunes State Park and the Indiana Dunes National Lakeshore became one of our most recent national parks. After years of talk and discussion by numerous politicians and scholars, — including United States Senator Paul Douglas, United States Senator Paul Simon, University of Chicago botanist Henry Cowles, and local resident Dorothy R. Buell of the Indiana Dunes Preservation Council — the Indiana Dunes National Park was realized. This national park stretches along 15 miles of the southern shore of Lake Michigan and includes 15,000 acres of beaches, lakefront, dunes and forested area, just 25 miles from Downtown Chicago.

Such ideas should be embraced for the Chicago Lakefront National Park. This could also encourage the former South Works-United States Steel Sites, now a vacant brownfield site, to be transformed into an extension of Chicago's legendary Lakefront parks. It would fulfill a great obligation and long-term vision with the National Park Service and the Federal Government to assist in the clean-up of this former steel mill and industrial site. It would return these now-toxic land into a public amenity for the people of Chicago and its visitors.

Similarly, another toxic site exists near the mouth of the Chicago River, where it meets Lake Michigan, located close to Navy Pier in Downtown Chicago. This area of land has been promised to be developed into parkland for many years, and named in honor of Chicago's first non-native settler, Jean Baptiste DuSable whose home was once located



Lakeside Center from Northerly Island © Eric Allix Rogers

nearby. Recently, developers of several large high-rise building projects, near this site have been tasked with making this toxic brownfield a public park. However, to date those plans have not materialized. However, a U.S. National Park designation may provide the funds required to realize this vision honoring DuSable.

Preservation Chicago embraces the idea of converting, rather than demolishing, the Lakeside Center at McCormick Place into a Mid-South Side Fieldhouse and Cultural Center. Such a concept would engage this little-used convention center into an indoor extension of the Chicago Lakefront recreational areas and part of the Lakefront Trail. The large glass-walled halls could serve a variety of recreational programs, from indoor running tracks, basketball and tennis courts, and include both indoor and outdoor cafés and restaurant service.

As an alternative option, the large glass-walled convention halls with views of the Lakefront and Chicago skyline could also be used for large cultural exhibits, much like the aviation museums of a similar scale in Europe. The lower-level convention halls of the base plinth structure of the Lakeside Center could be repurposed for aquatics, perhaps containing Olympic-sized swimming pools, that could overlook Lake Michigan. Adding windows in the brick walls could transform spaces into additional training facilities, gymnasiums, and community rooms.

All of this could be coupled with a reactivated Arie Crown Theater—the City’s largest theater space—to join the building together as a “Mid-South Bronzeville Cultural Center.” The rooftop of the Lakeside Center, measuring the size of three football fields, could contain a running track, outdoor recreational facilities, a green roof and perhaps a solar-cell network to provide power for the facility. The same could also hold true for the plinth and outdoor platform area, adjacent to the large glass-walled convention rooms, and hold cafes and restaurants, health and wellness classes and be considered an extension of the Lakefront parks. Such ideas would foresee this building as perhaps the world’s largest fieldhouse and cultural center, all under one roof, in a building of great architectural significance.

Lakeside Center at McCormick Place, when constructed, was comparable in both its architectural and engineering achievements to the City’s tallest superstructures like the Sears Tower and John Hancock Building. It was designed by the seminal firm of C. F. Murphy, notable for many large buildings including the Chicago Landmark Richard J. Daley Center and Plaza, and under the direction of architect Gene Sommers and Helmut Jahn.

It is a remarkable structure, which has the possibility to be one of Chicago’s greatest Lakefront assets and turning what was a building on the Lakefront for conventions into a year-round fieldhouse and cultural facility—an extension of the Lakefront parks under roof. Such ideas would be revolutionary for the Mid-South/Bronzeville/Douglas Community and perhaps even more popular than Millennium Park. It would be in the vein of the famous Daniel Burnham quote: “Make no little plans!”

Phyllis Wheatley Club and Home

5128 S. Michigan Avenue, Chicago



Phyllis Wheatley Club and Home, 1896, Frederick B. Townsend, 5128 S. Michigan Avenue. © Serhii Chrucky

OVERVIEW

As Chicago works to become a more equitable place, it's important to recognize, honor, and elevate African American sites of significance like the Phyllis Wheatley Club and Home.

A stalwart and resolute group of Black women joined together in the early 1900s to create the Phyllis Wheatley Club which would provide a safe home and quality education to Black women and girls who either traveled to Chicago during the Great Migration or found themselves without stable housing. Recognizing the great risk that young women encountered when moving to an unfamiliar

Phyllis Wheatley Club and Home

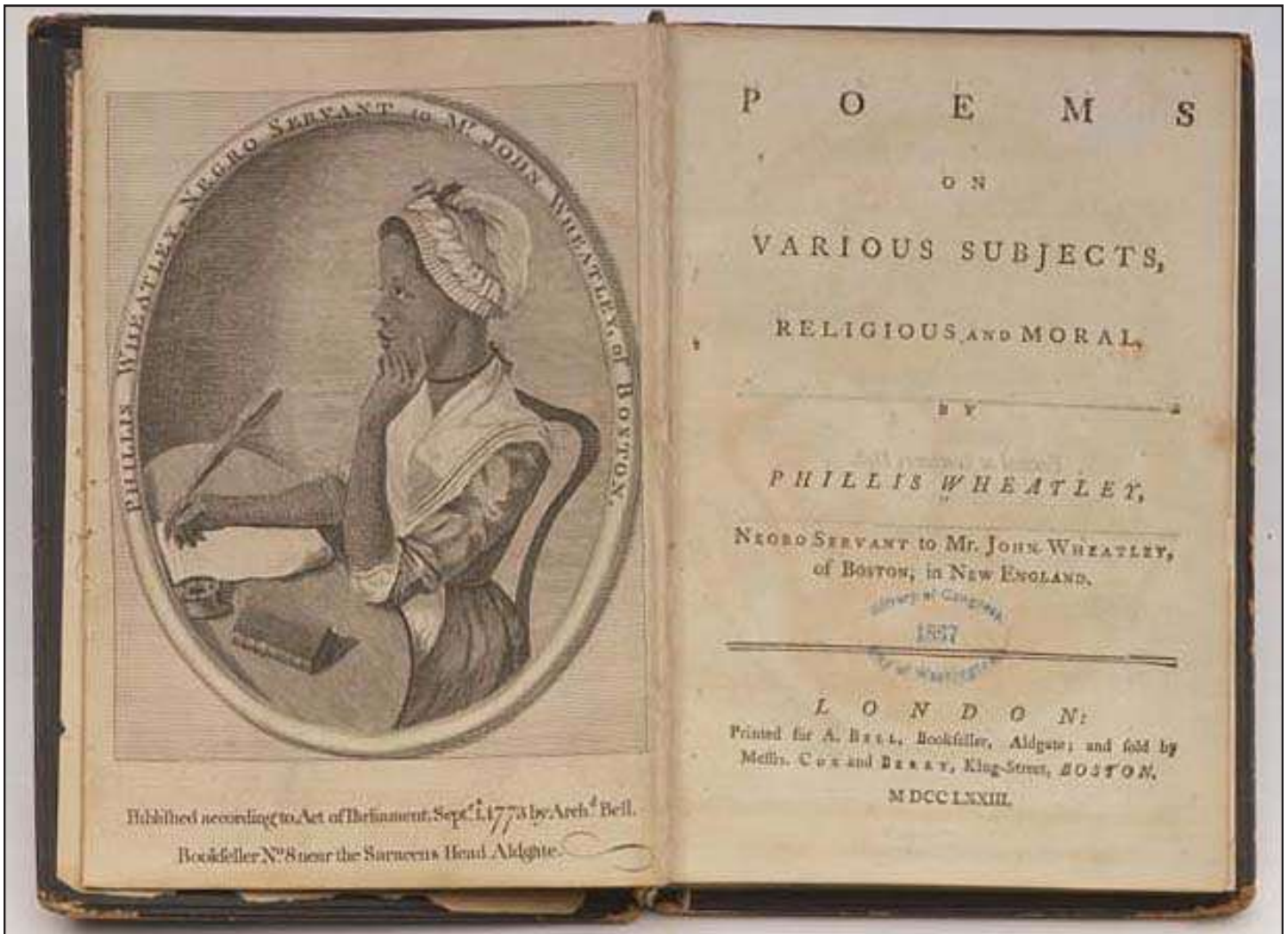
Address: **5128 S. Michigan Avenue, Chicago**

Architect: **Frederick B. Townsend**

Date: **1896**

Style: **Chicago Greystone**

Neighborhood: **Bronzeville**



Engraving of Phillis Wheatley Frontispiece by Scipio Moorhead as it appears in "Poems on Various Subjects, Religious and Moral" written by Phillis Wheatley in 1773 Image Courtesy: Imagination Gallery B. American Treasures of the Library of Congress. Rare Book & Special Collections Division

city, the founders of the Phyllis Wheatley Club created a haven to support the development and protection of the young women in their care.

The third location of the Phyllis Wheatley Home operated from 5128 S. Michigan Avenue. At its peak, it could house over 22 women and girls. It functioned as the Phyllis Wheatley Home for approximately 50 years and has been in private ownership since the 1970s. In recent years, the 125-year-old home has suffered from deferred maintenance and significant water infiltration. Demolition court hearings are scheduled in 2021 to address code violations. An immediate plan to stabilize and restore the home is essential to avoid a possible demolition order.

The need is urgent to find a preservation solution to save this building which is a testament to the strength of Black women and their meaningful role in addressing societal needs in Chicago in the late 19th and 20th century. We at Preservation Chicago continue to uncover additional stories of the extraordinary women of the Phyllis Wheatley Club and their work to improve the lives of African American women, girls, and the community at large.

HISTORY

Phillis Wheatley was a poet who lived from approximately 1753 to 1784 and became the first English-speaking person of African descent and first U.S. enslaved person to publish a book of poetry. She was also among the first women authors to be published in America.

Wheatley was kidnapped from West Africa, transported by slave ship to Boston, Massachusetts and sold into slavery in 1761. John and Susanna Wheatley, who purchased the young girl, named her after the slave ship she arrived in—The Phillis.



ELIZABETH LINDSAY DAVIS
Founder of Phyllis Wheatley Home.

A LITTLE ACORN

Like the little acorn that evolves into the splendor of a stalwart oak tree, so the idea of Phyllis Wheatley Home has grown. No one can deny that the program of the Negro in Chicago is inseparable with this institution. Its importance is not measured by its size but its work. Hundreds of young women of the country have been nurtured and encouraged to go on by this center. Hundreds have enjoyed excellent home surroundings, among ambitious girls who came often from rural areas yearning to achieve. The inspiration from the founder, Mrs. Elizabeth Lindsay Davis, a character who will ever remain in Chicago's hall of fame as a woman of vision, courage, and power to do.

Elizabeth Lindsay Davis, Founder of Phyllis Wheatley Home, Phyllis Wheatley Home Christmas Annual, 1929. Courtesy: Chicago History Museum 38JD.P4Z



The Chicago branch of the Phyllis Wheatley Club in 1907. Image Credit: "Lifting As They Climb" by Elizabeth Lindsay Davis

Per written accounts, the Wheatley family was progressive for their time, allowing Wheatley to receive an "unprecedented education" for an enslaved person and learning to read both Greek and Latin.

While enslaved, she traveled to England, meeting with royalty and dignitaries. She had professional acquaintances with George Washington, John Paul Jones, Benjamin Franklin, and John Hancock. After her emancipation in 1773, she lived the remainder of her years as a free woman, later marrying John Peters, a free Black man. Her remarkable accomplishments are surprisingly well-documented, but it's heartbreaking to imagine what additional works have been lost since she died at the young age of 31. A second manuscript of her poetry was lost after her death in 1784.

Phyllis Wheatley and her accomplishments have been memorialized often in the years since her death, demonstrated by the fact that many schools across America today bear her name. Surely one of her greatest posthumous namesakes, however, are the Phyllis Wheatley Homes.

Inspired by Wheatley's strength and talents, Phyllis Wheatley Clubs were formed in multiple cities throughout the United States. While the spelling of Wheatley's name is acknowledged as "Phillis," the clubs were formed under the spelling of "Phyllis". The club's focus was on improving the lives of young women through education, job training, sewing classes, and economics courses, or, as noted by the organization, "housing, health, vocational guidance, recreation and religious education".



Young Women Entering Former Wheatley House on 3256 S. Rhodes. Image Credit: The Story of the Illinois Federation of Colored Womens Clubs 1900-1922



Charlotte Pearson Weaver in a wedding picture from late 1920s. Photo Courtesy of Charlotte Pearson Weaver Family

The Chicago branch of the Phyllis Wheatley Club was formed in 1896 by a group of Black women led by Elizabeth Lindsay Davis. Davis leveraged her strong social networks for philanthropic efforts throughout the city and had the means to address impoverished living conditions for women and young girls, especially single women. During the Great Migration, over 500,000 Blacks headed north to Chicago to find greater opportunity and fill industrial jobs. As Davis wrote, “The burden of caring for this newly transplanted population was left entirely to the colored citizens of the city, who are, in the mass, already overburdened, hard-working people with little accumulated surplus among them.”

The Phyllis Wheatley Club was one of the oldest Black women’s clubs formed in Chicago and was part of a vast network of programs organized under the National Association of Colored Women’s (NACW) Clubs. Davis was the Illinois delegate to this national organization along with journalist and anti-lynching advocate Ida B. Wells-Barnett. Ms. Davis also authored a book, “The Story of the Illinois Federation of Colored Women’s Clubs covering 1900-1922.” The book outlines the various clubs throughout the state, and the women who helped found them.

The Phyllis Wheatley Home also sought to provide opportunities for Black women entering the newly professionalized field of social work. Many African American women graduates of the Chicago School of Civics and Philanthropy found positions as lead workers and residents at Black settlement houses. The Phyllis Wheatley Home hired Jennie Lawrence, a graduate of the program, to oversee its operations, and Lawrence introduced modern social work practices.

The first Phyllis Wheatley Home began operations as a settlement house in 1906. It included nine-rooms and was located at 3530 S. Forest Avenue, now known as Giles Avenue. Due to increased demand and organizational growth, Phyllis Wheatley Home moved to their second location at 3256 S. Rhodes Avenue in 1915. Then in January 1926, the Phyllis Wheatley Home moved to their third and largest building at 5128 S. Michigan Avenue. Unfortunately, the buildings that served as the first two Wheatley Homes have since been demolished.

Chicago 7: Phyllis Wheatley Club and Home

The 6,600 square foot home at 5128 S. Michigan Avenue was built in 1896 for William H. Ebbert and designed by architect Frederick B. Townsend. Townsend was a prominent Chicago architect who is also credited with designing the Five Houses on Avers Avenue Chicago Landmark District, 4808 S. Kimbark Avenue in the Kenwood Chicago Landmark District, the William C. Groetzinger House at 526 W. Deming in the Arlington-Deming Chicago Landmark District, Epworth United Methodist Church at 5253 N. Kenmore, and 16 W. Maple which was demolished in 2019, as all of which are noted in the Chicago Historic Resources Survey.



*Phyllis Wheatley Home Association Board of Directors, The Phyllis Wheatley Christmas Annual, 1929.
Courtesy: Chicago History Museum 38JD.P4Z*

Preservation Chicago has been able to connect with the family of a woman who once lived in the Phyllis Wheatley Home, and they were able to share details and stories of her experience as a resident. Charlotte Pearson Weaver lived in the Wheatley Home on Michigan Avenue in the 1920s, until she married her husband George Weaver in 1928. In the late 1960s, she returned to the Wheatley Home to serve as a house mother for three years. Charlotte was born in 1902 in Demopolis, Alabama, and as part of the Great Migration, moved to Chicago and to the Wheatley Home. Her daughter, Georgetta Cooper, recalls her mother's stories about the rules of the home. Male guests were only allowed "to call" on certain days and times and were only permitted to visits on the first floor of the home. The women's bedrooms were located on the second and third floors. The women who resided in the home had strict curfews with no smoking or drinking of alcohol allowed. The women had to arrive well-dressed for dinner, which was formal every day. Potential new residents were screened and interviewed by the Phyllis Wheatley Home's Board of Directors. According to Ms. Cooper, the women on the Board who oversaw operations of the Home were correct, "cultured" women, who were active in their churches and civic organizations.

The house rules had significantly loosened by the time Ms. Weaver returned to serve as a house mother in the late 1960s. Her granddaughters, Kathy Scott and Maria Scott, both recall visiting their grandmother at the Wheatley Home. They remembered all the wood finishes and paneling in the house, and they were especially fond of the old-time pop machine in the kitchen where they would buy 5-cent bottles of Mountain Dew and Orange Crush.

Other African-American Settlement Homes in Chicago:

- The Melissia Elam Home for Working Women and Girls, 4555 S. Champlain
- The Melissia Elam Home for Working Women and Girls, 4726 S. Martin Luther King Dr. (Chicago Landmark)
- The Frederick Douglass Center, 2032 S. Wabash Avenue
- The Fannie Emanuel Settlement House, 2732 Armour Avenue
- The Abraham Lincoln Center, 700 E. Oakwood Boulevard
- The Volunteer Workers Charity Club Home for Aged and Infirm Colored People, 610 W. Garfield Boulevard
- The Volunteer Workers Charity Club Home for Aged and Infirm Colored People, 4430 S. Vincennes Avenue



Cover of the Phyllis Wheatley Home Christmas Annual, 1929.
Courtesy: Chicago History Museum 38JD.P4Z



Phyllis Wheatley Home Association Brochure, November 30, 1927. Courtesy: Chicago History Museum 38JD.P4Z

Besides the Phyllis Wheatley Home, the Melissia Elam Home for Working Women and Girls at 4726 S. Dr. Martin Luther King Jr. Drive is the only other known surviving former Black settlement home for women in Chicago. It is also currently vacant and boarded-up similar to the Phyllis Wheatley Home. Dr. Margaret Burroughs and Loretta Peyton (Ms. Elam's niece) worked to save and restore this settlement home through a group they formed called the Friends of the Elam House Foundation. Their work included pursuing Chicago Landmark status to ensure the home could not be demolished. It was designated a Chicago Landmark on March 21, 1979. The Melissia Elam Home was impeccably restored, with the wood-paneled walls stripped of paint, hand-oiled, and revitalized. The third-floor ballroom was next on its restoration list. Tragically, a fire in 1992 destroyed much of the home's interior. It's currently owned by the Fitz Corporation, which acquired the building in 1997 through a tax sale.

The work of women's organizations and clubs, like the Phyllis Wheatley Home, supported and advanced women's lives was significant during this period. They served as job and leadership training centers and their advocacy for increasing and protecting women's rights, including suffrage, was critical at a time when those rights were nonexistent or emerging.

Preserving historic buildings like the Wheatley Home makes the stories of this work tangible and present in a way that books, websites, and other media do not. Saving the places in our city where such important work happened makes it possible for us to better understand the past and use it to continue the work today. The Phyllis Wheatley Home holds the memories of the countless Black women who left behind the Jim Crow South for a new life in Chicago.

THREAT

Water infiltration and temperature fluctuations are always significant threats to historic buildings across Chicago. These same elements have harmed the Phyllis Wheatley Home. The roof is compromised and requires full replacement. The home's rear wall is deteriorated and requires stabilization, repair, and perhaps complete reconstruction. Water damage and other failures have impacted the Wheatley Home's interiors. However, the home's basement, foundation, and remaining elevations appear to be in stable condition. Despite many issues throughout the property, original wood cabinetry, decorative trim mouldings, doors, historic light fixtures, and the original wood staircases all remain.

The current homeowners, Dr. Ariajo "JoAnn" Cobb Tate and Martin Tate, are committed to restoring the property and its important history, although they are struggling to secure the resources needed for a complete restoration and renovation of the building.

Without an immediate, viable plan for restoration and funding, the home could potentially be ordered demolished during ongoing hearings before the City of Chicago's Buildings Division Court.

RECOMMENDATIONS

The Phyllis Wheatley Home is one of few surviving testaments to the strength and ability of Black women who were committed to playing a meaningful role in helping to address inadequate housing and difficult living conditions for the Black residents of Chicago.

Chicago has an unfortunate record of demolishing settlement house buildings. All but two of thirteen buildings that comprised Jane Addams' Hull-House, one of the most well-known settlement houses in the city, was demolished in the 1960s to make way for the University of Illinois at Chicago campus. As so few sites of Black social settlement houses remain in Chicago or across the nation, preserving the Phyllis Wheatley Home is critical.

Preservation Chicago encourages the City of Chicago to prioritize elevating this history as we collectively strive to embrace diversity, equity and inclusion. It is imperative that the City of Chicago and especially the Department of Buildings and Department of Planning and Development) work with the current owner, the Alderwoman, Washington Park community, and preservationists to find a solution that will ensure its protection from demolition and a solid plan for its restoration and reuse.

The rehabilitation costs for the Phyllis Wheatley Home are estimated at \$700,000 for the exterior repairs and range



Phyllis Wheatley Home Association Brochure, c.1921. Courtesy: Chicago History Museum

from \$1 million to \$1.5 million for a complete restoration. Unless the house is sold to a private buyer, public subsidies or philanthropic contributions will be required to make these substantial repairs.

Preservation Chicago is committed to working with all stakeholders to achieve a preservation outcome of restoring a place that tells the important story of Black women's clubs, suffrage efforts, and settlement houses in Chicago. In a full circle moment of great synergy, a group of professional Black women has begun to organize to save the Wheatley Home. Preservation Chicago would be honored to support their work in every way we can.

We have been working with urgency to prevent emergency demolition and to generate stakeholder support and emergency funding to restore the building. Additionally, Preservation Chicago recommended the Phyllis Wheatley Home as a suggestion for Chicago Landmark Designation on January 26, 2021 at the Program Committee hearing of the Commission on Chicago Landmarks.



Phyllis Wheatley Home, Frederick B. Townsend, 5128 S. Michigan Avenue © Serhii Chrukky

African-American Women Leaders in the Social Club and Settlement House movement

- Ida B. Wells-Barnett was involved in the establishment and support of many African-American women's clubs and settlement houses.
- Dr. Fannie Emanuel, who graduated as a medical doctor from the Chicago College of Medicine in 1915, served as a Board member of the Phyllis Wheatley Club
- Louis Solomon Waller, one-time president of the Frederick Douglass Center.
- Sadie Pritchard Hart, who worked with the Phyllis Wheatley Home. She was also a prominent member of the Order of the Eastern Stars, the Freemasons division for women.
- Fannie Barrier Williams, who helped to secure recognition of the "American Negro" in the World's Columbian Exposition in 1893, served on the Phyllis Wheatley Board of Directors.
- Fannie Mason was among the founders of the Home for Aged and Infirm Colored People in Chicago.
- Minnie A. Collins worked for decades with the Phyllis Wheatley Club, and was chairwoman of the Board of Managers of the Phyllis Wheatley Home.
- Ella Johnson served as the Phyllis Wheatley Club treasurer.
- Clara Johnson served as President of the Phyllis Wheatley Home.
- Mattie Johnson Young served on the Phyllis Wheatley Association Board of Directors.

Cornell Store & Flats

1230-32 E. 75th Street, Chicago



Cornell Store & Flats, 1908, Walter Burley Griffin, 1230-32 E. 75th Street © Serhii Chrucky

OVERVIEW

This year, the Cornell Store & Flats has been selected once again as a Chicago 7 Most Endangered after first being listed in 2017. Designed by Walter Burley Griffin, a prolific designer of both buildings and landscapes, this exceptional building is an outlier in Griffin's career. Compared to his largely residential designs here in the United States and his city plans in Australia, the Cornell Store & Flats is the rare example of a combination commercial and residential Griffin-designed building.

The Cornell Store & Flats is located on once-bustling East 75th Street near its intersection with South Chicago Avenue. Considered by some architectural historians to be one of the most significant buildings in Chicago, this Prairie School structure has been beset by years of neglect. This has been further exacerbated by disinvestment in the neighborhood of Greater Grand Crossing, near the western border of the

Cornell Store & Flats

Address: **1230-32 E. 75th Street**

Architect: **Walter Burley Griffin**

Date: **1908**

Style: **Prairie Style**

Neighborhood: **Greater Grand Crossing**



Cornell Store & Flats, 1908, Walter Burley Griffin, 1230-32 E. 75th Street © Debbie Mercer

South Shore community. The building's future has been uncertain since the passing of its long-time owner. The risk of permanent loss increased after it entered demolition court in 2016. Preservation Chicago is of the opinion that with the right owner and development plan, a viable path for reuse exists for this irreplaceable structure.

In an additional effort to further spotlight the significance of the Cornell Store & Flats, our statewide preservation partner, Landmarks Illinois, listed it in 2016 as one of the "Most Endangered Historic Places in Illinois." Still, the building remains vacant and deteriorates further with each passing year.

We are hopeful that the Cornell Store & Flats can still be preserved and repurposed, ensuring that this significant building by one of the country's most accomplished architects will continue to serve its community long into the future.

HISTORY

Completed in 1908, the Cornell Store & Flats was created as an investment property by the estate of Paul Cornell. A New York-born lawyer who moved to Chicago as a young man, Cornell bought 300 acres of land bounded by what would eventually become 51st and 55th Streets in 1853. The sizable parcel was named Hyde Park and Cornell developed it rapidly, advertising it to well-off Chicagoans as a luxury lakeside retreat. By the time of his death in 1904, Cornell was able to witness the tremendous growth and annexation of Hyde Park Township to the City of Chicago in 1889, the establishment of the University of Chicago in 1890, and the success of the World's Columbian Exposition in 1893.

Cornell's family sought to maintain his legacy of development after his death. They decided to erect an unparalleled modern building on Greater Grand Crossing's 75th Street corridor that would provide his estate with rental income from residential and retail spaces. To design this investment property, Cornell's estate hired architect Walter Burley Griffin for the commission.

Chicago 7: Cornell Store & Flats



Cornell Store & Flats historic image, north facade, 1230-32 E. 75th Street © The Western Architect, September 1912



Cornell Store & Flats historic image, south facade, 1230-32 E. 75th Street © The Western Architect, September 1912



Cornell Store & Flats, north facade, 1908, Walter Burley Griffin, 1230-32 E. 75th Street © Eric Allix Rogers

At that time, Griffin, in his early 30s, was enjoying a very successful career. After graduating from the University of Illinois at Urbana-Champaign in 1899, Griffin worked for two years under Prairie School practitioners Dwight H. Perkins, Robert C. Spencer, Jr., and Henry Webster Tomlinson. Soon after in 1901, Griffin began a five-year career as a draftsman in Frank Lloyd Wright's Oak Park studio. However, even before employment in these offices, Griffin had shown interest as a student in non-Western architecture, especially Japanese and pre-Columbian styles. This mix of influences can be observed in several of Griffin's designs and, to some extent, in the overall massing of the Cornell Store & Flats.

The building is an exemplar of the Prairie School of architecture and displays multiple trademarks of the style. Drawing on the boundless expanse of the Midwestern landscape, the Prairie School often implemented low-hipped or flat rooflines, an emphasis on horizontality, natural construction materials, and little to no ornamentation. In this regard, the Cornell Store & Flats adheres faithfully.

The building features imposing and monumental facades on both its north and south elevations. The building's ground floor south-facing storefront, which fronts East 75th Street, originally boasted a glass display window that projected outward from the body of the structure. This feature has since been replaced with a brick wall containing glass block windows. From the clerestory of the first floor to the roofline, five massive brick piers extend upward, creating the structural bays of the building's facade. On the second floor, slender masonry piers separate pairs of narrow, deeply inset windows. The vertical piers are further defined by both continuous and noncontinuous bands of limestone lintels and sills which frame the recessed windows and emphasize the building's horizontal massing. Reaching the top of this facade, the larger brick piers terminate at a thick horizontal limestone slab. Due to the deep recessed reveal, this stone slab appears to float above the facade at the roofline, further emphasizing the horizontal design qualities of the building.

The north façade, which originally faced towards a narrow right-of-way and residential street, is equally impressive.



Cornell Store & Flats, 1908, Walter Burley Griffin, 1230-32 E. 75th Street. Photo Credit: Eric Allix Rogers

Employing a similar articulation to the 75th Street facade, the massive vertical Roman brick piers extend from the base of the building upward to another floating limestone slab platform. Griffin adds visual interest by way of a staircase hidden behind a wall of Roman brick that leads up to an arched entrance. This opening once guided residents into an open-air courtyard on the second floor which featured a glass block floor through which natural light flooded the retail space below. Four apartment units encircle and open onto the courtyard, creating a communal space for tenants while also maximizing sunlight and fresh air circulation. This courtyard offered a secluded outdoor space in the midst of a busy commercial and industrial environment.

After the construction of Cornell Store & Flats, Griffin rarely returned to commercial designs, especially those with residential spaces attached. In 1912, Griffin won an international competition in which he was selected to design the layout of the new capital city of Canberra, Australia. Later, Griffin and his wife, Marion Mahony Griffin—an accomplished architect in her own right and a former employee of Wright as well—would go on to complete numerous designs in India where Griffin would eventually pass away in 1937 at the age of 60. Still, elements of the Cornell Store & Flats appear in some of Griffin's later work, most notably at the Langi Flats in Melbourne. The Cornell Store & Flats even bears more than a passing resemblance to Wright's City National Bank building in Mason City, Iowa, which was completed roughly a year and a half after Griffin's building was completed. This further suggests that the Cornell Store & Flats' architectural significance is one of truly great importance.

In recent decades, the building has deteriorated rapidly due to neglect and exposure to the elements. While much of the exterior masonry is in good condition, the same cannot be said of the Cornell Store & Flats' interiors. The structural integrity of the ceilings and floorboards is greatly compromised with sagging and buckling evident throughout. However, recent visits to the building indicate that other later modifications can be successfully reversed, including changes to the storefront windows fronting East 75th Street and those made to the upper courtyard.

THREAT

Due to deferred maintenance and disinvestment in the neighborhoods of Greater Grand Crossing and South Shore, the Cornell Store & Flats remains in as precarious a position as it did when it was first listed as a 2017



Cornell Store & Flats, 1908, Walter Burley Griffin, 1230-32 E. 75th Street © Eric Allix Rogers

Preservation Chicago 7 Most Endangered. As each winter passes, additional decay erodes the building. Of additional concern is the fact that the site is largely unsecured: unlocked front gates allow access to a rear entrance where the absence of a door allows unrestricted entry. This leaves the Cornell Store & Flats vulnerable to occurrences of vandalism or destruction. The building has been in demolition court once already—a second time may further jeopardize the future of the Cornell Store & Flats.

RECOMMENDATIONS

Preservation Chicago enthusiastically supports the designation of the Cornell Store & Flats as a Designated Chicago Landmark. Numerous Griffin-designed buildings have already been landmarked including multiple houses in the Walter Burley Griffin Place District within the Beverly community. Landmarking the Cornell Store & Flats would be another logical testament to Griffin's place in Chicago's architectural legacy.

It is additionally crucial to the survival of the Cornell Store & Flats that its current owners, South Shore Management LLC, make progress towards renovation or transfer the property to an owner with clear plans for restoration.

Returning the site to a residential and retail mixed-use purpose, for example, would serve the local neighborhood and honor the legacy of the Cornell Store & Flats' original design. As an additional incentive, because the site is adjacent to the 75th Street/Grand Crossing Metra station, a transit-oriented development here could secure additional state or federal funding. The building should also be explored for potential as a transit hub and train station for both the Metra Electric and South Shore train lines, and perhaps a bus line, serving both Chicago and nearby suburbs.

Preservation Chicago is confident that there are multiple opportunities for a redevelopment project that will ensure the retention and reuse of the Cornell Store & Flats while also investing in the communities of Greater Grand Crossing and South Shore.

South Chicago Masonic Temple

2939 E. 91st Street, Chicago



South Chicago Masonic Temple, 1916, Clarence Hatzfeld, 2939 E. 91st Street © Serhii Chrucky

OVERVIEW

A grand Masonic Temple designed by Clarence Hatzfeld is at risk for emergency demolition. In 2018, the South Side Masonic Temple at 6400 S. Green Street in Englewood designed by Hatzfeld was demolished.

Despite decades of vacancy, the building on the southeast corner of 91st and Exchange remains extraordinary and worth exploration for adaptive reuse potential. With \$26 million being invested in the former South Chicago YMCA just two blocks east, this is a great opportunity to further spur redevelopment with a plan to restore the South Chicago Masonic Temple.

The Classical Revival building was designed in 1916 by noted Chicago architect Clarence Hatzfeld. A prolific

South Chicago Masonic Temple

Address: **2939 E. 91st Street**

Architect: **Clarence Hatzfeld**

Date: **1916**

Style: **Classical Revival**

Neighborhood: **South Chicago**



South Chicago Masonic Temple, 1916, Clarence Hatzfeld, 2939 E. 91st Street Facade © Eric Allix Rogers

architect, he designed several Chicago Park District fieldhouses and has 30 properties listed in the Chicago Historic Resources Survey either attributed to him individually or to his firm, Hatzfeld & Knox.

HISTORY

South Chicago was once a bustling community with steel mills and other businesses operating along the southern basin of Lake Michigan and Calumet River. This Southeast Side neighborhood long served as a destination for new immigrants including Polish, Irish, Mexican, Swedes, Croatians, Slovaks, Serbians, Italians, and many other ethnic groups.

When the steel mills closed in the late 1970s, the community struggled to compensate for the loss of thousands of jobs. Ancillary businesses closed their doors as well, which contributed to population decline and disinvestment. Despite the challenges, the people of South Chicago are a testament to the strength and bonds of communities in the City of Chicago. While they work together and united to resolve the issues that challenge the neighborhood, they are also working to inspire art and artists. The residents of South Chicago support their local businesses and are unified in opposition to environmental polluters who want to relocate their heavy industry to the South Chicago community.

The South Chicago Masonic Association was established in 1906, and acquired the land on the southeast corner of 91st Street and Exchange in the South Chicago neighborhood. The land was purchased from local real estate developer Niel Lykke, having acquired the parcel from the First Swedish Methodist Episcopal Church of South Chicago.

The Freemasons are the oldest fraternal organization in the world. Founded in the Middle Ages, they began as skilled builders. The Freemasons symbol, including the square and compasses, adorns the buildings they built and occupied. The Freemasons symbol is also found on the headstones of notable Freemasons. The “G” in the logo stands for God, or geometry, depending on an individual’s preference.

Chicago 7: South Chicago Masonic Temple



South Chicago Masonic Temple, 1916, Clarence Hatzfeld, 2339 E. 91st Street, Entrance Detail © Mary Lu Seidel

Notable Freemasons include George Washington, Benjamin Franklin, Franklin Delano Roosevelt, Winston Churchill, Buzz Aldrin, John Wayne, and former Chicago Mayor Harold Washington. The Freemasons are not a religious order, but members believe in a Supreme Being, and in morality, charity, and obedience to the laws of the land. As recently as the 1990s, the Roman Catholic Church discouraged its members to be Freemasons, yet had their own affiliated order known as the Knights of Columbus, or K of C. The Shriners, originally known as The Imperial Council of Ancient Arabic Order of the Nobles of the Mystic Shrine, were founded in 1870 and are an offshoot of the Freemasons. The Freemasons were a men's-only club with a separate order composed of mostly women called the Order of the Eastern Star.

The South Chicago Masonic Association commissioned architect Clarence Hatzfeld to design the three-story brick Classical Revival building, and construction began in 1916. Ruffner-Bloss Co. was listed as the mason on the project. The total construction budget was \$100,000.

Hatzfeld designed fieldhouse buildings for the Chicago Park District including Indian Boundary Park, Athletic Field, Independence Park, and Portage Park. He was also the architect of the South Side Masonic Temple which was built in 1921 in the Englewood Community. The South Side Masonic Temple was part of several long-term preservation advocacy campaigns and a "Chicago 7 Most Endangered" building in 2004 and 2015. Despite these efforts, including a plan to reuse the building as part of the new Kennedy-King College Campus in 2007, the South Side Masonic Temple continued to remain vacant and deteriorating until it was demolished in 2018.

Clarence Hatzfeld is the architect of record of five historic homes in the Villa Chicago Landmark District and is believed to have designed as many as 20 more. Listed individually and with his firm Hatzfeld & Knox, he has 30 buildings listed in the Chicago Historic Resource Survey. His partner, Arthur Knox, worked with Dwight Perkins during the design of Carl Schurz High School, which is now a designated Chicago Landmark.

The last Masonic Lodge to operate in the South Chicago Masonic Temple was Triluminar Lodge #767. In 1975, they moved to Lansing, Illinois where they remain in operation today. In 1978, the South Chicago Masonic Association sold the building to Mary Ann Grochal.

The Mexican Community Committee owned the building from the mid-1980s until 2006 when it was lost to foreclosure. While the Mexican Community Committee operated their Service Center at the South Chicago Masonic Temple building, they organized after-school programs, cultural events, job development, literacy programs, and health advocacy for South Chicago's large Mexican-American community.

The South Chicago Branch of the Chicago Public Library operated from the building for three years in the early 1990s while its permanent location at 9033 S. Houston was being renovated. Also, at some point during this period, the Welded Tube Company of America was located at the building.

The current owners purchased the property in 2008 and are listed as "91st and Exchange LLC" and Mark R. Reynolds. The building has continued to deteriorate during a lengthy period of vacancy.

Like most Masonic temples, this building had a grand assembly hall and reception areas on an upper floor for ceremonies and large events. Preservation Chicago has been unable to tour the building's interior to assess its current condition.

THREAT

Years of vacancy have left the South Chicago Masonic Temple in a significantly deteriorated state. Even while in use, maintenance appears to have been minimal on the building. The annual property tax burden on the property is over \$100,000 and the property taxes have not been paid since Tax Year 2010. Tax bills and notices sent to the owner of record have been returned to the County, giving the impression that the current ownership has abandoned the building.

The property was listed for sale, but the \$750,000+ price tag and extensive back taxes would appear to exceed the value of the building, noting the extensive work required to stabilize and restore it. When contacted, the most recent listing agent indicated that she is no longer representing the South Chicago Masonic Temple building.



South Chicago Masonic Temple 91st Street Column Façade Detail © Eric Allix Rogers

Chicago 7: South Chicago Masonic Temple



Mexican Community Committee Service Center event at the South Chicago Masonic Temple.

Courtesy: Chicago History Museum Collection, SS Lot M, box 53-54

Despite the disinvestment which overwhelmed the South Chicago community after the closing of the steel mills and related industries, there are positive indicators that confirm the neighborhood has tremendous redevelopment potential. South Chicago was selected as one of the City of Chicago's INVEST South/West communities. The redevelopment of the former YMCA building at 3039 E. 91st Street into affordable housing represents a \$26 million investment in the immediate area. Claretian Associates, in partnership with Interfaith Housing Development Corporation, is also planning a 78-unit affordable housing development at 3211-3229 E. 92nd Street. The \$30 million development is expected to be complete in 2023.

RECOMMENDATIONS

Redeveloping the South Chicago Masonic Temple would have a tremendous impact on the immediate commercial area of 91st Street. The building is adjacent to the Chicago Family Health Center, a thriving health facility.

The Cook County Land Bank could work to eliminate the extensive burden of back taxes and clear title. The City of Chicago could target INVEST South/West incentives and resources towards the South Chicago Masonic Temple. This would create a dynamic development which would serve as the cornerstone of the 91st Street Arts Corridor in South Chicago and catalyze wider reinvestment throughout the neighborhood. Placing this property back into a vibrant use would further advance historic preservation as an economic development engine in the community. South Chicago has its share of vacant land, and an abundance of suburban-style strip center infill. Keeping this history and character alive will contribute to a revitalized South Chicago – one that values its history as it grows stronger.

In the immediate area of the South Chicago Masonic Temple are at least two other vacant buildings, facing an uncertain future, that could be grouped together in a larger redevelopment plan.



Saints Peter and Paul Catholic Church and School, 1941, G.S. Smith, 2938 E. 91st Street (northeast corner) © Serhii Chrukky

Saints Peter and Paul Catholic Church

Saints Peter and Paul Catholic Church at 2938 E. 91st Street is a remarkable Art Moderne church and school that was constructed in 1941.

Founded in 1882 as a Roman Catholic Church that served German families, the church conducted its first Mass on April 2, 1882 in the original church building and the school opened on November 25, 1882. The original church campus included a rectory, church hall, and convent building. The church property was originally located in the Village of Hyde Park and later annexed into the City of Chicago on June 29, 1889.

The church had originally planned to build a new facility in 1932, but the Depression interfered those plans. The grade school continued to grow its membership in these years, and they opened the high school in 1939.

Construction began on the new combination church and school building in July 1941, with an estimated construction budget of \$140,000. Architect G. S. Smith designed an Art-Moderne building with yellow brick, limestone base with horizontal banding, gentle rounded corners, and symmetrical massing. In 1948, the high school became a girls' school and operated until 1969 when the high school operations ceased. The school and church finally closed their doors in 1987 when the parish was consolidated with others nearby in South Chicago.

In 1997, the building was transferred from the Catholic Bishop of Chicago to a charitable title holding corporation for the Chicago Legal Clinic, Inc called CLCET, Inc. It held title to the property until 2017 when it was sold in to the Chicago Family Health Center, which operates a nearby facility on the 9100 block of South Exchange Avenue.

Chicago 7: South Chicago Masonic Temple



Saints Peter and Paul Catholic Church and School, 1941, G.S. Smith, 2938 E. 91st Street. © Serhii Chrucky

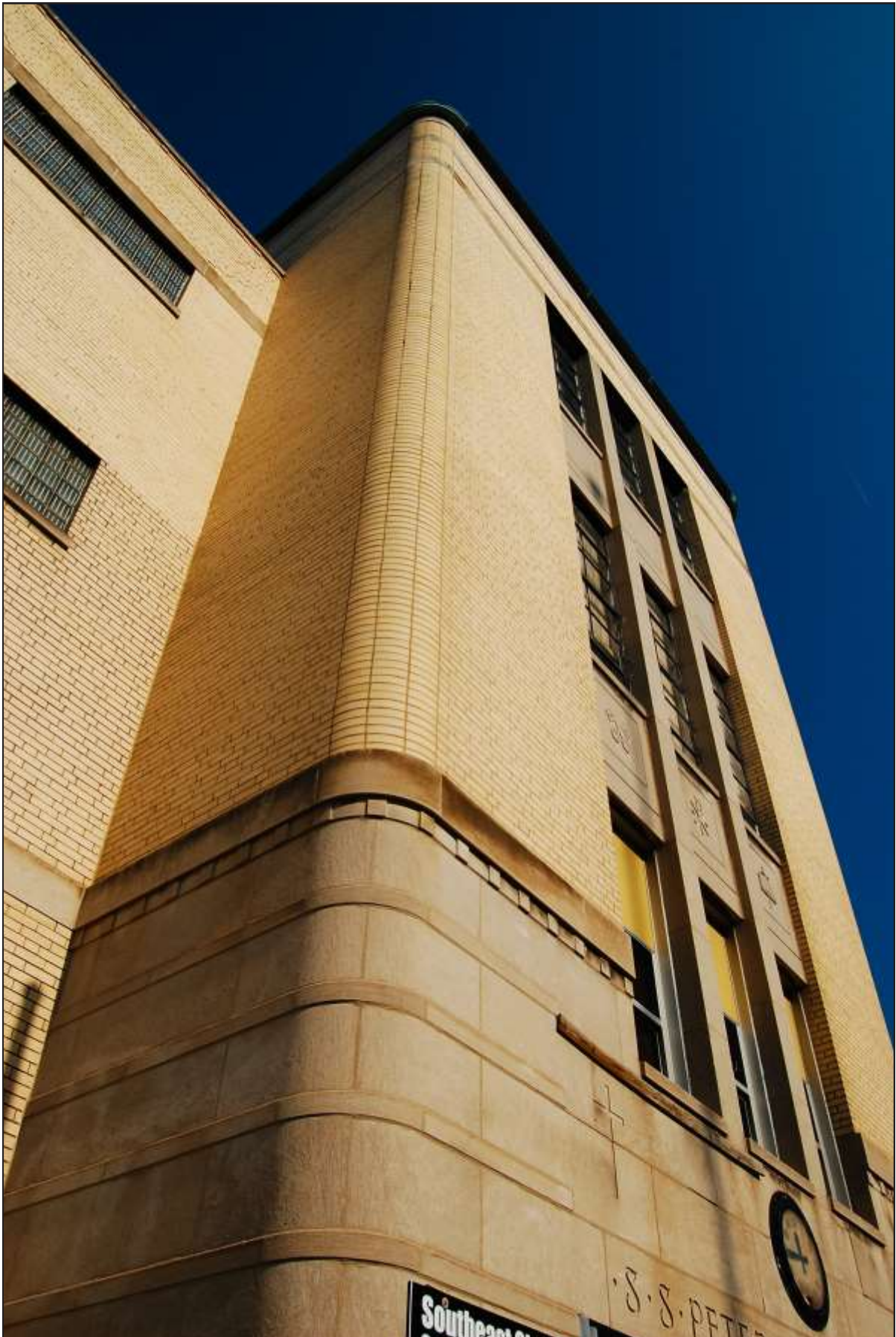
The church and school building are currently vacant. The Saints Peter and Paul Church and School building likely has some deferred maintenance issues, but the building generally appears to be in good and stable condition.

The Saints Peter & Paul Church and School building has an estimated 35,000 square feet which includes the basement which housed the auditorium and stage, the church and ancillary rooms on the first floor, and most of the school's classrooms on the second and third floors. The church and school site includes a substantial parking lot to the east of the building.

The South Chicago Masonic Temple, located just across 91st Street, is estimated to be just over 30,000 square feet. The interior condition is unknown, but based on the roof condition, it can be anticipated to be highly deteriorating, due to water infiltration. There is no off-street parking available at the Masonic Temple site.

Also of note is a two-story Art Deco/Art Moderne store and office building at 9135 S. Exchange, which appears prime for a reuse, along with a restoration of its facade. Built in 1935, the colorful polychromed terra cotta tile remains intact on the building's facade, and would be even more stunning if it were restored.

South Chicago is a strong community of people who care deeply about their history and future. The South Chicago Masonic Temple and Saints Peter & Paul Church can become a wonderful anchor for a revitalized 91st Street Corridor. We encourage the City of Chicago to prioritize the South Chicago neighborhood and to continue to channel public and private investment to breathe vibrancy into this long overlooked community.



Saints Peter and Paul Catholic Church and School, 1941, G.S. Smith, 2938 E. 91st Street © Eric Allix Rogers

West Loop Industrial Lofts

1300 W. Carroll, 344 N. Canal, & 509 N. Union, Chicago



ADM Wheat Mill © Serhii Chucky



Cassidy Tire © Serhii Chucky



Salvation Army © Serhii Chucky

Eckhart & Swan Company Wheat Mill / B.A. Eckhart Mill/ ADM Mill

Address: **1300 W. Carroll Avenue**

Architect: **Flanders and Zimmerman, William Carbys Zimmerman and John J. Flanders**

Date: **1897 with additions in 1910. Grain elevators in 1927 and grain silos in 1948**

Style: **Chicago Vernacular Mill Construction Factory Loft Building**

Neighborhood: **West Loop / Fulton Market District**

Tyler & Hippach Glass Company Building / William J. Cassidy Tire Building

Address: **Originally at 117–125 N. Clinton Street later moved to 344 N. Canal Street**

Architect: **Henry J. Schlacks**

Date: **1902**

Style: **Chicago School Style, Chicago Commercial Style**

Neighborhood: **West Loop / Wolf Point**

Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army

Address: **509 N. Union Avenue**

Architect: **Furst & Rudolph, with Art Deco/Art Moderne remodeling by Albert C. Fehlow**

Date: **1891, with Art Deco/Art Moderne remodeling in 1947**

Style: **Chicago Vernacular Mill Construction with Art Moderne additions**

Neighborhood: **West Loop / Wolf Point**

OVERVIEW: West Loop Industrial Lofts

In the late 19th and early 20th century, Chicago's Loop central business district was surrounded by a ring of fine-quality industrial buildings. Often these loft buildings were of mill construction, and typically employed masonry construction on its exterior facades, with a heavy timber structure behind. This was later followed by fire-proof reinforced concrete construction methods, to accommodate the heavy loading required by many industrial uses of the era. These structures are often characterized by a brick façade and expansive windows to maximize natural light. Ceiling heights were tall, often ranging from 10 to 14 feet. They are typically low to mid-rise, often between three to seven stories and have a wide footprint.

Ornament in industrial buildings is typically restrained for reasons of economy, but many exhibit a high level of architectural design. Pride of ownership likely contributed to the attractive design. These industrial buildings were typically owned and built by the business owner and as such, the buildings served to represent the company to visitors including customers, vendors, and professionals. Additionally, these buildings served as collateral for business loans to support growth. As a result, many of Chicago's finest architects were commissioned to design these buildings.

Henry J. Schlacks is best known for designing some of Chicago's most beautiful Roman Catholic churches. When he was hired in 1902 to design a new factory and headquarters for the Tyler & Hippach Glass Company Building, Schlacks applied his architectural brilliance to this very different genre and focused on material, massing, and composition. The result was an impressive building and an outstanding example of the "Chicago School" or the "Chicago Commercial style."

The same design elements that were so important to industrial users in the late 19th century, including wide, open floor plans, expansive windows to maximize natural light, tall ceilings, and fireproof construction are many of the same design elements that are important to contemporary residential developers and residents. This helps to explain the success and desirability of many of the Chicago School Industrial buildings that have been converted to condos or apartments.

While many Chicago School Industrial buildings have been successfully converted to residential or office lofts, those that remained industrial have more recently been targeted for demolition and replacement by developers of high-rise residential or office towers. The proximity to the Loop central business district makes the location attractive to developers looking to convert an industrial use into a residential or office use. Additionally, wide building footprints covered by a single building and owned by a single entity creates an ideal site for a new high-rise tower which require a large parking garage on the lower floors.

Chicago School industrial buildings are highly adaptable for residential or office use, but the critical factor that determines whether a developer will choose conversion or demolition is typically the underlying zoning. If the height allowed by the zoning generally matches the existing building, then developers typically find it more economical to adaptively reuse the existing historic building and convert it to residential or office.

However, if there is a zoning mismatch where the underlying zoning allows for a building that is twice, five times, or even ten times taller than the existing building, the difference essentially ensures the demolition of the historic building. The potential profits from a 25-story building versus a five-story building are simply overwhelming. Regardless of the quality or significance of the building, even if the historic building were built of solid gold, the zoning mismatch seals the ultimate fate of the structure and condemns it to demolition. The primary method to redirect these powerful market forces into a more preservation-sensitive direction are to adjust zoning to match the historic buildings or to take proactive steps to protect these buildings through designation as Chicago Landmarks.

Eckhart & Swan Company Wheat Mill / B.A. Eckhart Mill/ ADM Mill**OVERVIEW: Eckhart & Swan Company Wheat Mill / B.A. Eckhart Mill/ ADM Mill**

Once a gritty and hard-working meatpacking district, the Fulton Market District has rapidly been transformed into a trendy destination with many new bars, restaurants, residences and offices. The significant reinvestment and rapid development caused the demolition of many of the historic industrial buildings which once dominated this district.



Eckhart & Swan Company Wheat Mill/ B.A. Eckhart Mill/ ADM Mill, 1897, Flanders and Zimmerman, 1300 West Carroll Ave. © Serhii Chrucky

Fortunately, in 2015 approximately 85 historic industrial buildings were protected from demolition or inappropriate modification by being included as contributing buildings within the Fulton-Randolph Market Chicago Landmark District. Many of the historic buildings within the Landmark District have been or are currently in the process of being renovated or incorporated into new construction in a preservation-sensitive way. The Landmark District has not slowed the transformation, but has helped to redirect and shape it so that the character of the district would not be lost.

Unfortunately, the Fulton-Randolph Market Landmark District covered only approximately 12 blocks of the approximately 50 blocks that compose the neighborhood. The majority of the historic industrial buildings in the West Loop are beyond the Landmark District boundaries and are therefore unprotected and are at high risk for demolition. Not surprisingly, many of the historic buildings close to the Landmark District, but beyond its borders and without protection, have been lost in the first wave of demolition and replacement.

Recent losses include the Chicago Machinery Building designed by D.H. Burnham & Company in 1910. Formerly located at 1217 W. Washington Blvd., it was a three-story commercial and industrial building with an outstanding highly ornamented façade and an elaborately detailed cornice. The white glazed brick contrasted beautifully with the maroon-colored ornament and arched window openings. Despite an intensive preservation advocacy effort, it was demolished in January 2018.



Eckhart & Swan Company Wheat Mill/ B.A. Eckhart Mill/ ADM Mill, 1897, Flanders and Zimmerman, 1300 West Carroll Ave © Richard Ferguson

The Hollenbach Building at 808 W. Lake Street was designed by Worthmann & Steinbach for Hollenbach Seed Company in 1912. It was a three-story red brick elegant building with terra cotta ornament and an articulated cornice. Though located only a few hundred feet from the protections of the Fulton-Randolph Market Landmark District, it was demolished in January 2021.

In both cases, the final decision regarding the fate of the historic building rested solely on the whim of the developer. In both cases, the historic facades could have been incorporated into the new construction. In both cases, the developers chose not to bother spending the time, energy or effort to save the historic facades.

HISTORY: Eckhart & Swan Company Wheat Mill / B.A. Eckhart Mill / ADM Mill

The Eckhart & Swan Company / B.A. Eckhart Milling / ADM Wheat Mill and Silo complex at 1300 W. Carroll Avenue at the west end of the Fulton Market District is an amazing series of buildings which could have been creatively reused for an innovative development. The existing 250,000-square-foot ADM mill facility sits on a 2.2-acre site and includes a series of brick loft buildings ranging from three to six stories tall and a soaring concrete structure with more than a dozen silos. The oldest buildings in the complex were built in 1897 and were designed by William Carbys Zimmerman and John J. Flanders. It was reportedly the largest mill in Illinois at the time it was built.

The grain elevator was designed by M. A. Lang in 1927 and the grain silos were built by Bulley and Andrews in 1948. The complex was in constant operation until it was shuttered by ADM in 2019. It was reported to be Chicago's last active grain elevator.

Chicago 7: West Loop Industrial Lofts



Eckhart & Swan Company Wheat Mill/ B.A. Eckhart Mill/ ADM Mill, 1897, Flanders and Zimmerman, 1300 West Carroll Ave. © Serhii Chrucky

Chicago was incorporated as a city in 1837 with a population of approximately 4,000. Within less than 20 years, Chicago had emerged as the grain capital of the world. The explosive growth of the wheat and grain production was made possible by two revolutionary agricultural inventions of the 1830s; John Deere's steel plow and Cyrus Hall McCormick's Mechanical Reaper. Chicago was surrounded by a "prairie sea" comprised of very rich and very tough sod. The steel plow allowed midwestern farmers to easily till the tough prairie soil and the McCormick Reaper allowed them to efficiently reap all that they had sowed. By 1854, Chicago emerged as the busiest grain port in the world.

Grain was one of the major industries upon which Chicago was built. It spurred the growth of the railroads and commodities futures trading which are represented by Chicago Union Station and the Chicago Board of Trade building. In fact, the 31-foot-tall statue which stands atop the Chicago Board of Trade building is Ceres, the Roman goddess of grain, who holds a sheaf of wheat in her left hand.

As poet Carl Sandburg wrote in his legendary poem "Chicago":

*Hog Butcher for the World,
Tool Maker, Stacker of Wheat,
Player with Railroads and the Nation's Freight Handler;
Stormy, husky, brawling,
City of the Big Shoulders.*

The mill and silo buildings provide a direct connection to Chicago's historic wheat industry, are among that last surviving wheat mills and silo buildings remaining, and should be both recognized and protected.



Eckhart & Swan Company Wheat Mill/ B.A. Eckhart Mill/ ADM Mill, 1897, Flanders and Zimmerman, 1300 West Carroll Ave © Eric Allix Rogers

THREAT: Eckhart & Swan Company Wheat Mill / B.A. Eckhart Mill / ADM Mill

Shortly after Archer Daniels Midland announced plans to close the historic wheat plant in June 2017, the property was sold to Sterling Bay, one of the most active developers in the Fulton Market District and Chicago. Preservation Chicago met with Sterling Bay to encourage adaptive reuse of at least some portion of the historic building complex. Sterling Bay has experience with the adaptive reuse of historic buildings, and initial renderings released by Sterling Bay in January 2020 indicated the adaptive reuse of the 6-story mill building and a few of the silos.

Preservation Chicago would have celebrated the development if it had proceeded per the rendering. It would have been a creative adaptive reuse that honored this interesting building and the Chicago history it represented. Additionally, it would have coupled the building's historic fabric with a significant investment in the construction of a large, contemporary office building.

But the renderings were only conceptual and aspirational. With no protections in place to prevent demolition of the historic building, a demolition permit was applied for, issued, and demolition commenced the following day in February 2021. When pressed, Sterling Bay admitted that they had changed their minds and intended to clear the entire site.

RECOMMENDATIONS: Eckhart & Swan Company Wheat Mill / B.A. Eckhart Mill / ADM Mill

Experienced developers know that it is far easier politically to develop a vacant lot than to replace a historic building, so they often will seek to demolish historic buildings months or years prior to the process of seeking approval for a new construction project. This way community stakeholders will be presented with the simple



Tyler & Hippach Glass Company Building / William J. Cassidy Tire Building, 1902, Henry J. Schlacks, 344 N. Canal Street © Serhii Chucky

alternative of supporting a new building or a vacant lot. By demolishing the building well in advance, they eliminate the possibility that they will be asked or required to save and reuse some or part of the historic building. This strategy is precisely what is occurring at 1217 W. Washington Blvd.

The timing of the mill and silo demolition is unfortunate, but not surprising. Neither the specific development plan nor the necessary increased zoning request has yet been presented by the developer to the City, Alderman, or neighborhood. By the time these stakeholders have an opportunity to comment on the proposed development, all of the historic elements will have long since been demolished. Any potential future negotiation to grant a highly valuable zoning increase in exchange for preserving some of the historic building has been eliminated by the preemptive timing of the demolition.

Preservation Chicago recommends that the City of Chicago eliminate this problematic “scorched earth” loophole. A possible simple solution is a requirement that the demolition permit and construction permit be issued simultaneously. Additionally, the City could require a multi-year freeze on zoning increases for properties after they demolish a building 50 years or older, unless the demolition permit and construction permit were issued simultaneously. Another option would be to mandate detailed review of all demolition requests for buildings 50 years or older, along with mandatory community meetings and a sign-off by the local alderman. It is important for policy to encourage reuse, where appropriate, through greater demolition fees and building material reclamation requirements to foster more opportunities for reuse.



Tyler & Hippach Glass Company Building / William J. Cassidy Tire Building, 1902, Henry J. Schlacks, 344 N. Canal Street © Eric Allix Rogers

Tyler & Hippach Glass Company Building / William J. Cassidy Tire Bldg.

OVERVIEW & HISTORY: Tyler & Hippach Glass Company Building / William J. Cassidy Tire Bldg.

The Tyler & Hippach Glass Company Building / William J. Cassidy Tire Building, located at 344 N. Canal Street, is threatened with demolition to make way for a new 33-story apartment tower.

Tyler & Hippach Glass Company was founded in 1887 and produced high quality glass and mirrors for furniture companies in Chicago and across the country. In 1902, they hired renowned architect Henry J. Schlacks to design their new headquarters and factory on Clinton Street. Schlacks was a highly accomplished architect who is better known for designing many of Chicago's most beautiful churches. He was no stranger to commercial architecture and began his architectural career working in the office of Dankmar Adler & Louis Sullivan. The building is an excellent example of a "Chicago School" or "Chicago Commercial Style" and is a fine example of a steel-framed structure of its era.

The Tyler & Hippach Glass Company was a leading glass manufacturer in Chicago during the late 19th and early 20th century. Research suggests that it likely glazed or supplied the glass windows and elements to many celebrated Chicago School buildings, including many Designated Chicago Landmarks. The Tyler & Hippach Glass Company name is not familiar to many Chicagoans today perhaps due to the extraordinary series of tragedies suffered by the family which owned the company. The Hippach Family was in the audience at the Iroquois Theater in 1903 and lost two children during the disastrous fire. This tragedy spurred significant improvements to theater and building life safety standards across the country. Then in April 1912 after a European vacation, members of the Hippach Family



Tyler & Hippach Glass Company Building / William J. Cassidy Tire Building, 1902, Henry J. Schlacks, 344 N. Canal Street © Serhii Chrukky

set sail on the maiden voyage of a new ocean liner called the Titanic.

In 1906, the Chicago & North Western Railroad began planning the expansion of its West Loop terminal. The plans called for the purchase and demolition of blocks of buildings along the east side of Clinton Street to erect the rail trestle to the new station that still exists today. Numerous early Chicago buildings were razed to make way for construction of the rail trestle, including a number which the project engineer at that time noted as historic.

The recently completed Tyler & Hippach factory building also stood in the way of the rail expansion. However, a determination was made that the five-story factory building was simply too valuable to demolish, so alternate plans were made to lift and move the entire building out of harm's way.

The Chicago & North Western Rail Company purchased the building from Tyler & Hippach and made plans to move the entire 6,000-ton structure approximately 220 feet to the south and east. William Grace & Company was hired, and they brought in Harvey Sheeler, a highly regarded engineer and building mover, to prepare plans to move the massive brick factory building. Sheeler had patented a system for moving large and heavy objects on steel rollers, a system which was celebrated for its great successes.

In 1908, tracks, screw jacks and teams of workers moved the building 52 feet south and 168 feet east to the building's current location at 344 North Canal. Sheeler claimed it was the largest building ever moved. Others marveled that not a single crack formed in the masonry or that even one brick was loosened.

In 1908, The Engineering Record reported in their September 19, 1908, page 317 that it was the largest building move ever completed. This article from the period also noted details regarding the remarkable contribution of the original owners to Chicago's architecture and their tragic personal story.



Tyler & Hippach Glass Company Building / William J. Cassidy Tire Building, 1902, Henry J. Schlacks, 344 N. Canal Street © Eric Allix Rogers

The building remains largely intact with few significant changes from its original appearance. Most of the original windows remain in place, with the exception of in-filled openings and newer units on the first and second floors on the north and south elevations.

THREATS & RECOMMENDATIONS: Tyler & Hippach Glass Company Building / William J. Cassidy Tire

Preservation Chicago believes the building could be considered for Chicago Landmark designation as it was designed by a prominent architect. Other structures by Henry Schlacks are protected under a Chicago Landmark designation, and this is a rare surviving example of an industrial building designed by him.

Preservation Chicago has encouraged the City of Chicago to take steps to create a Chicago Landmark designation and encourage the developer to incorporate the Cassidy/Tyler & Hippach Glass Company Building into the larger residential development proposed for this site. There is ample room for both new and old to coexist.

Current zoning would allow for a 33-story building, but a zoning change is required to allow for a residential use and the proposed 50% increase in the total unit count from 228 to 343 units. Preservation Chicago strongly encouraged 42nd Ward Alderman Brendan Reilly to require that the historic building be incorporated into the new construction \$150 million development plans as part of the zoning change.

We outreached to 42nd Ward Alderman Brendan Reilly and to the developer, The Habitat Company, to encourage a preservation-sensitive project. Additionally, Preservation Chicago spoke in favor of preservation, adaptive reuse and incorporating the existing building into the new construction plans at the community meetings held in December 2019. After the community meeting, Alderman Reilly agreed to support the new development without any requirements for preservation. The project has moved through various City of Chicago approvals culminating in the approval of Chicago City Council in June 2020 with plans for complete demolition and new construction.



Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army Bldg., 1891, Furst & Rudolph, 509 N. Union Avenue © Eric Allix Rogers

Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army Bldg.

OVERVIEW: Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army Bldg.

Due to skyrocketing land valuations, the Salvation Army is planning to sell its building complex at 509 N. Union Avenue. The Salvation Army had considered renovating the four buildings on the site, but ultimately decided to offer the property for sale. The complex of buildings is expected to sell for between \$30 million and \$40 million. The underlying zoning would allow new development much taller and denser than the existing structures.

The Wrigley Lodge / Salvation Army Building is a unique blend of two distinct architectural styles. A soaring Streamline Modern element joins the five and six-story red brick industrial lofts to create wonderfully balanced asymmetry. The result is an iconic building. Its distinctive appearance and important history make this building important to save and a good candidate for Chicago Landmark Designation.

HISTORY: Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army Bldg.

Wrigley Lodge / Salvation Army Building has an important history. The building was designed by C. J. Furst and Charles Rudolph in 1891. Furst & Rudolph also designed the stunning John York Store building at 1932 S. Halsted. Charles Rudolph later served as the Chicago Board of Education's architect and designed many beautiful Chicago Public Schools including the James Mulligan Public School Building at 1855 N. Sheffield, a Designated Chicago Landmark which has been converted into apartments.

The Wrigley Lodge / Salvation Army Building was originally built as the Braun & Fitts Butterine Factory in 1891. At that time, margarine was an innovative disruptor in the butter industry. The dairy industry felt sufficiently threatened to wage a passionate lobbying campaign in Washington D.C. that resulted in the 1886 federal Margarine Act to hinder the growth of margarine through aggressive taxation and expensive licensing fees. The lobbying campaign was also conducted at the state level. Wisconsin, Michigan and multiple other states banned margarine completely. While in Illinois, the butter lobby was successful at getting a law enacted in 1897 to prohibit the coloring of margarine. At that time, Braun & Fitts considered moving its operations to Indiana, but ultimately decided to remain and challenge the constitutionality of the law. They continued to manufacture and color margarine with the



Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army Bldg., 1891, Furst & Rudolph, 509 N. Union Avenue © Eric Allix Rogers

expectation that they would be arrested. Arrests were made and after a series of trials, the law was struck down as unconstitutional in 1898. However, a new federal law imposing a 10 cent per pound tax on colored margarine was passed in 1902, which the Supreme Court upheld in the 1904 decision *McCray v. United States*.

Ironically, in 1912, the factory building was sold to Dairy Farm Products Company, a butter manufacturer. In 1916, it was purchased by William Wrigley Jr. and it returned to margarine production under the Downey-Farrell Company, a company in which Wrigley had a stake. In 1923, the building was sold to the Duz Company, a powdered soap manufacturer.

William Wrigley Jr. repurchased the building in 1929 with a very different intention. The Black Friday stock market crash occurred on October 25, 1929. Approximately one year later, Wrigley donated the property to the Salvation Army for use as a lodging house for unemployed men. A formal ceremony was held on October 23, 1930 to open the “New Start Lodge,” soon to be renamed the “Wrigley Lodge.” Lewis E. Myers, chairman of the Salvation Army’s board and president of the Chicago Board of Education, presided over the event, and it featured many prominent local civic and religious leaders as speakers.

Wrigley Lodge had the capacity to house 1,200 men nightly and to feed over 2,000. But the goals were more broad and included rehabilitation services, paid employment opportunities within the buildings, and assistance in finding employment. Baths were available and clothing was fumigated each night. Plans included the installation of a barber shop, tailor shop, and shoe repair shop, each to be manned by craftsmen found among the lodgers. The craftsmen were to be paid, but their services were provided free to the lodgers. The Wrigley Lodge served as a homeless shelter throughout the Great Depression and World War II. Following the war, it increasingly served as a veterans’ rehabilitation center to assist returning servicemen.

Chicago 7: West Loop Industrial Lofts



Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army Bldg., 1891, Furst & Rudolph, 509 N. Union Avenue © Eric Allix Rogers

After the war, the Salvation Army began a fundraising campaign to remodel the building, and on December 9, 1947, a permit was issued for the alterations. It was remodeled in the Streamline Moderne style including the striking, asymmetric, vertical entryway with glass block and rounded corners.

Streamline Moderne alterations designed by Albert C. Fehlow were made to the building in the late 1940s. Albert C. Fehlow designed multiple Art Deco buildings for the Salvation Army in the Midwest, including their St. Paul, Minnesota headquarters, the Navitas House in Detroit, and the Men's Social Service Center at 61st and Wentworth in Chicago.

The newly remodeled building housed a rehabilitation center for homeless and disabled men and a thrift store, which helped fund the center's operations and employed some of the men who resided in the building. The building's new uses were necessitated in part by the planned demolition of the Salvation Army's Central Social Services Center, which was scheduled to be torn down to build the Congress/Eisenhower I-55 Expressway.

Once an important element of Chicago's historic urban skyline, the number of rooftop water tanks in Chicago has declined steeply. However, the Salvation Army water tank atop the building was restored in 2017. The Salvation Army is to be commended for restoring the building's highly visible and iconic rooftop water tower and saving an important remnant of a once ubiquitous part of Chicago's cityscape.

THREATS & RECOMMENDATIONS: Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army

Due to skyrocketing valuations, the Salvation Army is planning to sell the building complex at 509 N. Union Avenue. The underlying zoning would allow new development much taller and denser than the existing structures. It is likely that a developer would demolish the historic buildings and clear the site.

The Salvation Army building is an outstanding structure that should be protected and preserved as part of any redevelopment of the site. Preservation Chicago encourages the Salvation Army, 27th Ward Alderman Walter Burnett, and the City of Chicago to make this a requirement upfront so that potential buyers will accommodate this in their plans from the outset.



Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army Bldg., 1891, Furst & Rudolph, 509 N. Union Avenue © Serhii Chrucky

Central Manufacturing District - Original East District

Western Avenue between 43rd and 45th, Ashland Avenue from 3600 to 3900, and Iron Street from 37th to 38th, Chicago



Central Manufacturing District - Original East District, 3800 Block of South Ashland. © Serhii Chrukky

OVERVIEW

Last year, Preservation Chicago announced the selection of the Central Manufacturing District's Pershing Road District as part of our 2020 Chicago 7 Most Endangered list. This year, the Central Manufacturing District's Original East District (CMD East) has been selected for inclusion. CMD East was the precursor to the Pershing Road District and served as a first chapter in the story of the development whose financial success ensured the construction of CMD Pershing Road just over a decade later.

Central Manufacturing District – Original East District

Address: Western Ave. between 43rd and 45th St.,
Ashland from 3600 to 3900, Iron St. from 37th to 38th

Architect: Alfred S. Alschuler, Postle & Mahler, Samuel
Scott Joy and others

Date: 1905 - c.1969

Style: Industrial Gothic / Prairie

Neighborhood: McKinley Park / Bridgeport



Central Manufacturing District - Original East District, 3800 Block of South Ashland. © Serhii Chrucky

The Central Manufacturing District was the nation's first planned industrial park, a revolutionary design that gathered many of the city's manufacturing powers together in one localized region. This innovative concept, idea, and execution proved so successful that it further spurred on Chicago's industrial might and inspired imitations throughout the nation in the first half of the 20th century. Its significant historical background is further bolstered by the robust architectural heritage found throughout CMD East. Designed in a variation of styles that include Art Deco, Gothic Revival, Prairie School, Classical Revival, and Mid-Century Modern, Central Manufacturing District's Original East District is unlike any other architectural complex and grouping in Chicago.

CMD East is a crucial and irreplaceable artifact of industrial history and design both in Chicago and the United States. Unfortunately, without designation as a Chicago Landmark District, CMD East is threatened by a combination of demolition and neglect. While recent efforts to help protect the district have increased, those efforts are still insufficient. In an effort to acknowledge the importance of this site and the need for its continued preservation and maintenance, CMD East was listed in 2015 on the National Register of Historic Places with support from Preservation Chicago and our statewide preservation partner, Landmarks Illinois.

HISTORY

In 1902, Frederick H. Prince, an owner of the Chicago Junction Railway (CJR), and A.G. Leonard, president of the nearby Union Stock Yards Company, founded what would come to be known as the Central Manufacturing District



Central Manufacturing District - Original East District, Standard Sanitary Mfg. Co. Doorway, 3716 S. Iron, Alfred Alschuler, 1924. © Max Chavez

(CMD). At once a solution to Chicago's unstoppable industrial expansion, as well as a savvy economic move on the part of these two industrial magnates. The CMD East was a radical experiment in city planning.

Before the establishment and construction of CMD East, this area of Chicago was known as the Cabbage Patch, so named for the acres of cabbage fields that dotted the area; to the south were the sprawling Union Stock Yards founded a half-century before the creation of CMD East. Much of the Stock Yards' success was thanks to the seamless integration of the Chicago Junction Railway's train lines (CJR) into their facilities. As this partnership between the CJR and the Union Stock Yards became increasingly lucrative, the CJR turned their attention to the nearby fields and the opportunities they presented.

Frederick Prince, as owner of the CJR, a consolidation of nine railways whose funding in part made the Union Stock Yards a possibility, felt that a redevelopment of these agricultural plots would both protect and increase his share of freight traffic. Such efforts would also create a new district that would attract companies fleeing the densification of downtown Chicago's industrial and commercial core. With the space provided by this adjacent farmland, Prince saw an opportunity to lure businesses looking for additional square footage and easier shipping made possible by front-door CJR rail lines. He also envisioned waterfront docks along a branch of the Chicago River known as Bubbly Creek that would grant companies direct access to water transportation. This creek and the dangerous working conditions of meatpacking in the Chicago Stockyards were soon made notorious by Upton Sinclair's muckraking exposé *The Jungle*.

The beginnings of CMD East were supported by \$20 million worth of construction and infrastructure upgrades in 1902 on these former farmlands and ramshackle lumber yards. The district was overlaid upon the city's existing street grid, while its organization inside its borders was determined by a combination of factors including business functions and needs, traffic patterns, and shipping requirements.



Central Manufacturing District - Original East District, Pfannmueller Engineering Co. © Max Chavez

Despite CMD East's industrial purpose, the visual beauty of the buildings, overall design quality, and detailing were also important factors, as still evident and witnessed today in the many structures located in this complex. Advertising materials created to entice local businesses to CMD East highlighted the overall appearance of the district. Handsomely paved roads, manicured parkways, and elegant lamp posts were featured prominently in this new industrial park, as were the architecture and overall characteristics of the warehouses themselves. CMD East boasted its own Architectural Department office on West 35th Street, which collaborated with business owners on the design of their new properties. The administrators also assembled a team of highly talented architects to bring this new industrial center to life, including Alfred S. Alschuler, Postle & Mahler, and Samuel Scott Joy. Many of these same architects would later be commissioned to design an addition to the CMD on West Pershing Road, along with smaller industrial developments modeled on the CMD.

The buildings of CMD East were constructed in a variety of sizes suiting each company's specific needs. Mostly consisting of pressed brick or concrete, these structures were then adorned with ornate details, often in terra cotta, unlike many typical industrial buildings of that time. These warehouses and offices embodied architectural trends of the 20th century and exhibited trademark features of the Art Deco, Late Gothic Revival, Prairie School, Mid-Century Modern and Classical Revival movements.

CMD East's attention to aesthetics aside, the district enjoyed great popularity thanks to the innovation and introduction of an all-inclusive offering of services—the first of its kind. Notable among these were unparalleled electric wiring, postal delivery, street cleaning, telegraphic connections, private water lines, preventative fire protections, private centralized banking, and even a social club. Amenities such as these were understandably appealing to smaller manufacturers who would have struggled to facilitate such a wide range of logistics on their own. As a result, this “package deal,” meant to aid manufacturing and factory operations, became one of the biggest motivating factors for businesses relocating to CMD East.

Hundreds of companies have called CMD East home over the past century. Household names like the William Wrigley Company, the Walgreen Company, Standard Sanitary, Spiegel (of catalog and mail order fame), and Westinghouse Electric all operated out of CMD East in its early days. However, as the years passed, CMD East lost little of its appeal and continued to attract a roster of big-name tenants including: Sears Roebuck, Goldblatt's, Procter & Gamble, Sylvania, the Glidden Company, the Oppenheimer Casing Company, Jewel Food Stores, and the



Central Manufacturing District - Original East District, HP Smith Building © Max Chavez

Larkin Soap Company. The demolition of the Larkin Soap Company's building in 2021 was not the only lamentable architectural loss in that business's history. In 1950, the Frank Lloyd Wright-designed Larkin Administration Building, which served as the centerpiece of their Buffalo headquarters, was controversially and regrettably demolished.

CMD East's expansion forged ahead unaffected by wartime economies or market downturns, continuing to expand and even thrive during the Great Depression and both World Wars. Its unrelenting success led to a proliferation of other industrial offshoots overseen by the Central Manufacturing District: the Pershing Road District; the Crawford Development along Pulaski Road between West Pershing Road and West 47th Street; the Kedzie Development which extends from West 47th to 49th Streets between South Kedzie and South Central Park Avenues; a smaller district from West 47th to 49th Streets between South California Avenue and South Rockwell Street; and the Calumet Industrial District, which ran along the Calumet River between East 103rd and 106th Streets.

By the middle of the 20th century, CMD East experienced considerable turnover with some buildings being razed to make way for new structures and companies. This era of demolition has resulted in the gradual dismantling of many of CMD East's most impressive buildings. Polish beer manufacturer White Eagle Brewing's Romanesque-style facilities have been lost, as well as the 192,000 square foot Samuel Scott Joy-designed John Magnus Building on 35th Street, which featured a lofty clock tower rivaling the one currently standing on West Pershing Road. Other impressive warehouses lost over the years include: the stately seven-story O.W. Richardson Company headquarters at West 37th Street and South Racine Avenue; the Starck Piano Company Building at the corner of West Pershing Road and South Ashland Avenue which also flaunted a tower with commanding views; and the Alschuler-designed John Lucas Company Building at the corner of West 37th and South Iron Streets.

By the latter quarter of the century, the Central Manufacturing District had sold off all of its holdings in the district. Still, building on the long-lasting success of CMD East allowed the Central Manufacturing District as a land-leasing organization to establish similar industrial parks from nearby Itasca, Illinois all the way to Phoenix, Arizona, although none were executed at the level of design or size exhibited in CMD East or its Pershing Road



Central Manufacturing District - Original East District, CMD Bank Building © Max Chavez

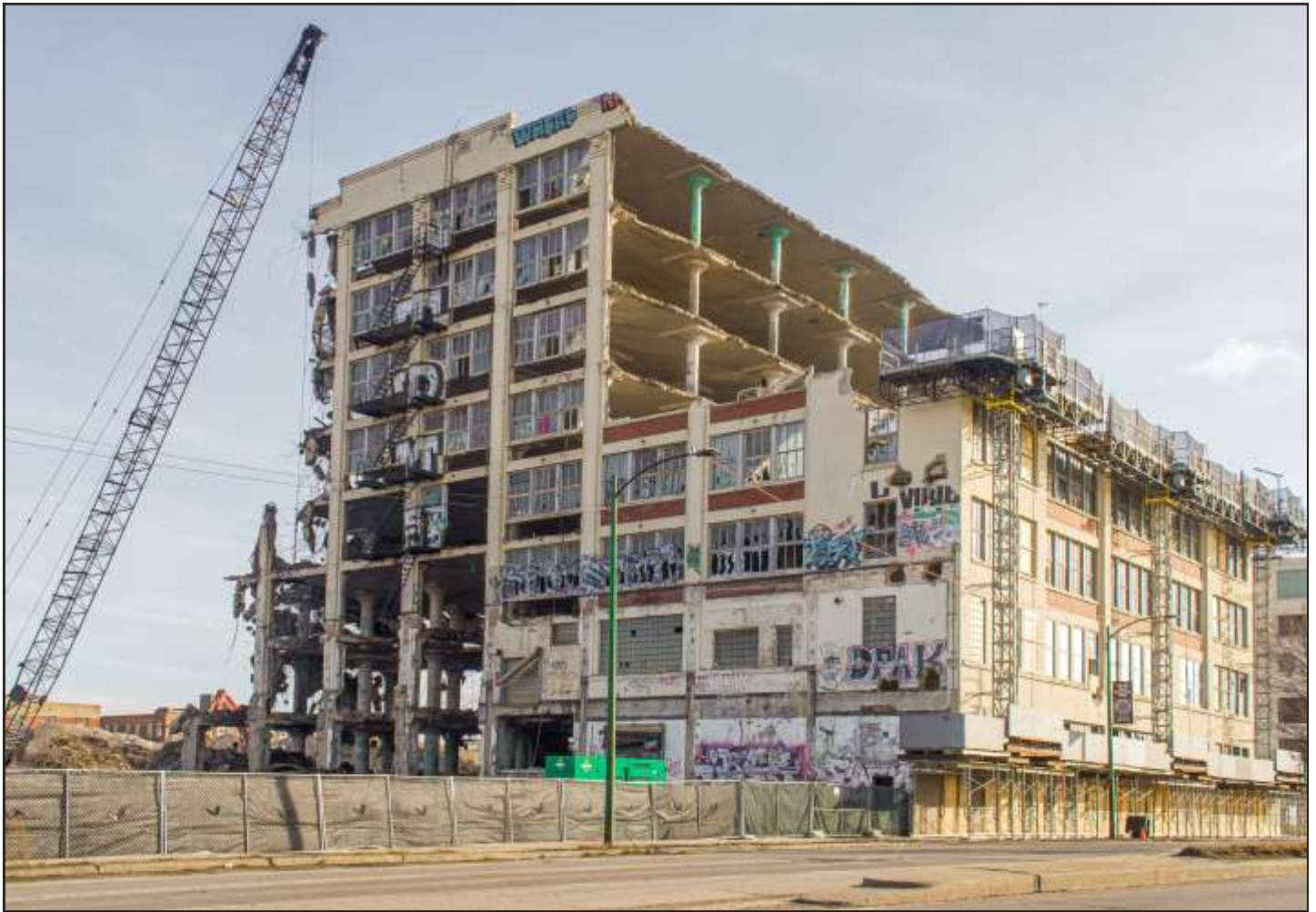
counterpart. The past few decades have seen the loss of many structures in this district by either purposeful demolition or accidental destruction, slowly chipping away at the cohesion found here during its halcyon days.

As these losses persist at a concerning pace, attention has turned back to CMD East and the adjacent Pershing Road corridor. Some progress was made with the designation of both developments as historic districts on the National Register of Historic Places. While many of the buildings of CMD East face an uncertain future and remain undesignated, the Spiegel Administration Building on West 35th Street is now protected as a Designated Chicago Landmark and was honored by inclusion on the National Register of Historic Places. Meanwhile, some of CMD East's more visible structures have been creatively repurposed and saved. Most notable among these structures is the former Albert Pick & Company Building which was adaptively reused in 2001 as the Bridgeport Art Center, a collection of artist spaces and the home of the Chicago Maritime Museum. Today, CMD East houses a mix of tenants that range from breweries and storage companies to food producers and the largest prop warehouse in the Midwest.

THREAT

The greatest danger confronting the CMD East is that of rampant demolition unrestricted by any historic protections. Nowhere is this clearer than along the district's western boundary of South Ashland Avenue, where impressive hubs of industry have been replaced by multiple vacant parcels. A 32-acre lot at the corner of South Ashland Avenue and West 35th Street, owned by real estate investment company Avgeris and Associates, has been the site of some of the most widespread demolition in CMD East. These losses include the Wrigley Company's historic factory and the Larkin Company Building, which housed both the Larkin Soap Company and Jewel Food Stores during its long history.

The demolition of the Wrigley Company's factory was the final act in a series of missteps that could have been easily prevented by a Chicago Landmark designation. In 2002, the City of Chicago agreed to provide the Wrigley Company \$16 million worth of incentives to remain in Chicago, build additional facilities on Goose Island, and keep



Larkin Building demolition in 2021, Central Manufacturing District - Original East District, © Max Chavez

their historic factory open. However, the city never secured a written promise from Wrigley. Once Wrigley was acquired by Mars Inc. in 2005, it was announced that the factory would be sold. Its demolition began in 2013, a year after being purchased by Avgeris & Associates, with the company claiming that the razing was “safety related.” In the absence of any historic protections, the demolition moved ahead with no ordinances in place to delay it.

Portions of this lot are now the site of a close-to-completion distribution center with Amazon as the proposed new tenant, a decision likely to be met with heavy local disapproval. Other South Side communities have protested the opening of Amazon distribution centers in their neighborhoods for fear that an increase in truck traffic will cause heavy pollution that would impact the health of local residents. Concerns of environmental racism would be greatly justified as this part of Chicago has experienced several environmental justice issues impacting adjacent communities. These recent controversies include, but are not limited to, the noxious fumes emitted by the nearby MAT Asphalt plant as well as the April 2020 demolition of a Crawford Power Plant smokestack that resulted in a toxic dust cloud blanketing an entire Little Village neighborhood.

Since 2003, Avgeris and Associates has also owned a large lot at the corner of South Ashland and West Pershing Road containing two large historic industrial structures—the most notable of the two being the former home of Continental Can Company, a structure boasting Gothic Revival terra cotta and a six-story tower. There is concern that without protections, these buildings, instead of being wisely reused, will soon meet a similar fate as the Wrigley and Larkin Company buildings.

Multiple CMD East properties are searching for new lessees. While some advertised structures, like the C.S. Davis & Company warehouse on 37th Street, are flexible warehouse or industrial spaces that face fewer threats of interior damage, others are more vulnerable to irreversible changes by new tenants. The currently-for-lease



Central Manufacturing District - Original East District, Goulds Manufacturing / Imperial Campbell Branch © Serhii Chrucky

Central Manufacturing District Bank building on West 35th Street is of particular concern as its historic interior remains in fair condition. Retention of this significant space—the social and financial heart of the CMD and arguably the most ornate interior in the entire district —by both its current owner and its next tenant is of the utmost importance to the integrity of CMD East.

Vacancies and neglect also endanger CMD East's historic fabric. The Pullman Couch Company Building at 3757 South Ashland Avenue was heavily damaged in a massive 2013 fire that smoldered for days despite the below freezing winter temperatures and required the emergency demolition of the elegant warehouse. While the blaze's cause is unknown, the building's abandonment surely led to and accelerated its eventual demolition. We fear that other vacant buildings within CMD East could meet the same fate if left deserted.

The lingering effects of the COVID-19 pandemic loom large over CMD East's future as Chicago enters a second year with the virus. While Chicagoans continue to work from home in considerable numbers, demand for commercial real estate has dropped and vacancy has risen. Our post-pandemic world is expected to offer greater flexibility in allowing people to work remotely. Will this squeeze be felt all over the city? If so, CMD East may be threatened by this diminishing need for commercial real estate. It will be necessary to diversify how CMD East's vast square footage is employed to ensure its continued viability far into the future.

It must be noted that much of the CMD is zoned for industrial uses, which complicates the ability to convert long underutilized buildings into residential or other non-industrial uses. For example, a residential affordable housing proposal in the Pershing Road District was denied funding by the City of Chicago due to its proximity to the aforementioned MAT Asphalt Plant. This heavy industrial asphalt plant opened in 2018 to the surprise of many community members as almost no public process had occurred. This is an example of the difficulties presented by heavy industrial uses in close proximity to neighborhood reinvestments which do more to promote healthy and stable communities.



Central Manufacturing District - Original East District, Transparent Package Company © Max Chavez

CMD East's historic infrastructure, such as its many railway tracks and brick-paved roads, has largely vanished over time as the district has evolved—but important fragments still remain. Their erasure poses a severe threat to Chicago's rich industrial heritage. These features are integral to telling the full story of this district and their thoughtful retention will continue to contribute historical, educational, and aesthetic value to CMD East.

RECOMMENDATIONS

The most pressing issue facing CMD East is demolition, a danger that can be effectively countered through designation as a Chicago Landmark District. Although CMD East is already listed under the National Register of Historic Places, this honor cannot prevent demolition and leaves it vulnerable to the wrecking ball—a reality clearly illustrated by the recent loss of the Larkin Company Building. Preservation Chicago wholeheartedly supports the protection of the area's remaining structures through the creation of a CMD East Historic Landmark District. The recent Landmarking of the Spiegel Administration Building is an encouraging sign that Landmark status can and should be extended to the remaining structures of the CMD's Original East District.

Furthermore, there are numerous buildings that exist within or on the periphery of the official CMD East boundaries outlined by the National Register of Historic Places that we at Preservation Chicago feel are worthy of inclusion in future advocacy efforts. Even if these structures do not fall within the official scope of CMD East's development, they contribute to the historical and architectural continuity of the district. We would be remiss to ignore these buildings as part of any future Landmark designations as they strengthen the district's cohesion and paint a fuller picture of CMD East and its environs. (List included below.)

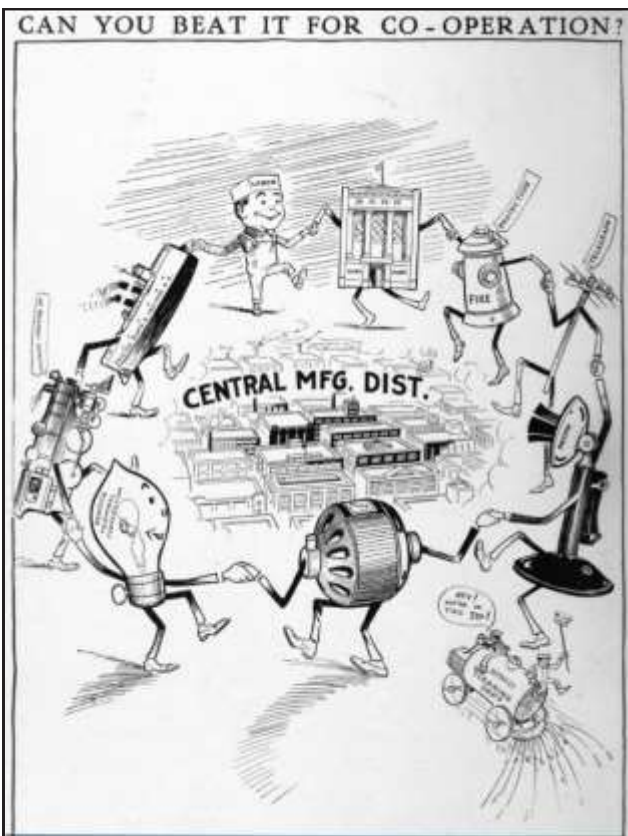
In keeping with the spirit of the Central Manufacturing District's mission to support smaller businesses and serve the Chicago area, we feel that CMD East offers opportunities to invest in the nearby McKinley Park and Bridgeport communities. Vacant structures could easily be adaptively reused as a myriad of uses including: housing, dining, commercial offices, art and performance studios, and educational spaces.



Central Manufacturing District © Max Chavez



Central Manufacturing District © Max Chavez



Central Mfg. Dist. Image Credit: CMD Magazine 1916-1917



Central Manufacturing District, Standard Sanitary © Max Chavez



Central Manufacturing District - Original East District, SA Maxwell Company © Max Chavez

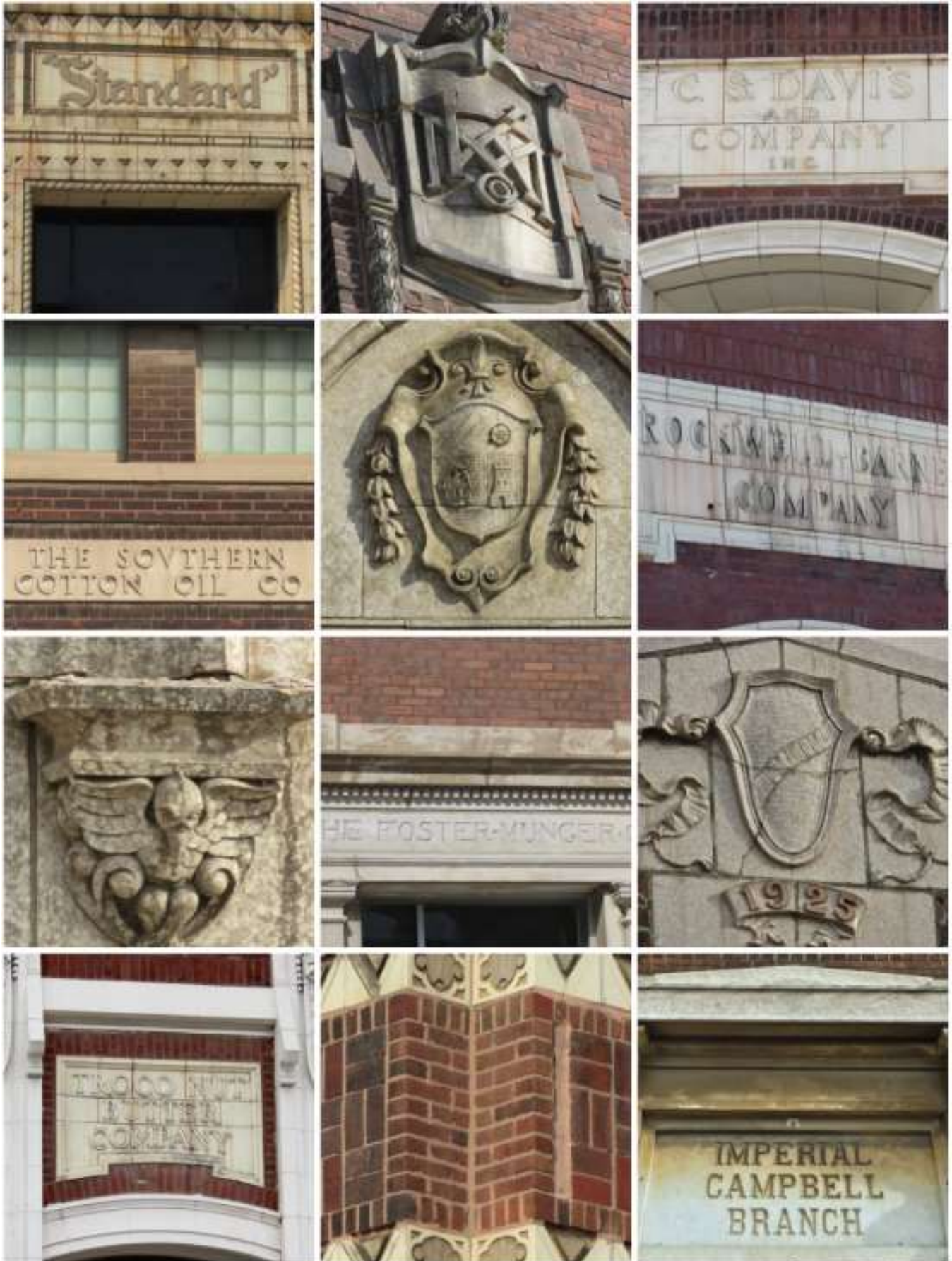
To further support adaptive reuse developments, the City of Chicago should adjust policy to deny demolition permits until future plans have been approved, permitted, and financing secured. Since the Chicago Historic Resources Survey overlooks countless historic buildings, policies like these could serve to discourage unnecessary demolition and reduce the loss of our historic built environment. Demolition as a first option leaves our city scarred by vacant lots which accelerate disinvestment and blight. Instead, requiring clearly defined proposals for what a developer or owner plans to do with a historic property is imperative for the retention of these irreplaceable structures, both in CMD East and throughout Chicago.

We also encourage architecturally sensitive design for the new infill development necessary to densify CMD East and eliminate many of the vacant lots in the area. Replacement developments such as the proposed Amazon distribution center or the adjacent ComEd training center address the problem of vacant parcels but detract from the overall visual and historic fabric of CMD East. Through thoughtful design and community-sensitive uses, it is possible to create additional space for local communities that captures the spirit of this revolutionary district. Reuse developments of industrial areas have been shown time and again to be popular destinations for local businesses and communities, both worldwide and here in Chicago. We are confident the same is possible at CMD East.

Additional contributing properties

1200 – 1232 W. 36th Pl. (1951)
926-930 W. 38th Place (1924)
3718 S. Ashland (1925)
3742 S. Ashland (1914)
3752 S. Ashland (1911)
3804 S. Ashland (1909)
3808 S. Ashland (1909)
3810 S. Ashland (1912)

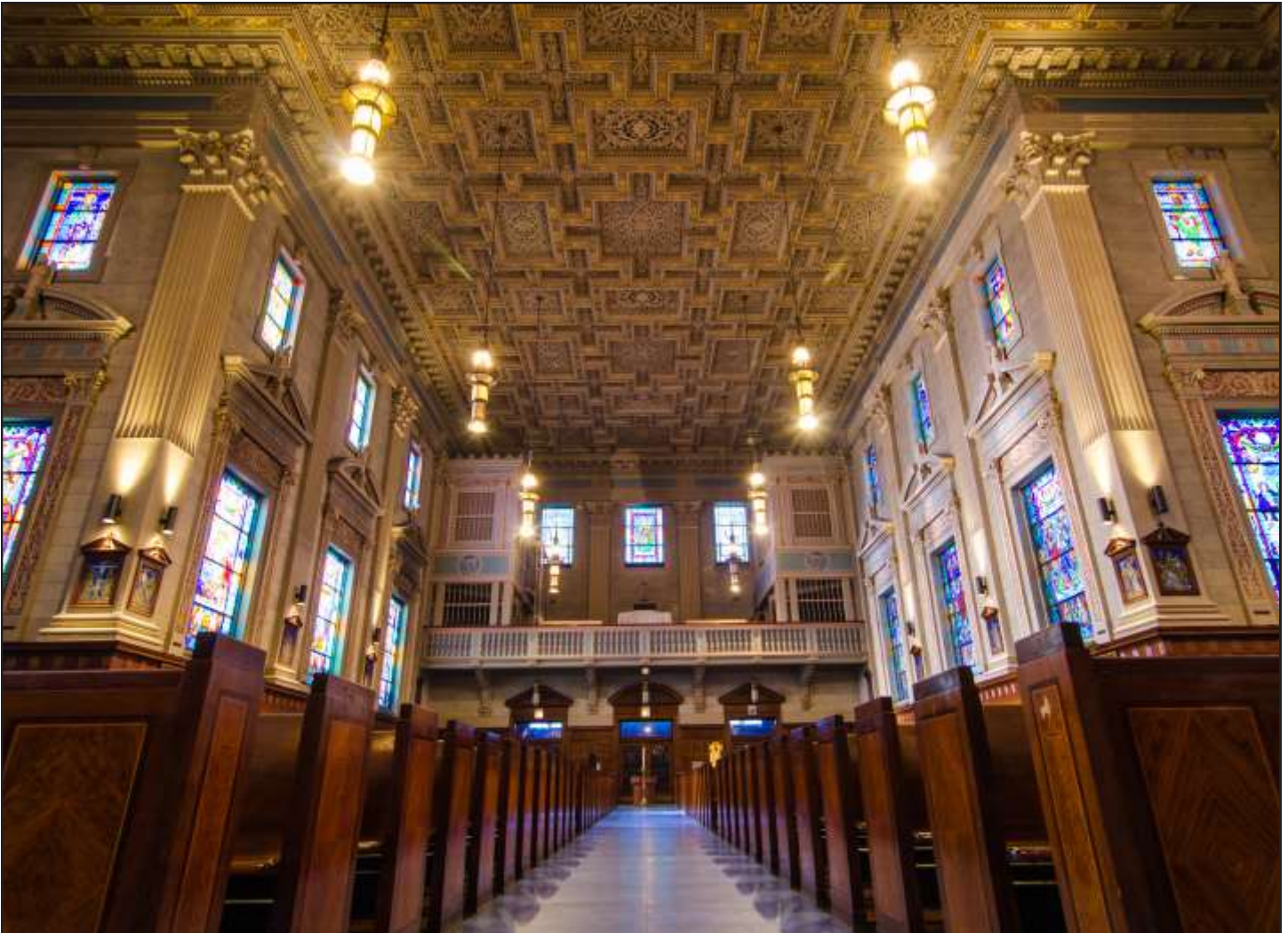
3333 S. Iron (1953)
3545 S. Morgan (1925)
1120 W. Pershing (1945/6)
3800-3802 S. Racine (c. 1969)
Racine Avenue Pumping Station (1939)
3801 W. Sangamon (c. late 1950s)
1038 W. 35th St—Spiegel Administration Building*,
a Designated Chicago Landmark



Central Manufacturing District - Original East District Ornament and Entrances © Deborah Mercer

Roman Catholic Churches

Throughout Chicago



Our Lady of Peace © Eric Allix Rogers

OVERVIEW

This year, for a second time since 2019, Preservation Chicago has chosen to “spotlight” the consolidation, deconsecration, combining, closure and sale of many of our city’s finest religious structures. We are focusing once again on the decisions by the Archdiocese of Chicago to consolidate or close so many parishes and churches.

These immensely beautiful structures were constructed at great cost, and often at significant sacrifice, with pennies, nickels and dimes, by the faithful of the community. They are often the very cornerstones of our communities and neighborhoods, throughout

Roman Catholic Churches

Address: **Throughout Chicago**

Architects: **Henry J. Schlacks, Burnam & Root, and others**

Date: **c.1857 - c.1927**

Style: **Various**

Neighborhood: **Throughout Chicago**

Chicago. In addition to their sheer beauty and providing the necessary space for religious services for worship, they are also community centers, providing everything from food pantries, shelter services, counseling and child care. In days of the past, and even today in some places, a resident may refer to their parish church and community to define the neighborhood in which they live.

When one of these churches close and the parish is disbanded, relocated or merged, the impact is often felt hard and even beyond the traditional borders of a community--by the community at large. It's not only the loss of an institution, but the loss of human services, often a lifeline to both families and individuals. These closings,

consolidations, sale of buildings and sometimes demolitions, are painful in every way, and the loss of these institutions and their sacred spaces, should not occur in such ways and in such magnitude.

HISTORY

The Archdiocese of Chicago has many complex and complicated issues, many extending back more than 50 years, that are seen elsewhere in the nation and world. However, there has been a rush of closures under a relatively new program called "Renew my Church." Initiated in 2017, this program appears to be anything but a renewal. It's similar to the wholesale Urban Renewal programs of the 1950s and 1960s, where so much was lost and discarded, and without the great sensitivity that many would expect from the owner—the Archdiocese of Chicago. This program can result in demolition, as the buildings are often left vacant, rather than mothballed, often without the required and necessary care of their structures, including proper heating during inclement months. This in turn can result in more costly repairs by future potential uses or buyers. To further complicate potential reuse efforts by other Catholic congregations or another religious entities, the asking price of acquiring these vacant religious structures is often exorbitantly expensive to maximize financial returns for the Archdiocese of Chicago.

This is all very disturbing. These glorious structures and their ancillary buildings were built by the faithful and given to the Archdiocese of Chicago, to steward, maintain, and staff for use in perpetuity, as sacred places and sites. While some structures may be more modest than others, over the past 50 years, we've often witnessed an erosion of general maintenance and a growing disregard for these holy and consecrated buildings. Many Chicago Catholics are



St. Michael Archangel Catholic Church, 1909, William Brinkmann, 8237 S. South Shore Dr. © Eric Allix Rogers



Demolition in 2014 of St. Laurence Church in South Shore © Noah Vaughn

direct descendants of the parishioners and communities that built these magnificent churches which were gifted to the Archdiocese.

Reasons for these closures given by the Archdiocese include a shortage of priests and a decline of church attendance and enrollment. Another reason cited for closure are long-deferred, costly repairs that the self-insured owner, the Bishops and Archbishops of the Archdiocese of Chicago, wish to avoid. Any parish with less than the 800 members threshold is at risk of consolidation and closure, and even a few larger parishes, with more than 900 members, are still under threat such as Our Lady of Lourdes Catholic Church. Ironically, many other religious communities would be thrilled to have even a fraction of 800 members attending their weekly services.

The Diocese of Chicago, formed on November 22, 1843 in Chicago, recognized by Pope Leo XIII, under Bishop William J. Quarter, arriving on May 5, 1844 from New York. At that time only one parish existed, St. Mary, organized in 1833 by the Reverend John Mary Irenaeus St. Cyr, said to be the first priest assigned to Chicago. Reverend St. Cyr was said to have established 30 churches and three new parishes, in addition to St. Mary of the Lake University.

The Chicago parishes established during those early years and the decades that followed from 1833 to 1875, within the city limits include Old St. Mary (1833), St. Joseph-Orleans Street, (Old) St. Patrick- DesPlaines Street and (Old) St. Peter (all in 1846). Holy Name Church, later Cathedral (1849), St. Bridget, St. Louis-Polk Street (1850), St. Henry (1851), St. Michael-Cleveland Avenue (1852), St. Francis of Assisi-Twelfth Street/ Roosevelt Road (1853), St. James-Wabash Avenue (1853). Also, Holy Family-Twelfth Street/Roosevelt Road and St. Patrick-Commercial Avenue (1857), St. Columbkille, Immaculate Conception-North Park Avenue and Old St. John (both 1859). St.



Demolition in 2013 of 'Old' St. James Church in Bronzeville © Deborah Mercer

Wenceslaus-DeKoven Street (1863), St. Boniface and Notre Dame de Chicago (1864), Annunciation, St. Paul (1866) and St. Stanislaus Kostka-Noble Street (1867). Continuing with Nativity of our Lord (1868), St. Anne, St. Jarlath, St. Stephen-Ohio Street, St. Thomas the Apostle (1869). Also, St. John Nepomucene (1871), Sacred Heart-19th Street (1872), St. Anthony of Padua-Wallace Street, Holy Trinity-Noble Street (1873), St. Adalbert-17th Street, St. Margaret of Scotland, Our Lady of Sorrows, St. Pius (all 1874) and All Saints-Wallace Street, St. Procopius, St. Vincent de Paul (1875).

THREATS

In 1980, the Archdiocese of Chicago managed approximately 447 parishes, with between 278 and 298 in the City of Chicago and another 169 in the suburbs. Their records indicated an estimated 2,341,500 parishioners in total within the Chicago Metropolitan Area, making it still the largest Catholic Archdiocese in the nation. In the years since, the Archdiocese of Los Angeles has surpassed Chicago in the total number of congregants.

Current trends have noted a drop in population and attendance across almost all faith communities in recent decades. This has resulted in the painful losses of houses of worship and the partial abandonment of the communities of people left behind. While the architecture and preservation community may not be able to address these issues of faith, we can assist in the preservation and reuse of these many buildings, which in themselves are cornerstones and landmarks in our communities across Chicago.



St. Nicholas Church / later St. James Temple in Roseland © Ward Miller

Since its beginnings until about 2019, the Archdiocese of Chicago has closed approximately 110 churches and parishes within the city limits of Chicago. Approximately 57 of the 110 churches were also demolished over time. Since 2020, the program “Renew My Church,” under Cardinal Cupich has been responsible for more than 88 churches and parishes which are scheduled to consolidate, merge and close. Approximately 25 of the 88 closed church buildings are expected to be sold. This number does not include the ancillary structures of convents, rectories or school buildings, which potentially include hundreds of additional properties.

The magnitude of these closings have been devastating. What appeared to be a rock-solid institution, here for the ages—in perpetuity and along with these massive Diocesan organizations stewarding these basilicas of faith, have also been diminished.

To attempt to save these faith communities and their sacred structures, several non-profit organizations have challenged and continue to challenge at the Vatican court these consolidations, closings and the sales. Dozens of legal cases from the greater Chicago metropolitan area represent the largest number of Canon Law filings challenging any archdiocese in the United States.

The individuals involved in these legal actions are parishioners seeking to save their parishes, their communities and their sacred spaces. Assistance is offered though pro-bono services of a Canon Law attorney and these cases are filed in English, translated into Italian, and then translated into Ecclesiastical Latin, where they are debated before the Vatican Courts each third Thursday of the month. When a verdict is reached it is translated from Latin back to Italian and then to English, where it is then conveyed back to the parishioners. Not surprisingly, the vast majority of these cases are lost. However, in some challenges churches and parishes reopened elsewhere in the United States where Canon Law rules had not been properly followed or violations had been observed during the closure process.

Canon Law states that if faith options for the church buildings exist and are aligned with Catholic liturgy, they are to be gifted or first offered to another owner or religious body for the continuation of the faith. Those rules are oftentimes not shared as an option, and adherence to such policies are sometimes further challenged and debated.

The thinking was that the Chicago Landmark Designation of Fourth Presbyterian Church and its complex would potentially prohibit such plans from materializing, which could be an additional future source of income for the church. As time passed, it became clear that the Near North Side neighbors would not support the plans and the tall residential building concept was shelved. In its place on the site of the demolished ancillary Gothic structures was built a community center structure which has contributed tremendous benefits.

75

Chicago 7: Roman Catholic Churches

RECOMMENDATIONS

Preservation Chicago has been working to preserve many of Chicago's historic buildings since our founding 20 years ago. This preservation advocacy work has included religious buildings, churches, synagogues and houses of worship. The effort to save St. Boniface Church in West Town helped to bring about the creation of our organization.

Preservation efforts and campaigns include the Landmarking of the former St. Clara-St. Cyril/St. Gelasius, now known as The Shrine of Christ the King, and the Minnekirken Chicago—The Norwegian Lutheran Memorial Church on Logan Square. Also, advocacy efforts to preserve St. James Roman Catholic Church on South Wabash Avenue (demolished) and Anshe Keneseth Israel on West Douglas Boulevard (demolished). Stone Temple Baptist Church, originally known as the First Romanian Synagogue and the site of many visits by Dr. Martin Luther King, Jr., is now a Landmark. The Episcopal Church of the Epiphany is Landmark building to be reopened as the Epiphany Center for the Arts. The list also include Agudas Achim North Shore Congregation Synagogue (converted to residential), St. Peter Episcopal Church on Belmont Avenue, the Church of the Advent on Logan Boulevard (converted to residential), which is also a Designated Chicago Landmark. Efforts to save, preserve and landmark St. Adalbert in Pilsen, All Saints-St. Anthony in Bridgeport, St. Michael the Archangel in South Chicago - "The Bush" and 17 others have been ongoing. These are a few examples of the religious structures for which we have outreached and advocated. There are many other religious buildings in which we have provided supporting testimony for Chicago Landmark Designation.

We want to encourage the Archdiocese of Chicago to consider inviting other Religious Orders to Chicago, as was done under the direction of Cardinal Francis George, OMI (1937-2015), in the past, to occupy and staff many of these remarkable and sacred structures, when the Archdiocese can no longer support them. Many of these buildings can be retained and reused as chapels, monasteries, places of contemplation, retreat houses and sites, and a retreat from a visitor's hectic traverses of the day.

We at Preservation Chicago are also requesting that after 34 years, the 1987 religious buildings consent ordinance be overturned. All other buildings and structures in the City of Chicago can be considered for Chicago Landmark Designation without the consent of the owner. Yet this special provision and ordinance applies unfairly to buildings in which religious services are conducted, often creating an unbalanced playing field. This ordinance has hamstrung many potential Chicago Landmark Designations of some of the City's finest buildings designed by the same world-famous architects of our downtown Landmarks.

We are also of the opinion that since many of these church buildings were gifted to organizations like the Archdiocese of Chicago, by the many faithful, that they should not vigorously challenge Landmark Designations. In fact they should share them with the community and work with parishioners and the community to determine a path to preserving these sacred places and buildings.

Additionally, if it is determined that a church or house of worship can no longer function in such a capacity by all stakeholders and the City, plans should be considered to encourage cultural reuses for these most sacred structures. Such reuse efforts may include a reuse as concert venues, music centers, cultural centers for the community and other such respectful uses.

After all, many of these religious structures, and in this particular case, Roman Catholic Churches are often cornerstones and visual gateways, which are so closely associated with our communities across Chicago. They are worth the effort and robust conversations to find alternative owners and potential creative reuses for these magnificent structures, which were built for the ages and designed to inspire all who gaze upon them in perpetuity.

The following Roman Catholic Churches are to be consolidated, closed or sold and are of great concern to us at Preservation Chicago and to the larger communities of our city.

St. George Church (closed 2020)

Architect: William J. Brinkman, 1903

9546 S. Ewing Avenue, East Side, Community Area 52, 10th Ward

Chicago Historic Resources Survey Status: Orange-Rated

St. George Church was established in 1903 to serve Slovenian immigrants who settled near the steel mills in South Chicago. This national parish was founded within the territorial parish of St. Patrick at 95th Street and Commercial Avenue.

The origins of the St. George national parish were found in Slovenian and Slovak fraternal and benevolent organizations of the 1890s. The pastor of a Slovenian parish in Chicago's Pilsen neighborhood celebrated Mass for the small South Chicago Slovenian congregation for a



St. George Church, 1903, William Brinkman, 1903, 9546 S. Ewing Avenue, East Side © Eric Allix Rogers

a time in a German Catholic church at 91st and Exchange, and he encouraged the South Chicago congregation to form a national parish. The group bought land on 95th Street between Avenues M and N, and had secured the services of a Slovenian priest who began to work with the St. George parish in May 1903.

Initial plans to build a small wooden church were revised when the parishioners acquired a new site at the northwest corner of 96th and Ewing Avenue. With the help of Croatian Catholics who were among the large numbers of Southern Slavs settling in the neighborhood, the large brick church of St. George was constructed in Gothic style with a prominent bell tower. Ground was broken at the end of June 1903, the cornerstone was laid at the start of August, and the first Mass was celebrated in the new church on December 6, 1903.

In January 1904, the church bells were blessed. They had been a “gift of the single men” of the parish. In June 1904, Auxiliary Bishop Peter J. Muldoon dedicated the church. In 1906, Andrew Carnegie made a “sizeable donation toward the purchase of the church organ.”

By 1911, the parish debt was reduced by \$8,000. The following year, the membership of the church decreased when the Croats decided to form their own national parish west of the Calumet River. After several changes of the pastorate, beginning in 1922, St. George parish was staffed by the Slovenian Franciscan Fathers from Lemont, Illinois. In the 1920s, the parish hall was enlarged, the Slovene artist John Gosar was commissioned to redecorate the church interior, and later, stained glass windows were installed in the church. From the end of the 1930s, worshippers other than Slovenians were encouraged to participate in parish life at St. George.

Parish debt was liquidated in 1943 and shortly thereafter, a new fundraising campaign began for construction of a parish school and additional parish structures. Over the next 20 years, a community center, a school, and a new rectory were built.

Chicago 7: Roman Catholic Churches

Decades before the 75th anniversary celebration of St. George parish in 1978, the parish was no longer exclusively Slovenian. By the 1970s, Masses were no longer celebrated in Slovenian. The parish had become ethnically diverse, serving a congregation that included a large number of Italians, among others.

From its beginnings as a national parish for immigrant laborers of South Slavic populations, St. George Church grew to welcome worshippers of a variety of backgrounds. The gradual enhancement of its interior by parishioners of modest means manifests the depth of community devotion to this structure over many decades. Despite the history of caring stewardship and diversity of the community served, St. George Church was closed by the Chicago Archdiocese in 2020. It was one of four South Chicago parishes that were combined with only two churches, Annunciata and St. Kevin, remaining open.



St. Bride Church, 1909, 7801 S. Coles Avenue, South Shore © Eric Allix Rogers

St. Bride Church (closed 2020)

Architect: Unknown, 1908-09

7801 S. Coles Avenue, South Shore/Windsor Park, Community Area 43, 7th Ward

Chicago Historic Resources Survey : Not Listed

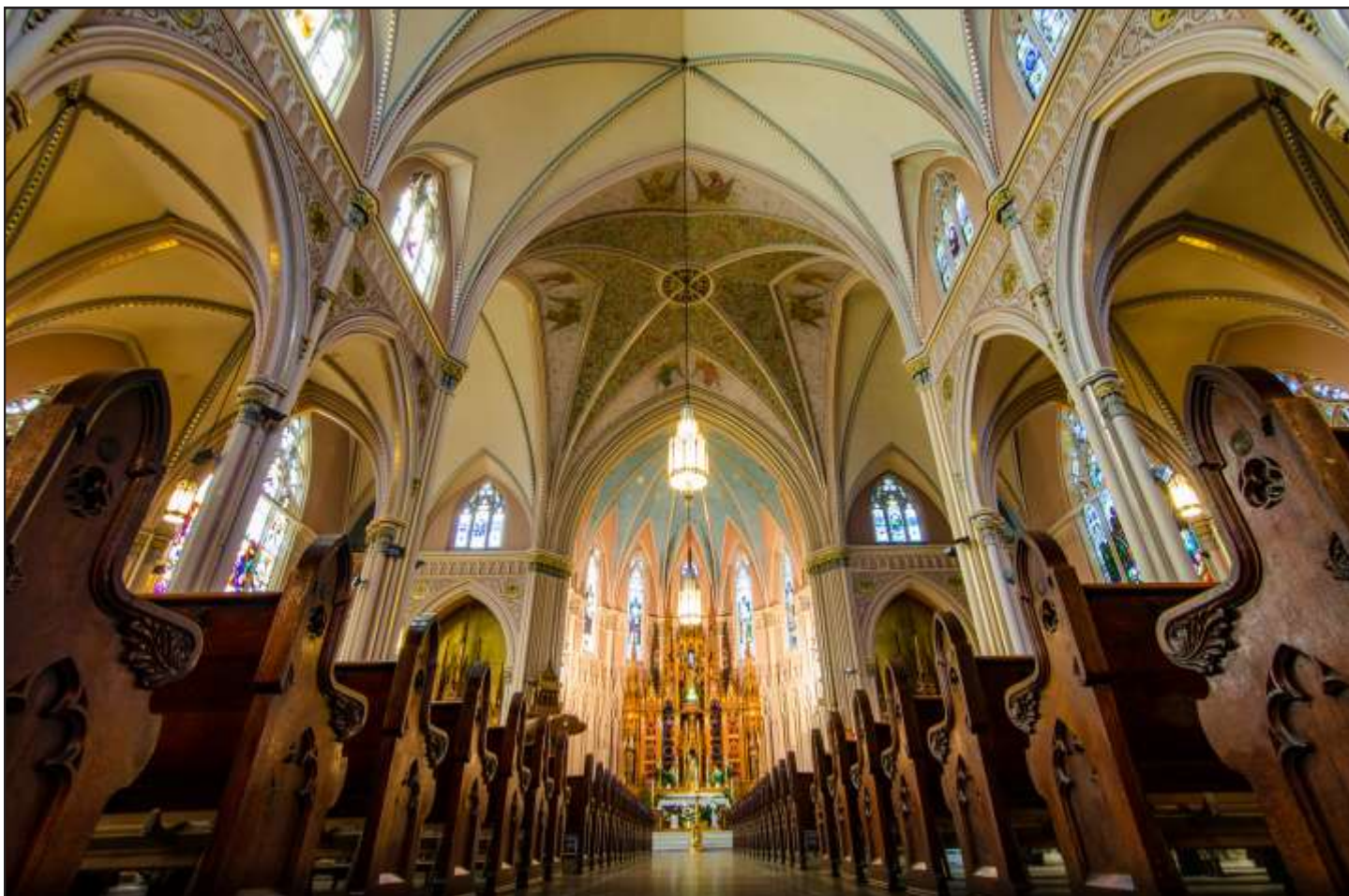
St. Bride Church, built in a French Gothic style, was established in 1893 as a mission of St. Kevin Church at 105th and Torrence Avenue to serve 45 families who lived north of 87th Street, in the neighborhoods of South Shore, Windsor Park, and Cheltenham.

At the time of St. Bride's organization, South Shore was sparsely settled. However, it was south of Jackson Park, the site of the 1893 Columbian Exposition, and north of the steel mills in South Chicago. The area was linked to downtown Chicago by the Illinois Central railroad. The original church building was a single-story brick edifice built at a cost of \$3,000, which was dedicated on August 6, 1893. St. Bride remained a mission until 1900. That year, the pastor who had established the mission, resigned his position at St. Kevin's to become pastor of St. Bride. Two years later, the Carmelite Fathers from Mount Carmel High School (then known as St. Cyril College) volunteered their assistance at St. Bride's.

In September 1907, ground was broken for a new church building at the southeast corner of 78th Street and Coles Avenue. The cornerstone was laid on June 14, 1908. On June 6, 1909, the new St. Bride Church, with a seating capacity of 600, was dedicated by Archbishop James E. Quigley. The parish roster then listed 300 families.

The old mission church was remodeled into a school, which opened in September 1909. The St. Bride School was the first Catholic grammar school in South Shore. The following year, a new pastor began construction of a new school that opened in 1911 with a capacity of 400 students.

During the 1920s, the parish pursued a program of expansion, first remodeling an existing three-story building into a convent, then building a rectory, and finally adding more classrooms to accommodate the increasing number of Catholic children who lived in the area. A period of continued growth followed over several decades. The post-World



St. Michael Archangel Catholic Church, 1909, William Brinkmann, 8237 S. South Shore Drive, South Chicago © Eric Allix Rogers

War II years into the 1960s saw construction of a number of high rise apartment buildings along the lakefront. Many of the Catholic residents who moved into these buildings became members of St. Bride parish.

For several decades, South Shore was a largely Catholic and Jewish neighborhood. However, the demographics changed beginning in the late 1960s when South Shore became a majority Black neighborhood. New and old parishioners celebrated the 75th anniversary of St. Bride Church in December 1968. During the 1970s, ties were strengthened between the new Black and Haitian parishioners and the older parishioners of Irish and German descent. By 2005, student enrollment had declined to such an extent that St. Bride School closed its doors in June, with the graduation of its 96th class.

In 2020, all four of the South Shore parishes, including St. Bride, were merged by the Chicago Archdiocese into one newly created parish, Our Lady and Ss. Bride and Philip Neri. On July 1, 2020, St. Bride Church was closed. Our Lady of Peace and Our Lady Gate of Heaven were also closed. St. Philip Neri Church is now the surviving Catholic church in South Shore.

St. Michael Archangel Catholic Church (to be consolidated)

Architect: William J. Brinkmann, 1909

8237 S. South Shore Drive, South Chicago, Community Area 46, 7th Ward

Chicago Historic Resources Survey Status: Orange-Rated

St Michael's was founded in 1892 to serve Polish immigrants who flocked to America's shores in search of work to build a better future for themselves and for their children. For a century or more the faith community formed from these immigrants expanded to include Croatians, Slovaks, and later Mexican and Mexican Americans, Nigerians, African Americans, Asian Americans, Haitians, and Filipinos who have worshipped together within this soaring, highly ornamented Gothic church, resembling a grand cathedral.



Our Lady of Victory, 1910, Hermann J. Gaul, 5200-5240 W. Agatite Avenue, Jefferson Park © Eric Allix Rogers

The present St. Michael's is the third church building constructed to serve the people of this area, having been completed in 1909 under the pastorate of Bishop Paul Rhode. Bishop Rhode was the first Polish American to be consecrated auxiliary bishop of Chicago. Bishop Rhode later became the Bishop of Green Bay, Wisconsin. The church's architecture and expansive interior is Gothic in style. It features two soaring steeples that rise over the South Side of Chicago, which can be seen towering over the community, truly "the cathedral of South Chicago." The architect was William J. Brinkmann.

The main altar reredos and two side altars are constructed of butternut and bird's eye maple wood. The central statue of St. Michael, the two incensing angels and the statues on the side altars were sculpted and painted by hand. A beautiful and rare communion rail is carved in oak with a white marble top. The interior of the church can seat approximately 1,100 people. This is truly a landmark worthy of saving and a gateway to South Chicago. Of interest to lovers of music is the grand piano which belonged to famed composer Ignace Jan Paderewski.

A shrine to Our Lady of Czestochowa, the National Patron of the people of Poland, is located in the sanctuary. The shrine was constructed in Poland in the early 1960s.

The Magnificent stained-glass windows were made by F. X. Zettler of Munich, Germany. Of special note are the two transept windows on the east and west sides of the church. These windows have been considered by some in the parish to be perhaps the largest most beautiful stained-glass windows in the Archdiocese of Chicago. The window on the east side of the church depicts the Pentecost event — the descent of the Holy Spirit upon the Virgin Mary and the Apostles. The window on the west side of the church gives imagery to the vision of Saint Michael the Archangel at the Last Judgment.

Among other churches in Chicago which claim to house relics, St. Michael's enshrines a relic said to be of St. Cyprian, Bishop and martyr.



Our Lady of Victory, 1910, Hermann J. Gaul, 5200-5240 W. Agatite Avenue, Jefferson Park © Eric Allix Rogers

Our Lady of Victory

Architect: Hermann J. Gaul, 1910-1911, E. Brielmaier and Sons, 1927, Meyer and Cook, 1954
 5200-5240 W. Agatite Avenue, Jefferson Park, Ward 38, Community Area 15
 Chicago Historic Resources Survey Status: Orange-Rated

Our Lady of Victory Church has been serving Irish, German, and Polish immigrants of Jefferson Park for more than 110 years. The presence of the church drove an influx of Catholics from more densely populated neighborhoods outward to the far northwest side of the city.

Our Lady of Victory was designed by the noted German-born church architect Hermann J. Gaul, who had apprenticed under Louis Sullivan in the 1890s. The cornerstone was laid on May 1910, and the church was dedicated on May 28, 1911, by Archbishop James E. Quigley.

From 1910 when the church was built, to 1925, the city's population had increased by 1 million, with the bulk of that population moving to the newly established "Bungalow Belt" in the more outlying neighborhoods in the city. Our Lady of Victory had a full parish school and enough parishioners to warrant expansion.

To this end, in 1927, plans for a new convent, church and rectory were created by the architectural firm of E. Brielmaier & Sons, from Milwaukee, Wisconsin. The firm designed the convent and rectory as symmetric, classical style buildings that would abut each side of the new church. These buildings included two open courtyards and a grotto, harmonious with their placid surroundings in the quiet but growing neighborhood.

By 1950, Our Lady of Victory parish numbered 2,500 families with approximately 1,100 children enrolled in the school. A new school addition had been completed in 1949, and soon work was to begin on the upper church, that would sit atop the current church that was on a lower level.

Chicago 7: Roman Catholic Churches



All Saints – St. Anthony Catholic Church, 1913, Henry Schlacks, 518 W. 28th Place, Bridgeport © Eric Allix Rogers

In the early 1950s, the firm of Meyer and Cook, which had designed elegant and unique buildings throughout the Chicago area, including the Chicago Landmark Laramie State Bank Building, was commissioned to create the upper church of Our Lady of Victory. The firm designed the upper church in the Spanish/ Mission Revival style, an extremely rare style for Chicago and one of a few of its kind. At a cost of over \$1 million (well over \$10 million in 2021 dollars), the magnificent structure was completed in 1954 and opened on Easter Sunday that year.

Our Lady of Victory Church was designed by multiple significant Chicago architects in three different time frames. Its complex of structures housed a unique part of the fabric of Catholic Chicago, initiating an era of blended English-speaking ethnicities. Its steeple is a community landmark, towering over the surrounding blocks. The strong immigrant community has built and stewarded this church, their spiritual home and the hub of their community, through more than a century of growth and change on the Northwest Side of Chicago. Despite a thriving parish and no debt against the church, the Archdiocese announced in December 2020 that the church would be closed.

All Saints – St. Anthony Catholic Church (closed and for sale)

Architect: Henry J. Schlacks, 1913

518 W. 28th Place, Bridgeport, Community Area 60, 11th Ward

Chicago Historic Resources Survey Status: Orange-Rated

Romanesque or “Norman” in style, All Saints—St. Anthony Catholic Church (originally St. Anthony of Padua Church) is one of the magnificent churches of the historic Bridgeport neighborhood with its soaring towers, detailed brickwork and exterior mosaics over the entrance portals. Immense in scale, the structure is a landmark in the community and was designed by Henry J. Schlacks, one of Chicago’s most noted architects. St. Anthony of Padua was consolidated with All Saints in 1968 and renamed at that time.



All Saints – St. Anthony Catholic Church, 1913, Henry Schlacks, 518 W. 28th Place, Bridgeport © Eric Allix Rogers

St. Anthony's on 28th Place and Wallace was the second location of a German-speaking parish organized in 1873. The original church was built at 24th Place and Canal in Armour Square, where the parish already had a school. The cornerstone was laid in 1873 and the church was dedicated in 1879.

The following year, a railway line opened one block east of the church. Later, to accommodate expansion plans, the railroad wanted to acquire the church property. The third pastor of the parish reached a settlement with the railroad, and made plans to relocate the church farther south, close to All Saints Church.

In 1913, land was purchased at the northeast corner of 28th Place and Wallace, and the cornerstone of the new church was laid. Construction continued throughout 1914 and was completed in time for Christmas mass to be celebrated. The church was dedicated in 1915 by Auxiliary Bishop Paul P. Rhode. The parish complex designed by Schlacks includes the church, an attached rectory on 28th Place, and a school and a convent farther east on the same block.

In the Depression years of the 1930s, the number of baptisms at St. Anthony's declined, as did the number of marriages. A program of renovation was undertaken in preparation for the 75th anniversary of the parish, which was celebrated by Cardinal Stritch in 1948. By 1950, St. Anthony's was no longer an exclusively German parish. Its congregation mirrored the diversity of Bridgeport, including Italian, Lithuanian, Irish, and Polish members. The church was later redecorated for its 85th anniversary in 1958.

The territorial parish of All Saints, with which St. Anthony was consolidated, was established at 25th Place and Wallace Street in 1875. It was organized for Irish Catholics in the section of Bridgeport that had been served by a storefront "mission church" of the now-demolished St. Bridget Church on Archer Avenue, and the parish included a portion of St. James parish, whose original limestone structure was also recently demolished.

All Saints Church was dedicated in 1881. Despite robust school enrollment and parish activity in the early decades, by the post-WWI era, school enrollment had declined significantly as Irish families moved further south

Chicago 7: Roman Catholic Churches

from Bridgeport. By the time a new parish school opened in 1929, All Saints was no longer exclusively Irish, but had members of German, Italian, Mexican, and Polish descent. Decades later, the parish lost more membership with the demolition of homes of hundreds of families for construction of the Dan Ryan and Stevenson expressways.

For some time after the 1968 consolidation of St. Anthony of Padua with All Saints, both churches and parish schools continued in operation. The decision was made to demolish All Saints Church in 1973 due to its age, deteriorated condition, previous vandalism, and proximity to the expressway among other reasons.

The remaining church of St. Anthony is a magnificent work by Schlacks. The cruciform plan features two colonnaded, vaulted side aisles, topped by semi-circular frescoes, and a soaring, vaulted central space. There are brilliant, high-quality stained glass windows throughout the nave, with additional rose windows in both transepts and above the choir. The apse has a fresco at the top of a high arch, with a lower arch at the altar below. A massive pipe organ graces the choir loft.

A striking mosaic shimmers above the three-portal front entrance, with each portal featuring highly-elaborate carved design. Above the front rose window is a niche with a statue of St. Anthony. The front facade is flanked by two soaring square bell towers that are visible throughout the neighborhood and from the expressway beyond.



Holy Cross Church, 1913-15, Joseph Molitor, 1740 W. 46th Street © Eric Allix Rogers

o f

This is an irreplaceable church structure and parish complex that was built and maintained by impoverished immigrant populations. It has been a spiritual home to the faithful of diverse ethnic origins, most recently including a sizable Mexican-American population. As its entire history testifies, beauty is not the province of the wealthy, but of newcomers and the downtrodden equally. With its proximity to downtown and its location in a gentrifying neighborhood, St. Anthony's should be an asset for diverse populations in generations to come.

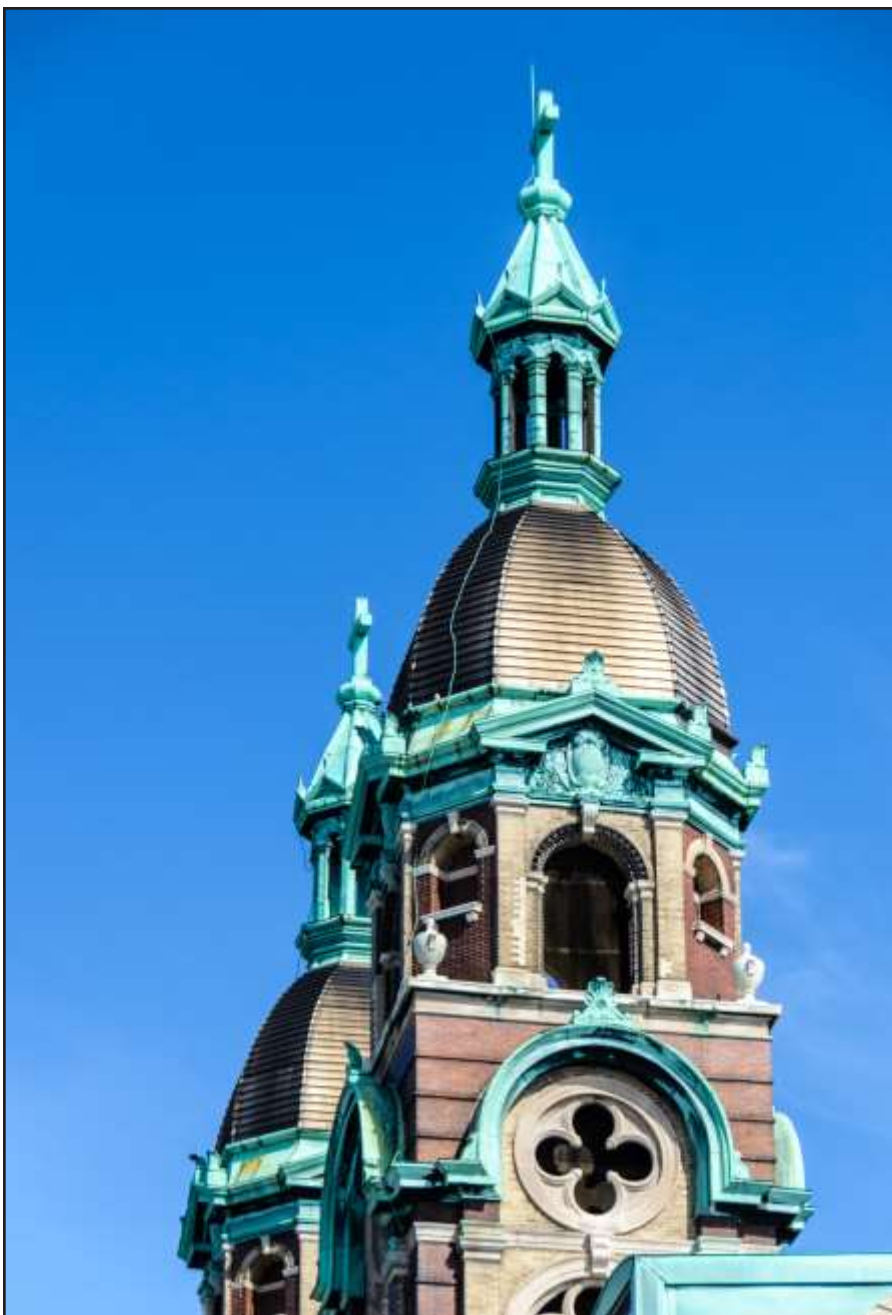
Holy Cross Church (consolidated 2020)

Architect: Joseph Molitor, 1913-15
1740 W. 46th Street, Back of the
Yards/New City, Community Area 61,
15th Ward
Chicago Historic Resources Survey
Status: Orange-Rated

The majestic twin towers of Holy Cross Church, topped by shining copper-clad cupolas, have been a landmark for the Back of the Yards community on Chicago's Southwest Side for more than a century. In 1904, Holy Cross parish was established as a national parish to serve Lithuanian immigrants who settled near the Union Stock Yards. Within 10 years, construction began on this grand baroque style church building.

In the 1890s, there were swamps and ponds in the area, known as "Town of Lake," where the church was later built. Lithuanians began to settle there, and in 1902, the St. Vincent Ferrer Lithuanian Benevolent Society started organizing efforts to create a parish. The society rented a building on Hermitage Avenue to use as a school and it secured the services of nuns from St. George parish in Bridgeport to teach catechism to the Lithuanian children.

In February 1904, the Benevolent Society purchased land to build a temporary combination church-school structure. The cornerstone was laid in December of that year. Before construction was completed, parish Masses were conducted in the nearby St. Rose of Lima Church. The first Holy Cross Church was ready for use in May 1905, and the school in the same building opened that fall. In 1909, a rectory was built.



Holy Cross Church, 1913-15, Joseph Molitor, 1740 W. 46th Street © Eric Allix Rogers

The parish grew so quickly that work on a larger church began in 1913. The cornerstone of the massive church designed by Joseph Molitor was laid that year by Archbishop Quigley; construction costs were estimated to be \$200,000. The church's facade features a portico with eight Corinthian columns supporting a frieze and pediment. A Latin inscription on the frieze translates, "In the Holy Cross is the life of the world." Three niches above the pediment contain sculptures of Christ, St. Isidore, and St. George. The soaring towers are "rich in balustrades, arches, finials, pilasters, ornamental copper work, and cupolas."

The vast interior "features a lofty, expansive dome, admired by the experts as an architectural marvel." The vaulted ceiling, supported by marble columns, is lined by more than 2,000 electric lights, each within a rosette. Solid oak pews provide seating for 1,400. There is a richly ornamented wooden altar, numerous statues and paintings, and a double choir loft with a huge pipe organ.

Chicago 7: Roman Catholic Churches

Stained glass windows from the Chicago firm of Arthur Michaudel were installed in 1943-44.

In addition to large rose windows in the transept and nave windows depicting scenes from the life of Christ, smaller windows feature depictions of apostles and saints. Ornate stations of the cross were created by renowned painter Thaddeus von Zukotynski. Four paintings on Lithuanian and American historical themes by Lithuanian artist Adolfas Valeska were added in the early 1950s.

The parish continued to grow in membership, remodeling the previous combination church-school building in 1919 to provide more classrooms. In the 1940s, parish debt of more than \$100,000 was liquidated; the church, school, and rectory were remodeled; and a new convent was built. In 1962, a new school building was completed.

Despite the introduction of English in the 1930s, the Lithuanian language remained predominant for decades. An influx of Lithuanian refugees in the post-World War II years into the 1950s further strengthened the Lithuanian character of the parish. Even as parishioners moved out of the Back of the Yards neighborhood, they continued to support the church and to return on major feasts and for special celebrations. A Lithuanian choir continued to sing at Masses in the years leading up to the 75th anniversary of Holy Cross parish, and Lithuanian parish organizations continued their activities. Yet, the parish welcomed parishioners of various national backgrounds. As the neighborhood became predominantly Spanish-speaking, a new group of parishioners found a home at Holy Cross. In 1981, Holy Cross parish was merged with Immaculate Heart of Mary parish, to serve the growing Spanish-speaking population.

Holy Cross Church has served low-income, working class immigrant parishioners for its entire history; it has successfully met the needs of its original Lithuanian base while welcoming diverse national groups and eventually becoming a Mexican-American parish. This should be considered a model parish, providing social services for the poor and the newcomers, while respecting the diverse backgrounds of all; and most importantly, offering Mass in a grand and beautiful sacred space. This majestic church should continue to provide spiritual strength and solace to the underserved and poor.

Yet, the Chicago Archdiocese has consolidated the parishes of Back of the Yards: Holy Cross, previously merged with Immaculate Heart of Mary, St. Joseph, and St. Michael the Archangel. St. Joseph has been designated the parish church of the newly created entity, which will be named by July 1, 2021. Holy Cross Church will be a “Sunday worship center,” with an uncertain future.

Providence of God Church (consolidated 2016)

Architect: Joseph Molitor/ Leo Strelka, 1914-1927

717 W. 18th Street, Pilsen, Community Area 31, 11th Ward

Chicago Historic Resources Survey Status: Green-Rated

The Romanesque-style Providence of God Church, standing in the shadow of downtown Chicago, embodies the history of its immigrant founders. Overcoming numerous difficulties in its early years, parishioners of Providence of God built a magnificent house of worship that later accommodated members of a former parish and welcomed newer immigrants but now faces an uncertain future.

Lithuanians who settled in the port-of-entry neighborhood of Pilsen at the end of the 19th Century sought creation of a Lithuanian parish on the West Side of Chicago. In 1892, they formed the Providence of God Society in St. George parish in Bridgeport. A few years later, as their efforts progressed, one of the reasons cited for a new parish was the high cost of travel to St. George — \$0.20. In 1900, a committee had located a site for a new parish, which was established that same year, becoming the second Lithuanian parish in Chicago.

The parish’s early years were marked by contentious relationships with several priests from St. George Church who were designated to lead the new parish. The controversies involved language—one of the priests did not know Lithuanian—and primarily finances and the role of parish trustees. The new parishioners sought to continue traditions from their homeland, whereby the trustees would control the finances and hold the deed for the church, rather than the bishop. Despite those concerns, in 1901, construction began on a combination church-school building on Union Avenue.

In 1910, property on Union was purchased for construction of a larger church. In 1913, Joseph Molitor was hired to design the new church, and the cornerstone was laid the following year. However, due to financial difficulties, only



Providence of God Church, 1914, Joseph Molitor, 717 W. 18th Street, Pilsen © Joanne Yasus

the lower portion of the church was completed. The combination church was remodeled into classrooms to accommodate an increasing enrollment, which had grown to 518 students by 1916. A convent was also built in this period.

By the mid-1920s, parish school enrollment reached 750 students, and there were more than 20 benevolent societies and religious confraternities in the parish. Finances had improved enough to allow work on the church to resume in June 1926. The Romanesque church with twin bell towers was completed according to plans of architect Leo Strelka. The beautiful interior features a barrel-vaulted ceiling, elaborately decorated main and side altars, carved wooden pews, ceiling paintings, and beautiful stained glass windows -- including a rose window in the apse. Cardinal Mundelein dedicated the new church on June 12, 1927.

In subsequent decades, parish membership began a slow decline, along with school enrollment. Nonetheless, its 50th anniversary in 1950 was celebrated by Cardinal Stritch. In 1959, a fire destroyed the nearby Sacred Heart Church, which was a territorial parish. The Archdiocese decided against rebuilding, and instead consolidated Sacred Heart parish into Providence of God in 1960.

In December 1962, the Dan Ryan Expressway opened to traffic, and a heavily traveled elevated section leading into downtown conducts commuters within “a few hundred feet of” church. In the 1960s, Pilsen’s population became predominantly Mexican-American. Providence of God was among the first churches to offer a Spanish-language Mass. By 1975, the parish’s 75th anniversary was celebrated with one Mass in Spanish and one in English and Lithuanian. Both parish membership and school enrollment increased again.

Providence of God is unique as the site of a historic event of significance to Catholics of all backgrounds: the church hosted a visit by Pope John Paul II in October 1979. Although the pope’s stop at Providence of God was brief, it is

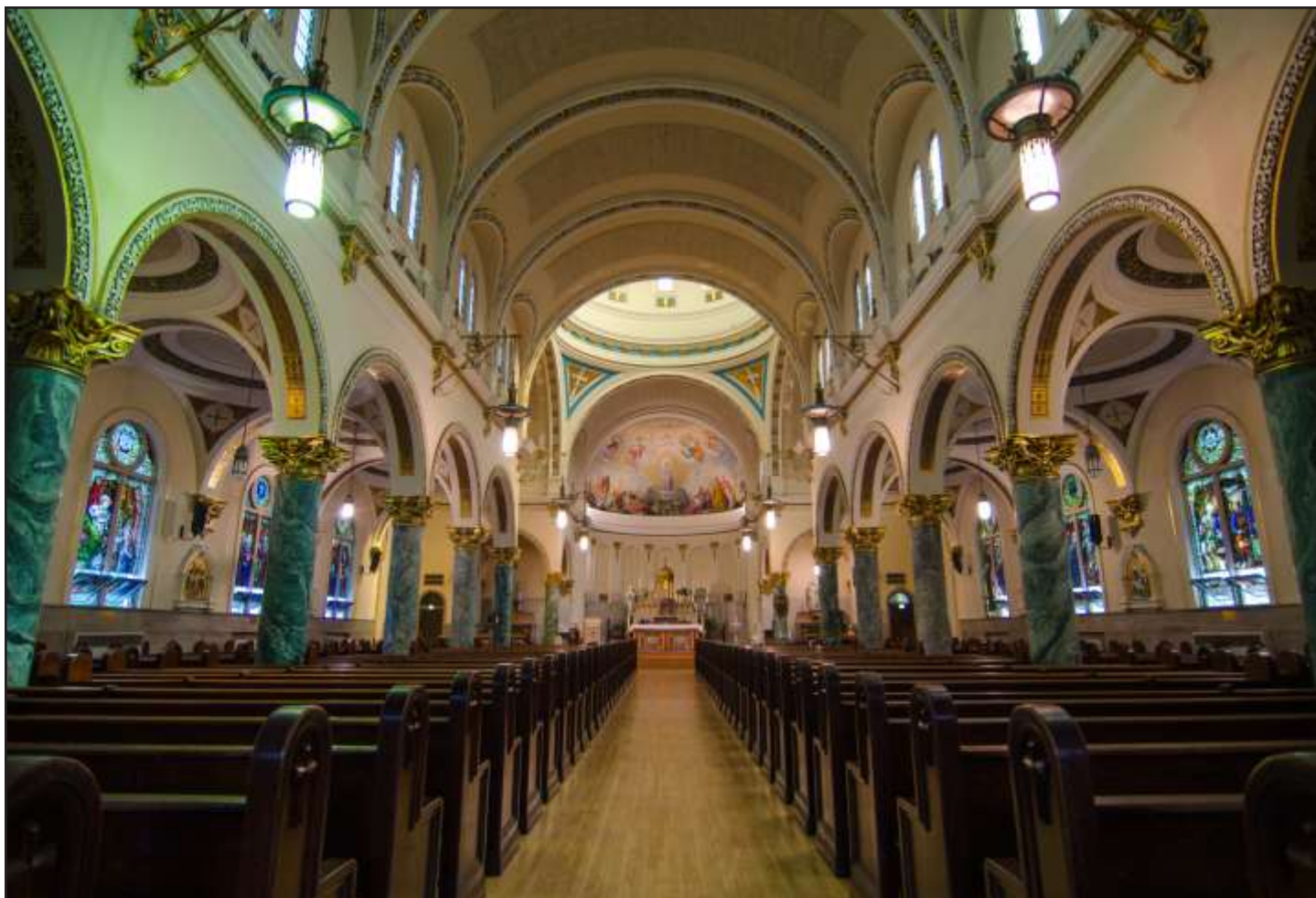


Our Lady of Lourdes Catholic Church, 1915, Worthmann & Steinbach (1915), 1601 W. Leland Avenue, Lincoln Square © Eric Allix Rogers

notable because he was later declared a saint of the Catholic Church. Thus, Providence of God is possibly the sole Catholic churches in Chicago that can claim the visit of a saint.

In 2016, the Providence of God parish was consolidated with St. Procopius parish, which is now known as St. Procopius-Providence of God. According to one news report after the consolidation, Masses were to continue at Providence of God, but the pastor of St. Procopius would determine if any other sacraments or services would be held there. Currently, there do not appear to be Masses regularly scheduled there and the church's future appears uncertain.

Located in east Pilsen, close to a planned major residential development along the river, a great potential exists for Providence of God to regain members and again draw a diverse parishioner base. Unlike the hard-working immigrant poor who have filled Providence of God's pews for more than a century, the new residents would likely differ in economic status, but would share the same spiritual needs that could be satisfied within this beautiful church. The church is seen literally by thousands of expressway commuters every day and its proximity to downtown can further encourage programming to draw a new population. In addition to these practical concerns, the beauty of the church and its strong connection to a saint make it important to preserve.



Our Lady of Lourdes Catholic Church, 1915, Worthmann & Steinbach (1915), 1601 W. Leland Avenue, Lincoln Square © Eric Allix Rogers

Our Lady of Lourdes Catholic Church (to be consolidated)

Architects: Worthmann & Steinbach (1915), Joseph W. McCarthy (1929)

4640 N. Ashland Avenue/1601 W. Leland Avenue Lincoln Square/Ravenswood/Uptown

Ward 47 (Community Area 03)

Chicago Historic Resources Survey Status: Orange-Rated

Our Lady of Lourdes Church, an exquisite example of Spanish Renaissance style now standing on the west side of Ashland Avenue in Chicago's Ravenswood neighborhood, claims a unique engineering feat in its history, the entire massive structure having been moved across the street.

In October 1892, the original church of Our Lady of Lourdes, a frame building, was erected on the southwest corner of Ashland and Leland Avenues. In 1903, the Sisters of Charity of the Blessed Virgin Mary founded a parish grade school which welcomed 340 pupils in its inaugural year. The predominantly Irish parish continued to grow, and so did the need for a larger church.

The frame church was demolished, and prolific church architects Worthmann & Steinbach were commissioned to build a new church across the street on the southeast corner of Ashland and Leland. The church by Worthmann & Steinbeck was modeled to resemble a church in Valladolid, Spain, in Spanish Renaissance style. The first Mass was celebrated in the new church on Christmas Day 1915. It was dedicated on May 21, 1916 by Archbishop George W. Mundelein.

After WWI, Ravenswood experienced an influx of residents, and parish membership increased rapidly. In 1929, the City of Chicago decided to widen Ashland Avenue. The parish planned a move and expansion of the church across



Our Lady of Lourdes Catholic Church, 1915, Worthmann & Steinbach © Eric Allix Rogers

rotated 90 degrees to its present position and cut in two so that a 30-foot section could be added to accommodate up to 300 additional parishioners. Joseph W. McCarthy, another notable ecclesiastical architect, was hired to design the new expanded interior of the church.

Our Lady of Lourdes has a cruciform plan with a large masonry dome above the crossing of the nave and transepts. There are now six bays in the nave with large stained glass windows at the ground level and pairs of smaller windows in the clerestory. The broad Spanish-style entranceway on Leland is embellished by a beautiful ornamental iron screen. The entrance is flanked by square brick towers with cupolas and red tile domes.

The following decades saw an extensive renovation of Our Lady of Lourdes School, the construction of a new convent, and the renovation of Our Lady of Lourdes grotto to make it a faithful replica of the grotto in Lourdes, France. In 1992 the church grotto was made a perpetual adoration site and remains the area's only chapel open 24/7 for worship.

On October 7, 1979, parishioners gathered for a special Mass which celebrated the 50th anniversary of the rededication of the church after it was moved across Ashland Avenue. Our Lady of Lourdes parish went on to serve over 1,500 families of nearly 20 different ethnic backgrounds who live in the area, and it has Spanish and English Mass on its Sunday schedule.

However, the fate of the 127-year-old Our Lady of Lourdes Church and cherished grotto has been called into question as the Archdiocese of Chicago has announced that Our Lady of Lourdes will be merged with St. Mary of the Lake at 4220 N. Sheridan Road. St. Mary of the Lake, which was on Preservation Chicago's Endangered Church watch list in 2019, will serve as the main campus for the combined parish to be named St. Mary of the Lake and Our Lady of Lourdes Parish. While the Archdiocese claims to give consideration to "supporting the pastoral presence and importance of the Our Lady of Lourdes Grotto, while also balancing what is financially sustainable," it plans to list Our Lady of the Lourdes School for sale and the future of the church is to be reviewed on an annual basis.

Our Lady of Lourdes was designed by notable architects Worthmann & Steinbeck, and its interior expansion in 1929 was designed by another notable ecclesiastical architect Joseph W. McCarthy. Its perpetual adoration grotto has become an important place for Catholics in Ravenswood and beyond where they can come to pray at all hours of the day. The architectural and historical importance of Our Lady of Lourdes, the unique engineering history of the

the street, back to its original location on the southwest corner of the intersection. The Worthmann & Steinbach church building was moved in its entirety across the street, garnering international acclaim for executing one of the greatest engineering feats of the early-twentieth century. The 10,000-ton building was lifted from its foundation by 50 men operating steel jacks and placed on steel rails that acted as rollers. The structure was then pulled across the street with six heavy chains, 72 pulleys and two teams of horses at the rate of "a foot a minute." The building was then

church's relocation, and the allegiance shown by faithful Catholics of this neighborhood to this church support allowing Our Lady of Lourdes Catholic Church to remain an asset to the Ravenswood and larger Lakeview community for years to come.

Corpus Christi Church (to be consolidated and closed)

Architect: Joseph W. McCarthy (1915)

4900 S. Martin Luther King Drive, Grand Boulevard, Ward 3, Community Area 38
Chicago Historic Resources Survey Status: Orange-Rated

Corpus Christi Church, located in the Grand Boulevard neighborhood, has one of the grandest designs by noted ecclesiastical architect Joseph W. McCarthy. The church is noted for its soaring coffered ceiling, rich marble work, and Renaissance ornamentation.



Corpus Christi Church, 1915, Joseph W. McCarthy, 4900 S. Martin Luther King Dr. © Eric Allix Rogers

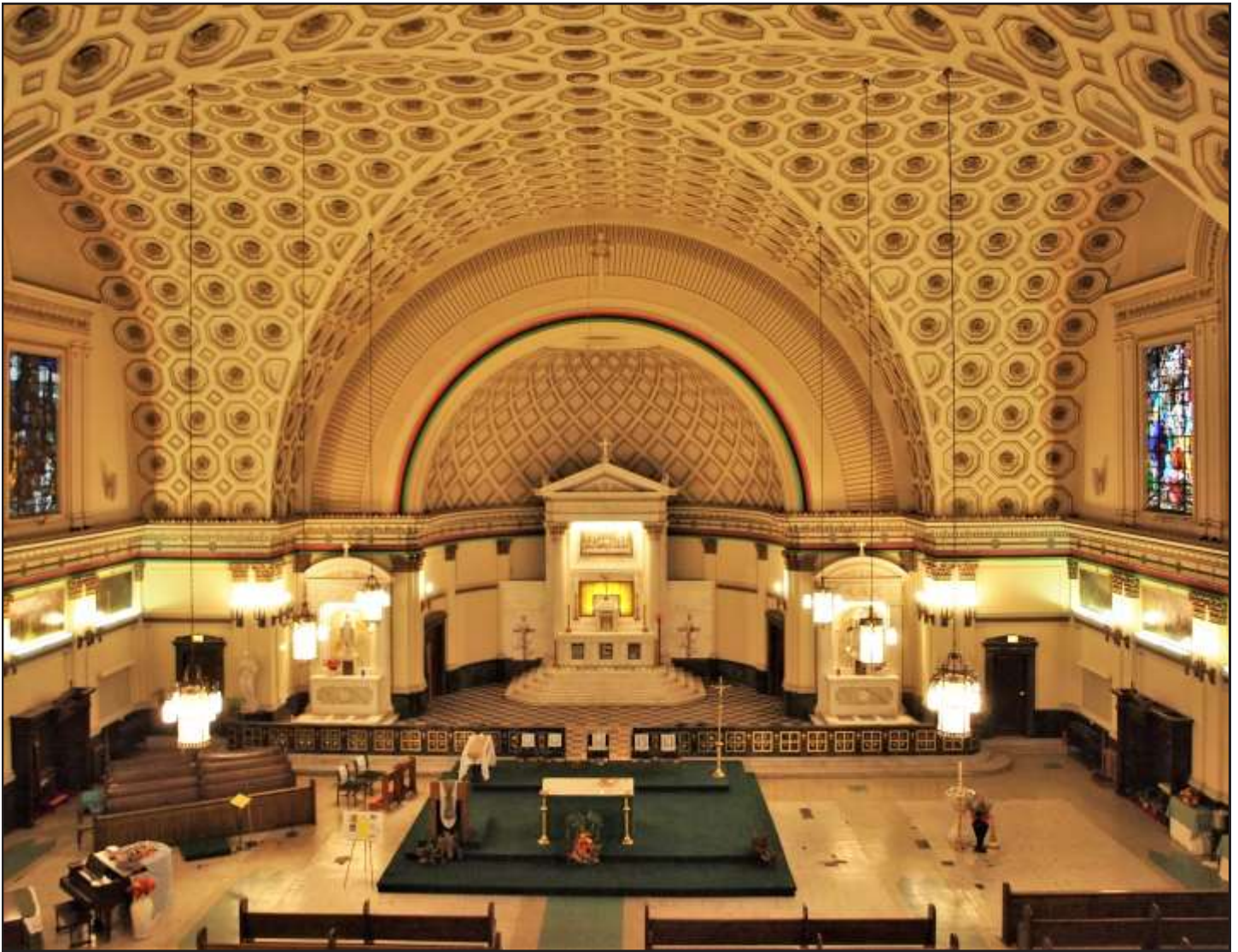
Ground was broken at the southwest corner of 49th Street and Grand Boulevard (now Martin Luther King Drive) for the present church in 1914. The church was dedicated the following year, and opened for mass on Christmas, 1915. This magnificent edifice and the adjoining rectory at 4920 Grand Boulevard were designed in an Italian Renaissance style. Corpus Christi is cruciform in plan with a semicircular apse containing a white marble altar. The church has a magnificent coffered ceiling with 650 octagonal plaster panels decorated in white and gold. The worship space in this church is bright and open. Brilliant colored stained-glass windows, designed in Germany by F. X. Zettler, depict the original church members with Pope Pius X. An adjacent cloister forms a lovely garden for parishioners. A 1932 New World Article called the church “an object of wonderment” and “one of the finest churches in Chicago.”

Corpus Christi, Latin words for the Body of Christ, refers to the sacred bread which Jesus gave to his followers at the Last Supper. The artwork throughout this church portrays scenes related to the history of this sacrament. Above the high altar, there is a mosaic replica of Leonardo di Vinci's painting of the Last Supper in Milan.

Beginning in the 1920s, the Grand Boulevard area began to change racially from a predominately Irish-American neighborhood to a Black community. By 1928, fewer than 100 persons attended Corpus Christi Church on Sundays and only 28 children were enrolled in the school. As a result, the pastor resigned, and the parish and the school were closed in 1929.

In 1929, Cardinal Mundelein entrusted the parish to the Franciscan Fathers, who have been in charge ever since. Under the Franciscan Fathers, Corpus Christi became a retreat center. When the retreat center failed, Cardinal Mundelein granted the Franciscan Fathers permission to minister to the needs of the Black community. Although a majority of the Blacks who lived in Chicago in the 1930s were concentrated in the South Side's “Black Belt,” only a small percentage were Catholic. The Franciscan Fathers reopened the church for Black people in 1932. The Corpus Christi parish flourished once again and became an important center of Black Catholicism in Chicago.

In September 1945, the Franciscan Fathers opened Corpus Christi high school – the second Black Catholic high school in Chicago – in the former Sinai Temple at 4622 South Parkway. The coeducational school was staffed by the



Corpus Christi Church, 1915, Joseph W. McCarthy, 4900 S. Martin Luther King Drive. Courtesy Frederick J. Nachman

Franciscan Sisters of the Holy Family and by Franciscan Fathers in residence at the parish. In 1962, Corpus Christi high school was consolidated with the new Hales Franciscan high school which opened at 4930 S. Cottage Grove Avenue.

In June of 1975, one of the plaster panels fell from the coffered ceiling of the church. The whole ceiling was found to be in danger of falling because the sisel which held the panels up was rotting. The church was declared unsafe and was closed. However, the people of the parish wanted their church to open again. Under the direction of architect Paul Straka, each of the 650 plaster coffers was rehung with wire, the church was renovated, and eventually reopened for the 75th anniversary of the parish.

After serving the Grand Boulevard community for more than a century, the fate of this magnificent building is uncertain. The Archdiocese has consolidated Corpus Christi with other parishes, and only one of those churches is anticipated to remain open.

Corpus Christi had a distinguished beginning, created by the design of a prominent architect and containing an abundance of treasures of artwork within. After an early closure, Corpus Christi began to serve Black Catholics and it has maintained a vibrant parish life in educational programs and social programs benefitting the greater community. As an anchor and resource in a traditionally disinvested community, this historically and architecturally significant church should be landmarked and preserved so it may continue to provide a sacred space for generations to come.



St. Matthias Catholic Church, 1916, Hermann Gaul, 2310 W. Ainslie Street, Lincoln Square © Ward Miller

St. Matthias Catholic Church (to be consolidated)

Architect: Hermann J. Gaul, 1915-16

2310 W. Ainslie Street

Lincoln Square, Ward 40, Community Area 03 Uptown

Chicago Historic Resources Survey Status: Not Listed

St. Matthias Church, an impressive red brick Romanesque edifice with an imposing bell tower in the Lincoln Square neighborhood, was organized in 1887 to serve German Catholics who lived in Bowmanville, a farming community in the Town of Lakeview.

A frame church and school building was erected on Ainslie Street to serve the largely German parish. Several pastors served the parish in its first decades, and a rectory was also built. Beginning in the 1910s, the majority of the present St. Matthias complex was constructed.

The noted German-born ecclesiastical architect Hermann J. Gaul, who had apprenticed under Louis Sullivan in the 1890s, designed the church at the corner of Ainslie Street and Claremont Avenue. The cornerstone was laid on May 2, 1915, St. Matthias held its first mass on Christmas Day 1915, and the church was dedicated by Archbishop George W. Mundelein on May 28, 1916.

Chicago 7: Roman Catholic Churches

The Ainslie elevation of St. Matthias features a triple-arched entrance with elaborate design elements. An arched and columned niche above the central portal contains a large statue of St. Matthias. The church interior boasts a multiple vaulted ceiling, high-quality stained-glass windows, large frescoes in the transept, and a massive pipe organ.



St. Matthias Catholic Church, 1916, Hermann Gaul, 2310 W. Ainslie Street, Lincoln Square © Ward Miller

Over the past 105 years that Sunday masses have been celebrated at St.

Matthias, the parish has become an increasingly diverse community. The tens of thousands of Catholics in the Lincoln Square neighborhood who have received the sacraments there represent numerous linguistic and ethnic backgrounds. Over 100 graduating classes of the thriving parish school have had their commencement ceremony in the grand sacred space of St. Matthias. The parish continues to be vibrant, with over 1,000 members at the time of its consolidation with Queen of Angels parish in 2020. In fact, \$350,000 was raised by parishioners for renovations and restorations that were made just prior to the announcement of consolidation and closure.

After the plans were announced in November 2019, parishioners of St. Matthias have pursued an appeal of the decision at the Vatican under the Church's canon law. A nonprofit organization seeking to keep St. Matthias open was formed, and petition efforts were begun to keep the church open for Sunday masses. More than 3,700 signatures have been collected, and yard signs posted with the message "Keep St. Matthias Church Open" can be seen throughout the Lincoln Square neighborhood.

St. Matthias Church is a beautiful structure designed by an important ecclesiastical architect. It serves a parish has continually diversified and which remains active and vital, most recently funding renovations costing over a quarter million dollars. The lack of foresight in closing a church that has just completed such a project only contributes to the sting of the ill-considered consolidation. This magnificent church was built by a modest immigrant farming community and it should be landmarked to preserve its historic integrity as a sacred space, serving the diverse Catholic population and greater community of Lincoln Square for years to come.

St. Ignatius Church

Architect: Henry Schlacks, 1917

6547-6559 N. Glenwood Avenue

Rogers Park, Ward 49, Community Area 77

Chicago Historic Resources Survey Status: Orange-Rated

St. Ignatius in Rogers Park on the far north side is one of the surviving classical gems of Chicago churches designed by Henry J. Schlacks., considered by many to be one of the finest of Chicago church architects.

St. Ignatius parish was founded in 1907 by the Jesuits and initially was served by a small church. In the early 20th century, the “L” train’s route was expanded from Wilson Avenue to Howard Street which led to a great population boom in the Rogers Park neighborhood. The parish rapidly outgrew its small original church. In 1915, parishioners voted to build a new, bigger church which was formally dedicated on September 16, 1917.



St. Ignatius Church, 1917, Henry Schlacks, 6559 N. Glenwood Avenue, Rogers Park © Eric Allix Rogers

St. Ignatius Church is named after the soldier-saint and founder of the Society of Jesus in the sixteenth century. Schlacks patterned the church after the Gesù, the mother church of the Jesuit order in Rome. The church is constructed of Bedford stone with a tile roof. A six -tory bell tower stands at the southeast corner of the building. Six columns, each 30-feet high, weighing 13 tons and carved from a single block of stone, support the portico of the church. The classic motif is continued inside where classical columns support the canopy of the baldacchino, are embedded in the walls around the church, and are found in the dome above the altar.

The golden canopy of the baldacchino is modeled after Bernini’s canopy in St. Peter’s Basilica in Rome. Above one of the side altars stands a painting of St. Joseph. The image of St. Joseph with the Christ child in this painting known as “The Light of the World” has been called the most popular religious painting in the world. Four large stained-glass windows on each side of the nave and two huge windows in the transepts help illuminate the interior of the church. St. Ignatius is honored in a series of 10 oil paintings by the Chicago artist Augustine Pall. These paintings are affixed to the ceiling above each of the stained-glass windows.

Throughout the 1920s and 1930s numerous social, sports and entertainment organizations were formed to meet the needs of parishioners. Philanthropy also played a part, with the St. Vincent de Paul Society distributing food, clothes and money to needy Rogers Park community members. After World War II, St. Ignatius focused on family-oriented activities and education. Sports, theater, youth, and family activities flourished.

The period from the 1960s to the 1980s was a time of great change for the parish. Hispanic parishioners began attending St. Ignatius in significant numbers in the 1960s. A Liturgy Committee, Parish Council and lay ministers began to serve the parish. In the early 1970s, Ignatian Services was founded to provide a wide variety of social services.

In 1994, St. Ignatius School was consolidated into the Northside Catholic Academy (NCA). Despite the school consolidation, parishioners remained dedicated to the parish and its ministries. The parish expanded programs for youth and teens with the hiring of a youth minister, instituting a children’s liturgy of the word on Sundays, and forming the children’s choir.

Chicago 7: Roman Catholic Churches

In the late 1990s the Jesuits determined they were no longer able to staff the parish. The Archdiocese officially took over in 2000 and two permanent deacons were ordained. In addition, many areas of the church were renovated with the proceeds of several fundraising initiatives.

Today, St. Ignatius is home to over 700 registered families. It is a diverse and multicultural worship environment and community that continues to follow the traditions set forth by its founders with emphasis placed on fellowship, service and charity, as well as support of cultural and educational endeavors.

After serving the Rogers Park community for more than a century, the fate of this significant building is uncertain. The Archdiocese has determined that St. Ignatius will cease to be a parish in 2021. Although St. Ignatius has been directed to engage with the Loyola University and the local Jesuit community regarding their interest in developing an outreach center at the St. Ignatius campus, the church will continue to explore all other options to reduce facility operations and capital expenses. This magnificent church should be landmarked to preserve its historic integrity and to continue to provide a beautiful sacred space to Catholics of Rogers Park.

St. Roman Church (closed 2020)

Architect: John F. Schrambeck & Sons/ Sandel & Strong, 1929-30

2311 S. Washtenaw Avenue, Marshall Square, Community Area 30, 24th Ward

Chicago Historic Resources Survey Status: Not Listed

St. Roman Church came into existence to serve a burgeoning Catholic population in Marshall Square just before the Great Depression. St. Roman was established in 1928 to relieve overcrowding at the Polish parish of St. Casimir at Cermak Road and Whipple Street.

In September 1928, the first Mass was held in the parish hall of St. Casimir. Marshall Square was so densely populated a neighborhood that not a single tract of vacant land was available for the new parish. Eleven properties at the southeast corner of 23rd Street and Washtenaw Avenue were purchased, and the homes were temporarily rented. The income from the rentals and donations of the early parishioners was supplemented by a gift of \$40,000 from the pastor of St. Casimir.

This allowed work to begin on a new combination church and school building by John F. Schrambeck & Sons in April 1929. The cornerstone for the building was laid in June and the parish school opened in September. Shortly after work on the church began, the stock market crashed on October 29, 1929. Yet St. Roman Church was completed according to plans by the architectural firm of Sandel & Strong, and was dedicated in October 1930 by Auxiliary Bishop Bernard J. Sheil.

The completed church, with a seating capacity of 700, featured a prominent three-tiered bell tower on the corner of 23rd and Washtenaw. Its interior design reflected the Polish heritage of its original parishioners. The entire L-shaped building also contained 16 classrooms and an assembly hall.

Just five years after the church was built, St. Roman parish had a membership of 900 families and a school enrollment of 900 students. By 1950, parish membership had increased to 1,650 families. With continued growth and hard work, St. Roman was clear of debt by 1951. Subsequently, a modern three-story convent was built.

From its thoroughly Polish roots, with population changes during the 1950s, St. Roman became home to a diverse congregation, termed “a veritable ‘League of Nations’”. The following decade, St. Roman became trilingual in character, with a large influx of Spanish-speaking families joining the Polish- and English-speaking parishioners. Beginning in 1968, Spanish language Masses were offered to accommodate the needs of the new parishioners.

Despite some initial difficulties, the multicultural nature of the parish became a source of unity and stability in the neighborhood. Membership of parish organizations increasingly began to reflect the Spanish-speaking population, and services were offered to those who were undocumented. By its 50th anniversary, St. Roman’s membership was majority Hispanic. The heritage of St. Roman Church is one of beating the odds: built in the first year of the Great Depression in an overcrowded immigrant neighborhood where no land was available, its diversity became a sign of hope and stability. Its history is one of service to multicultural populations at a location near the major commercial area of Little Village. However, in 2020, the Chicago Archdiocese consolidated St. Roman and Assumption parishes into Our Lady of Tepeyac. The Archdiocese then closed St. Roman Church.

Closed / Demolished Roman Catholic Churches in Chicago

St. Bridget (Demolished) (Bridgeport)
S. Archer Avenue and S. Grady Court
1847 – 1990

St. Louis (Near South Side / South Loop)
Polk Street and Shennan Street
1850 - 1871
Church destroyed by Chicago Fire.

St. James (Demolished) (Bronzeville / Douglas)
E. 29th Street and S. Wabash Avenue
1855 - 2013
Church razed in 2013. (*Chicago 7 Most Endangered*)

St. Patrick (South Chicago)
E. 95th Street and S. Commercial Avenue
1857 – 1987
Currently Praise Tabernacle Deliverance Baptist Church (building for sale)

Old St John (Demolished) (Near South Side / South Loop)
W. 18th Street and S. Clark Street
1859 - 1962
Church was razed in December 1962.

St. Columbkille (Demolished) (West Town)
W. Grand Avenue and N. Paulina Street
1859 - 1975
Merged with Holy Innocents, Holy Rosary, Santa Maria Addolorata, and St. Boniface in 1975.

St. Boniface (Noble Square / West Town)
W. Chestnut Street and N. Noble Street
1862 - 1990
Closed on June 30, 1990. To be developed into residential units inside the historic church in 2021.

St. Anne (Demolished) (Washington Park)
W. Garfield Boulevard and S. Wentworth Avenue
1865 - 1990
Consolidated with St. Cecilia and St. George to form St. Charles Lwanga in 1971.
Closed in 1990.

Annunciation (Demolished) (West Town / Bucktown)
W. Wabansia Avenue and N. Paulina Street
1866 - 1978
Congregation joined St. Mary of the Angels, St. Stanislaus Kostka, St. Hedwig, or St. Aloysius after last Mass on June 25, 1978. Closed in 1978. Church was razed in October 1978.

St. Paul (Demolished) (Near West Side)
W. Lexington Street and S. Clinton Street
1866 - 1871
Merged with St. Patrick after Church destroyed by the Chicago Fire.

St. Wenceslaus (Demolished) (Near West Side)
W. De Koven Street and S. Desplaines Street
1866 - 1955
Merged with Holy Guardian Angel in 1955.

St. Jarlath (Demolished) (Near West Side)
W. Jackson Boulevard and S. Paulina Street
1869 - 1969
Closed after deemed unsafe in 1969. Church was razed in September 1969.

Old St. Stephen (Demolished) (West Town)
W. Ohio Street and N. Sangamon Street

1869 - 1952
Merged with Santa Maria Addolorata. Church was razed in 1952.

St. Stanislaus Church (Demolished) (Pilsen)
(*Renamed Sacred Heart in 1873*)
W. 19th Street and S. Peoria Street
1872 - 1959
Merged with Providence of God.

St. Anthony of Padua (Bridgeport)
W. 28th Place and S. Wallace Street, 518 W. 28th Place
1873 - 1968
Consolidated in 1968. Merged with All Saints and renamed All Saints - St. Anthony.
Closed June 2019

All Saints (Demolished) (Bridgeport)
Southwest corner of W. 25th Place and Wallace Street
1875 - 1973
Consolidated in 1968. Merged with St. Anthony of Padua and renamed All Saints - St. Anthony. Church was razed in 1973.

St. Agnes (Demolished) (Brighton Park)
W. Pershing Road and S. Washtenaw Avenue
1878 - 1991
Consolidated with St. Joseph & St. Anne in 1991. Renamed Our Lady of Fatima.

St. Mel (Demolished) (West Garfield Park)
W. Adams St. at S. Kildare Ave.
1878 - 1941
Consolidated in 1941. Merged with Holy Ghost and renamed St. Mel-Holy Ghost, which is now closed.

St. Augustine (Demolished) (Back of the Yards / New City)
Near 51 Street and South Laflin Street
1879 - 1990
Closed on June 30, 1990.

St. Rose of Lima (Back of the Yards / New City)
1546 W. 48th Street
1881 - 1990
Closed in June 1990 and now John H. Hamline Elementary Branch School

Holy Rosary (“Irish”) (Roseland)
E. 113th Street and S. Dr. Martin Luther King Jr. Drive
1882 - 2008
Currently Greater Tabernacle Cathedral Church of God in Christ.

St. Jean Baptiste (Demolished) (McKinley Park)
W. 33rd Place and S. Wood Street
1882 - 1892
Church was razed in 1902.

St. Malachy (Near West Side)
W. Washington Boulevard and Oakley Boulevard, 2248 W. Washington
1882 - 2005
Parish merged with Precious Blood in 2005 and currently St. Malachy-Precious Blood

St. Peter and Paul (South Chicago)
E. 91st Street and S. Exchange Avenue, 2938 E. 91st Street
1882 – 1987
Currently vacant and secured building c. 1941.

Immaculate Conception of the Blessed Virgin Mary (Bridgeport)
W. 31st Street and S. Aberdeen Street

Chicago 7: Roman Catholic Churches

1883 - 1990

Closed on June 30, 1990. Currently Monastery of the Holy Cross.

Designated Chicago Landmark

St. Laurence (Demolished) (South Shore / Grand Crossing)

E. 72nd Street and Dorchester Avenue

1883 - 2002

St. George (Demolished) (Bridgeport)

W. Pershing Road and S. Wentworth Avenue

1884 - 1969

Consolidated in 1969. Merged with St. Cecilia.

Holy Trinity (Demolished) (Near West Side)

W. Taylor St. and S. Wolcott Ave

1885 - 1990

Closed on June 30, 1990. Merged with St. Charles Borromeo.

St. Cecilia (Demolished) (Canaryville / New City)

W. 45th Street and S. Wells Street

Jul. 28, 1885 - 1971

Consolidated in 1971. Merged with St. Anne to form St. Charles Lwanga, which closed in 1990.

St. Charles Borromeo (Demolished) (West Side)

W. Roosevelt Road and S. Hoyne Avenue

1885 - 1968

Closed and razed in 1968. Merged with Holy Trinity.

St. Louis de France (Formerly St. Ambrose) (West Pullman / Roseland)

E. 117th Street and S. State Street

1886 - 1973

Closed on February 23, 1973. Merged with All Saints, which closed in 1989. Now Bethel Apostolic Faith Church.

St. Martin de Tours / St. Martin de Porres (Englewood)

W. 59th Street and S. Princeton Avenue - 5900 S. Princeton Avenue

1886 - 1989

Consolidated on July 1, 1989. Merged with St. Justin Martyr, St. Raphael, Sacred Heart, St. Bernard, and St. Carthage. Renamed St. Martin de Porres and Benedict the African. Sold and became Chicago Embassy Church, now closed, vacant and for sale.

St. Bernard (Englewood)

W. 65th Street and S. Harvard Avenue

1887 - 1990

Consolidated on July 1, 1989. Merged with St. Justin Martyr, St. Raphael, Sacred Heart, St. Carthage, and St. Martin; renamed St. Benedict the African.

St. Vitus (Pilsen)

W. 18th Place and S. Paulina Street

1888 - 1990

Closed on June 30, 1990. Currently Chicago Commons Guadalupano Family Center.

St. Brendan (Demolished) (West Englewood)

67th and Racine

1889 - 1988

Closed in 1988. Merged with St. Bernard in September 1988.

St. Monica (Demolished) (Bronzeville / Douglas)

36th and Dearborn

1889 - 1924

Closed on December 6, 1924. Merged with St. Elizabeth.

Blessed Sacrament (Little Village / South Lawndale)

W. Cermak Road and S. Central Park Avenue

1890 - 1991

Currently Blessed Sacrament Youth Center.

St. Nicholas (Demolished) (Roseland)

W. 113th Place and State Street

1890 - 1973

Church closed and merged with All Saints, later St. James Temple Church of God in Christ, Demolished 2019

Holy Cross (Woodlawn)

E. 65th Street and S. Maryland Avenue

1891 - 1990

Consolidated on June 30, 1990. Merged with St. Clara-St. Cyril and renamed St. Gelasius. Currently owned by The Light of The World, Church of The Living God Pillar And Ground Of The Truth.

SS. Cyril and Methodius (Back of the Yards / New City)

W. 50th Street and S. Hermitage Avenue

1891 - 1990

Closed on June 30, 1990. Currently Chicago New Life Seventh-day Adventist Church.

St. Ludmilla (Demolished) (Little Village / South Lawndale)

W. 24th Street and S. Albany Avenue

1891 - 1990

Consolidated on June 30, 1990. Merged with St. Casimir and renamed Our Lady of Tepeyac.

Our Lady of Lourdes (North Lawndale)

W. 15th Street and S. Keeler Avenue

1892 - 2005

Currently Pentecostal Church of Holiness.

Designated a Chicago Landmark, 2021

St. George Lithuanian ((Demolished) (Bridgeport)

W. 33rd Street and S. Lituanica Ave

1892 - 1990

Closed on June 30, 1990. Demolished 1993.

St. John the Baptist (Back of the Yards / New City)

50th Place and Peoria Street

1892 - 1989

Currently Ebenezer House of Prayer.

St. Mary of Mount Carmel (Demolished) (Englewood)

W. Marquette Road and S. Hermitage Avenue

1892 - 1976

Later St Andrews Temple of Faith Truth & Love Baptist Church.

St. Matthew (Demolished) (East Garfield Park)

W. Walnut Street and N. Albany Avenue

1892 - 1974

Closed and razed in 1974. Merged with Our Lady of the Angels, St. Malachy, and Our Lady of Sorrows.

Our Lady of Angels (Humboldt Park)

W. Iowa Street and N. Hamlin Avenue

1894 - 1990

Consolidated on June 30, 1990. Merged with St. Francis of Assisi and renamed St. Francis of Assisi Our Lady of Angels. Currently the Mission of Our Lady of the Angels.

Sacred Heart (Demolished) (Englewood)

W. 70th Street and S. May Street

1894 - 1989

Consolidated July 1, 1989. Merged with St. Justin Martyr, St. Raphael, St. Martin, St. Bemard, and St. Carthage. Renamed St. Benedict the African.

St. Clara (Woodlawn)

E. 64th St. and S. Woodlawn Avenue, 6401 S. Woodlawn Avenue

1894 - 1969

Consolidated in 1969. Merged with St. Cyril and renamed St. Clara-St. Cyril. Currently Shrine of Christ the King

Chicago 7: Roman Catholic Churches

Holy Ghost (Demolished) (West Garfield Park)
W. Adams St. at S. Kildare Ave.
1896 - 1941

Consolidated 1941. Merged with St. Mel and renamed St. Mel-Holy Ghost.
Merged in June 1988 with Resurrection and St. Thomas Aquinas and renamed St. Martin de Porres, demolished.

Our Lady of Perpetual Help Vicariate (Demolished) (North Lawndale)
W. 13th Place and S. St. Louis Avenue
1898 - 1979
Closed 1979. Merged with St. Agatha. Demolished.

Presentation B.V.M. (Demolished) (Near West Side)
Springfield Avenue between Polk Street & Lexington Avenue
1898 - 2005

St. Salome (Roseland)
E. 118th Street and S. Indiana Avenue
1898 - 1990
Closed on June 30, 1990.

St. Stephen (Pilsen / Lower West Side)
22nd Place and Wolcott Avenue
1898 - 2002
Currently part of Cristo Rey Jesuit High School.

Holy Guardian Angel (Demolished) (Near West Side)
W. Cabrini Street and S. Blue Island Avenue
1899 - 1963
Location is on University of Illinois at Chicago campus.

St. Finbarr (Demolished) (North Lawndale)
W. 14th Street and S. Harding Avenue
1900 - 1969
Closed and razed in 1969. Merged with Our Lady of Lourdes.

St. Joseph (South Chicago)
E. 88th St. between S. Marquette Avenue & S. Saginaw Avenue, 2647 E. 88th Street
1900 – 1987
Closed and for sale, formerly Ada S. McKinley Community Center

St. Willibrord (“Dutch”) (Roseland)
S. Edbrooke Avenue between E. 113th Place and E. 114th Place, 11400 S. Edbrooke
1900 – 1989
Currently Ada S. McKinley Roseland Child Development Center

Assumption B.V.M. (West Englewood)
W 60th Street and S. Marshfield Avenue, 6005 S. Marshfield
1901 - 1990
Closed on June 30, 1990
Currently United Faith Temple Evangelistic

Our Lady of Good Counsel (McKinley Park)
3532 S. Hermitage Avenue
1901 – 2008
Currently Blessed Sacrament Parish

Our Lady Help of Christians (Austin)
W. Iowa Street and N. Leclair Avenue
1901 – 2005
Closed and currently vacant

St. Raphael (West Englewood)
W. 60th Street and S. Justine Street
1901 - 1989
Consolidated on July 1, 1989. Merged with St. Justin Martyr, St. Martin, Sacred Heart (May St.), St. Bernard, and St. Carthage and renamed St. Benedict the African.

St. Michael (Heart of Chicago / South Lawndale)
2327 W 24th Place
1903 - 2003

Holy Cross (Back of the Yards / New City)
W. 46th Street and S. Hermitage Avenue, 1734 W. 46th Street
1904 - 1983
Consolidated in 1983. Merged with Immaculate Heart of Mary Vicariate.
Renamed Holy Cross-Immaculate Heart of Mary.
Consolidated 2021

Our Lady of Hungary (Demolished) (Burnside / Avalon Park)
E. 93rd Street and S. Kimbark Avenue
1904 - 1987

Sacred Heart (Morgan Park)
11652 S. Church Street
1904 - 1979
Closed in 1979. Merged with St. Walter. In November 1982 the Church became the Sacred Heart Mission of Holy Name of Mary.

St. Basil (Demolished) (West Englewood)
W Garfield Boulevard and S. Honore Street
1904 - 1990
Consolidated on June 30, 1990. Merged with Visitation and renamed St. Basil Visitation.

St. Dominic (Demolished) (Near North Side/Cabrini-Green)
W. Locust Street and N. Sedgwick Street, 873 N. Sedgwick
1904 - 1990
Closed on June 30, 1990. Razed circa 2017.

St. Michael (Bucktown / West Town)
1644 W. Wabansia Ave.
1904 - 1970
Closed in 1970. Merged with Annunciation.

St. Philip Benizi (Demolished) (Near North Side/CabriniGreen)
Oak Street and Cambridge Avenue
1904 - 1965
Closed 1965. Merged with St. Dominic.

St. Veronica (Demolished)
School and Whipple St.
1904 - 1991
Consolidated in 1991. Merged with St. Francis Xavier and renamed Resurrection.

St. David (Demolished) (Bridgeport)
W. 32nd Street and S. Emerald Avenue
1905 - 1995

All Saints (Roseland)
E. 108th Street and S. State Street
1906 - 1989
Consolidated on February 23, 1973 with Holy Rosary, St. Louis of France, and St. Nicholas. Established as All Saints. Closed in 1989. Currently Universal Community Missionary Baptist Church.

Our Lady of Vilna (Demolished) (Pilsen / Lower West Side)
2323 W. 23rd Place
1906 - 1987

St. John of God (Demolished) (Sherman Park / Back of the Yards / New City)
52nd and Throop Street
1906 - 1992
Facade reused at St. Raphael the Archangel, Lake County

Chicago 7: Roman Catholic Churches

St. Joseph (Demolished) (Pilsen /Lower West Side)
730 W. 17th Place
1906 - 1968

Closed in January 1968. Merged with Providence of God Church.

Holy Rosary (“Slovak”) (Roseland)
W. 108th Street and S. Perry Avenue
1907 - 1973

Closed in February 1973. Merged with All Saints Church. Was Chicago Beacon of Joy Seventh-day Adventist Church., currently Kingdom of Christ Church.

Resurrection (Demolished) (West Side).
W. Jackson Boulevard and S. Leamington Avenue
1909 - 1988
Consolidated in 1988. Merged with St. Mel-Holy Ghost and St. Thomas Aquinas.
Renamed St. Martin De Porres.

St. John the Baptist (Demolished) (South Chicago)
Burley Avenue 91st Street
1909 - 1993

St. Thomas Aquinas (Austin)
W Washington Boulevard and N. Leamington Avenue
1909 - 1988
Consolidated in 1988. Merged with Resurrection and St. Mel-Holy Ghost.
Renamed St. Martin De Porres

Our Lady of Pompeii (Near West Side)
W. Lexington Street and S. Lytle Street
1910 - 1994
Status changed from parish to shrine in 1994.

Sacred Heart of Jesus (Back of the Yards / New City)
S. Wolcott Avenue and W. 46th Street
1910 - 1990
Closed June 30, 1990.

Sacred Heart (Ukrainian Village / West Town)
W. Huron Street and N. Oakley Boulevard
1911 - 1990
Closed in June 1990. Currently Bell Tower Loft Condominium Association.

St. Bonaventure Oratory (Lake View)
W. Diversey Parkway and N. Ashland Avenue
1911 - 2006

St. Francis de Paula (Greater Grand Crossing)
E. 78th Street and S. Dobson Avenue
1911 - 1991
Currently New Life Covenant Church Southeast

St. Sebastian (Demolished) (Lake View)
W. Wellington Avenue and N. Dayton Street
1912 - 1990
Closed on June 30, 1990.

Holy Trinity (Pilsen / Lower West Side)
1850 S. Throop St.
1914 - 2004

SS. Cyril and Methodius (West Humboldt Park)
W. Walton Street and N. Kildare Avenue
1915 – 1987
Currently Kingsword International Church

Our Lady of Solace (Englewood)
W. 62nd Street and S. Sangamon Street
1916 - 1988
Consolidated in September 1988. Merged with St. Martin, now closed.

St. Angela (Demolished) (Austin)
W. Potomac Avenue and N. Massasoit Avenue
1916 – 2005
Demolished in 2019

St. Justin Martyr (West Englewood)
7033 S. Honore Street
1916 - 1989
Consolidated July 1,1989. Merged with St. Martin, St. Raphael, Sacred Heart, St. Bernard, and St. Carthage. Renamed St. Benedict the African.

St. Theodore (Demolished) (West Englewood)
6209 - 6215 S. Paulina Street
1916 - 1976
Merged with St. Brendan.

St. Callistus (Tri-Taylor / Near West Side)
W. Bowler Street and S. Leavitt St.
1919 - 1994
Closed on July 1, 1994. Merged with Notre Dame. Currently chapel of Chicago Hope Academy

St. Carthage (Demolished) (Auburn Park / Greater Grand Crossing)
W. 73rd Street and S. Yale Avenue
1919 - 1989
Consolidated on July 1, 1989. Merged with St. Justin Martyr, St. Raphael. Sacred Heart, St. Bemard, and St. Martin. Renamed St. Benedict the African.

St. Peter Canisius (Austin / West Humbolt Park)
5057 W. North Avenue and Leclair Avenue
1925 – 2007
Currently Ebenezer Ministerios Chicago

St. Therese of the Infant Jesus (Auburn Gresham)
(“The Little Flower”)
W. 80th Street and S. Wood Street
1925 - 1993
Currently Greater Mount Hebron Baptist Church.

St. Ethelred (Auburn Gresham)
W. 88th Street and S. Paulina Street
1926 - 2007
Acme Missionary Baptist Church

St. Fidelis (Demolished) (Humboldt Park/West Town)
1405 N. Washtenaw Avenue
1926 - 2006

San Marcello Mission (Near North Side /Cabrini-Green)
617 W. Evergreen Street
1927 – 1974
Currently vacant, was Strangers Home MB Church

St. Joseph Mission (Demolished) (Near West Side)
1413 W 13th Street
1933 - 1960

St. Hedwig Mission (Logan Square)
2445 N. Washtenaw Avenue
1939 - 1990
Closed on June 30, 1990. Currently a private residence.

Immaculate Heart of Mary Vicariate (Back of the Yards / New City)
4515 S. Ashland Avenue
1940 - 1983
Consolidated in 1983. Merged with Holy Cross. Renamed Holy Cross-Immaculate Heart of Mary Vicariate.

St. Francis Xavier Cabrini (East Garfield Park / Homan Square)
S. Sacramento Boulevard and W. Lexington Street

Chicago 7: Roman Catholic Churches

1940 - 1987

Currently Pleasant Grove Baptist Church.

St. Mel-Holy Ghost (West Garfield Park)

W. Washington Boulevard and N. Kildare Avenue

1878-1988 (Originally St. Philip Benizi, renamed St. Mel in 1896 during construction and Holy Ghost consolidated into St. Mel in 1941)

Consolidated and closed on June 30, 1988. Merged with Resurrection and St.

Thomas Aquinas. Renamed St. Martin De Porres. Currently New Mount Pilgrim Missionary Baptist Church.

Our Lady of Fatima Mission (Avondale)

3051 N. Christiana Avenue

1944 - 1990

Closed on June 30, 1990.

St. Hyacinth Mission (Avondale)

3051 N. Christiana Avenue

1944 – 1956

Formerly Our Lady of Fatima Catholic Chapel

Our Lady of the Cross Mission (Demolished) (Rogers Park)

2849 W. Chase Avenue

1948 – 1987

Our Lady of the Gardens (Altgeld Gardens / Riverdale)

E 133rd Street and S. Langley Avenue

Ford City Catholic Center (West Lawn)

7601 S Cicero Avenue

1969 - 1989

St. Clara-St. Cyril (Woodlawn)

E. 65th Street and Woodlawn Avenue

1969 - 1990

Consolidated on June 30, 1990. Merged with Holy Cross and renamed St. Gelasius.

St. Charles Lwanga (Demolished) (Washington Park)

Garfield Blvd. and Wentworth Avenue

1971 - 1990

Closed on June 30, 1990.

St. Gelasius (Woodlawn)

S. Woodlawn Avenue at 64th Street, 6401 S. Woodlawn Avenue

1990 - 2002

Currently The Institute of Christ the King

St. Mary Magdalene (South Chicago)

8426 S. Marquette Avenue

1952 - 2015

Closed 2015; Sold to Great Lakes Academy charter school

St. Adalbert (Pilsen)

1650 W. 17th Street

1874 - 2019

Closed 2019

St. Felicitas (Avalon Park)

84th Street and Blackstone Avenue, 1526 E. 84th Street

1916 - 2019

Consolidated with St. Joachim and St. Ailbe 2018

Closed 2019

St. Joachim (West Chesterfield / Burnside)

700 E. 91 Street

1894 - 2019

Consolidated with St. Felicitas and St. Ailbe 2018

Closed 2019

St. Jude Thaddeus (Washington Heights / Beverly / Roseland)

9540 S. Harvard Avenue

1956 - 2016

Closed 2016

St. Anne (Pilsen / Lower West Side)

18th Place and Leavitt Street

1903 - 2018

Closed 2018 and sold to a developer for residential reuse

Providence of God (Pilsen / Lower West Side)

18th St. and Union Avenue

1900 - 2016

Consolidated with St. Procopius 2016,

Closed for regular use

Holy Family Church (Near West Side)

1080 W. Roosevelt Road

1857- 2020

Now used by St. Ignatius College Prep High School

St. Maurice (McKinley Park)

36th Street and Hoyne Avenue

1890 - 2020

Closed 2020, for sale

St. Camillus (Garfield Ridge)

55th St. and Lockwood Avenue

1921 - 2020

Consolidated with St. Jane de Chantal 2019

Closed 2020

Santa Maria Incoronata-Santa Lucia / St. Lucy (Armour Square)

3022 S. Wells Street

1901 – 2019

Closed 2019

St. Roman (Marshall Square / Little Village / South Lawndale)

2311 S. Washtenaw Avenue

1928 – 2020

Closed 2020

Assumption Church BVM (Little Village / South Lawndale)

2434 S. California Avenue

1903 – 2019

Closed 2019

St. Matthias (Bowmanville/Lincoln Square)

2310 W. Ainslie

1887 - 2021

Consolidated with Queen of Angels 2020

Closed 2021

St. Thecla (Norwood Park)

6725 W. Devon Avenue

1925 - 2021

Consolidated with St. Cornelius and St. Tarcissus, 2020

Closed 2021

St. Cornelius (Jefferson Park)

5430 W. Foster Avenue

1925 - 2021

Consolidated with St. Thecla and St. Tarcissus, 2020

Closed 2021

Transfiguration of Our Lord (Budlong Woods / Lincoln Square)

2609 W. Carmen Avenue

1912 - 2021

Consolidated with St. Hilary 2020

Closed 2021

Chicago 7: Roman Catholic Churches

St. Columba (Hegewisch)
3340 E. 134th Street
1884 - 2019
Consolidate with St. Florian, 2019
Closed 2019

St. George (East Side)
9546 S. Ewing Avenue
1903 - 2020
Closed 2020

St. Francis de Sales (East Side)
10201 S. Ewing Avenue
1888 - 2019
Closed 2019

St. Clare of Montefalco (Gage Park)
5443 S. Washtenaw Avenue
1909 - 2020
Consolidated with St. Rita 2020, now “site of” St. Rita

St Timothy (West Ridge)
6336 N. Washtenaw Avenue
1925 - 2021
Closed 2021

St. Henry (West Ridge)
6325 N. Hoyne Avenue
1851 - 2021
Closed 2021

Our Lady of Peace (South Shore)
7851 S. Jeffery Boulevard
1919 - 2020
Consolidated with St. Philip Neri and 2 other now closed churches
Closed 2020

St. Bride (South Shore)
7801 S. Coles Avenue
1893 - 2020
Consolidated with St. Philip Neri and 2 other now closed churches
Closed 2020

Our Lady Gate of Heaven (Jeffrey Manor / Calumet Heights)
2338 E. 99th Street
1947 - 2020
Consolidated with St. Philip Neri and 2 other now closed churches
Closed 2020

Our Lady of Victory (Jefferson Park)
5212 W. Agatite Avenue
1906 - 2021
To be closed November 2021

St. Ignatius (Rogers Park)
6569 N. Glenwood Avenue
1906 - 2021
To be closed July 2021

St. Clotilde (Chatham)
8430 S. Calumet Avenue
1928 - 2021
To be closed

St. Dorothy (Chatham)
450 E. 78th Street
1916 - 2021
To be closed

St. Elizabeth (Bronzeville / Grand Boulevard)
24 E. 41st Street
1881 - 2021
To be closed

St. Anselm (Washington Park / West Woodlawn)
6045 S. Michigan Avenue, 61st and Michigan Avenue
1909 - 2021
To be closed

St. Ambrose (Kenwood/Hyde Park)
1012 E. 47th Street
1904 - 2021
To be closed

Corpus Christi (Bronzeville / Grand Boulevard)
4900 S. Dr. Martin Luther King Jr. Drive
1901 - 2021
To be closed

St. Mark (Humboldt Park)
1048 N. Campbell Avenue
1894 - 2021
To be closed

Santa Maria Addolorata (West Town)
528 N. Ada Street
1903 – 2021
To be closed

Holy Rosary (West Town)
604 N. Western Avenue and Ohio Street
1904 - 021
To be closed

Resurrection (Avondale)
3043 N. Francisco Avenue
1909 - 2021
To consolidate with Our Lady of Mercy July 2021

Our Lady of Lourdes (Uptown / Ravenswood)
4640 N. Ashland Avenue / 1601 W. Leland
1892 - 2021
To consolidate with St. Mary of the Lake July 2021

St. Michael the Archangel (Back of the Yards / New City)
4825 S. Damen Avenue
1898 - 2021
Consolidated with 2 parishes (below)
Consolidated 2021, schedule drastically reduced

Immaculate Heart of Mary (Back of the Yards / New City)
4515 S. Ashland Avenue
1947 - 2021
Consolidated with Holy Cross to form Holy Cross-Immaculate Heart of Mary;
later consolidated with St. Joseph and St. Michael Archangel on Damen
Closed for “regular worship activity” 2021

St. Simon the Apostle (Back of the Yards / New City / Gage Park)
5157 S. California Avenue
1916 - 2021
Consolidated with, and made “chapel of” St. Gall

St. Michael the Archangel (South Chicago / “The Bush”)
8237 S. South Shore Drive
1892 - 2021
To consolidate with Immaculate Conception on Commercial Ave.

Acknowledgements

This 2021 **Chicago 7 Most Endangered** book would not have been possible without the tireless support of many talented individuals. Preservation Chicago wishes to extend a special thanks to those whose extraordinary efforts made this publication and related advocacy possible. Additionally, Preservation Chicago wishes to thank our donors, large and small, whose generosity and support allows us to continue to pursue our mission.

- ◆ Preservation Chicago Staff

- ◆ Ward Miller, Executive Director
- ◆ Adam Natenshon, Director of Operations
- ◆ Mary Lu Seidel, Director of Community Engagement
- ◆ Cathie Bond, Director of Events
- ◆ Max Chavez, Director of Research and Special Programs

- ◆ Preservation Chicago Board Members

- ◆ Brad Suster, Board President
- ◆ Jacob Kaplan, Board Vice-President
- ◆ Stuart Berman, Board Treasurer
- ◆ Debbie Dodge, Board Secretary
- ◆ Cathie Bond
- ◆ Diane Gonzalez
- ◆ Joyce Jackson
- ◆ Andrea Reed
- ◆ Jack Spicer
- ◆ Charlie Vinz
- ◆ Joanne Yasus

- ◆ Authors/Researchers: Ward Miller, Adam Natenshon, Mary Lu Seidel, Max Chavez, Cathie Bond, Joanne Yasus, Jacob Kaplan, Jack Spicer, Carl Klein, and Matt Wicklund
- ◆ Photographers: Eric Allix Rogers, Serhii Chrucky, Deborah Mercer, Richard Ferguson, Frederick J. Nachman, Ward Miller, Mary Lu Seidel, Max Chavez, Noah Vaughn, Charlotte Pearson Weaver Family, Chicago History Museum, Library of Congress
- ◆ Logo Design: Will Flynn
- ◆ Event Host: Chicago Architecture Center, Lynn Osmond, Michael Wood, Ian Spula, Hallie Rosen, Madison Smith, Amanda Ziegler, and Alexander Roggow

For more information, please contact
Ward Miller, Executive Director, 773-398-6432
WMiller@PreservationChicago.org



www.PreservationChicago.org
Williams Building, 205 W. Monroe, Suite 400
Chicago, Illinois 60606, 312-443-1000



Love Your City Fiercely!

