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# Preservation Chicago

Citizens advocating for the preservation of Chicago's historic architecture

October 2016

## Preservation Chicago Working to Halt Demo Permit for Pilgrim Baptist Churc Synagogue



Pilgrim Baptist, Courtesy of Ward Miller

Ten years after the fire that devastated the highly-significant Adler and Sullivan-designed Pilgrim Baptist Ch at 3301 S. Indiana Ave., the limestone and brick walls still stand behind scaffolding.  Efforts to raise necessa

### In This Issue


Pilgrim Baptist Demo Permit
St. Boniface Saved!
Trumbull School Heading to Landmarks
Urgent Threat: Demo Pending for Lakeview Mansion
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have been unsuccessful and there has been growing pressure from the neighborhood for forward movemen
stimulate action, the City took the church to housing court. Unfortunately, the outcome was the congregatio
for a demolition permit.

The congregation had been attempting to sell the building and adjacent parking lot, but shifted directions in
the demo application. The Commission on Chicago Landmarks will likely consider the demo application in

Preservation Chicago strongly opposes demolition. Far too much of the historic fabric of this incredibly sign
building has already been lost. Additionally, the demolition of a portion of the brick walls could jeopardize th
entire structure and trigger an emergency demolition of the entire site. According to an engineering report, t
remains stable with no imminent threat of collapse.

Recognizing the significance of the structure, even in its diminished post-fire condition, Preservation Chicag
communication with the congregation, the church trustees and representatives from the City to encourage th
demolition permit.

Last year, Preservation Chicago had proposed an adaptive reuse plan where the church would sell the prop
would adapt the existing wall into a small outdoor amphitheater geared for gospel music managed by the Ch

**Suggested Reading**
Preservationists Plead With Pilgrim Baptist To Drop Demolition Plans, DNAinfo, 10/26/16

'Birthplace of Gospel' Could Be Torn Down As Church Seeks Demolition Permit, DNAinfo, 10/26/16

[In Transition] Pilgrim Baptist Church: Chicago, Illinois, Preservation Magazine, National Trust for Historic Pr

## 800 People Celebrate St. Boniface Save



St. Boniface Church, Courtesy of Ward Miller

26 years after St. Boniface Church held its last mass and 16 long years of relentless preservation advocacy saved! Restoration will finally come for St. Boniface Church with its four square red-brick towers of that hav Eckhart Park and provided an emotional sense of place to the Noble Square/West Town community since 1 Romanesque church designed by architect Henry Schlacks located at 1348 W. Chestnut St., was nominate Most Endangered Building in 2003.

With demolition imminent, two minutes before the hard deadline of Friday, 5 p.m. on September 23rd, all the parts were pinned down long enough to allow the impossible happen and the deal to transfer ownership to Michael Skoulsky with Stas Development is committed to a preservation sensitive restoration and adaptive will be converted into 15 residences and a new Chicago Academy of Music building on the adjacent lot will music lessons, and recording facilities, and student and faculty housing.

"This is so beautiful, I had tears in my eyes as I rounded the corner here tonight," said Ward Miller, Preserva morning in another meeting I was told that there was no safety net for this project. If the deal didn't close too

800 people came out to celebrate St. Boniface on October 15th. The event included open access to the chu trucks, free Lagunitas beer, many smiles and hugs and even a few tears of relief. A special thanks to Ward and Cathie Bond from Preservation Chicago for sponsoring the event.

The road to St. Boniface's preservation has been a long, complex, and difficult. Despite that the prospects remote, Preservation Chicago never lost hope and never stopped advocating for a preservation-oriented ou

Preservation Chicago's leadership role was pivotal in this save, but many preservation partners worked tirel Boniface. Preservation Chicago wishes to recognize and celebrate Michael Skoulsky of Stas Development; Marc Realty Capital, Skoulsky's equity partner in the project, and Michael Scott Carter, Executive Director, a Chief Operations Officer, of the Chicago Academy of Music (CAM). The courageous leadership of Eleanor G Chicago Landmarks Division and Lisa Misher, City of Chicago Senior Counsel was instrumental to this proc advocacy from Lisa Dichiera at Landmarks Illinois and the continued interest of local press kept the fight for public spotlight. Neighborhood organizations including Neighbors of St. Boniface lead by the intrepid Kevin Village Association's Bob Zwolinski and Gladys Anselmo never faltered and to all the Neighbors of St. Bonif Sainsot, Jon Kulpit, Kathy Thalmann, Jim Boccarossa, and architect, Mike Vasilko.

**Suggested Reading**

St. Boniface celebration drew 800, Our Urban Times, 10/21/16

Graffiti-Marred St. Boniface Altar Cleaned Before Block Party, DNAinfo, 10/17/16

St. Boniface Church Sold, Saved From Wrecking Ball DNAinfo, 9/23/16

St. Boniface saved: Michael Skoulsky's Stas Development ends 17-year battle, Our Urban Times, 9/26/16

St. Boniface Church Debt Snapped Up By Developer Eager to Raze, Sources Say, Our Urban Times, 7/26/1

Boarded-up St. Boniface faces uncertain future amid dispute over control, Chicago Tribune, 7/27/16

St. Boniface Timeline, Our Urban Times

## Interior and Exterior Landmark Designation Likely for Historic Trum



Trumbull School, Courtesy of James Iska

40th Ward Alderman O'Conner has been actively involved in promoting a good outcome for Trumbull schoo
strong advocate for preservation and has insisted that the developer landmark both in the interior and the e
school building. Preservation Chicago applauds Alderman O'Conner's leadership for his determination to p
as well as the historic exterior.

Three years after the highly-significant Dwight Perkins designed Trumbull school was permanently closed a
closure of 50 Chicago Public Schools, the building is expected to be sold to Svigos Asset Management on N
Landmark designation is a requirement of the redevelopment plan and preliminary landmark status is anticip
Preservation Chicago strongly supports landmark designation for Trumbull School.

Svigos was the firm chosen from a number of prospective developers as their redevelopment plans accomm
community's reuse preferences. Their plans include landmark designation, the use of historic preservation
adaptive reuse of the building for a maximum of 49 residential units, and to engage a local theater group to

Despite earnest efforts, the Timeline Theatre group has withdrawn from the project. Challenges arouse whe
that Timeline's desire to convert the historic auditorium into a flexible, black-box type theater with leveled flo
preservation standards and would jeopardize historic tax credits. The circa 1913 Christopher Columbus mu
significant auditorium rotunda were never considered for significant alterations. Svigos is actively seeking n
operate the auditorium.

**Suggested Reading**

Trumbull Will Be Sold To Developers, Ald. O'Connor Says, DNAinfo, 10/31/16
Trumbull Update, Alderman O'Connor Community Update, 10/28/16

Trouble for TimeLine in its plans for Trumbull School, Chicago Tribune, 9/29/16

History of Lyman Trumbull Elementary School, Chicago Historic Schools, 8/26/13

## Urgent Threat: Demolition Permit Request for Historic Lakeview Ma



The Serbian American Museum & Club St Sava has been in operation since 1952 from a historic 11,400 sq
Lake View East. This extraordinary Prairie Style home at 448 W. Barry Ave was designed by Frederick Perl
in1902. Its graceful proportions, broad porch, intricate classical ornament, unique and highly-ornamented a
dormer and fine detailing with Roman brick make it a natural candidate for consideration as a Designated C

The Serbian cultural organization listed the building for sale in the July citing the inability of the non-profit to
some needed repair work. Membership has dwindled as much of the Serbian community has moved out to
museum board wishes to relocate the museum operations to a new location with easy expressway access a
parking.

The property was listed for $3.85 million. The building includes 8 bedrooms, 5 and 1/2 baths, 12-foot ceiling
basement and a coach house. The Serbian cultural organization hoped for a preservation buyer, but chose
from a builder with plans to demolish the building and build multifamily housing.

On October 18, a demolition permit application was submitted on behalf of the Serbian American Museum t
the building and coach house.

This orange-rated building is architecturally outstanding and has served an important cultural resource for th
community for over 60 years. Preservation Chicago would fully support a historic landmark designation. P
urges the City, 44th Ward Alderman Tunney, Lake View neighborhood organizations and Lake View neighbo
protect this important historic landmark.

**Suggested Reading**

Serbian museum lists Lakeview East mansion for $3.85 million, Chicago Tribune, 7/20/16

City of Chicago Demolition Delay Hold List (2016)

## We Need You! Join Preservation Chicago



Marshall Field's Clock, Courtesy of Ward Miller

Preservation Chicago is a 501(c)3 organization dedicated to protecting the architectural fabric of the city.

The organization participates in advocacy via public testimony, education, including walking tours of historic
partner organizations and developers to ensure our great architectural legacy.

But we can only do it because of our committed staff, board and, of course, our members.

Please consider joining or giving to Preservation Chicago. Donations or membership renewals can be sent
Chicago, 4410 N. Ravenswood Ave., Chicago IL, 60640. You can also fill out our online form here.

Donors of $1,500 and above are invited to join our Preservation Circle level membership. There are exclusiv
for members at this level including tours of noted buildings and private residences not open to the public. Fo
information on the Preservation Circle and Corporate Sponsorship of Preservation Chicago, please contact
773-398-6432 or at wmiller@preservationchicago.org .

Preservation Chicago is an activist organization that advocates for the preservation of historic architecture, neighborhoods and urban s
of Chicago.