SHARE:
Join Our Email List



November 2016

In This Issue

Hope for Serbian American Museum
Partial Victory for Ukrainian Dairy
Partial Victory for Weyland Building
Woodlawn Avenue Demolition
PLEASE Support Preservation Chicago today!

Quick Links

Register Now
About Us
Related Topics

Join Our Mailing List!

Fast-Track Preliminary Landmark Designation Might Save Serbian American Museum from Demolition



Serbian American Museum (D.O. Hill House) 448 W. Barry Ave, Photo Credit by Ward Miller

Preservation Chicago has been providing assistance to the Serbian-American community and Lakeview residents that have been leading the effort to stop the sale and demolition of the Serbian American Museum & Club St Sava. Preservation Chicago has been in touch with Alderman Tunney and his staff and has written letters of support to DPD Landmarks staff in support of landmark designation.

Thanks to the rapid-response advocacy of Preservation Chicago, community leaders and community organizations, DPD Landmarks staff considered the request for Preliminary Landmark Designation and has recommended that the Landmarks Commission grant preliminary landmark status. Preservation Chicago applauds DPD Landmarks staff for prioritizing this important historic structure. Preliminary landmarks status would prevent the demolition permit from being issued at this time. Preservation Chicago is optimistic that the vote to Landmarks Commission will approve designation. This matter will considered by the Commission of Chicago Landmarks starting at 12:45 Thursday, Dec 1. All are welcome to attend.

Please take a moment to voice your support and sign the online petition to stop the sale and

demolition of the Serbian American Museum & Club St Sava. The online petition has over 820 signatures. (Please note that no donation is required to sign the petition)

Despite statements to the media that the seller desired a preservation outcome, the property listing suggests otherwise.

"ATTENTION DEVELOPERS, RARE OPPORTUNITY IN LAKE VIEW NEIGHBORHOOD!!!! ZONED RM5 Almost 3 city lots extra deep 72x176!!!! Buyer is responsible to tear the building down at his own expense."
Link to Urban Real Estate.com

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

The Serbian American Museum & Club St Sava has operated since 1952 from the historic 11,400 square foot mansion in Lakeview East. This extraordinary Prairie Style home, originally the D.O. Hill House at 448 W. Barry Ave was designed by Frederick W. Perkins and was completed in 1902. Its graceful proportions, broad porch, intricate classical ornament, unique and highly-ornamented arched third floor dormer and fine detailing with Roman brick make it a natural candidate for consideration as a Designated Chicago Landmark.

Even among the many wonderful historic homes in Lakeview, the Hill House is so important that it was individually recognized for its architectural significance on a short list of 14 homes from the hundreds of homes within the 1972 Lakeview Historic District National Register Nomination.

This orange-rated building is architecturally outstanding and has served an important cultural resource for the Chicago Serbian community for over 60 years. Preservation Chicago fully supports a historic landmark designation. Preservation Chicago urges the Landmarks Commission, 44th Ward Alderman Tunney, Serbian and Lake View neighborhood organizations and Lakeview neighbors to take steps to protect this important historic landmark.

Suggested Reading

Photo Gallery, 448 W Barry Ave CHICAGO, IL 60657 Curbed Chicago, AJ Trace, 7/21/16

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

Lakeview Historic District National Register of Historic Places Nomination Form, 1972

Essex Inn to be Landmarked Prior to Comprehensive Renovation



Essex Inn, 800 S. Michigan Avenue, Photo Credit by A. Epstein and Sons

The 1961 mid-century modern, steel and glass, Essex Inn at 800 South Michigan Avenue designed by A. Epstein and Sons is on the agenda for final landmark designation approval at the Chicago Landmarks Commission meeting on Thursday. The 14 story building will be fully renovated into an "upscale lifestyle hotel". Additionally, the building will be added to the National Register Historic Places. The developer, Oxford Capitol Group, recently completed the renovation of the historic London Guaranty Building which reopened as the London House Hotel.

Preservation Chicago has strongly advocated for the landmarking and full restoration of the Essex Inn. Preservation Chicago has testified on behalf of the building at many public meetings and has been in communication with community members, public officials and the design team to advocate for preservation-sensitive renovation.

The landmarking of a mid-century building represents an important addition to the Historic Michigan Boulevard District which initially protected buildings from 1880 to 1930, leaving the

fate uncertain for the mid-century Borg-Warner Building, Johnson Publishing Building, and the Essex Inn. Unlike the historic Santa Fe rooftop sign that was recently removed from the Railroad Exchange Building, the historic Essex Inn rooftop sign will be retained and restored.

Suggested Reading

Developers Reintroduce Essex Inn Redevelopment and Tower Addition, Curbed Chicago, 3/1/16

What Makes A Michigan Ave. Landmark? Panel Extends Time, Welcomes Essex Inn, DNAinfo, 5/5/16

Essex Inn: Featured a rooftop garden & pool atop a 4-story, 200-car parking garage, Epstein, 12/17/14

Essex Inn Building History by ChicagoDesignSlinger

Essex Inn Historic Landmark Designation Report

Partial Victory for 1920's era Ukrainian Dairy/Leona's Building



Ukrainian Dairy Building, 1936-1944 W. Augusta Ave., Photo Credit by OurUrbanTimes.com

In November 2015, 2nd Ward Alderman Hopkins, Preservation Chicago, the East Village Association, and Ukrainian Village community members testified to prevent the demolition of the 1920's era Ukrainian Dairy/Leona's building and the adjoining Victorian era buildings at 1936-1944 W. Augusta Ave. The passionate testimony proved unable to reverse the opinions of the Landmark Commissioners who voted to approve the demolition permit. The preservation effort then moved to the full City Council where Alderman Hopkins courageously defended the will of the community and continued to oppose the demolition permit.

After a year of advocacy and negotiations, the developer, MCZ Development, has agreed to preserve the one-story, white glazed tile 1920's dairy façade that runs along Augusta and set back the new construction mid-rise tower.

Preservation Chicago salutes 2nd Ward Alderman Brian Hopkins heroic efforts to protect an important neighborhood landmark. Preservation Chicago also applauds the efforts of the East Village Association which worked closely with Alderman Flores in 2007 to downzone the property, a move which provided an important tool for the current preservation effort.

Suggested Reading

Leona's Building Has Rich History That Condos Won't Preserve, Neighbors Say, DNAinfo, 4/5/16

Efforts afoot to tear down Leona's on Augusta -- former historic Ukrainian dairy, OurUrbanTimes, 11/4/15

'Historic' Leona's No Landmark, City Says - But Neighbors Fight To Save It, DNAinfo, 11/5/15

Long-Neglected Women's Lounge in Union Station Reopens after Full Restoration



Chicago Union Station's Fred Harvey Lunch Room, Photo Credit by Amtrak

After suffering from decades of neglect, extensive water damage and the wear and tear of being used as a storage warehouse, the restoration of the Woman's Lounge located off the northwest corner of the Great Hall is now complete. The ornate Beaux-Arts coffered plaster ceiling, marble columns, and elaborate murals have been painstakingly restored under direction from Chicago-based architecture firm Goettsch Partners. Incredibly, the original chandeliers were discovered in wooden crates in the station's basement and reinstalled.

Preservation Chicago has been a strong advocate for the preservation and renovation of the many historic elements of Union Station and has been actively involved in all stages of renovation. Preservation Chicago serves as part of the Section 106 team and has provided frequent testimonies to help inform the restoration effort.

The Men's Lounge, old Barbershop and main staircases (including the travertine staircase featured in the legendary "The Untouchables" baby-carriage shoot out scene) were beautifully restored earlier this year and have been reopened as glorious public spaces.

Preservation Chicago continues to advocate for the restoration of remaining historic elements which include the grand skylight, any remaining historic features within the offices floors, and

the rebuilding of the dramatic two-story Fred Harvey Restaurant, which suffered fire damage and was closed 35 years ago.

Fellow preservation organization, Landmarks Illinois is hosting an event to celebrate the reopening of the Burlington Room this evening, November 30 at 6:00. Event info here.

Suggested Reading

The hidden Union Station: Take a tour, Greg Hinz, Crain's Chicago Business, 11/11/15 GREAT PHOTOS

A look inside Chicago Union Station's beautifully restored Burlington Room, Curbed Chicago, 11/28/16 GREAT PHOTOS

Behind the Black Curtain: Union Station's Elegant and Forgotten Dining Hall, ArchitectureChicagoPlus, 7/12/13

Partial Victory to Preserve Historic Weyland Building at 1970 N. Milwaukee Ave.



Weyland Building, 1970 N. Milwaukee Avenue, Photo Credit by Google Street View

The focused advocacy effort by neighborhood partner Logan Square Preservation and Preservation Chicago (including a petition drive which received over 500 signatures) resulted in the partial preservation of the three-story Weyland Building at 1970 N. Milwaukee Avenue by architect John Ahlschlager (better known for the Logan Theatre and Schulze Bakery). The façade's beautifully-crafted decorative classical limestone ornament and bronze cornice will be integrated into a much larger residential development on the adjacent parcel.

Full building preservation was desired, but structural issues contributed to the final agreement to preserve only the Milwaukee Ave facade and six feet of the common brick return walls. Additional concessions include a full three-story high, six foot deep reveal to visually separate the historic façade from the new building. The new structure planned to be built on above and behind the historic building will be set back 15 feet to minimize visibility from Milwaukee Avenue. Out of deference to the historic Weyland Building, the two-story base of the new building will be limestone and the upper stories will be clad in brick.

Preservation Chicago wishes to recognize 1st Ward Alderman Joe Moreno for his support and leadership.

The TOD-Transit Oriented Development ordinance has relaxed certain zoning requirements for development in close proximity to transit stations. The result has been increased development pressure on historic buildings within these areas. Preservation Chicago supports reinvestment in our neighborhoods and hopes that the preservation of historic fabric will become a new standard and norm for future TOD projects.

Suggested Reading

Historic Weyland Building to be Part of Clayco Multifamily Development, Bisnow 11/9/16

Developer Incorporates Historic Building Into Logan Square Development, DNAinfo, 11/8/16

Demo of Hyde Park Historic Home on Woodlawn Avenue Reinforces Urgent Need for "Woodlawn Avenue Corridor Landmark District"



5549 S. Woodlawn Avenue, Photo Credit by David Schalliol

The following statement was issued by The Hyde Park Historical Society on November 23, 2016 and is reprinted with their consent.

Historic House on Woodlawn Avenue in Hyde Park Is Demolished

The historic house at 5549 S. Woodlawn Avenue was built in 1888 and was the second oldest building on Woodlawn Avenue between 47th and 58th Streets. Built with a wooden frame and stucco coating, it predates the annexation of Hyde Park Township into Chicago in 1889 when wood construction was outlawed and masonry structures were mandated. The current owners obtained a demolition permit from the Chicago Department of Buildings with plans to build a new house on the site. The demolition started during the first week in November and is now complete.

Woodlawn Avenue is the 'Main Street' of Hyde Park and Kenwood. The Kenwood portion of the street, between 47th and 51st, is composed of large historic houses built just before and after 1900. These houses are protected from demolition and non-historic facade alteration as part of the Kenwood Historic District established in 1979. Since then property values have soared and the public appearance of the historic streetscape has been both maintained and enhanced.

The section of Woodlawn Avenue between 55th and 58th streets in Hyde Park is equally grand and historically important. Until now there have been no demolitions there since Urban Renewal 60 years ago. This current demolition reminds us there is no protection against demolitions of more of these historic buildings in the future. With property values escalating at a record rate, each and every building is a potential tear-down.

In 2012 a 'Woodlawn Avenue Corridor' landmark district was publicly discussed. Although more than 50% of the affected property owners were in favor, the neighbors did not present this proposal to the Chicago Landmarks Commission for action. At that time the University of Chicago, in cooperation with the community and the City of Chicago, did agree to protect 13 buildings it owns, but the buildings owned by other institutions and owned privately remain unprotected.

The demolition of 5549 Woodlawn Avenue serves as a warning to the residents of the street and to the community that our 'Main Street' is vulnerable. As citizens we enjoy property rights, but as members of a community we also enjoy the civic right of co-ownership of our shared environment. Without coordinated awareness and action by Woodlawn Avenue residents that ensures they have reasonable expectations of one another, the historic character of Hyde Park's Woodlawn Avenue that we all enjoy could be lost, and lost quite quickly.

Suggested Reading

Home demolition on Woodlawn Avenue exposes landmark designation default, Hyde Park Herald, 11/30/16

1st New Home In Nearly 100 Years Coming To Hyde Park Block Near U. of C. Hyde Park Herald, 10/5/16

Preservation Chicago:
a SMALL non-profit with a BIG impact.

If you support historic preservation in Chicago...

Please support Preservation Chicago today by Donating or Becoming a Paid Member !



Marshall Field's Clock, Photo Credit by Ward Miller, Preservation Chicago

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 areas and looks for 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 to Preservation 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 exclusive events available for members at this level including tours of noted buildings and private residences not open to the public. For additional information on the Preservation Circle and Corporate Sponsorship of Preservation Chicago, please contact Ward Miller at 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 spaces throughout the city of Chicago.