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March 2017

Preservation Chicago's 2017 "Chicago 7 Most Endangered" Announcement Proves A Success

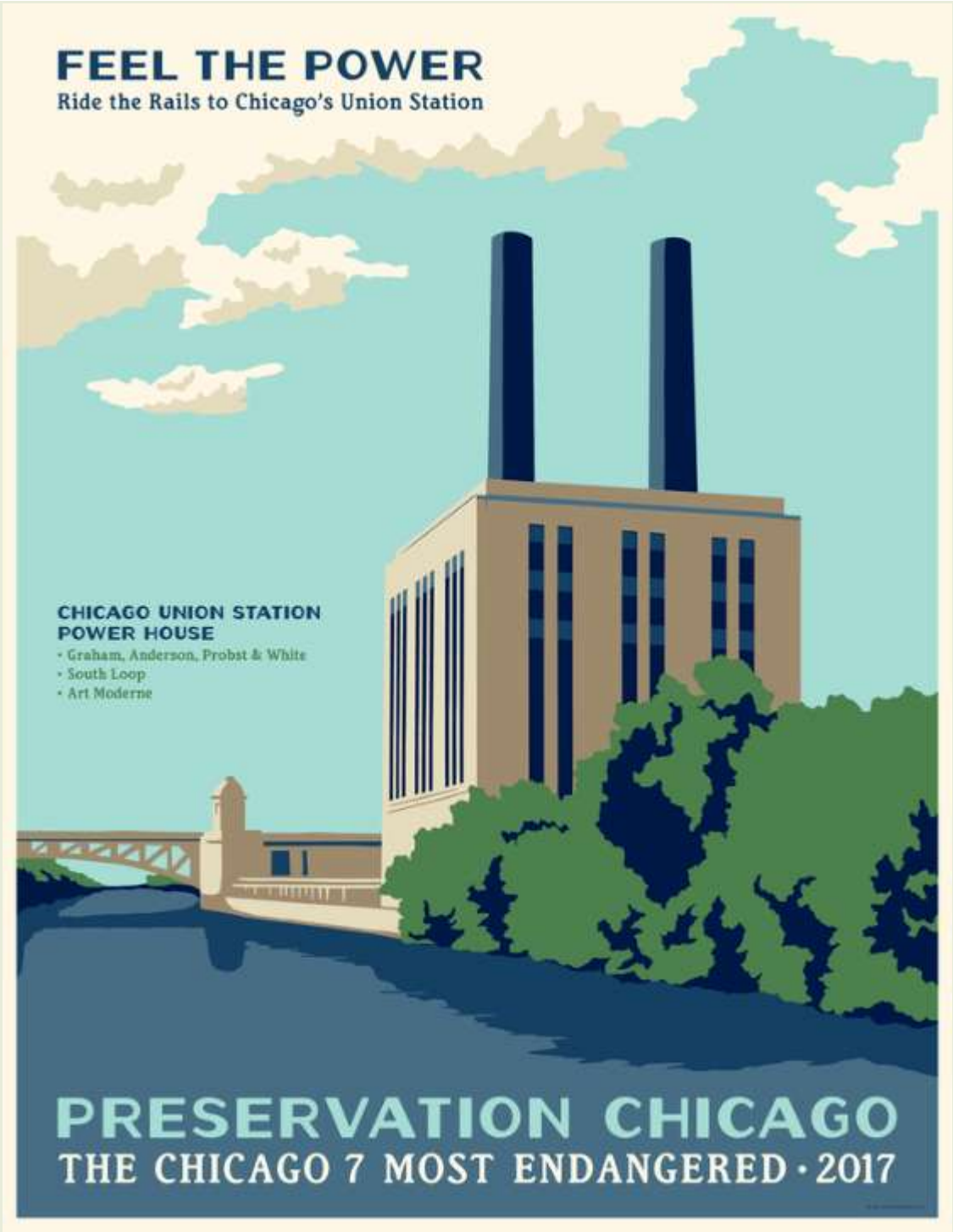
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Preservation Chicago "2017 Chicago 7 Most Endangered" Original Poster

Preservation Chicago revealed its 2017 "Chicago 7 Most Endangered Buildings" at noon, on March 1, 2017 in the Chicago Architecture Foundation's Lecture Hall in the Railway Exchange Building. The announcement was well attended by the media, supporters of Preservation Chicago, and other interested members of the public. Preservation Chicago wishes to again thank our colleagues at CAF for hosting us in their wonderful space!

The 2017 Chicago 7 were well reported in 16 unique news stories across print, radio, and television. Social media was very active during the announcement and in the days and weeks following. The Preservation Chicago twitter account set a new high for the organization by generating 44,000 tweet impressions during the month of March.

The 2017 Chicago 7 list is unusually broad in its scope and has already proven to be timely. The list includes:

1. Chicago Union Station Power House
2. Altgeld Gardens
3. Chicago's 20th Century Public Sculptures
4. Cornell Store & Flats
5. Chicago Water Cribs
6. Jackson Park & South Shore Cultural Center Park
7. Madison-Pulaski Commercial District

Full Chicago 7 write-ups are available on our website.

If you would like a complimentary copy of the printed Chicago 2017 booklet, please email your request to *info@preservationchicago.org.* And please be sure to include your mailing address.

Keep an eye out for the original Poster Art for "2017 Chicago 7 Most Endangered" to be available soon on the Preservation Chicago website.

Additional Reading

Preservation group reveals Chicago's 7 most endangered sites, Chicago Tribune, Leonor Vivanco, 3/1/17

'7 Most Endangered' historic places include Obama library site, Chicago Sun-Times, Maudlyne Ihejirika, 3/2/17

Tiger Woods' course project adjacent to Obama presidential library site encounters obstacles, Golf Digest, John Strege, 3/10/17

Endangered in Chicago: Downtown sculptures, Jackson Park, Crain's Chicago Business, Alby Gallun, 3/1/17

Water Intake Cribs Makes Preservation Chicago's 2017 Endangered List, CBS Chicago, Steve Miller, 3/1/17

The 7 most endangered Chicago buildings in 2017, Curbed Chicago, AJ LATRACE, 3/1/17

Chicago's 7 'Most Endangered' Structures Include Water Cribs, Jackson Park DNAinfo, Alisa Hauser, 3/1/17

Preservation Chicago's 2017 Chicago 7's Most Endangered List, Chicago Patterns, Eric Allix Rogers, 3/1/17

See what made Preservation Chicago's annual list of 7 'endangered' structures, Reader, Deanna Isaacs, 3/2/17

Jackson Park, 20th-century public sculpture show up on Preservation Chicago's annual Seven Most Endangered Buildings list, Time Out Chicago, Jonathan Samples, 3/1/17

PHOTOS: Group releases list of Chicago's most endangered buildings, ABC WLS-TV, Anon, 3/1/17

Preservation Group Names 7 Most Endangered Sites In The City, Chicagoist, Lisa White, 3/1/17

Preservation Chicago Names City's 7 Most Endangered Structures of 2017 Chicago Tonight, Erica Gunderson, WTTW , 3/1/17

Jackson Park makes Preservation Chicago's Chicago 7 Most Endangered Buildings List, Hyde Park Herald, Anon, 3/1/17

Obama library site added to list of endangered historical places, ABC 7 Eyewitness News, Sarah Schulte, 3/2/17

Major Redevelopments Threaten Two Entrants On Preservation Chicago's 2017 'Chicago 7' List, Bisnow Chicago, Chuck Sudo, 3/16/17

Calder's *The Universe* Sculpture at Willis Tower Disassembled With Future Unknown



Disassembly of Alexander Calder's The Universe, March 29, 2017, Photo Credit by Ward Miller

Chicago is home to one of the world's finest collections of 20th Century public art and sculpture. That collection was started with the 1967 installation of the *Picasso* at Daley Center. The two Alexander Calder masterpieces of *Flamingo* in Federal Center and *The Universe* in the lobby of the Sears Tower were unveiling on the same day, October 25, 1974. Their installation were cause for city-wide celebration.

"Chicago hosted a parade for the sculptor, which featured more than a dozen circus wagons, clowns, unicyclists and multiple marching bands. Calder was in the parade and was introduced by Chicago architect Carter Manny as "the one and only, Alexander the Great." and were celebrated with a parade lead by the Mayor and Sculptor." (Kamin, 2/1/17)

The Universe is a monumental, colorful, kinetic, motorized, playful mobile that depicts an abstract version of the celestial bodies including the sun, moon and starts. For 43 years, it has

stood as a delightfully whimsical visual counterpoint to the serious, monochromatic, and highly geometric Sears Tower.

At the time of publication, work crews were actively dismantling this world-class work of art. A spokesperson for the current owner of the Willis Tower wrote that Blackstone/Equity Office was "taking every precaution to safely transfer the sculpture, which will be stored at a fine art handling company until its owners determine its next destination"

Its unclear where the next destination will be, but it can be assumed that it will likely not be reinstalled in the lobby of Willis Tower. The first sign of trouble surfaced in February, 2017 when renderings of Willis' lobby redesign were released and *The Universe* was notably absent from the $500 million renovation plan.

New York based Blackstone purchased the landmark skyscraper in 2015. Blair Kamin has reported that Calder's *The Universe* was excluded from the sale and that a legal dispute remains on-going between Sears Holding Corp, the original owner, and the consortium that purchased the building in 2005 which included Skokie-based American Landmark Properties.

Preservation Chicago's decision to include 20th Century Public Art as a 2017 Chicago 7 most endangered has proved to be highly timely. Preservation Chicago's decision actually preceded the emergence of the Calder threat. It was based upon the ongoing threat to the Dubuffet at the Thompson Center/State of Illinois Building and the tragic loss of other important works of art including the monumental Henry Moore bronze that once dominated the lobby of Three First National. It vanished during a lobby remodel and then in 2016 was sold at auction in London for millions.

Even more concerning, Preservation Chicago has received credible information that Marc Chagall's *Four Seasons* at First National Bank and the Plaza itself might be in jeopardy as the Plaza is being quietly being marketed for as a vacant site for a new high-rise development.

Additionally, the world-renown *Flamingo* by Calder that creates such a powerful and iconic contrast to Mies van der Rohe's Federal Center modern masterpiece is possibly endangered with redevelopment options being explored for the one-story post office and Federal Center Plaza. Ward Miller provides greater details in this Chicago Tonight article, Preservation Chicago Sounds the Alarm Over "Flamingo" Sculpture

Mayor Emanuel and Choose Chicago, the city's official tourism wing, have dubbed 2017 the "Year of Public Art in Chicago" to celebrate Chicago's magnificent art collection in the Loop and artistry throughout the neighborhoods. Ironically, it might prove to be the year in which some of Chicago's greatest public art disappears from the city.

The possibility of losing such extraordinary masterpieces is truly shocking. Preservation Chicago is profoundly concerned about this trend and is advocating for a Thematic Chicago Landmark District to be created to protect the most important examples of 20th Century Chicago Public Art, along with the contextual plazas in which they are installed.

Preservation Chicago believes that a first class sculpture, like *The Universe*, should remain in Chicago in the public view. If not at Willis Tower, then perhaps it could be donated to major Chicago art institution such as The Art Institute or The Museum of Contemporary Art. To this end, Preservation Chicago has been in touch James Rondeau, Director of the Art Institute, who has indicated a willingness to accept a donation if it were to be materialize along with the funds to properly mount and prominently display such an important work of world-class art.

Additional Reading and Listening

Ward Miller, Executive Director of Preservation Chicago was interviewed on WBEZ's Morning Edition regarding threats against 20th Century Chicago Public Art and in which he "broke the story" regarding the imminent threats to both the Chagall and Calder's Flamingo and Federal Center.
The 3 Most Endangered Public Art Installations In Chicago, WBEZ Morning Shift, 3/29/17, (15 Minute Interview Recorded Live)

Preservation Chicago Sounds the Alarm Over "Flamingo" Sculpture, WTTW Chicago Tonight, Erica Gunderson, 3/30/17

Willis Tower Calder mobile coming down, Blair Kamin, Chicago Tribune, 3/28/17

Alexander Calder sculpture will no longer live in Willis Tower lobby, Curbed Chicago, AJ LaTrace, 3/28/17

The fate of Alexander Calder's Universe hangs in the balance, The Art Newspaper, Victoria Stapley-Brown, 3/29/17

Calder's 'Universe' sculpture not part of Willis Tower renovation, Blair Kamin, Chicago Tribune, 2/1/17

RFP Issued for Century Building and Consumers Building on South State Street

REQUEST FOR PROPOSALS

for the
Purchase and Redevelopment
of

202-220 S. State Street

Located at the southwest corner of S. State Street and W. Adams Street in

Chicago's Loop Retail District



Release: March 20, 2017 Responses Due: May 1, 2017

Issued by the:
City of Chicago
Rahm Emanuel, Mayor

Managed and administered by the:
Department of Planning and Development
David L. Reifman, Commissioner

The City of Chicago issued a Request for Proposals, on behalf of the General Services Administration, to redevelop the four contiguous buildings at 202, 212, 214, and 220 S. State with hopes that a well-qualified private developer steps forward to adaptively reuse the buildings. Responses are due May 1, 2017, and a decision will be announced May 24.

Preservation Chicago has long been concerned about the deferred maintenance and deteriorating condition of these buildings. The Century Building and the Consumers Buildings twice made the Chicago 7 Most Endangered list, in 2011 and then again in 2013.

In the post 9-11 period, the determination was made by the Federal Government that an enhanced security perimeter was required for Mies van der Rohe's Dirksen Federal Building. So in 2005, the General Services Administration acquired nearly all of the buildings located on the short block along State, between Adams and Jackson. Per Crain's reporting at the time, when the Feds couldn't settle on a price with the Century Building owner, they exercised their power of eminent domain.

The GSA had initially planned an extensive office building complex, but funding never materialized. The buildings sat vacant and fell into disrepair. The temporary protective canopies to protect pedestrians became semi-permanent.

Originally, these proud and elegant buildings were part of a thriving and vibrant State Street Retail District. The 16-story Century Building at 202 S. State was designed by Holabird and Roche in 1915. Its strong verticality represented a shift from the Chicago School toward the Art Deco. Its façade ornament is a rare example of Neo-Manueline, inspired by the historic Portuguese style, and includes shields with dragons, botanical motifs and pinnacles. Its renovation is required by the RFP.

The 22-story Consumers Building at 220 S. State was designed by Jenny, Mundie & Jensen in 1913. Part of the late Chicago School style called Commercial Style, it is clad in white terra cotta with minimal ornamentation. The interiors, however, are highly ornamented including a lobby with terrazzo floors and Italian marble walls and ceiling. Windows on all four sides of the building allow natural light to reach all parts of the floor plates, eliminating the need for an interior light well. Its renovation is required by the RFP. During the renovation, it is hoped that the lost bronze canopy over the State Street entrance, two storefronts, and the original roof design, that included a frieze band and cornice with lights, will be rebuilt.

The 6-story building at 214 S. State was built in 1886. The RFP requires, at a minimum, the reuse of the historic façade. The 3-story John R. Marshall Co. Building at 212 S. State by Marshall & Fox has few protections per the RFP.

While the plan received support from both Mayor Emanuel and Commissioner David Reifman for its expected positive impact on State Street and job creation, 42nd Ward Alderman Brendan Reilly was clear and direct in his desire for a preservation-oriented redevelopment plan.

As reported in the Sun-Times, "Ald. Brendan Reilly (42nd) said whenever "landmark-worthy buildings are at risk," his preference is to encourage preservation and adaptive re-use."

"All but one of these buildings are considered to be potentially landmark-worthy and all four of these buildings are definitely at-risk. They have not been well maintained and will require structural work and significant façade restoration," Reilly wrote in an email.

"We have confirmed three of the four buildings included in the South State Street sale . . . are historically significant and I feel strongly that those buildings should be preserved and re-positioned for adaptive re-use," he wrote.

Reilly noted that the fourth building, 212 S. State St., is "considered less significant" than the other three.

"While I would prefer to see that building retained as well, I believe the future owner should be given some flexibility to determine the future viability of that structure," he wrote.

Given the significance of the buildings and their "prominence" on State Street, Reilly urged

Reifman to "carefully review" respondents to the RFP and choose the competitor with "extensive experience preserving and re-using historic landmark buildings in downtown Chicago." (Speilman, 3/21/17)

After many years of advocacy, Preservation Chicago is thrilled that these important historic buildings on State Street are finally going to be renovated and reactivated and in a preservation-sensitive manner.

Preservation Chicago also wishes to commend Alderman Reilly for his strong commitment to preservation and for his leadership in helping to bring about preservation sensitive outcomes. The 42nd Ward covers the central business district and includes a very high number of important historic buildings. Additionally, development pressure in the central business district is intense. Alderman Reilly is a strong and eloquent champion of both historic preservation and economic development, who recognizes that they are, indeed, complementary.

Suggested Reading

4 Vacant Buildings on South State Street put out to bid, Sun Times, Fran Speilman, 3/21/17

Redeveloper sought for State Street's historic Century & Consumers Buildings, Chicago Curbed, Jay Koziarz, 3/22/17

City Wants To Sell State Street Buildings That Aren't So Great, David Matthews, March 21, 2017

202-220 S. State St. Request For Proposals (RFP), City of Chicago

Preservation Chicago's 2011 Chicago 7 Most Endangered - The Century & Consumers Building

Uncle Sam: State Street Slumlord, Repeat, Lynn Becker, 10/20/08

Feds invade State Street, Crain's Chicago Business, Alby Gallun, 11/14/2005

Alderman Tunney Signals Support for the Landmarking the Serbian American Museum & Club St Sava



Serbian American Museum & Club St Sava, Photo credit Ward Miller

Alderman Tunney is expected to support the Preliminary Landmark Designation of the Serbian American Club/St Sava at the April 6 Landmarks Commission meeting. Preliminary Landmark Designation status would prevent a demolition permit from being issued and initiate the process of applying Permanent Landmark Status to the building. All are welcome to attend the April 6 Commission on Chicago Landmarks meeting at City Hall, Room 201A at 12:45.

Preservation Chicago applauds 44th Ward Alderman Tom Tunney for his willingness to initially consider the landmarking request and for his ultimate decision that this significant building deserves landmark protection.

Thanks to the rapid-response advocacy of Preservation Chicago, community leaders and community organizations, DPD Landmarks staff initially considered the request for Preliminary Landmark Designation and recommended that the Landmarks Commission grant preliminary landmark status. Preservation Chicago applauds DPD Landmarks staff for prioritizing this important historic building.

As part of a planned sale to a developer, the board of the Serbian American Club had twice submitted a request for a demolition permit, which triggered the 90-day demolition delay. For many months, 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. An online petition to stop the sale and demolition received nearly 900 signatures. Preservation Chicago has been in communication with Alderman Tunney and his staff, has written letters of support to DPD Landmarks staff in support of landmark designation, and has included updates in the monthly Preservation Chicago newsletter.

This preservation effort might yield even greater benefits for Lakeview. Blair Kamin reported that, *"Tunney held a community meeting Feb. 28 to discuss a possible landmark district for an area that would include the Barry Avenue mansion and other properties. The district would be bounded by Sheridan and Broadway, and Belmont and Oakdale avenues, Lawson said.*

But while Tunney backs landmark status for the mansion, he has not committed to the district. "He would like to have a buy-in from the owners," Lawson said." (Kamin, 3/10/17)

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 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 Report.

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 Chicago Landmark Designation and strongly supports a wider Chicago Landmark District to protect greater number of significant Lakeview homes and buildings.

Preservation Chicago urges the Landmarks Commission, 44th Ward Alderman Tunney, Serbian and Lake View neighborhood organizations and Lakeview neighbors to continue to take the steps necessary to protect this important historic landmark and others in the neighborhood.

Additional Reading

Column: Alderman moves to protect Lakeview mansion from demolition, Chicago Tribune, Blair Kamin, 3/10/17

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

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

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

The East Superior Block of 1880's Row Houses Threatened with Demolition Reinforces Need for McCormickville/ Cathedral Landmark District



42, 44, & 46 E. Superior Rowhouses, Photo Credit by Ward Miller

Preservation Chicago strongly opposes the demolition of three orange-rated row houses at 42, 44 and 46 E. Superior dating from the 1870's and 1880's. The adjacent seven-story Art Deco limestone building and part of the historic four-story red brick Giordano's building at 730 N. Rush Street, identified as significant in the Illinois Historic Structures Survey, are also threatened with demolition by a proposed development.

"These are all really wonderful buildings and they could make part of a landmark district," said Ward Miller of Preservation Chicago. (Koziarz, 3/14/17)

At the public meeting held by 42nd Ward Alderman Brendan Reilly regarding the super tall building proposed by New York based Symmetry Property Development, Ward Miller's passionate statement in support of preservation was meet with an enthusiastic round of applause from the over 300 residents in attendance.

Preservation Chicago discovered this remerged threat in fall 2016, broke the story to the media, and began to deploy its rapid response advocacy to prevent demolition. An Asian investor based in New York assembled much, if not all, of the block with the intention of clearing all the buildings and building a high-rise hotel. Some business owners had been warned of a possible redevelopment and are preparing for a 60 day notice to vacate. These orange-rated buildings would trigger the 90 Day Demolition Delay Ordinance.

Preservation Chicago has been very concerned over the increasing frequency and recent losses of low-rise historic Near North Side buildings, in and around an area established by Cyrus McCormick's family and once known as "McCormickville". As development pressure grows and as surface parking lots are being developed, developers are actively targeting remaining clusters of intact, low-rise, historic buildings as development sites. Numerous historic buildings and historic clusters have been demolished recently, and another cluster of Victorian row houses 12-22 W. Erie St. is actively threatened with demolition for another new hotel development.

Preservation Chicago is also concerned about the displacement and loss of small, locally-owned restaurants and retail Chicago Legacy Businesses that employ Chicagoans and contribute to the vibrancy of our neighborhoods. A new "McCormickville" Landmark District

would be a powerful tool to protect this neighborhood's historic building fabric and strengthen the vibrancy of this community.

"To ensure the protection of these buildings, Preservation Chicago is hoping that area residents will help push for the creation of a new landmark district. This is McCormickville. This is where the McCormick family lived before and after the Great Chicago Fire. And with the continued demolition of other shorter, older buildings in the area, that there are only a handful of the original McCormickville buildings left. We need to value every inch of space where there are historic buildings that tell the story of the neighborhood." Ward Miller, Executive Director of Preservation, Curbed Chicago 12/8/16

Additional Reading

Neighbors rebel over proposed 60-story high-rise in Cathedral District, Loop North News, Patrick Butler and Steven Dahlman, 3/15/17

Near North Side residents air opposition to proposed 60-story tower, Chicago Tribune, Gail MarksJarvis, 3/14/17

Plan for 725-foot River North skyscraper revealed, Curbed Chicago, Jay Koziarz, 3/14/17

Preservationists want a new landmark district in River North, AJ LaTrace, Curbed Chicago, 12/8/16

Demolition Work Begins on 19th Century Buildings at State and Huron, Curbed Chicago, 2/25/16

New Concerns Over River North's Disappearing Rowhomes, Jay Koziarz, Curbed Chicago, 2/11/16

Restoration of the Old Post Office's Historic Art Deco Lobby Underway



Post Office Redeveloped, Rendering Credit by Gensler

After sitting vacant for over 20 years and surviving multiple fires, restoration work has finally begun on the historic Art Deco lobby of the Old Main Post Office. Exterior façade repair and restoration work has been ongoing since October 2016.

After the previous redevelopment plan by British developer Bill Davies failed, the 2.5 million

square foot Art Deco building was purchased by 601W Companies prior to an eminent domain action by the City. Preservation Chicago testified on behalf of the historic structure at hearings prior to the potential eminent domain.

601W Companies hired Gensler to lead the massive $500 million renovation plan. From the redevelopment renderings, the historic building appears to be largely left intact. New amenities will include an extensive three-acre rooftop park. A landscaped Riverwalk and outdoor cafes will line the extensive river frontage.

Additional Reading

Permits signal work on Chicago's Old Main Post Office moving inside, Curbed Chicago, AJ LaTrace, 3/9/17

New Construction at the Old Post Office Continues, Chicago Architecture, 3/20/17

Old Post Office Redevelopment Moving Forward for Real This Time, Curbed Chicago, AJ LaTrace, 7/20/16

A Rooftop Water Tank is Saved



Salvation Army Water Tank, Photo Credit by BuildingUpChicago.com



Swedish American Museum Water Tank, Photo Credit by ChicagoArchitecure.com

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 located at 509 N. Union will remain. The Salvation Army has been issued a permit to repair their water tank. This location is visible from both the Metra tracks as well as the Ohio feeder ramp, so perhaps the
high visibility encouraged the Salvation Army to allocate the funds to repair their water tank.

In Andersonville, the iconic Blue and Yellow Swedish flag water tower above the Swedish American Museum was removed in 2014 due to significant damage from heavy snows. The Swedish American Museum engaged in a campaign to raise the funds to install a new replacement water tower. To date, the campaign has raised over $120,000. For the final push, this weekend the Andersonville Chamber of Commerce is inviting businesses and community members to donate items of value which will be sold to generate additional funds for the project. The drop-off location will be the Trumbull School parking lot at 5200 N. Ashland Ave. from 9 a.m. to 3 p.m. Saturday, April 1.

Additional Reading

Man Bites Dog: Downtown Water Tank To Be Saved (includes spreadsheet of all remaining Water Tanks and Demos since 2006), ChicagoArchitecture.org, 3/20/17

A Chicago Water Tank finds salvation, BuildingUpChicago.com, 3/17/17

Andersonville's Beloved Water Tower To Benefit From 'Estate Sale', DNAinfo, Josh McGee, 3/28/17

Landmarks Commission Decision Means it's Open Season on Chicago Water Tanks, ChicagoArchitecure.org, 2/16/17

"House with the Keyhole Windows" Preservation Circle Event in April



House with the Keyhole Windows, Photo Credit by Cathie Bond

Preservation Chicago will be hosting an event in April with Cultural Historian Tim Samuelson for our Preservation Circle Level Members. The event will be held at the "House with the Keyhole Windows" on Chicago's Gold Coast/Near North Side.

To find out more about this presentation and tour, please contact Ward Miller at 773-398-6432 or Cathie Bond at 773-334-8800.

Preservation Chicago wishes to express a special thanks to Tim Samuelson, Mel and Janet Smith, Nancy Joyce, and Cathie Bond for making this event possible.

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