SHARE:
Join Our Email List



July 2017 Month
in Review Newsletter

Old Cedar Hotel Reborn as Viceroy Chicago



Viceroy Chicago, Rendering Credit Goettsch Partners

After many years of preservation advocacy, the old Cedar Hotel will reopen this fall as an 18-story boutique hotel called the Viceroy Chicago. An anchor building at the intersection of Cedar and State streets in the heart of the Gold Coast's Rush Street District, the original 1920's neo-classical, four-story brick-and-terra-cotta façade of the original Cedar Hotel was carefully removed, catalogued, stored, restored, and ultimately rebuilt into the new building's base.

The new construction glassy high-rise was deeply setback from the historic façade which minimizes the visual impact. The project was developed by Convexity Properties with architect Goettsch Partners. Amenities of the 180 room hotel include an open, three-story lobby space with white marble, brass light fixtures, and a 30-foot art wall inscribed with quotes from Marcel

Proust, an adjacent restaurant and lounge. A ballroom, conference room and large outdoor roof terrace are located on the historic building overlooking State Street. A tower rooftop lounge with outdoor pool and terrace provide views of Lake Michigan and Chicago's skyline.

Preservation Chicago, which was involved in discussion and meetings regarding this 'orange-rated' structure, applauds developer Convexity Properties and architect Goettsch Partners, along with Alderman Reilly and Alderman Hopkins and their staff, for their commitment to protecting and valuing the historic fabric of the original building. The rebuilt façade along with the patio and set-back from the street has been retained and another added elegant feature is the row of decorative lights along the cornice. This project is a great example of how creativity, adaptive reuse and historic preservation can result in an outstanding development.

In related news, Whispers Café in the Burch Burdette-Long designed structure in Mariano Park celebrated its grand reopening and ribbon cutting ceremony on Saturday, June 24. Burch Burdette-Long was one of frank Lloyd Wright's first employees and this design was the winner from a national design competition for a park structure. New brick pavers were recently installed by the Chicago Park District, and new patio furniture is courtesy of Whispers Café. Thanks to Alderman Reilly, the Chicago Park District, and Whispers Café for helping this delightful historic element to remain a fixture in the Gold Coast. This park, along with nearby Washington Square, are among Chicago's oldest park spaces

Additional Reading

Chicago's new Viceroy Hotel takes shape in the Gold Coast, Jay Koziarz, Curbed Chicago, June 2, 2017

Cedar Hotel to Be Rebuilt as 18-Story 'Boutique' Viceroy Hotel, Ted Cox, DNAinfo, August 20, 2015

Viceroy Chicago, Goettsch Partners, Inc.

Lincoln Montana Building Ornament Enters New Chapter



Lincoln-Montana Building, Photo Credit by Ward Miller



Loading Lincoln-Montana Building Ornament onto Illinois Railway Museum Truck, Photo Credit by Ward Miller

After a multi-year preservation effort, the Lincoln-Montana Building at 2454 N. Lincoln Avenue, Chicago is coming down. This historic 1923 corner building is 'orange-rated' on the Chicago Historic Resources Survey. It was designed by the highly regarded Chicago architectural firm of Rissman & Hirschfeld (also the architects of the Gold Coast's Cedar Hotel and the Knickerbocker Hotel). Of particular importance, Lincoln-Montana Building's terra cotta ornament was produced by the Midland Terra Cotta Company has a "Sullivanesque" style.

Another smaller building, also part of this development project and located across the street, played an important role in Chicago folk music scene and was home to 'Orphans' from 1969 to 1990. Additionally, it and was rumored to have been a favorite hangout of John Dillinger.

According to a 1990 story on the Orphans closing by Dave Hoekstra in the Sun-Times, before that it was Club Biograph, a rumored hangout of legendary bank robber John Dillinger, who supposedly "always sat on the third stool from the end of the bar." (Cox, 7/7/17)

Two new four-story mixed use buildings are being developed by BlitzLake Partners and designed by Piekarz Associates. Though Preservation Chicago, Allan Mellis and community partners were unable to prevent the demolition of the Lincoln-Montana Building, we were able to ensure through a signed community development agreement that the building's decorative ornamental "Sullivanesque" terra-cotta would be carefully removed and donated to the Illinois Railway Museum in Union, Illinois, where it will be incorporated into the façade of their new visitors center and part of its new $7.5 million, two-block Vintage Main Street exhibit.

Preservation Chicago, working with Allan Mellis, neighbors, Alderman Smith, and the new owners and representatives of the Lincoln-Montana Building started work to remove the ornamental "Sullivanesque" terra cotta on July 26th. This work is being coordinated with Jimmy Nuter of American Vintage Reclamation.

We wish to express a special thanks to Fred Ash and David Diamond of the Illinois Railway Museum for their dedication to preserving this ornament, integrating it into their new visitors center, and for coordinating the transportation of the materials to Union, Illinois.

Preservation Chicago would have strongly preferred to see the Lincoln-Montana Building preserved and incorporated into the new development plan. However, Preservation Chicago does wish to thank all the community leaders and owners for their support of the salvage efforts for this decorative terra cotta.

Additional Reading

Redevelopment Plans for 2448 and 2462 North Lincoln Shown to Neighbors, Shawn Ursini, Curbed Chicago, June 2, 2016

Two New Apartment Buildings Going Up At Lincoln And Montana, Ted Cox, DNAinfo, July 7, 2017

Why Save the South Shore Sanctuary? A Photo Essay by Eric Allix Rogers/Chicago Patterns



South Shore Sanctuary, Photo Credit Eric Allix Rogers

"Every inch of Chicago's lakefront has been shaped by human hands. Transforming a swampy scrub into terrain suitable for a major metropolis is no small project, and the contours of the shore have been aggressively adjusted to make space.

The South Shore Country Club was established in 1905 as an exclusive enclave for the wealthy. The story of its complicated relationship with the neighborhood that grew up around it is well-documented.

It had a happy moment when, in the 1970s, community advocates won the fight to preserve it as a public park and cultural center. The beautiful main building is well-known, but the rest of its grounds are less so.

At least 38 acres - about 57% of the park - is golf course, unsurprising given its country club past. But northeast of the building, accessible only via a circuitous route through driveways and parking lots, is a quiet beach. And on a spit of land extending out beyond that beach is a small slice of heaven: the South Shore Nature Sanctuary.

A path leads from the beach into a series of dunes, their sands restrained by the roots of tenacious grasses waving in the breeze. The trail loops gently through the full range of northeastern Illinois' native ecosystems. Dunes cascade down to a small wetland, where ducks swim beneath the picturesque boardwalk." (Rogers, 7/28/17)

Link to full text and all photos.

Additional Reading

Why save the South Shore Nature Sanctuary?, By Eric Allix Rogers, Chicago Patterns, July 18, 2017

MITCHELL: Debate over South Shore Nature Sanctuary heats up, Mary Mitchell, Chicago Sun-Times, 7/10/17

Jackson Bark, South Side's Only Dog Park, Scrapped In Golf Course Expansion DNAinfo, Sam Cholke, June 28, 2017

Plans To Revamp South Side Including New Golf Course Discussed In Obama Library Meeting, CBSChicago, June 21, 2017

Historic Quincy 'L' Station On Track For Landmark Designation



Quincy 'L' Station Platform, Photo Credit by Graham Garfield

With construction underway since April, the historic CTA Quincy Loop 'L' Station at 220 South Wells is on its way to receiving official landmark designation after the Commission on Chicago Landmarks voted at the July meeting to allow the designation process for the Quincy 'L' Station to move forward. Built in 1897 and designed by Alfred M. Hedley and J.A.L Waddell in the Neoclassical style with Palladian influences, the 120-year old station is one of the oldest and is the best preserved of the CTA's first generation 'L' stations.

"The Quincy 'L' station has served riders for more than 100 years, providing Chicagoans with convenient access to and from Chicago's downtown Loop," said CTA President Dorval Carter. "These improvements will retain the station's historic appearance while making necessary upgrades including the addition of two elevators."

During planning and design, the CTA was mindful of the need to both sensitively handle the station's many important historic elements while upgrading the station for contemporary use. The $18 million plan includes two new elevators along Wells Street which will make the station accessible to customers with disabilities. The elevators were intentionally set away from the historic station house to avoid interfering with their historic elements. Other improvements include an accessible covered walkway and new exit stairs. Existing platforms and station house will be modified to accommodate the expanded walkway. Lighting will be upgraded and the station painted and spruced up.

The station's historic character is largely intact thanks in part to the preservation sensitive restoration in 1988 by the Office of John Vinci, now Vinci-Hamp Architects, including the replication from the original 1897 drawings of the ticket agent's booth. "The interior retains its pressed tin walls and ceiling and tongue-in-groove chair-rail wood paneling. Most is original and

what was damaged or missing was recreated. New replicas of the oak doors and moldings were created and installed. The original fare collection booths are still in place, as well as old fare register equipment." (Chicago-L.org)

The station provides more than 2.2 million rides annually on the Brown, Orange, Pink and Purple lines, is a major multi-modal transfer point for ten CTA bus routes, and is proximate to Union Station and the LaSalle Street Metra Station.

Preservation Chicago applauds the CTA for recognizing and respecting the historic character of the Quincy 'L' Station. Our organization's long effort to save the Madison-Wabash Station House and the continued interest in the station house façade panels on temporary exhibition at the Rebuilding Exchange has helped to raise and maintain awareness of the importance of the CTA's historic station houses. We look forward to announcing a permanent home for the Madison-Wabash Station House panels in Chicago later this year.

Additional Reading

Historic Quincy 'L' station one step closer to official landmark status, AJ LaTrace, Curbed Chicago, July 6, 2017

Outstanding history of the Quincy L Station at www.Chicago-L.org

Work About to Start on 120-Year-Old Quincy L Station, ChicagoArchitecture.org, 4/10/17

CTA begins work to renovate the Loop's historic Quincy 'L' station, Jay Koziarz, Curbed Chicago, 4/10/17

Morgan Park 115th Street Metra Station Fire



115th Street Morgan Park Station, Photo Credit Howard A. Ludwig/DNAinfo

On May 28, a fire caused major damage to the historic Morgan Park Beverly Metra Rock Island station. According to Rock Island Director of Engineering Mike Tempinsky, officials believe that the cause of the fire was a garbage can adjacent to the station set ablaze by vandals.

"Structural engineers have assessed the severe damage from the fire at the 115th Street/ Morgan Park Station and determined, unfortunately, the structure is damaged beyond repair," officials said. "Metra is extremely disappointed that this building cannot be saved because we understand it has served as a community anchor for 125 years. However, we have no choice but to remove it and expect to do so shortly." (Garmes, 6/27/17)

Located at 1982 W. 115th Street, the 125 year old station was designated as a historic landmark in 1995 by the Commission on Chicago Landmarks (CCL). At the July Commission on Chicago Landmarks commission meeting, Preservation Chicago requested that the to-be-constructed replacement station be modeled as closely as possible to the historic station house lost to fire. Hence, once a landmark, always a landmark.

The 91st, 95th, 99th, 107th and 111th Street stations were also landmarked in 1995. Originally part of the Chicago, Rock Island and Pacific Railroad, the Morgan Park Station and other nearby stations were constructed in the late 19th and early 20th century and were generally built in a Colonial Revival Queen Anne and Richardsonian Romanesque architectural styles similar to the nearby residential homes.

Additional Reading

Metra to raze damaged station at 115th Street, Kyle Garmes, The Beverly Review, June 27, 2017

Be vigilant to stop vandalism, Opinion, The Beverly Review, July 11, 2017

Fulton Market Grain Elevator to be Sold for Redevelopment



ADM Wheat Mill Grain Elevator, Photo Credit Phil Velasquez Chicago Tribune

Archer Daniels Midland has announced plans to close the historic wheat plant and what is reported to be Chicago's last active grain elevator located on West Carroll Avenue in the Fulton Market district.

The plant was built in 1897 by B.A. Eckhart Milling and has been in operation since that time. It is a direct connection to Chicago's wheat industry, one of the industries upon which Chicago was built. In the 1850's, Chicago was the grain capital of the world.

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

Once a gritty and hardworking meatpacking district, the Fulton Market neighborhood has become a trendy neighborhood with significant investment and new bars, restaurants, residences, and offices. Many protected historic buildings are being renovated while many unprotected historic buildings are threatened with demolition.

The wheat mill employs approximately 60 people and its closing is evidence of further erosion to Chicago's industrial base. If it must close, Preservation Chicago would like to see a creative adaptive reuse project that could recognize and celebrate this interesting building and the Chicago history it represents.

Additional Reading

ADM shutting down Chicago flour mill, Crains Chicago Business, Steven Strahler, June 2, 2017

ADM to close Fulton Market wheat mill for new LaSalle County plant, Robert Channick, Chicago Tribune, June 2, 2017

Unity Temple Restoration Complete!



Unity Temple, Photo Credit Antonio Perez/Chicago Tribune

Just beyond Chicago's city limits, Unity Temple's $25 million, multi-year, comprehensive and painstaking restoration is now complete, we wish to recognize and celebrate this extraordinary achievement on a world-class building.

"Built between 1905 and 1908, Unity Temple represents a defining moment in Frank Lloyd Wright's early career. Designed in Wright's Oak Park Studio for his own Unitarian congregation, it is one of the first public buildings in America to feature exposed concrete and is one of Wright's greatest public building of his early period. The harmony of the building's strikingly geometric architecture and decorative elements exemplifies Wright's theory of organic design. Unity Temple announced a new era of innovation in modern architecture." (Frank Lloyd Wright Trust)

"A National Historic Landmark since 1971, the space is famed for its strict rectilinear interior design, dramatic skylight, unconventional construction and an inspired manipulation of space, which maximizes seating efficiency. But at the same time, the celebrated church (875 Lake Street, Oak Park, Illinois) long proved susceptible to water damage, necessitating the years-long re-do." (Gossett, June, 27, 2017)

"Even if you have already visited Unity Temple, you will be stunned by the brilliant use of light and space in this magnificent building," said Celeste Adams, president and CEO of the Frank Lloyd Wright Trust, in a press release.

Heather Hutchison, the executive director of the Unity Temple Restoration Foundation, says the building has global appeal.

"It's an internationally iconic Frank Lloyd Wright building. It's what he considered his modern masterpiece. We get international visitors and local visitors," Hutchison said. (Hindery, 5/26/17)

Preservation Chicago applauds the extraordinary generosity of the Chicago-based, Alphawood Foundation which provided a $10 million grant in 2013 which provided the momentum to begin the extensive renovation project, other significant funders such as the Tawani Foundation, and the Unity Temple Restoration Foundation and Harboe Architects for their tireless commitment to excellence on the extraordinary restoration of this world-class masterpiece. How far this building has come since it was included on Landmark Illinois' list of most endangered buildings in Illinois in the year 2000.

A trip to Unity Temple is the perfect way to celebrate the 150th anniversary of Wright's birth. Guided tours take place Monday through Saturday and run approximately one hour minutes. More info at the Frank Lloyd Wright Trust.

Additional Reading

Unity Temple Restoration Foundation

Column: Delayed restoration of Frank Lloyd Wright's Unity Temple is triumphant, Blair Kamin, Chicago Tribune, May 20, 2017

Restoration of Unity Temple Revives Glory of Wright's 'Little Jewel Box', Chicago Tonight/WTTW, Marc Vitali, July 12, 2017

Unity Temple officials on restoration of 'internationally iconic' Frank Lloyd Wright building, Rachel K. Hindery, Chicago Tribune, May 26, 2017

Tours Of Frank Lloyd Wright's Iconic, Restored Unity Temple Are Back, Starting In July, Stephen Gossett, Chicagoist, June 27, 2017.

Sears Catalog Printing Building Adaptive Reuse Complete!



Sears, Roebuck & Co.'s Catalog Printing Facility. Photo Credit Mercy Zbigniew Bzdak/Chicago Tribune

After over 40 years of vacancy following Sears, Roebuck & Co.'s move from of their catalog printing building at 3301 West Arthington and Spauling, Mercy Housing Lakefront with architect Solomon Cordwell Buenz have completed the Lofts on Arthington, a $65 million adaptive reuse and renovation of the six-story historic warehouse building. Located in the Homan Square neighborhood of North Lawndale, the development is another important step forward for the neighborhood and for the adaptive reuse of the extensive Sears, Roebuck & Co.'s campus. The historic campus was largely vacated over time following the completion of Sears Tower in downtown Chicago in 1973.

The development includes 181 loft-style affordable apartments; many are large and airy with soaring 16 to 18 foot ceilings and ample natural light from huge windows. Particular case was taken to restore the historic front lobby with its marble baseboards, the original floors, and restored elevator doors. Additional amenities include a gym, computer room, laundry facilities, an outdoor community areas, and on-site programs such as job training, neonatal health care and pre-K education.

Having taken over seven years to complete, Preservation Chicago applauds Mercy Housing Lakefront for their outstanding development, for their ongoing commitment to Chicago's historic architecture, and for providing high-quality, much needed affordable housing.

Preservation Chicago remains very concerned about the future of the largely vacant Administration Building, as well as the AllState Insurance Building (Chicago 7 2013) which is empty and exposed to the elements.

Additional Reading

40 years after Sears left Homan Square, catalog building gets second life, Corilyn Shropshire, Chicago Tribune, June 22, 2017

In Homan Square, 102-Year-Old Building Gets a New Life, WTTW Chicago Tonight, Brandis Freidman, June 14, 2017

Let's Restore the UPTOWN THEATRE!



Uptown Theatre, Line Drawing Credit by Friends of the Uptown

Preservation Chicago is supporting a new petition "Mayor Rahm Emanuel: Restore the Uptown!" PLEASE consider adding your name.

The potential of the Uptown Theatre means so much to the people who have fond memories of it and to those who are hoping that its restoration and reuse will bring jobs and make a positive economic impact on the neighborhood and region.

Your support for the restoration and reuse of the Chicago Landmark Uptown Theatre for entertainment and other special events will help create jobs for the community and help make the Uptown Square Entertainment District a vital destination.

Our goal is to reach 5,000 signatures and we need your support to make that happen. Please consider sharing this with your friends and family via email and social media.

This effort is in coordination with the longtime volunteers of Friends of the Uptown, who are collecting signatures Friday, June 30, and Saturday, July 1, on the concourse of Wrigley Field. The "Friends of the Uptown" which was featured on "Participation Row" courtesy of the Jerry Garcia Foundation during the two nights of Dead and Company concerts. Participation Row was where attendees were encouraged to register to vote and to take other positive actions for social and environmental causes.

Please sign the Petition here

Additional Resources

Friends of the Uptown Website

Woodruff Arcade Petition



Woodruff Arcade Interior, Photo Credit by Jason Marck/WBEZ

The last reported remaining arcade in Chicago is threatened with demolition and replacement with a 6-story building. Located at the corner of Broadway, Devon and Sheridan in Edgewater, the 94-year old Woodruff Arcade has served dozens of small tenants since it was first opened circa 1923.

In 1922, W.J. Woodruff received a building permit from the city for his arcade, according to the Edgewater Historical Society. Architect Herbert Green designed a handsome but utilitarian red brick building that opens up inside with iron staircases, large interior windows into the internal courtyard, and that big skylight. (WBEZ, 6/22/17)

The Edgewater Historical Society is leading an effort to Save the Woodruff Arcade with a petition drive focused at convincing 48th Ward Alderman Osterman to oppose the demolition. Please take a moment to sign the petition here.

The arcade currently houses over a dozen small business and offices. All tenants were given notice that they would need to vacate their spaces by December 31, 2017.

The former owner operated the arcade for over 30 years, but sold the building to Borekci Real Estate, a company based in Ankara, Turkey, and Algonquin Venture Real Estate LLC based in Northbrook.

As reported in DNAinfo, tenant Anvi Parikh, of SRJ Consulting, a financial services firm that leases space in the building was told the building was slated to be razed and rebuilt as a six-story development.

Additional Reading

What's That Building? The Woodruff Arcade with Dennis Rodkin, WBEZ Chicago, Morning Shift, 11 Minute Radio Story, June 22, 2017

94-Year-Old 'Arcade' Shopping Center Sold; Businesses Must Leave By Dec. 31, Linze Rice, DNAinfo, February 3, 2017

Petition to Save the Woodruff Arcade

Arcade Building Sold, Business Owners Forced Out, Loyola Phoenix, Julie Whitehair, February 1, 2017

Andersonville's Beloved Swedish Flag Water Tower Returns



Swedish American Museum Water Tank , Photo Credit DNAinfo/Ade Emmanuel

After a three year hiatus, the iconic Blue and Yellow Swedish flag water tower above the Swedish American Museum in Andersonville is being reinstalled. The new fiberglass tower will be painted to mimic the original wooden water tower. First installed in 1927, the wooden water tower was removed in 2014 due to 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 $125,000.

Additional Reading

Andersonville's Beloved Swedish Flag Water Tower Is Coming Back, Josh McGee, DNAinfo, July 17, 2017

Man Bites Dog: Downtown Water Tank To Be Saved (included incredible spreadsheet of all remaining Water Tanks and Demos since 2006)

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

Preservation Chicago Hosts Iraqi Archeological Delegation



Preservation Chicago Hosts Iraqi Archeological Delegation, Photo Credit Ward Miller

Preservation Chicago was honored to host an international delegation of leading archeologists from Iraq and Kurdistan. The delegation included leaders from top Iraqi universities and institutions. The spirited conversation covered a wide range of historic preservation related topics. All involved were fascinated to explore the many similarities and many differences between preservation efforts in both Chicago and Iraq.

Preservation Chicago applauds "Choose Chicago", Chicago's tourism agency, for their efforts and success in championing Chicago's important role locally, nationally, and internationally. We also rather liked one of the suggestions from the delegation for the idea of an appointed "Minister of Historic Preservation" in both Washington D.C. and Chicago!

2017 Chicago Citywide Adopt-A-Landmark Fund Applications Due August 15!

citywide ADOPT—A—LANDMARK fund

The Citywide Adopt-a-Landmark Fund allocates funding generated by downtown construction projects to support restoration of buildings that have been individually designated as a Chicago Landmark, or a contributing building in a designated landmark district, excluding single-family homes and residential buildings of six units or less.

The City acquires the funds through the Neighborhood Opportunity Bonus, in which developers pay a voluntary fee to achieve increased density in certain downtown districts. Ten percent of that money goes to this fund.

Project Eligibility:

1. Restoration project must be consistent with Commission standards and guidelines
2. Scope of work and budget must be preapproved
3. Scope of work must be substantial interior or exterior renovation work that is visible from a public street or within a portion of the interior that is open to the public. This work must exceed normal maintenance.

Priority is given to projects that address exterior envelope issues. Additional funding priorities established by the Department of Planning and Development (DPD) are outlined in the application.

In this round, Applicants may apply for Citywide Adopt-a-Landmark Fund grants for Uncompleted Projects $30,000 or Over.

Application deadline is August 15, 2017

More information at the City of Chicago Website

Adopt-a-Landmark Application

2017 Chicago 7 Union Station Power House Poster Now Available



Preservation Chicago "2017 Chicago 7 Most Endangered" Original Poster

Preservation Chicago is pleased to announce that its well-received original design 2017 "Chicago 7 Most Endangered" Chicago Union Station Power House poster is now available at the Preservation Chicago website.

The 16x20 poster, printed on high-quality glossy stock is a complementary gift for any donation or membership donation of $65 or more. Please note that poster is unframed.

The 2017 "Chicago 7 Most Endangered" list is unusually broad in its scope and 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

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

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