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August 2017 Month
in Review Newsletter

A New Hope for Historic Berwyn Ave Greystone



1436 W. Berwyn Avenue, Photo Credit Redfin

UPDATE: The intense, sustained and widespread opposition to the planned demolition and redevelopment of the historic greystone at 1436 W. Berwyn Avenue has yielded a partial victory. The developer, Aiden Development, has agreed to list the building for sale for one month and with an asking price of $1,180,000. The sale of the building to a preservation oriented buyer would remove this building from jeopardy.

The East Andersonville Residents Council (EARC) and Alderman Osterman remained consistent in their commitment to saving 1436 W. Berwyn Avenue during discussions with Aiden Development, public meetings, petition drive, and other community organizing efforts. This efforts created the circumstances to allow other possible outcomes to emerge.

Maureen Murnane and Kathy Klink-Flores, the adjacent neighbor in the "sister" home, deserve special recognition for their successful efforts to encourage Aiden Development to consider alternate plans. Both are active members of the Lakewood Balmoral Residents Council who was opposed to the demolition.

1436 W. Berwyn Avenue is again being listed on the market for 30 days. According to Murnae, one offer has already been received. Persons interested in purchasing the property can contact Murnane at maureen@northedgegroup.net. An open house is scheduled for this Sunday, September 3.

"The developer was originally against the idea of selling the property because he felt he bought the building fair and square and followed all the rules. He was a bit blindsided by the situation," said Murnane. (Zagotta, Edgeville Buzz , 8/30/17)

But it was community persistence which eventually made him change his mind according to her. She added, "It's a shame it took this kind of crisis for the community to realize that this could happen. But it's a cautionary tale for a neighborhood the values its historic character and is hesitant to making moves to protect them." (Zagotta, Edgeville Buzz , 8/30/17)

Preservation Chicago has been working diligently and hopes for a preservation oriented outcome. We believe that it is in the best interest of the neighborhood, the alderman, and the developers to establish clear rules that pro-actively protect Chicago's historic homes and neighborhoods. Unlike other historic neighborhoods whose historic fabric has been permanently impacted by frequent and widespread demolition, Andersonville and Edgewater are largely intact. We would like to continue to encourage preservation outcomes in this historic neighborhood.

BACKGROUND: After the revised plans for the redevelopment of 1436 W. Berwyn were released the Andersonville/Edgewater community responded with strong opposition. 150 residents packed a neighborhood meeting held by 48th Ward Alderman Harry Osterman. The developer Aidan Dunican of Aidan Development, did not attend the meeting, and was represented by his architect and zoning attorney.

While the outright demolition of the historic Greystone has been possibly prevented, the revised renderings reveal a plan which demolishes nearly everything except the historic façade, and includes the loss of the original staircase entry, the wonderful double-bay windows on the side elevation, and includes a large addition both above and adjacent to the existing building. The revised plan would require aldermanic support for a zoning upgrade to accommodate the 6-unit, condo building with units up to 2,300 square feet and a six car garage and deck.

After a show of hands which clearly indicated the strength of opposition to the development proposal, Alderman Osterman stated his intention to oppose the upzoning...and received a standing ovation.

"I want to save the building," said Alderman Osterman. "I will do everything possible to make sure neither proposal goes through." (Zagotta, 6/27/17)
Preservation Chicago wishes to commend Alderman Osterman and his staff for their unwaivering support and leadership.

The building falls beyond the boundaries of three proximate National Register Districts. Few, if any of the buildings in this wonderful historic neighborhood have any significant protections against demolition. In these situations, there is little that can be done except request developers to spare historic buildings that have been a cherished part of the neighborhood for over 100 years.

In this case, the best outcome would be a preservation-oriented buyer to purchase the building from the developer. While multiple interested buyers have emerged, there was no indication the developer would consider selling the property until now.

Preservation Chicago is highly concerned about the increasing number of historic building demolitions happening throughout the city. For every building save, many, many more historic homes are being lost. Developers are consistently willing to out-spend prospective home-owners and in the absence of more aggressive historic landmark protection, down zoning, or demolition fees. This structural imbalance is cause for concern and will cause many more demolition alarms in the near term.

The beautifully ornamented limestone building at 1436 W. Berwyn is nestled between the Andersonville Historic District, the Lakewood-Balmoral Historic District and the Bryn Mawr Historic District. Its double-bay windows overlook a double-wide 50' lot. The well-maintained two-flat, and a similar but more elaborate twin building, were both built in 1908 by two local Swedish immigrant brothers, Christ and John Christiansen.

The property was recently sold to a developer. When news broke of the planned demolition and replacement with a 6-flat, the community quickly mobilized to oppose it. Community members, neighbors, the East Andersonville Residents Council, the Edgewater Historical Society,

Concerned Citizens of East Andersonville, Landmarks Illinois, Preservation Chicago, and other stakeholders contacted 48th Ward Alderman Harry Osterman, organized public meetings, and created an online petition that quickly received over 600 signatures of support.

Petitions are important. PLEASE take a minute and add your name to support the effort. Click here for link to the petition.

In this case, the extra-large 50' x 125' lot and generous R4 zoning which allows for multi-family buildings made the historic building at 1436 Berwyn a perfect candidate for a tear-down. The building is not orange-rated, so demolition permit application would not have triggered the 90-Day Demolition Delay. In this case, the developer could have proceeded "as-of-right".

Preservation Chicago would also like to encourage conversations to begin again for a Lakewood-Balmoral Chicago Landmark District which would provide protection against demolition for the buildings, and provide oversight to the alderman, and a voice to the community.

Additional Reading

Developer Of Historic Andersonville Home Gives Community 1 Month To Find A New Buyer, Edgeville Buzz, Daniel Zagotta, 8/30/17

Fierce Opposition To Andersonville Development Draws 150 Plus Attendees To Meeting, Developer a No-Show, Daniel Zagotta Edgeville Buzz, 6/27/17

Andersonville Residents Save Historic Home From Demolition, Josh McGhee, DNAinfo, 5/11/17

Demolition of Historic Andersonville Home Put On Hold After Community Backlash, Its Future Still Unclear

Daniel O. Hill House Saved!



Daniel O. Hill House, Photo Credit by Redfin

UPDATE: After nearly a year of diligent and unrelenting preservation advocacy efforts, the highly ornate 1905 American Foursquare mansion in East Lake View has entered a Preliminary

Determination process to become a protected Chicago Landmark following the successful vote at the Chicago Commission on Landmarks' August 3rd meeting and cannot be demolished during this designation process. Designed for silk merchant Daniel O. Hill by architect Fredrick W. Perkins has served as the Serbian American Museum/St. Sava since 1952.

Preservation Chicago applauds 44th Ward Alderman Tom Tunney for his strong leadership and vocal opposition to the demolition of this important historic building and East Lake View Landmark. In addition to the Alderman, the successful outcome of this rapid-response advocacy effort extends to community leaders, the Serbian American community, community organizations and residents, Preservation Chicago, Landmarks Illinois, and DPD Landmarks staff which considered the request for Landmark Designation and recommended that the Commission on Chicago Landmarks grant preliminary protections and begin the landmark process.

The building remains listed for sale with an asking price of $3,850,000. According to the museum board, the landmarked building is worth $1 million less that the property as vacant land. The difference in valuation is largely due to a historic single-family home being burdened with a high-density, multi-family zoning. Adjusting zoning to better conform with existing use would eliminate much of this disparity for this and many other historic homes throughout Lake View and other Chicago neighborhoods.

Background: Shortly before the Chicago Commission on Landmarks' April meeting, the Board of the Serbian American Club withdrew the demolition permit request, for the second time. This action removed the historic Daniel O. Hill House from the agenda with the idea that further discussions would follow with 44th Ward Alderman Tom Tunney and community members. Preservation Chicago and community stakeholders remained vigilant until the building's future was secure; either by being sold to a preservation-sensitive buyer or through landmark protection. The building was clearly significant enough to be eligible for an individual landmark. Preservation Chicago continues to support an expanded East Lake View or "Meekerville" Historic Landmark District in the future.

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 Lake View 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 approximately 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, in addition to providing public testimony at the Commission on Chicago Landmarks hearings.

This preservation effort might yield greater benefits for Lake View. 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."

The Serbian American Museum & Club/St Sava has operated since 1952 from the historic 11,400 square foot mansion in East Lake View. This extraordinary Prairie Style home, originally the Daniel 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 Lake View, 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 and strongly supports a wider Historic Landmark District to protect greater number of significant Lake View homes and buildings. We applaud the Landmarks Commission, 44th Ward Alderman Tunney, Serbian and Lake View neighborhood

organizations, and Lakeview neighbors for taking the steps necessary to protect this important historic landmark and urge them to protect others in the district.

Additional Reading

Chicago's historic Daniel O. Hill House granted preliminary landmark status, Jay Koziarz, Curbed Chicago, 8/4/2017

Demolition deferred for Lakeview's historic Daniel O. Hill house

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

Old Main Chicago Post Office to Replace Windows... all 2404 of them!



Old Main Post Office, Rendering Credit: Gensler

After sitting vacant for more than two decades and surviving multiple fires and multiple code compliance issues, restoration work is well underway on the historic Art Moderne Old Main Post Office. For over 25 years, the reuse of this historic building has been a top priority for the Chicago preservation community. Multiple schemes had been presented over the years, many which included partial demolition of the portions of this massive building. Preservation Chicago is thrilled that the ongoing restoration work will restore the entire historic structure. Exterior facade repair and restoration work began in October 2016. Restoration efforts on the Art Moderne lobby began in March 2017. The current focus is to replace the building's windows which number 2,404.

601W Companies hired the Gensler design firm to lead the massive $500 million renovation plan. Located along the south branch of the Chicago River, and straddling the Eisenhower

expressway, the massive building will deliver 2.5 million square feet of Class A office space and is estimated to be able to house approximately 12,000 employees once completed.

From the redevelopment renderings, the historic building appears to be largely left intact and restored. Future improvements include upgraded elevators, plumbing, mechanical and electrical systems. New amenities will include an extensive three-acre rooftop park/fitness center. A landscaped Riverwalk and outdoor cafes will line the river frontage.

After the previous redevelopment plan by British developer Bill Davies failed, the Art Moderne building was purchased by a New York based developer 601W Companies prior to an eminent domain action by the City. Preservation Chicago testified on behalf of the historic structure at multiple hearings prior to the potential eminent domain noting the preservation community's long-term commitment to a good outcome for the Old Main Post Office. Preservation Chicago would like to encourage a Chicago Landmark Designation of the building and its spectacular two-story lobby.

Additional Reading

Chicago's Old Post Office building is getting some new windows-2,400 to be exact, Jay Koziarz, Curbed Chicago, 8/29/17

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

Orange-Rated Seng Building Released from 90 Day Demo Delay...After Six Days!



Seng Building, 1450 N. Dayton, Photo Credit: Google Street View

The historic Seng Building located at 1450 N. Dayton Street, along with an adjacent two-story building, will be demolished to make way for a new vertical retail building. The adjacent building was once possibly linked to the nearby Euston & Company Linseed Oil Plant and the Chicago Linoleum Plant which were designed by Adler and Sullivan and are not protected by Landmark Designation. The circa 1910 Prairie School industrial building was home to Chicago-based furniture manufacturer The Seng Company. The historic industrial Clybourn Corridor continues to lose its more of its vintage buildings and its character.

The Seng Building is listed as orange-rated on the Chicago Historic Resources Survey (CHRS). Due the significant historic value orange-rated buildings, the designation requires a 90-Day Demolition Delay to provide an opportunity for alternate plans to emerge that might protect the historic building from demolition. This building was not on the Chicago Commission on Landmarks August 3rd agenda where its historic merits, public testimony, and potential alternative plans, including adaptive reuse or incorporating the historic façade into the new construction plans, could have been considered.

The demolition permit was received on Friday, August 4th, the day following the Chicago Commission on Landmarks public meeting. The demolition permit was released four business days later on Thursday August 10th.

#100715231
Date Received: 08/04/2017
Address: 1450 N. Dayton Ave.
Ward: 27
Applicant: Chicago Building Consulting Services, Inc.
Owner: The Shops at Big Deahl, Inc.
Permit Description: The demolition and removal of several adjoining buildings, including an orange-rated 2-story masonry building located at 1450 N. Dayton Ave..
Status: Released 08/10/2017 [Demolition pursuant to approved plans as part of a Planned Development].

"We're saddened that we never had the chance to really explore the history of this building," said Ward Miller of Preservation Chicago. "Orange-rated buildings are supposed to have a 90-day hold for this reason. Expediting the demolition of historic buildings really defeats the purpose of having the Chicago Historic Resources Survey," (LaTrace, 8/14/17)

Preservation Chicago urges the City's Department of Planning and Development/Historic Preservation Division and staff to allow the 90-Day Demolition Delay for orange-rated structures to be implemented according to the ordinance and full 90-Day Demolition Delay allowed to run its course.

There are many examples where the demolition delay process worked as designed and the process resulted in better outcomes for all parties including the historic building, the developer, the community and the City of Chicago. Early release of demolition permits for significant orange-rated buildings should be rare and reserved for instances where there is a clear health and safety risk which can only be resolved by an emergency demolition.

Additional Reading

Demolition of Prairie School era factory to make way for new retail complex, AJ LaTrace, Curbed Chicago, 8/14/2017

Orange-Rated West Loop Industrial Building Targeted with Demolition



1217 W. Washington Blvd Cornice, Photo Credit: Gabriel X. Michael



1217 W. Washington Blvd Ornament, Photo Credit: Gabriel X. Michael

1217 W. Washington Boulevard, dating from the early 1900's, is threatened with demolition. This three-story commercial and industrial building has an outstanding façade with highly decorative ornamentation and an elaborately detailed cornice. The white glazed brick contrasts beautifully with the maroon-colored ornament and arched window openings.

The building is excellent condition as it was "newly renovated by an experienced developer" in 2015. The rental listing further celebrates "heavy-timber loft with high ceilings and lots of character." The building recently served as the showroom for Veeco Manufacturing, a furniture manufacturer.

The owner is Peppercorn Capital which owns multiple historic properties in the neighborhood. They applied for a demolition permit on August 23, 2017. As 1217 W. Washington Boulevard is an orange-rated building, this will trigger a 90-Day Demolition Hold.

Preservation Chicago hopes that a demolition permit is not released prior to the expiration of the 90-Day Demolition Hold. During this window of time, Preservation Chicago hopes to be able to affect a positive change and prevent the demolition of this outstanding historic building which contributes so much character to the West Loop neighborhood. At a minimum, we would like to see this extraordinary façade preserved as part of a larger redevelopment plan.

The character of the historic West Loop is under intense pressure from new construction. With new buildings under construction ranging from 10 to 18 stories, historic two and three story industrial and commercial buildings on big lots are prime targets for demolition and redevelopment. In the past, Preservation Chicago has advocated for a Greektown/West Loop Chicago Landmark District that would recognize, celebrate and protect this wonderful historic neighborhood.

Additional Reading

Historic West Loop warehouse slated for demolition, AJ LaTrace, Curbed Chicago, 8/28/17

Historic Loop Office Building to be Converted to Apartments



Insurance Center Building, 330 W. Wells Street, Photo Credit: Gabriel X. Michael

A residential conversion is underway for the 16-story Insurance Center Building located at 330 S. Wells Street and Van Buren Street. The historic building was built in 1927 and designed by architects David Saul Klafter & James G. Ludgin. Despite ornamental terra cotta, decorative parapet, and art deco lobby, the building is not a Designated Chicago Landmark. However, the developer, Marc Realty, is planning a preservation-sensitive restoration that will meet the Secretary of the Interior's Standards for Rehabilitation, as determined by the National Park Service in order to qualify for the valuable Federal Historic Preservation Tax Credits. No exterior modifications are planned other than window replacement and a rooftop deck.

Once complete, the project will include 132 residential units, four levels of office space and ground floor retail. Marc Realty is the owner/developer and is working with architecture firm NORR.

Preservation Chicago applauds Marc Realty for their preservation sensitive adaptive reuse of this large, historic loop office building. We are thrilled that the Chicago development community, led by outstanding developers like Marc Realty, and includes Cedar Street Companies which is converting the 1925 Hartman Building/Bennett Brothers Building at 30 E. Adams Street, CA Ventures which is converting the 1915 Century Building at 202 S. State and the 1913 Consumers Buildings at 220 S. State Street, and Dolce Living Communities Residential which is converting the 1902 Barrister Hall/ National Life Building at 29 S. LaSalle Street, which have recognized the inherent value of historic buildings and have the sophistication to leverage the valuable historic credits and other incentives available. In each of these projects, Preservation Chicago would like to encourage the developer to pursue a Chicago Landmark Designation for each of these historic Chicago buildings.

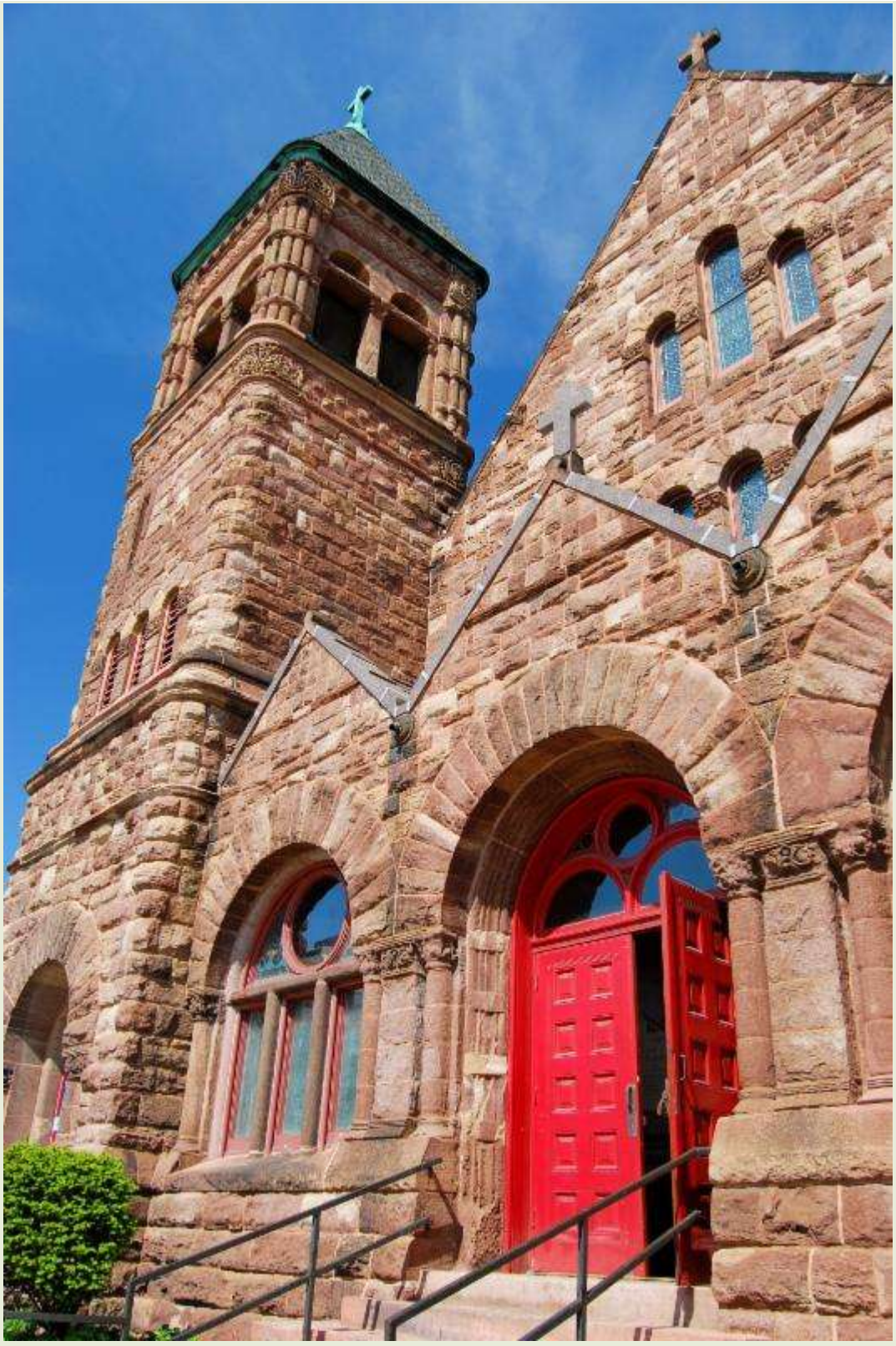
Additional Reading

Old 1927 Chicago Loop office building begins mixed-use transformation, Jay Koziarz, Aug 24, 2017

Could apartments be coming to this Loop office building?, Alby Gallun, Crain's Chicago Business, 8/25/17

Chicagology.com, 1927 Buildings

Church of the Epiphany to be Converted to Performing Arts Space



Church of the Epiphany, Photo Credit: Eric Allix Rogers



Church of the Epiphany Interior, Photo Credit: Eric Allix Rogers

After many years of preservation advocacy and many false starts, the Romanesque Revival Church of the Epiphany, located at 201 S. Ashland Avenue, plans are underway to adaptively reuse it as a performing arts and event space. The Church of the Epiphany has been shuttered since 2011 when the congregation had dwindled. The church was included in the Jackson Boulevard Landmark District Extension. The Landmark Designation prevented demolition, but pairing users with historic buildings is the only way to protect them against deferred maintenance and Chicago's harsh winters, and a new use and good steward/owner has been the primary focus of Preservation Chicago's efforts regarding the building.

Still owned by the Episcopal Diocese of Chicago, the redevelopment plan is from Chicago-based developer BCG Enterprises, LLC with design from Fitzgerald Associates Architects. The plan includes the preservation and adaptive reuse of the historic building and its sanctuary. The new use will include performing arts and event space in the former church, along with galleries and studios.

A roof top deck will be added to the adjacent 1960's-era two-story structure located to the south of the church. The developer is working with Neighbors of the West Loop and neighbors of the Jackson Boulevard Landmark District regarding support for a potential liquor license, noise restrictions, hours of operations, managing deliveries, and protecting the historic alleyway. A zoning change is required for the proposed new use.

The Church of the Epiphany was built in 1885 with additions in 1895 and designed by architects Edward Burling and Francis Whitehouse. The heavy rusticated stone building provides an excellent early example of Richardsonian Romanesque Revival architecture in Chicago. Members of the original congregation included many from the Boston area who were likely influenced by the architectural work of H. H. Richardson.

Additionally, the church's role in Chicago history is significant. In 1893, on the final day of the World's Columbian Exposition, Carter Harrison Sr., the highly popular, five-term Mayor of Chicago, was assassinated. After thousands of Chicagoans paid their respects to their fallen Mayor lying in state at City Hall, the highly attended funeral was held at the Church of the Epiphany near Mayor Harrison's home at 231

Ashland Avenue, followed by a procession of thousands of carriages to Graceland Cemetery. (Chicago Tribune, 12/6/1936)

In the 1960's, the church was known informally as "The People's Church" and was the site of many civil rights discussions and meetings. On December 6, 1969, a memorial service for Fred Hampton and Mark Clark was held at Church of the Epiphany. Fred Hampton, the 21-year leader in the Black Panther Party, was fatally gunned down along with fellow Black Panther during a highly controversial Chicago Police raid two days earlier on his West Side apartment at 2337 W. Monroe Street. (Chicago Tribune, 12/4/14)

In the 1990's, the Church of the Epiphany underwent a significant restoration under the Epiphany Restoration Association (ERA) with Vinci-Hamp Architects. During that time, Ward Miller and the ERA lead an extensive effort to landmark the Church Building. This resulted in the Church being included in the Jackson Boulevard Extension Landmark District. Preservation Chicago would like to encourage the continued restoration of the exquisite church sanctuary, unique Tiffany mosaics, rare terra cotta walls, incredible stained glass, other significant interior spaces, and to consider the entire historic complex as a sole Designated Chicago Landmark as part of this redevelopment agreement.

Additional Reading

Chicago's Church of the Epiphany to be converted to performing arts and event space, Jay Koziarz, Curbed Chicago, 8/7/17

CHICAGO: Historic Episcopal church awaits next chapter after closing, Ronnie Reese, Chicago Tribune, 11/30/2011

Drama in the Death House, Chicago Sunday Tribune, Dr. Francis W. McNamara, 12/6/1936

The Black Panther Raid, Chicago Tribune, 12/4/14

Weyland Building Compromise in Question?



Wayland Building, 1970 N. Milwaukee Avenue, Photo Credit: Eric Allix Rogers

The focused advocacy effort by neighborhood preservation partner Logan Square Preservation and Preservation Chicago (including a petition drive which received approximately 600 signatures) resulted in the partial preservation of the three-story Weyland Building at 1970 N. Milwaukee Avenue by architect John Ahlschlager (well 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.

Despite the agreement that preserved the historic Weyland Building facade in place, the façade was dismantled due concerns about the structural integrity. The developer Clayco amended its agreement with the city and requested permission from the city to dismantle and reconstruct it using the historic materials. According the developer, the painstaking disassembly process documented and numbered each façade element to allow accurate reassembly. The façade is required to be incorporated into the design of the new building under a Planned Development agreement with the city.

Some concern remains among preservationists, including Andrew Schneider, president of Logan Square Preservation, who said, "I don't like to see these kinds of changes because it's easier for the façade to be damaged coming down." (DNAinfo, Bloom, 8/16/17)

"We really didn't find out about the change in plans until after demolition was already in motion." said Schneider. (Curbed Chicago, Koziarz, 8/16/17)

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 included 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 above and behind the historic building façade 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 in arriving at this solution.

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 as an essential part for future TOD projects.

Additional Reading

Developer vows to reuse historic Milwaukee Avenue facade in Logan Square TOD, Jay Koziarz, Curbed Chicago, 8/16/17

Historic Logan Facade Torn Down - But Will Be Rebuilt, Developer Says, Mina Bloom DNAinfo, 8/16/17

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

Developer Incorporates Historic Building Into Logan Square Development

Let's Restore the UPTOWN THEATRE!



Uptown Theatre, Line Drawing Credit by Friends of the Uptown

Preservation Chicago is supporting the "Mayor Rahm Emanuel: Restore the Uptown!" petition. PLEASE add your name. At the time of publication, we had received over 6,210 signatures.

Our new goal is to reach 7,500 signatures and we need YOUR SUPPORT to make that happen. Please consider sharing this with your friends and family via email and social media.

Shuttered since 1981, the potential of the Uptown Theatre means so much to the people of Uptown and Chicago 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.

"We've come very far in the 50 years since the demolition of the Garrick Theater and Chicago Stock Exchange building when your common citizen may not have been involved in architectural preservation," Miller says. "But this is another example of a project that has so much good potential in so many ways and something that could positively impact the entire Uptown Entertainment District." (LaTrace, 8/22/17)

"At some point, these projects have to become someone's priority," Pierce adds. "The Uptown Theatre is one of our great landmarks and we're looking for a solution." (LaTrace, 8/22/17)

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.

This effort is in coordination with the longtime volunteers of Friends of the Uptown.

Please sign the Petition here

Additional Resources

Preservationists: The Uptown Theatre needs to become a priority, AJLaTrace, Curbed Chicago, 8/22/17

Uptown: Portrait of a Palace (25 minute documentary, 2006)

Friends of the Uptown Theatre Website

Save the Woodruff Arcade Petition



Woodruff Arcade Interior, Photo Credit by Jason Marck/WBEZ

Reportedly, the last remaining arcade in Chicago is threatened with demolition and replacement with a 7-story building, 58-unit 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. Over 450 signatures have already been collected.

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 the current ownership Edgemark Commercial Real Estate Services

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 seven-story development.

Like so many historic buildings under threat, the mismatch between the existing historic structure and the much larger building zoning allows for results in an economic incentive to destroy historic resources. As the developer is planning to work within the existing zoning limits, there is no requirement for public meetings or Aldermanic approval.

Preservation Chicago believes that this is an important gateway building to Rogers Park to the north, Edgewater to the south, and the Devon Street commercial corridor to the west. We have outreached to Alderman Osterman to encourage the developer to save the façade and the arcade and to encourage development above or behind these existing features. To date, the only concession from the developer has been the offer of a commemorative plaque.

Additional Reading

Woodruff Arcade Marketed As 'Loyola Gateway,' But Historians Try To Save It, Linze Rice, DNAinfo, 816/17

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

Upcoming Event: Chicago Architecture Biennial

Chicago Architecture Biennial Logo

The Chicago Architecture Biennial (CAB) announces more than 100 Program Partner organizations that will present collateral events and exhibitions in Chicago, Illinois. Partner programming will coincide with the preview on **September 14-15, 2017**, and continue for the duration of the Biennial, from the opening weekend on **September 16-17 through January 7, 2018.**

The Biennial and its partners will explore Chicago's rich historic legacy as an incubator of architectural ideas and showcase diverse cultural sites across the city and region through a range of programs that are available to the public. The city and its buildings will provide a space for international participants and visitors to explore the 2017 theme, Make New History, and to question how the past connects to the present, while also inspiring the future of art, architecture, and urban design.

"The Program Partners of the 2017 Chicago Architecture Biennial will further explore and examine the meaning of architecture today, and reflect and expand on the Biennial's theme of 'Make New History,'" said the 2017 Biennial Artistic Directors, Sharon Johnston and Mark Lee, of the Los Angeles-based firm Johnston Marklee.

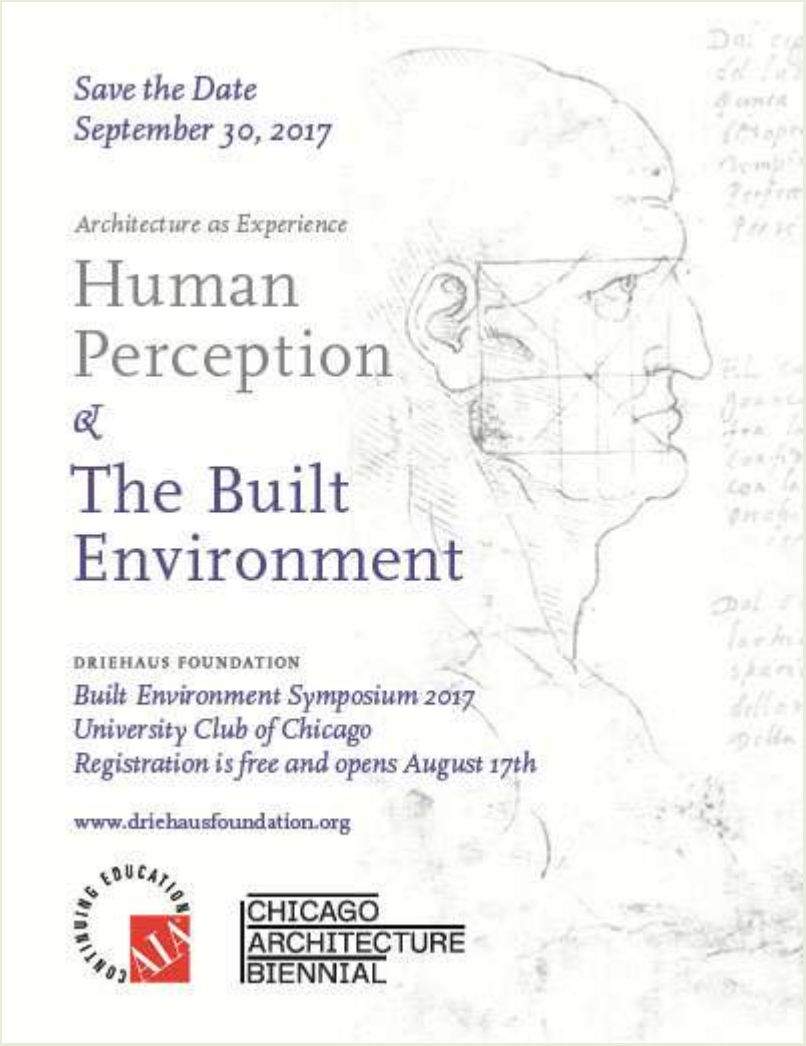
Todd Palmer, Executive Director of the 2017 Biennial, added, "The Biennial and its partners will leverage Chicago's unique legacy to present compelling programming, events, and exhibitions which will highlight the Artistic Directors' vision."

"It's exciting that visitors to the Biennial and Chicago residents will be able to enjoy the architecture related programming throughout the entire city," said Mark Kelly, Commissioner of the Chicago Department of Cultural Affairs and Special Events. "Chicago's architectural history is embedded within every neighborhood and touches so many of our world-class cultural organizations and venues."

The opening of the 2017 Chicago Architecture Biennial will align with the sixth annual EXPO CHICAGO, the International Exposition of Contemporary and Modern Art, which will run September 13-17, 2017, at Navy Pier.

More info at Chicago Architecture Biennial website.

Upcoming Event: Driehaus Foundation 2017 Built Environment Symposium



Driehaus Foundation Foundation 2017 Built Environment Symposium

Driehaus Foundation 2017 Built Environment Symposium will be held at the University Club of Chicago, from 8:00 to 5:00, **September 30, 2017**

Science is now informing us that our perceptual engagement with the environment, including the built environment, is enacted at the most basic level as a multi-sensory "whole-organism experience." Implicit in this view is the idea that architectural design is more than a symbolic or conceptual language-it is a process by which minds, bodies, built environments, and cultures interact with each other in a developmental process on multiple levels over the course of generations. This symposium will explore the inevitable shift of perspective from the "object" of design to the "experience" of those inhabiting the built forms, and consider the implications for the practice of architecture.

More info and registration at Driehaus Foundation website.

Upcoming Event: O pen House Chicago



Open House Chicago Announcement

200 COOL PLACES. 48 HOURS. GO. IT'S FREE. OCTOBER 14-15, 2017

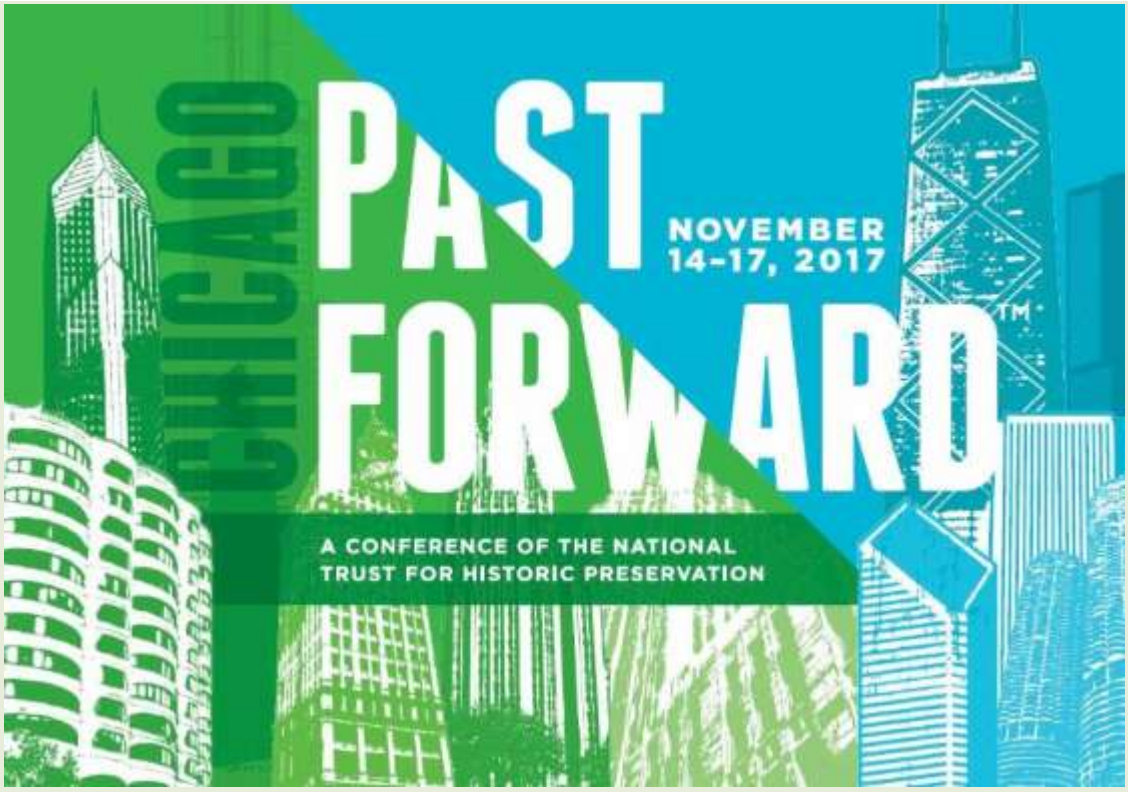
The Chicago Architecture Foundation's Open House Chicago is a free public festival that offers behind-the-scenes access to more than 200 buildings across Chicago.

Explore the hidden gems and architectural treasures of Chicago's diverse neighborhoods-all for free.

Have you ever walked by a building and thought, "I wish I could see what's inside?" Now you can. Tour soaring skyscrapers, repurposed mansions, opulent theaters, exclusive private clubs, private offices and breathtaking sacred spaces.

More info at Open House Chicago's website.

Upcoming Event:
National Trust Conference in Chicago



PastForward National Trust Conference in Chicago

PastForward is the premier educational and networking event for those in the business of saving places in Chicago from **November 14-17, 2017.**

Art, advocacy, and innovation are the hallmarks of preservation in Chicago, where outstanding architecture and diverse neighborhoods have become a proving ground for preservation approaches. At PastForward 2017 we'll focus on "forward," exploring the next generation of preservation tools and techniques-high-tech, big data, virtual.

While we'll explore many topics at PastForward 2017, we'll focus on the following themes:

- ReUrbanism-especially preservation's role in creating economically and environmentally sustainable, equitable, and healthy communities.
- Technology-applying the next generation of technological applications to the work of saving places.
- Health-better understand and advocate for the physical and psychological benefits of older and historic places.
- Connections-using place to make history visible and build understanding, community trust, and civility.

Join us November 14-17, 2017 in Chicago for PastForward. Register online today .

More info at PastForward Website.

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.