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PRESERVATION CHICAGO

CITIZENS ADVOCATING FOR THE PRESERVATION OF CHICAGO'S HISTORIC ARCHITECTURE

October 2017 Month-in-Review Newsletter

Historic Greystone at 1463 Berwyn Avenue Saved!



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 likely victory.

The historic greystone at 1436 W. Berwyn Avenue is under contract to a new preservation-sensitive buyer who has plans to deconvert the two flat to a single family home and to restore its historic features. Additionally, the landscaped side yard and mature elm tree will be preserved.

The sale of this historic property removes the property from the immediate threat posed by development plans to build out the site and create six-unit building with elements of the historic façade incorporated into the new construction.

Without any historic landmark district protections and with existing zoning that allowed for a much larger, more dense building as-of-right, the path to a preservation outcome was highly

unlikely. However, the extraordinary rapid response preservation advocacy efforts of Kathy Klink-Flores of the Lakewood Balmoral Residents Council, the East Andersonville Residents Council (EARC), Maureen Murnane of the Lakewood Balmoral Residents Council, and other community members and community organizations, which included well-attended public meetings, a petition drive, and other community organizing efforts deserves much of credit for this excellent preservation outcome. Preservation Chicago applauds the consistent support and leadership of 48th Ward Alderman Harry Osterman who played an important role in the preservation effort and outcome.

The collective impact of the rapid response preservation efforts created the circumstances which allowed other possible outcomes to emerge, including the sale of the historic building to a historic preservation oriented buyer.

The developer, Aiden Development, initially had no interest in reselling the building, but the community organizing and persistence encouraged him to reconsider and list the building for sale. “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)

Maureen Murnane said, “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 working diligently with community partners and Alderman Osterman to bring about a preservation-oriented outcome for 1463 Berwyn Avenue. We are thrilled that the efforts will result in a great win for the building, the Andersonville and Edgewater neighborhoods, and Chicago. 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 will 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 unwavering 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. Over 600 people added their names 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 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

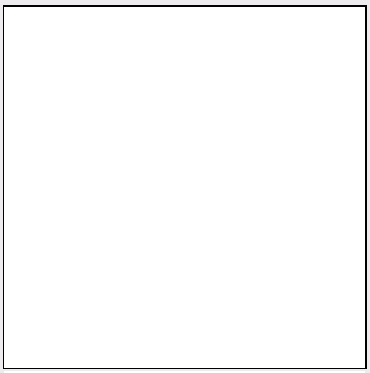
Historic Andersonville Home Survives Possible Demolition, Will Be Restored Instead, Edgeville Buzz, Daniel Zagotta, October 27, 2017

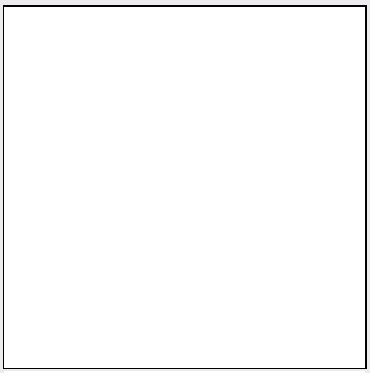
Developer Of Historic Andersonville Home Gives Community 1 Month To Find A New Buyer, Edgeville Buzz, Daniel Zagotta, 8/30/17

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





Preservation Outcome for Lathrop Homes



Lathrop Homes, Photo Credit: Peter Rock



Lathrop Homes, Photo Credit: Peter Rock

After decades of advocacy, the Julia C. Lathrop Homes redevelopment broke ground on October 10, 2017. The final plan includes a combination of historic preservation and some limited new construction. The final plan has a significantly higher percentage of preservation than was initially proposed. Even the historic name will be preserved and the community will be called “Lathrop” post redevelopment.

This preservation-oriented outcome is due to a multi-year advocacy campaign by Preservation Chicago, our preservation partners including Landmarks Illinois, the National Trust, and neighborhood groups such as Lathrop Home Advisory Council and Logan Square Neighborhood Association. Additionally, federal historic tax credits played a critical role in the financing of the redevelopment. If more historic fabric was destroyed, the development risked losing millions of dollars of federal historic tax credits. The final redevelopment will deliver 1,116 mixed income residential units, 14 original buildings north of Diversey will be preserved and renovated, improvements to the 11 acres of green space including the great lawn, new retail spaces, and a new riverwalk.

Additionally, the requirements of the federal historic tax credits helped to development team to decide to eliminate the controversial proposed new construction mid-rise gateway buildings at Diversey, Damen and Elston and to preserve the original administration building located at the corner and adjacent historic apartment block.

Lathrop Homes has twice been a Preservation Chicago 7 Most Endangered, first in 2007 and then again in 2013. The Lathrop Homes are one of the first and best public housing developments built in Chicago and was home remarkably stable racially-mixed community for generations. Completed in 1932, the 32-acre park-like site is located along the Chicago River with mature landscaping. The low-rise and gently ornamented buildings create an intimate and human-scale atmosphere.

Among the “all-star” architects who worked on the original design included Hubert Burnham, son of Daniel Burnham, and Robert S. De Golyer, a designer of upscale Lake Shore Drive high-rises, who is credited for the inclusion of classical elegance that included fine brickwork, stone rooftop finials and the arched arcades linking many of the historic buildings. Hugh M.G. Garden was a highly respected practitioner of the old “Chicago School,” and imparted a blending of modernism and traditionalism.

The legendary landscape designer Jens Jensen was responsible for the landscape design and was known for his ideals of native landscapes and prairies. Many of Jensen’s original trees still remain, and have now aged into the sheltering maturity he envisioned. The townhouses of varying designs and configurations, also originally included small “kitchen gardens” in which residents raised fresh herbs and vegetables right outside their doors.

This has been a very lengthy and extraordinarily complex process and Preservation Chicago wishes to thank Alderman Proco “Joe” Moreno and Alderman Scott Waguepack, along with the Lathrop development partners, including Related Midwest, Bickerdike Redevelopment Corporation, and Heartland Housing for their commitment to the development and its historic preservation.

Additional Reading

Lathrop Homes redevelopment formally breaking ground this week, AJ LaTrace, Curbed Chicago, October 9, 2017

Rehab of Lathrop, Largest Public Housing Complex On N. Side, Breaks Ground, Mina Bloom, DNAinfo, October 10, 2017

First new building of Lathrop Homes redevelopment scores construction permit, Curbed Chicago, Jay Koziarz, Jun 16, 2017

More changes to the Lathrop Homes redevelopment plan, Curbed Chicago, AJ LaTrace, July 29, 2016

Lathrop Homes: Replacing History with an “Iconic” Experiment, John Morris, Chicago Patterns, January 23, 2014

At Lathrop Homes redevelopment, an uneasy truce, Chicago Tribune, Angela Caputo, December 26, 2016



Old Main Chicago Post Office Landmarked!



Old Main Post Office, Rendering Credit: Gensler



Old Main Post Office Circa 1932, Postcard Credit: Chuckman Collection

After over twenty years of preservation advocacy since it was shuttered in 1996, the Old Main Post Office was awarded Preliminary Landmark Status at the October meeting of the Commission of Chicago Landmarks. Preservation Chicago testified strongly in support of awarding Preliminary Designation of Chicago Landmark status and its spectacular two-story lobby. Preliminary Landmark Status protects the 2.8 million-square-foot Art Moderne gem from future demolition or partial demolition.

The Preliminary Landmark Status designation comes in the midst of an extensive $600 million renovation of the building and will allow the building to quality for Chicago landmark tax benefits. The Chicago Class L tax benefit is estimated to reduce the building's $19 million annual tax bill by $4.5 million for the twelve year period of the incentive.

For over 25 years, the reuse of this Graham, Anderson, Probst and White designed building completed in 1932, has been a top priority for the Chicago preservation community, including Preservation Chicago and Landmarks Illinois. Multiple schemes had been presented over the years, many which included partial demolition of portions of this massive building. Preservation Chicago testified in opposition to all of the previous development proposals that included partial demolition and we are thrilled that the ongoing restoration work will restore the entire historic structure. Extensive new amenities will include a three-acre rooftop park/fitness center, a large food market, restaurants, a landscaped Riverwalk and outdoor cafes lining the river frontage.

601W Companies hired the Gensler design firm to lead the massive $600 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. The anticipated contiguous 250,000 square foot office floor plates contributed to the site being frequently mentioned as one of Chicago's top contenders for Amazon's second headquarters. According to the Chicago Tribune, renovation of the Post Office represents the single largest redevelopment project in the country.

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 testified strongly in support of the Preliminary Designation of Chicago Landmark status and its spectacular two-story lobby.

Additional Reading

Chicago awards old Post Office preliminary landmark status, property tax incentive, Jay Koziarz, Curbed Chicago, October 6, 2017

Amazon, old post office site is ready for its comeback, Robert Reed, Chicago Tribune, October 5, 2017

Developer takes wraps off of Old Chicago Main Post Office concept, AJ LaTrace, Curbed Chicago, September 27, 2017

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 Chicago Machinery Building by D.H. Burnham & Company Targeted with Demolition



1217 W. Washington Boulevard, Photo Credit: Gabriel X. Michael



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

1217-1227 W. Washington Boulevard is an orange-rated structure designed by D. H. Burnham & Company in 1910 for the Chicago Machinery Exchange. This outstanding building is highly threatened with demolition and is currently on the 90 Day Demolition Delay Hold List. The demolition permit was applied for on August 23, 2017 by the owner, Peppercorn Capital, which owns multiple historic properties in the neighborhood. Time is getting very short to save this significant building which plays an important part of the beautiful West Loop street wall.

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.

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

Demolition
Risk for Paul Revere Masonic Temple



Historic Paul Revere Masonic Lodge, Photo Credit www.UptownHistory.Compassrose.org

The preservation community has been concerned about the future of Truc Lam Buddhist Temple, also known as the Paul Revere Masonic Temple, located at 1521 W. Wilson at Ashland since it was listed for sale as a potential redevelopment site in May 2017. On October 14, 2017 Uptown Update reported that a demolition and redevelopment proposal had been submitted to 47th Ward Alderman Ameya Pawar's Zoning Advisory Committee.

This redevelopment proposal from Mavrek Development and Sullivan Goulette & Wilson Architects is contingent upon the upzoning from RS-3 to RT-4. The upzoning would allow construction of a 12-unit courtyard-style condo building. In addition to the loss of the historic structure, the proposed condo building's size, density, minimal set-back, and brick material seems inappropriate given all the existing adjacent wood frame single family homes.

A public meeting or meetings regarding the requested upzoning has not yet been announced. The existing 14,000 square foot building is in good condition and could be converted residential, community center, dance or yoga studios, office, or many other possible adaptive reuses. Please see interior photos here.

If the proposed condo plan moves forward, the existing historic building would be completely demolished. The building served as a private social club and later, the Paul Revere Masonic Temple. Preservation Chicago helped to advocate for this historic building about ten years ago prior to the purchase of the building for use as a Buddhist Temple. We advocated for a Chicago Landmark Designation of the building at that time. Initial steps were taken, but unfortunately, the Buddhist Temple leadership did not consent to landmark designation and as a result, the building has no formal historic protections.

Preservation Chicago is actively pursuing a new preservation-oriented owner for this site. Please contact us if you have interest or if you are aware of any potential interest parties.

Additional Reading
Condo development in the works for Uptown's Truc Lam Buddhist Temple, Jay Koziarz, Curbed Chicago, October 17, 2017

12 Unit Condo Building Proposed For Truc Lam Buddhist Temple At Wilson & Ashland, Uptown Update, October 14, 2017

Full Development Proposal Drawings

Loopnet Real Estate Listing with Interior Photos

Lawrence Avenue Sears Store Redevelopment Risk



Sears Store 1900 W. Lawrence Avenue, September 2017, Rendering Credit Springbank



Sears Store 1900 W. Lawrence Avenue, June 2017, Rendering Credit Springbank



Sears Store 1900 W. Lawrence Avenue, June 2016, Rendering Credit Springbank

A Preservation Chicago Most Endangered 2016, the shuttered Sears Store at 1900 W. Lawrence Avenue was the first Sears, Roebuck & Company retail store to be built from the ground up as a commercial department store. It is an outstanding building with great prospects for a preservation-sensitive redevelopment.

The building was purchased from Sears Holdings and is being redeveloped by Springbank Capital Advisors. The proposed $30 million plan includes an adaptive reuse of the existing structure and will deliver 59 apartments, 91 parking places, and 30,000 square feet of ground floor commercial space.

The Lawrence Avenue Sears store was built in 1925. At that time, it was on the cutting edge of department store design including massive plate glass windows to maximize natural sunlight. Sears called this new generation of neighborhood department stores its 'daylight' stores, according to Professor Richard Longstreth, in his article" Sears, Roebuck and the Remaking of the Department Store, 1924-42".

Preservation Chicago's primary concern is with regard to the façade treatment. The original building façade had large and expansive windows and we would strongly support the reinstallation of windows of a similar size to the original design. Additionally, Preservation Chicago opposes the proposed staining of the original exterior blonde brick.

Earlier renderings indicated a solution that was more sensitive to the building's original design with deeper setbacks and fewer additional floors. The developer has responded to some community concerns voiced at public meetings to address parking and traffic flow considerations. 47th Ward Alderman Ameya Pawar announced his support for the requested zoning change in September 2017.

Preservation Chicago hopes that the developer will reconsider some façade treatment elements. Urban apartment dwellers are drawn to historic properties that celebrate the building's history. Instead of trying to make the façade something it isn't, Preservation Chicago hopes the developer will embrace its strong, elegant appearance. Ironically, the original conceptual rendering proposed by the Springbank did a much better job at recognizing and celebrating the building's historic elements.

Additional Reading
Lawrence Sears Redevelopment Gets Zoning OK From Pawar, Patty Wetli, DNAinfo, September 6, 2017

Why Did Sears Cover Up Its Windows? It Wasn't Always That Way, Patty Wetli, DNAinfo, September 14, 2017

Lawrence Avenue Sears To Close In August; Pawar Prepares For Redevelopment, Patty Wetli, DNAinfo, May 5, 2016

Hartman/Bennett Brothers Building Redevelopment Underway



Hartman/Bennett Brothers Building, 30 E. Adams, Photo Credit Google Street View

The historic 12-story Hartman Building/Bennett Brothers Building, located at 30 E. Adams Street will be converted from commercial office to residential apartments. The building was built in 1925 and designed by celebrated Chicago architect, Alfred Alschuler. The construction permit for the Ceder Street Companies began the adaptive reuse project once the construction permit was released on October 10, 2017.

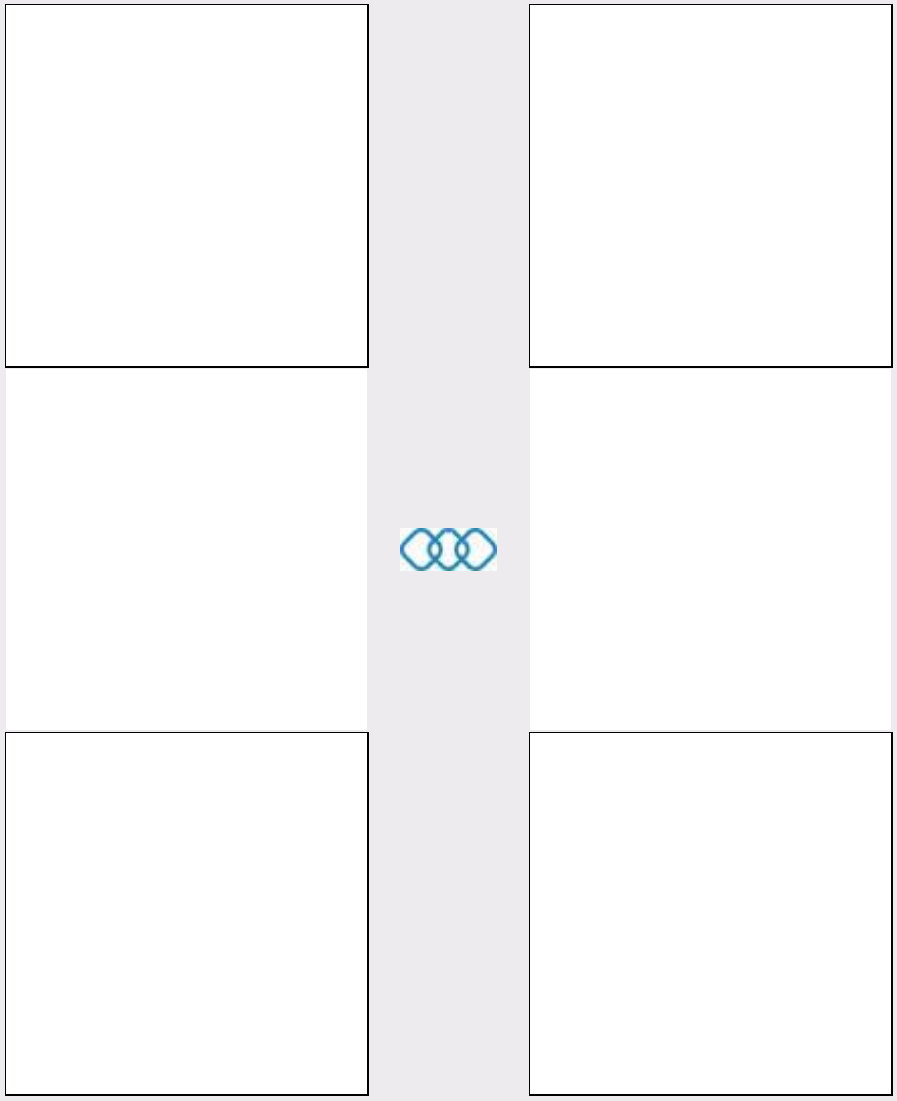
Once complete, the project will include 176 studio residential units, plus two floors of amenity spaces. Ceder Street Companies is the owner/developer and is working with architecture firm SPACE Architects.

Preservation Chicago applauds Ceder Street Companies 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 Cedar Street Companies, and includes Marc Realty which is converting the 1927 Insurance Center Building at 330 S. Wells 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.

These developers 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 these historic Chicago buildings.

Additional Reading
Old Loop office building at 30 E. Adams begins residential conversion, Jay Koziarz, Chicago Curbed, October 11, 2017



Congress Theater Renovation Moving Forward



Congress Theater, 2135 N. Milwaukee Avenue, Photo Credit Peter Rock



Congress Theater, 2135 N. Milwaukee Avenue, Photo Credit Peter Rock

The Chicago Landmark Congress Theater located at 2135 N. Milwaukee Avenue in Logan Square is about to begin an extensive, $65 million renovation and is scheduled to be reopened in 2019. Built in 1926 for the Lubliner and Trinz theater company, the complex was designed by architect Fridstein and Company.

The theater operated until 2013 when it was closed due to a series of safety code violations. In 2014, it was sold to developer Michael Moyer. Moyer was part of the ownership that bought and restored the 1926 Cadillac Palace Theatre.

The Congress Theater will reopen as a theater venue with a capacity of 3,500 for general admission shows and 2,600 for shows with seating. Lead by architect Andy Tinucci from Woodhouse Tinucci Architects, the redevelopment will include 32-room inn as well as 14 affordable housing units.

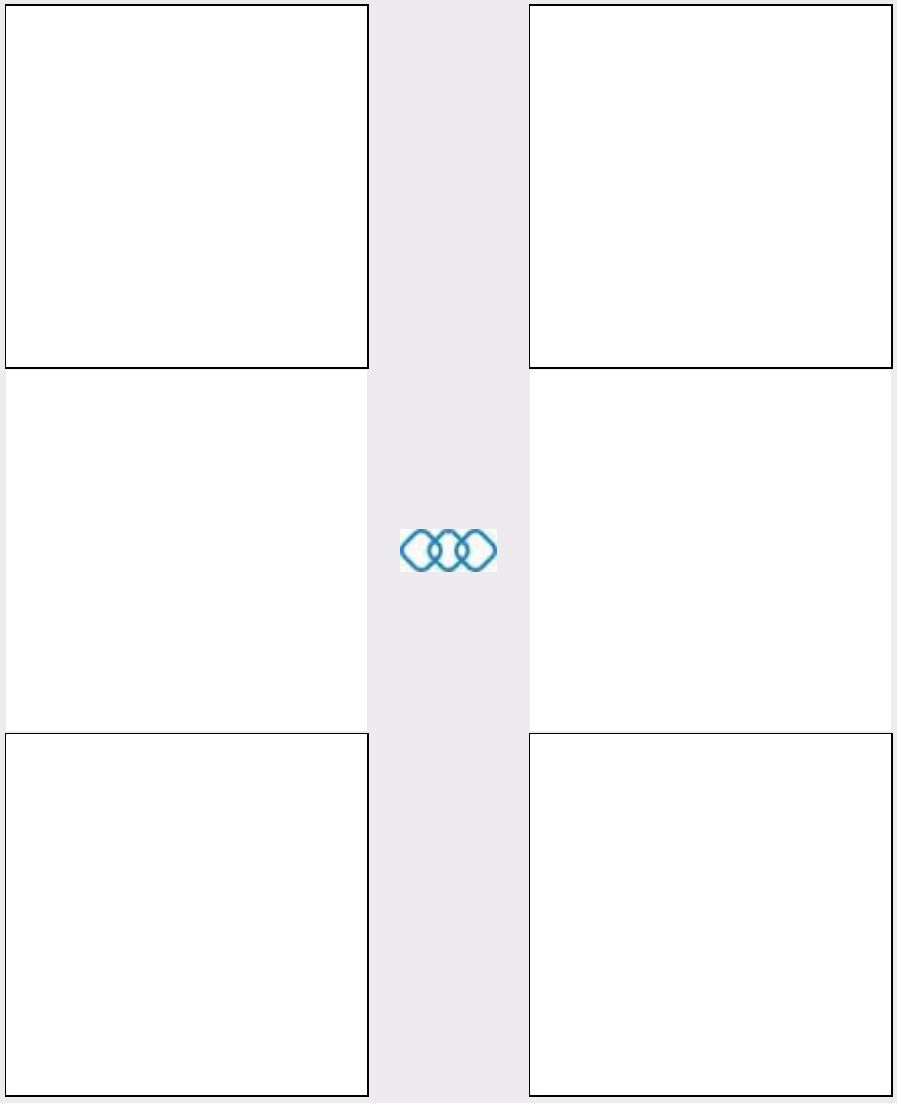
According to Tinucci, “the goal is to ensure the building lasts another 100 years” (Chicago Tribune, Yerak, 10/12/17)

The Congress Theater was designated a Chicago Landmark in 2002 with the extensive and persistent support of Preservation Chicago and Logan Square Preservation. It was added to the National Register of Historic Places in 2017.

Additionally, Preservation Chicago is working diligently to encourage the restoration of the Uptown Theatre, with an estimated cost of $70 million.

Additional Reading
With $65 million renovation soon underway, Congress Theater looks to reopen in 2019, Becky Yerak, Chicago Tribune, October 12, 2017.

Chicago Tribune Congress Theater Video



Let’s
Restore the UPTOWN THEATRE Petition!



Uptown Theatre, Photo Credit Friends of Uptown Theatre

UPDATE: Preservation Chicago and the Friends of Uptown Theatre have sponsored the petition "Mayor Rahm Emanuel: Restore the Uptown!" Momentum is growing, but we need your help!

PLEASE add your name and spread the word. Please consider sharing this with your friends and family via email and social media.

At the time of publication, we have received over 7,113 signatures. Our goal is to reach 7,500 signatures and we need your support to make that happen.

Link to “Please Restore the UPTOWN THEATRE!” Petition"

Shuttered since 1981, the Uptown Theatre means so much to the people of Uptown and Chicago. Its restoration and reuse would bring jobs and make a positive economic impact on the neighborhood and Chicago.

"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," said Ward Miller, Executive Director of Preservation Chicago. "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," added Andy Pierce from Friend of Uptown Theatre. "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.

Additional Reading
Link to Petition

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

It's Time To Restore The Historic Uptown Theatre, Petition Urges, Stephen Gossett, Chicagoist, 7/7/17

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

Friends of the Uptown Theatre Website



Mark
Twain Hotel Renovation



Mark Twain Hotel, 111 E. Division Street, Photo Credit Peter Rock

The historic Mark Twain Hotel in the Gold Coast is being renovated. Located at 111 W. Division at the corner of Clark, this Art Deco hotel was purchased by NHP Foundation, a New York-based nonprofit. One of the first large projects under Chicago's Single-Room Occupancy Preservation Ordinance, the development will deliver 148 SRO units.

Designed by architect Harry Glube in 1930, the building's facade includes beige brick with exuberant white terra-cotta ornament, especially along the ground floor retail. The 58,000 square foot building includes over 9,000 square feet of ground floor retail space. The building was purchased for $21 million in 2016 and the renovation is estimated to cost $15 million.

Along with the Art Deco Lawson House YMCA Building of Chicago Avenue, also being renovated for an SRO use, the building was added to the National Register of Historic Places in February, 2017 by the Chicago Commission on Landmarks.

Preservation Chicago recommends that the Mark Twain Hotel and the Lawson House YMCA Building be considered for Chicago Landmark Designation to protect these outstanding Art Deco buildings well into the future.

Additional Reading
Work underway to restore Chicago's historic Mark Twain Hotel, Jay Koziarz, Curbed Chicago, October 25, 2017

Masonic Temple/American Indian Center Conversion



American Indian Center, 4601 N. Paulina Street, Photo Credit Eric Allix Rogers

The four-story Masonic Temple/American Indian Center located at 4601 N. Paulina Street is being converted to residential apartments. Designed by architect Allen Webster in 1926 as a Masonic Temple, the building has been home to the American Indian Center, the community center for Chicago's Native American population, since 1966.

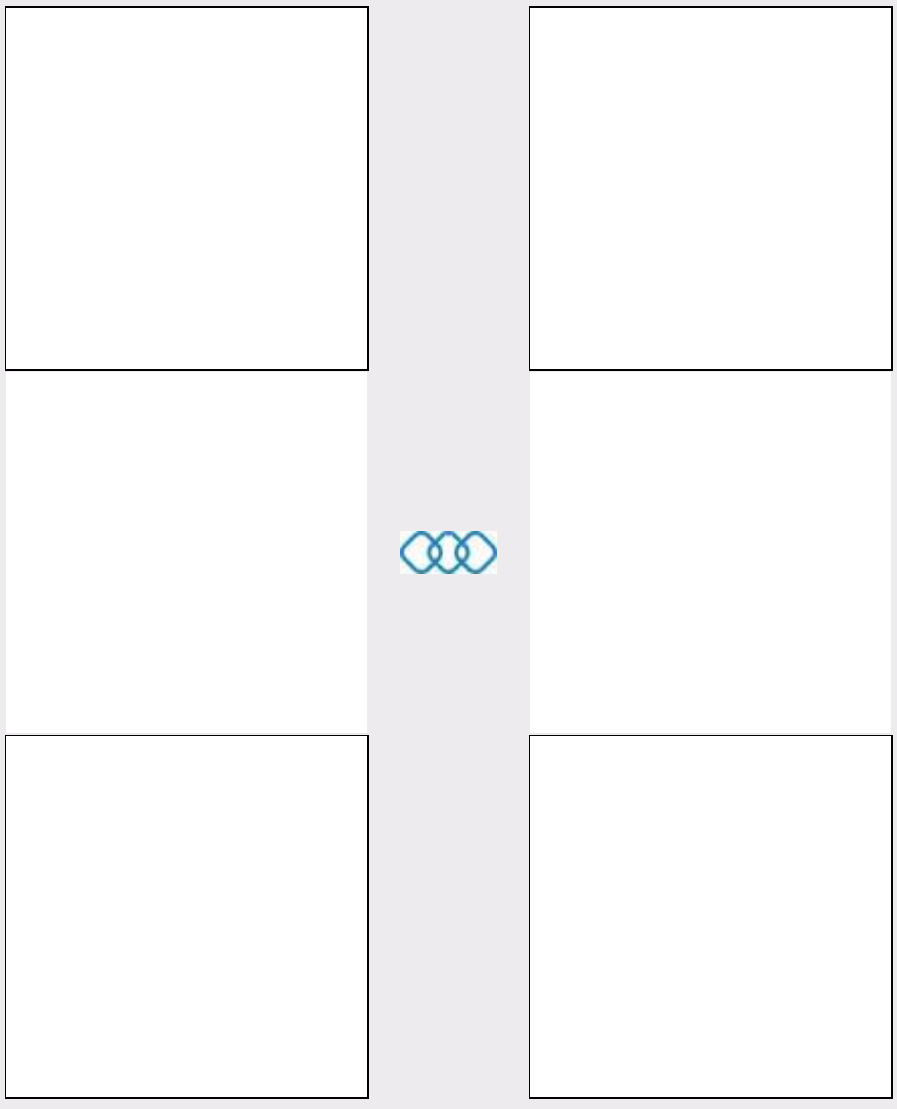
After the American Indian Center recently relocated operations to Albany Park, the building was purchased by developer Saxony Wilson LLC with Bugai Architects for conversion to a residential use. A construction permit for 24 residential units and 18 below grade parking spaces was issued to the developer in early October, 2017. The proposal required upzoning from RS-3 Residential Single-Unit to RM-6 Residential Multi-Unit which was approved by Chicago City Council in spring 2017.

Preservation Chicago supports the adaptive reuse of this historic building. Additionally, we applaud the development team for refining the window design to a more visually compatible, preservation-sensitive design.

However, Preservation Chicago encourages the developer to reconsider the plan to punch window openings through the projecting cornice as this will profoundly impact the overall appearance of the building. With some creative thinking, perhaps with horizontal ribbon windows, the strong horizontal cornice can be left visually intact while providing the necessary natural light to the interior spaces within.

Additional Reading
Residential conversion for Chicago's former American Indian Center moves forward, Jay Koziarz, Curbed Chicago, October 16, 2017

American Indian Center Could Become 32-Unit Building, Underground Parking, Josh McGhee, DNAinfo, October 7, 2016



Landmarks Commission Honors Chicago's Best 2017 Historic Preservation Projects

On October 24, 2017, the Commission on Chicago Landmarks honored 13 outstanding historic renovation and redevelopment projects with the annual Preservation Excellence Awards.

The list of award winning projects included the rehabilitation of the long-vacant Rosenwald Court Apartments in Grand Boulevard (Chicago 7 Most Endangered 2007), the restoration of the 134-year-old All Saints Episcopal Church in Ravenswood, the adaptive reuse of the Bush Temple of Music on the Near North Side, the adaptive reuse of the former Mulligan School which suffered from a massive fire in Lincoln Park; the rehabilitation of the glorious art deco skyscraper at 333 N. Michigan Ave., the adaptive reuse of West Town's Polish National Alliance Building, and the restoration of private homes in South Shore and the Near North Side.

"The Preservation Excellence Awards celebrate the remarkable commitments of private property owners to Chicago's heritage, its history, and its character," said David L. Reifman, commissioner of the Department of Planning and Development, which provides staff services to the Landmarks Commission. "In terms of rehabilitation and new construction, these projects represent the best of the best."

Preservation Chicago applauds the leadership and vision of the owners, developers and architects who have stepped forward to "breath life" back into some of Chicago's greatest architectural gems. The citizens of Chicago collectively owe you a debt of gratitude. Bravo!

Additional Reading
- 185 N. Morgan St. (Fulton-Randolph Market District)
- 223 W. Menomonee St. (Old Town Triangle District)
- 333 N. Michigan Ave.
- 2347 N. Geneva Terrace (Mid-North District)
- 2400 S. Michigan Ave. (Motor Row District)
- 7006 S. Euclid Ave. (Jackson Park Highlands District)
- Ace Hotel, 311 N. Morgan St. (Fulton-Randolph Market District)
- All Saints Episcopal Church, 4550 N. Hermitage Ave.
- Bush Temple of Music, 800 N. Clark St.
- Former James Mulligan Public School, 1855 N. Sheffield Ave.
- Polish National Alliance Building, 1514-1520 W. Division St.
- Robey Hotel, 1606-08 N. Milwaukee Ave. (Milwaukee Avenue District)
- Rosenwald Court Apartments, 4642 S. Michigan Ave.

Landmarks Commission honors Chicago's best preservation projects for 2017, Chicago DPD News Release, Oct 24, 2017



Robey Hotel, 1606-08 N. Milwaukee Ave. (Milwaukee Avenue Historic Landmark District), Photo Credit Eric Allix Rogers



Bush Temple of Music, 800 N. Clark Street, Historic Photo Credit Chicagology.com



All Saints Episcopal Church, 4550 N. Hermitage Avenue, Photo Credit Eric Allix Rogers



Polish National Alliance Building, 1514-1520 W. Division Street, Photo Credit Eric Allix Rogers



Rosenwald Court Apartments, 4642 S. Michigan Ave, Photo Credit Eric Allix Rogers



Former James Mulligan Public School, 1855 N. Sheffield Avenue, Photo Credit Svigos Development

EVENTS



KAM Isaiah Israel, Photo Credit Eric Allix Rogers

Preservation Chicago Celebration Success!

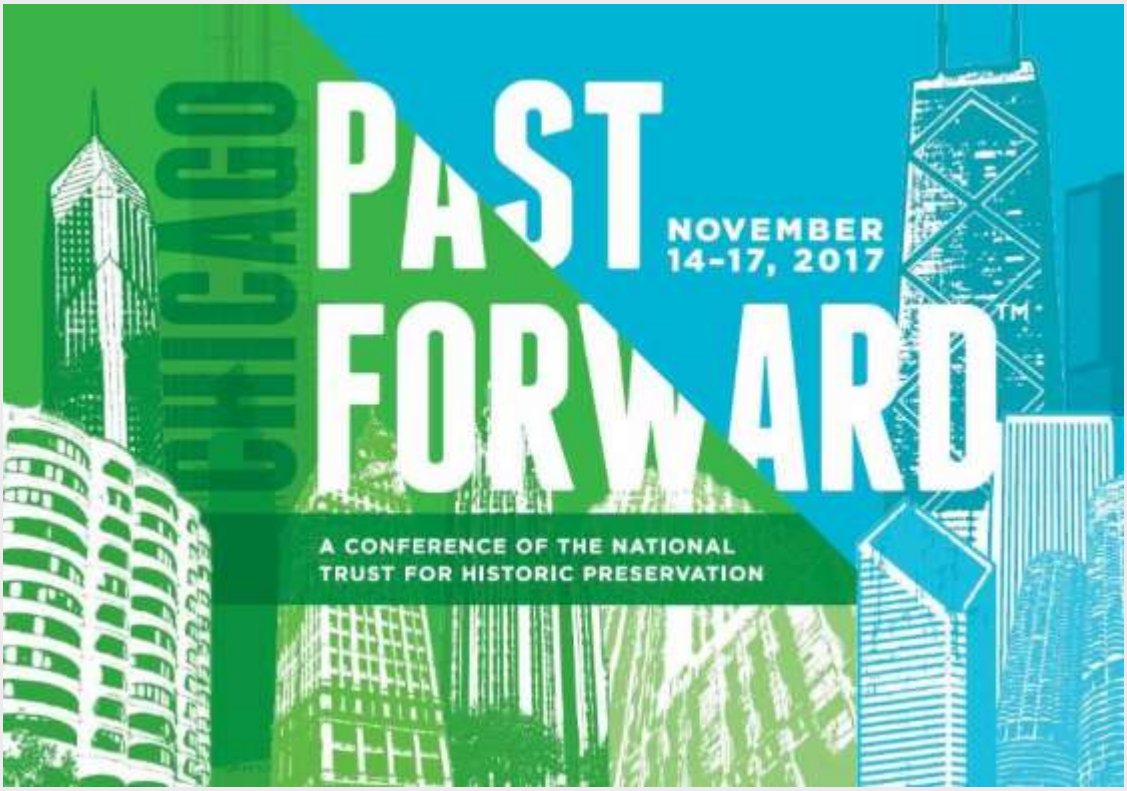
Preservation Chicago sponsored a day of special programming on Sunday October 15th, from 10:00 am to 5:00 pm at KAM Isaiah Israel Congregation in Hyde Park, in coordination with KAM Isaiah Israel Congregation, the Chicago Architecture Foundation, and Open House Chicago.

This highly successful free event was attended by over 550 people and highlighted the history and restoration needs of this Chicago Landmark. Our special thanks to Joan Pomeranc, Board Member of KAM Isaiah Israel Congregation, for her extensive knowledge and unending dedication to presentations and tours of the building and building history. Also thanks to Cathie Bond, Preservation Chicago Director of Events, Jack Spicer, Preservation Chicago Board Member, Debra Hammond, former Executive Director and member of KAM Isaiah Israel Congregation, Amy Schachman, Executive Director KAM Isaiah Israel, and Amy Gelman, President KAM Isaiah Israel.

Tours of the historic landmark building were ongoing as well as special performances from Kenwood School of Ballet, Kalapriya Dance, and the Praise Dance Team from Chicago Embassy Church.

Additionally, Preservation Chicago sold out two more Chicago 7 2017 Most Endangered Bus Tours. The first was in collaboration with The Village Chicago-Lincoln Park on Saturday, October 28th, 2017. The second will be on Sunday, November 5, 2017 in collaboration with the Chicago Architectural Biennial.





Ward Miller Explores "The Development of the Skyscraper in Chicago" at the National Trust for Historic Preservation Conference in Chicago

Don't miss Ward Miller's Power Session at the National Trust Conference where he'll explore "The Development of the Skyscraper in Chicago--the Tall Building Artistically Considered" on Thursday November 16 from 9:45 to 10:15 at the Palmer House Hilton. This session will explore the famous structures and architects that defined the beginnings of steel-framed buildings in Chicago. A manifestation of the desire to reach the sky, these buildings were impacted by the devastating Chicago Fire of 1871 and by the bridge engineers, structural engineers, and architects who considered good design central to rebuilding the city.

The combination of good design and function has become an international standard and today Chicago architects design superstructures around the world. Buildings discussed during this session will include the Auditorium Building, Leiter II Building, Manhattan Building, Old Colony Building, Fisher Building, Monadnock Building, Rookery, New York Life Building, Marquette Building, Reliance Building, and the Carson Pirie Scott Building.

PastForward is the National Trust for Historic Preservation's premier annual conference for those passionate about saving historic places and space. This year's conference will be
held in Chicago on November 14, 15, 16, and 17th based at the Palmer House Hilton. 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.

The PastForward 2017 focus will be on "forward," exploring the next generation of preservation tools and techniques—high-tech, big data, virtual. Learn more about what PastForward is in this 90 second video.

More information and registration information at the Past Forward Conference website.





Chicago River View, Photo Credit Eric Allix Rogers

If
you value preservation in Chicago...
Please support Preservation Chicago!

Preservation Chicago is a small organization with a big impact. In a city the size of Chicago, every element of YOUR support counts.

Please choose to support Preservation Chicago anyway you can!

- Yes! I will support preservation in Chicago by reading and reposting Facebook and Twitter posts!
- Yes! I will support preservation in Chicago by reading and forwarding the Month in Review Newsletter!
- Yes! I will support preservation in Chicago by attending community meetings and standing up to make my voice heard!

- Yes! I will support preservation in Chicago by taking a moment to sign online petitions!

- Yes! I will support preservation in Chicago by donating to Preservation Chicago to support its tireless advocacy and programs.

Your support of allows us to protect historic buildings throughout Chicago. For a small and scrappy non-profit, every dollar counts. Please to support Preservation Chicago. Please donate today. It's fast, easy and directly helps to protect Chicago's historic buildings. Preservation Chicago is a 501c3 non-profit so your donation is tax-deductible.



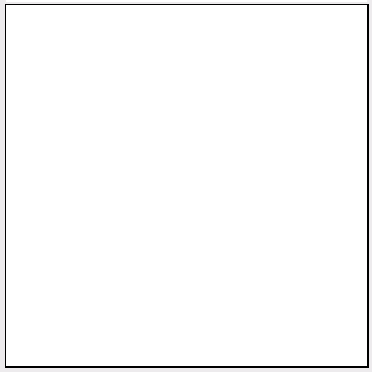
CALL FOR 2018 NOMINATIONS for Preservation Chicago 7 Most Endangered Buildings List

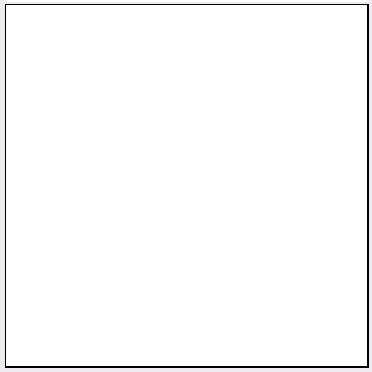


Pilgrim Baptist Church, Photo Credit Ward Miller

Open call for nominations for Preservation Chicago's 2018 Chicago 7 Most Endangered List. If there is a historic building or buildings in your neighborhood that you are concerned about, please take a minute and let us know about it. Thank you.

Phone: 773.334.8800
Email: info@preservationchicago.com
Online Contact Form





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