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PRESERVATION CHICAGO

CITIZENS ADVOCATING FOR THE PRESERVATION OF CHICAGO'S HISTORIC ARCHITECTURE

2017 Year-in-Review Newsletter

WINS

1. WIN: Historic Berwyn Avenue Greystone Saved through Community Organizing Advocacy!



1436 W. Berwyn Avenue, Photo Credit: Redfin

The intense, sustained and widespread opposition to the planned demolition and redevelopment of the historic greystone at 1436 W. Berwyn Avenue yielded a victory.

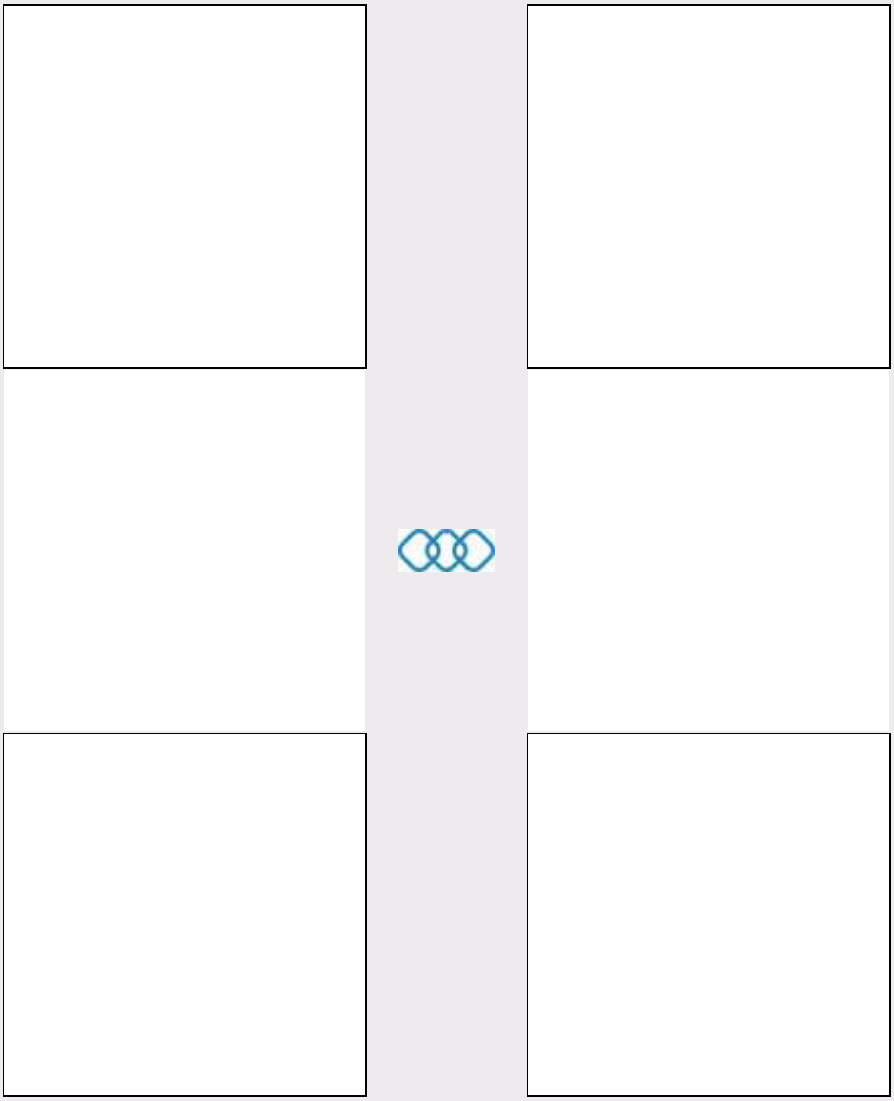
The beautifully ornamented limestone historic greystone at 1436 W. Berwyn Avenue was resold to a new preservation-sensitive buyer who has plans to deconvert the two flat to a single family home and to restore its historic features. Additionally, the landscaped side yard and mature elm tree will be preserved. The sale of this historic property removes it from the immediate threat posed by development plans to build a six-unit building on the site.

Preservation Chicago worked diligently with community partners and Alderman Osterman to bring about a preservation-oriented outcome for 1463 Berwyn Avenue. A special thanks for the extraordinary efforts of Kathy Klink-Flores of the Lakewood Balmoral Residents Council, Julie Wlach, Leslie Ames of the East Andersonville Residents Council, LeRoy Blommaert of the Edgewater Historical Society, Maureen Murnane of the Lakewood Balmoral Residents Council, and other community members and community organizations.

The collective impact of the rapid response preservation efforts created the circumstances which allowed other possible outcomes to emerge. We are thrilled that the efforts will result in a great win for the building, the Andersonville and Edgewater neighborhoods, and Chicago.

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 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 emergency efforts in the future.

Preservation Chicago believes 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.



2. WIN: Daniel O. Hill House/Serbian American Club Saved through Community Organizing Advocacy!



Daniel O. Hill House/Serbian American Club/St. Sava, 448 W. Barry Avenue, Photo Credit: Redfin

After nearly a year of diligent and unrelenting preservation advocacy efforts, the highly ornate Prairie Style historic 11,400 square foot Daniel O. Hill House/Serbian American Club/St. Sava located at 448 W. Barry Avenue in East Lake View is safe. It entered the 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 in 1902, it has served as the Serbian American Museum/St. Sava since 1952. Its graceful proportions, broad porch, intricate classical ornament, unique and highly-ornamented arched third floor dormer and fine detailing with Roman brick made it a natural candidate for consideration as a Designated Chicago Landmark.

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 to existing use would eliminate much of this disparity for this and many other historic homes throughout Lake View and other Chicago neighborhoods.

Preservation Chicago and community stakeholders remained vigilant until the building's future was secured; 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.

A hearing is scheduled regarding the property at City Hall on the morning of January 22, 2018 in Room 201A. All are welcome to attend.

3.

WIN: Old Main Chicago Post Office Landmarked!



Old Main Post Office, Post Card 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 Commission of Chicago Landmarks meeting. Preservation Chicago testified strongly in support of awarding Preliminary Designation of Chicago Landmark status and its spectacular two-story lobby.

For over 25 years, the reuse of this Graham, Anderson, Probst and White designed, 2.8 million-square-foot Art Moderne gem completed in 1932, has been a top priority for Preservation Chicago, Landmarks Illinois, and the Chicago preservation community. Multiple schemes had been presented over the years, many which called for partial demolition of portions of this massive building. Preservation Chicago spoke out strongly against every previous development proposal that included partial demolition. We are thrilled that the ongoing restoration work will restore the entire historic structure.

The developer, 601W Companies, hired the Gensler architecture design firm to lead the massive $600 million renovation effort. 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 nation.

4. WIN: Successful Outcome for Lathrop Homes (Chicago 7 2007 and 2013)



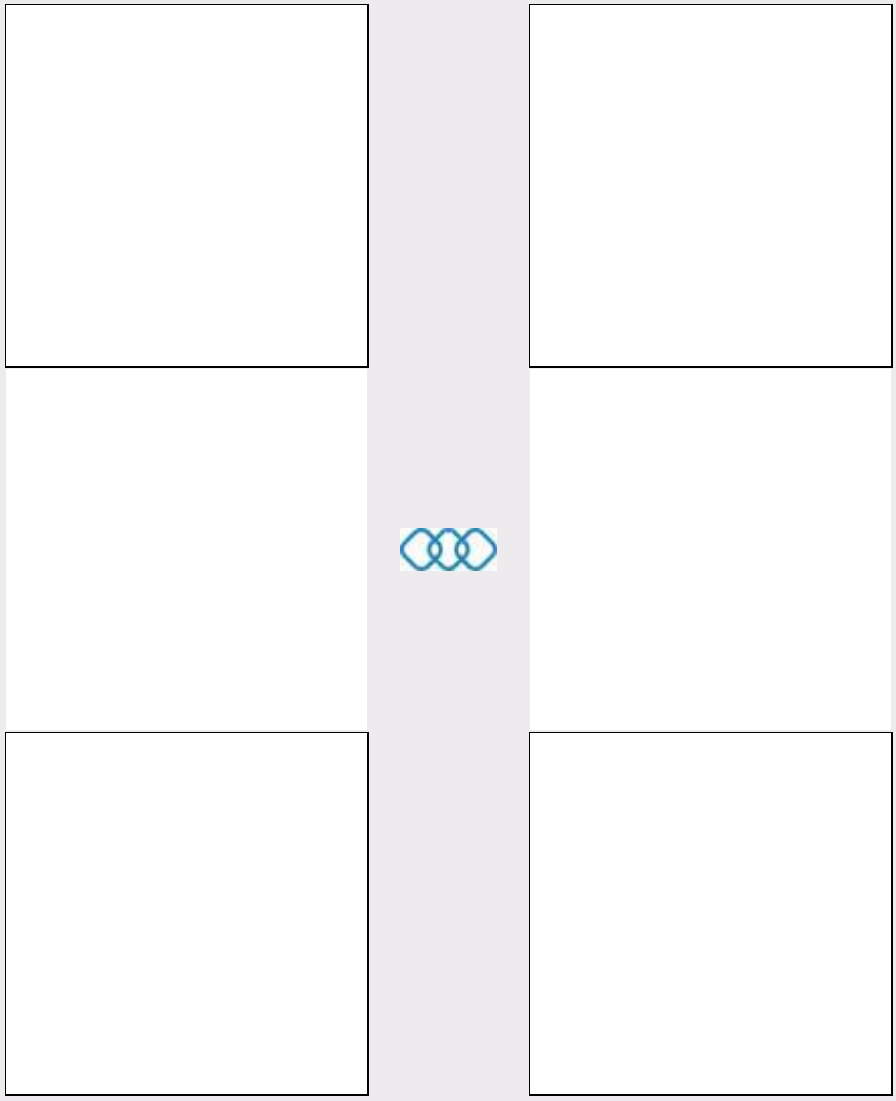
Lathrop Homes, Photo Credit: Peter Rock

After decades of preservation advocacy, the Julia C. Lathrop Homes redevelopment began on October 10, 2017. The final plan includes both historic preservation and new construction, but with a significantly higher percentage of preservation than initially proposed.

Lathrop Homes has twice been a Preservation Chicago 7 Most Endangered, first in 2007 and again in 2013. The Lathrop Homes are one of the first and one of the best public housing developments built

in Chicago, resulting in a remarkably stable racially-mixed community for generations. Completed in 1932, the 32-acre park-like site is located along the Chicago River and its graceful combination of mature landscaping and low-rise and gently ornamented buildings which create an intimate and human-scale atmosphere.

This more preservation-sensitive outcome is due to a multi-year preservation advocacy campaign by Preservation Chicago, our preservation partners including Landmarks Illinois, and the National Trust for Historic preservation, and neighborhood groups such as Lathrop Home Advisory Council and Logan Square Neighborhood Association.



5. WIN: A Bright Future for Century and Consumers Buildings (Chicago 7 2011 and 2013)



Century and Consumers Buildings, 200 Block of S. State Street, Post Card Credit: Chuckman Collection

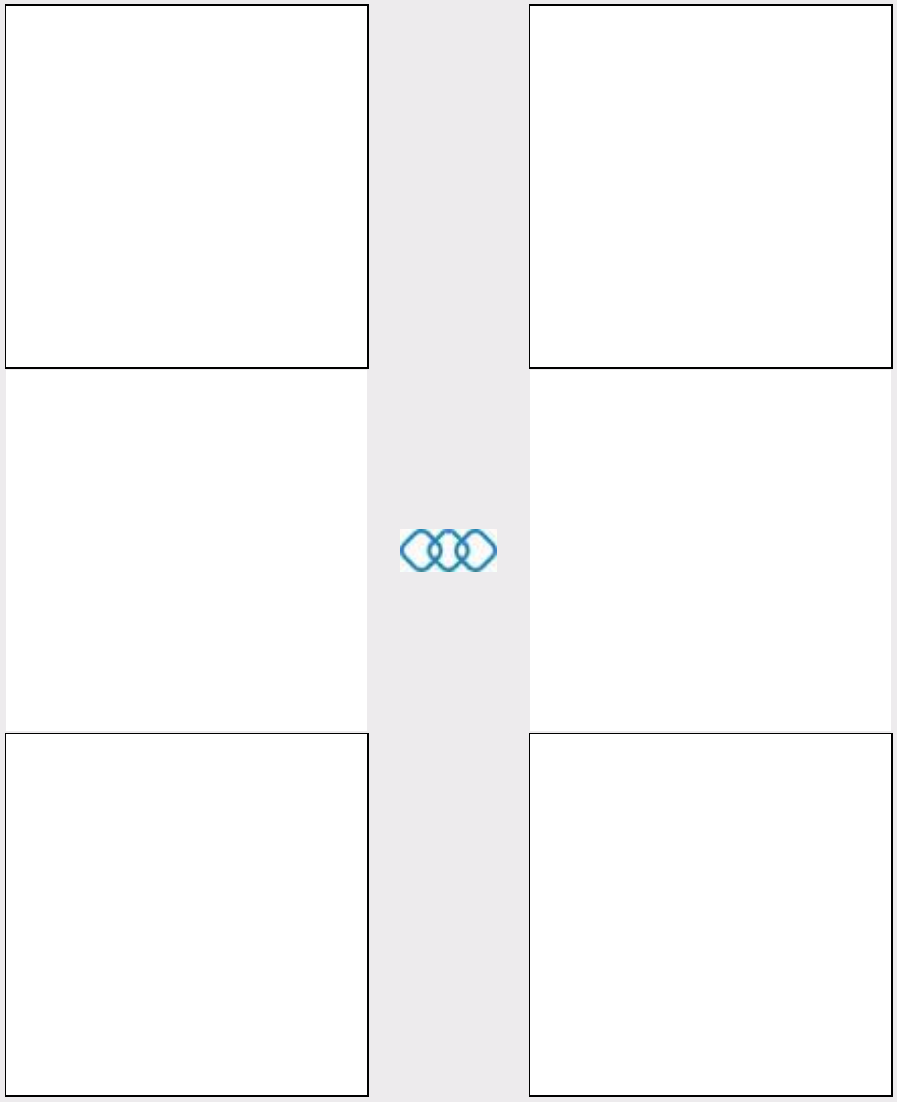
After many years of uncertainly and vacancy, the historically-sensitive adaptive reuse of the Century and Consumers Buildings on South State Street is moving forward. CA Ventures' proposal with Chicago architecture firm Antunovich Associates was selected by the City of Chicago after an RFP was

issued in March. A $141 million renovation is planned for the four building cluster, including two historic towers and two adjacent low-rise buildings. The plan will restore and adaptively reuse the tall terra cotta office buildings as residential apartments with retail along the State Street frontage.

Preservation Chicago has been highly concerned about the deferred maintenance and deteriorating condition of these buildings and they twice made the Chicago 7 Most Endangered list, in 2011 and again in 2013. Preservation Chicago was delighted by the selection of the CA Ventures in partnership with Cedar Street Companies. Years earlier, Ward Miller had promoted and suggested the site with the selected developer and encouraged them to consider the possibility of an adaptive reuse project, as that same development team had successfully completed the nearby restoration of the Steger and Gibbons Building complex by architects Marshall and Fox.

Originally, these proud and elegant buildings were part of a thriving and vibrant State Street Retail District. The 16-story Century Building at 202 S. State Street was designed by Holabird and Roche in 1915. The 22-story Consumers Building at 220 S. State Street/1 W. Quincy Court was designed by Jenny, Mundie & Jensen in 1913. Preservation Chicago hopes that the State Street and Quincy elevations of the Consumers Building will be restored to include original rooflines, frieze band, fascia, and cornice, along with the store fronts and lobby.

Another, smaller building dating from 1886 and located at 214 S. State Street will have its historic façade restored. The streamlined, high-style Art-Moderne storefront at 214 S. State with its black vitrolite, colored terrazzo, silver banding, and exuberant circular glass window display is highly intact and a rare survivor from State Street's rich history. Preservation Chicago hopes that particular care and sensitivity will be taken to protect and restore this highly significant element.
Preservation Chicago wishes to applaud the City of Chicago for issuing the RFP and Alderman Reilly for his strong commitment to preservation and for his leadership in helping to bring about a preservation sensitive outcome.



6. WIN: Celebrations for Uptown Square Landmark District Approval

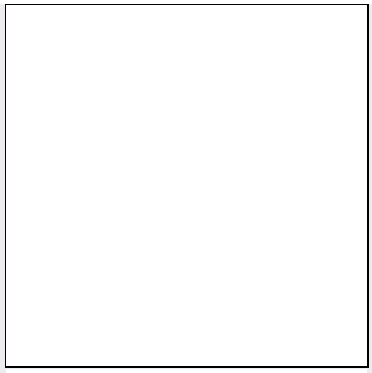
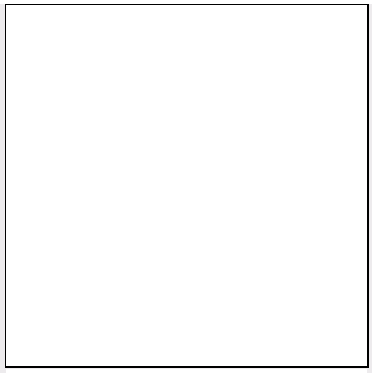
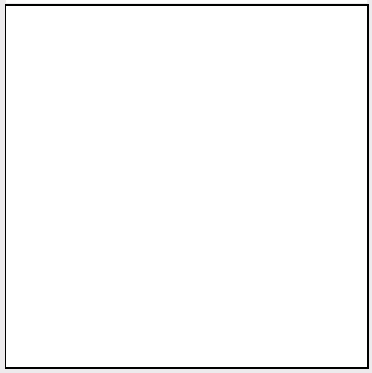
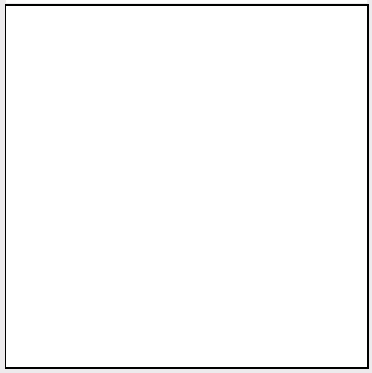


Broadway Building, Photo Credit: Eric Allix Rogers

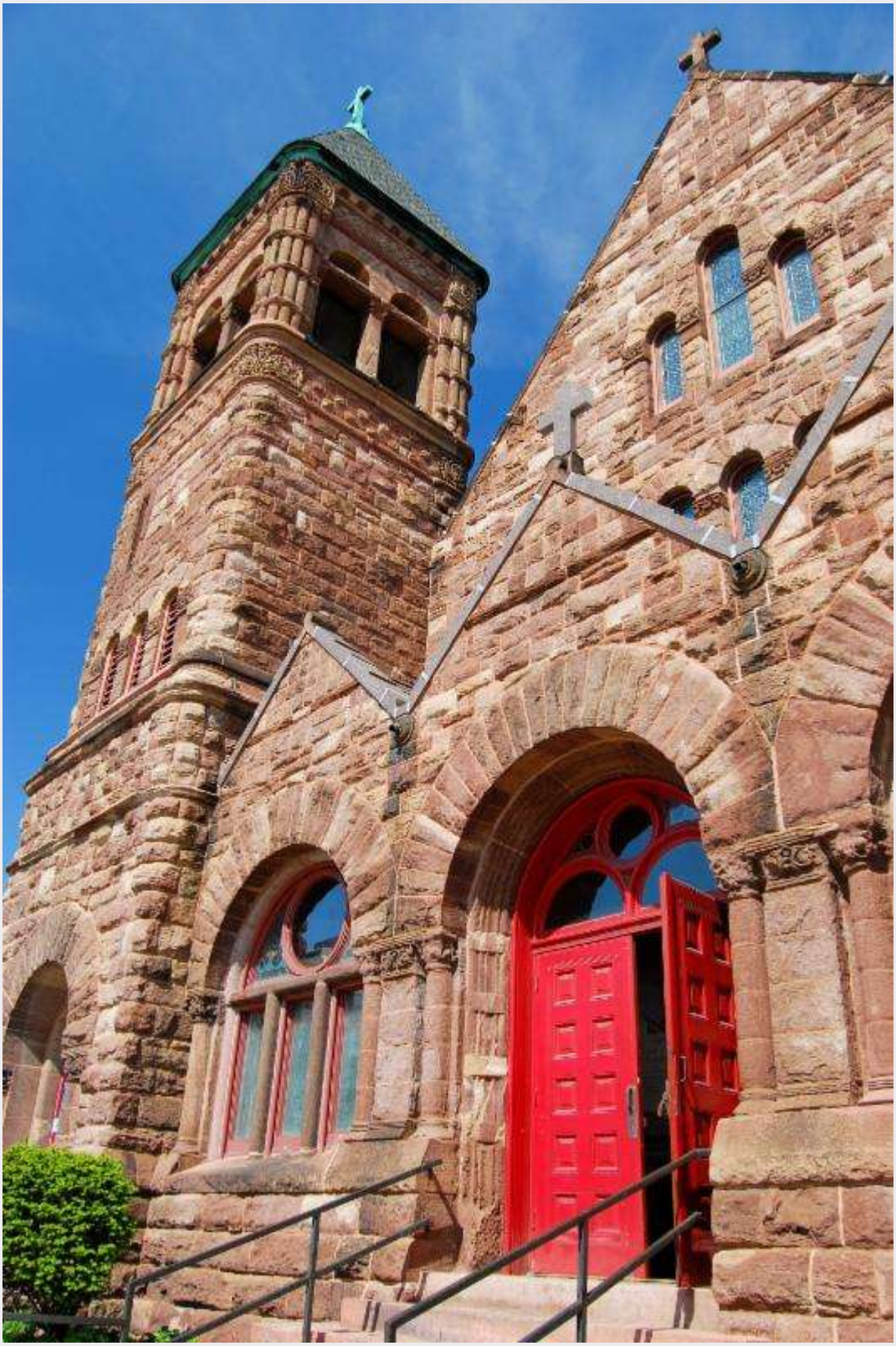
After a multi-year effort, preservation partners celebrated the final approval by City Council of the Uptown Square Landmark District in 2017. This district provides protection to 57 properties and sites within the Uptown Entertainment District, generally located along the commercial corridors of Lawrence, Broadway, and Racine. Protected Buildings include the Uptown Theater, Aragon Ballroom, Riviera Theater, Green Mill, Wilson Avenue "L" Station, Lawrence Hotel, People's Church/Preston Bradley Center, and many of the beautiful historic commercial retail buildings, hotels and office buildings that make Uptown such an extraordinary neighborhood. The Landmark District also provides important economic incentives to help stimulate increased historically-sensitive reinvestment in Uptown.

In additional to strong advocacy for the Landmark District, Preservation Chicago pushed past the building facades to request that the Designation include protections for the many wonderful interior lobbies and other notable spaces of the Riviera, Aragon and Uptown, the Uptown National Bank Building, and the WPA-Works Progress Administration murals in the Post Office.

Preservation Chicago wishes to commend 46th Ward Alderman James Cappleman for his support for Uptown's historic buildings and in his efforts to make this long-envisioned Landmark District a reality. Preservation Chicago also wishes to thank the City of Chicago DPD Landmarks staff for their commitment to bringing this District to fruition. Additionally, we wish to thank all the tireless and dedicated members of the Uptown community including Martin Tangora and Cindi Anderson, and neighborhood organizations, such as Uptown United, Uptown Chicago Commission, and the Uptown Historical Society for their unending support.

7. WIN: Church of the Epiphany to be Converted to Performing Arts Space



Church of the Epiphany, Photo Credit: Eric Allix Rogers

After many years of preservation advocacy and many false starts, plans are underway to adaptively reuse Romanesque Revival Church of the Epiphany as a performing arts and event space. Located at 201 S. Ashland Avenue, the church has been shuttered since 2011. Earlier preservation efforts in the 1990's resulted in the church being included in the Jackson Boulevard Landmark District Extension which prevented demolition. However, pairing users with historic buildings is the only way to protect them against deferred maintenance and Chicago's harsh winters. Preservation Chicago's primary efforts has been to secure a new use and good steward/owner for the vacant church building.

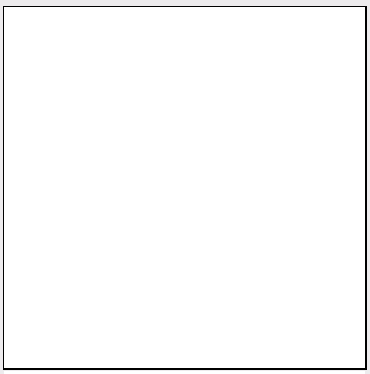
Owned by the Episcopal Diocese of Chicago, the redevelopment plan is from Chicago-based developer BCG Enterprises, LLC with design from Fitzgerald Associates Architects. The plan includes the preservation and adaptive reuse of the historic building and its sanctuary. The new use will include performing 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.

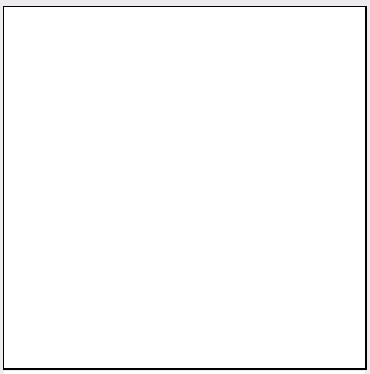
Designed by architects Edward Burling and Francis Whitehouse, the Church of the Epiphany was built in 1885 with additions in 1895. The heavy rusticated stone building provides an excellent early example of Richardsonian Romanesque Revival architecture in Chicago. Members of the original congregation 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, just down the block from 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, the funeral service for Fred Hampton and Mark Clark was held at Church of the Epiphany. Two days earlier, 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 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 and Wiss, Janney, Elstner Engineers (WJE). During that time, Ward Miller and the ERA lead an extensive restoration effort and undertook the Landmark Designation. 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, carved sandstone alter, unique Tiffany mosaics, rare terra cotta walls, incredible art glass, a fine quality and rare 1892 Farrand and Votey organ with an Austin console, other significant interior spaces, and to consider the entire historic complex as a sole Designated Chicago Landmark as part of this redevelopment agreement.





8. WIN: Clarendon Park Community Center Renovation Announced (Chicago 7 2015)



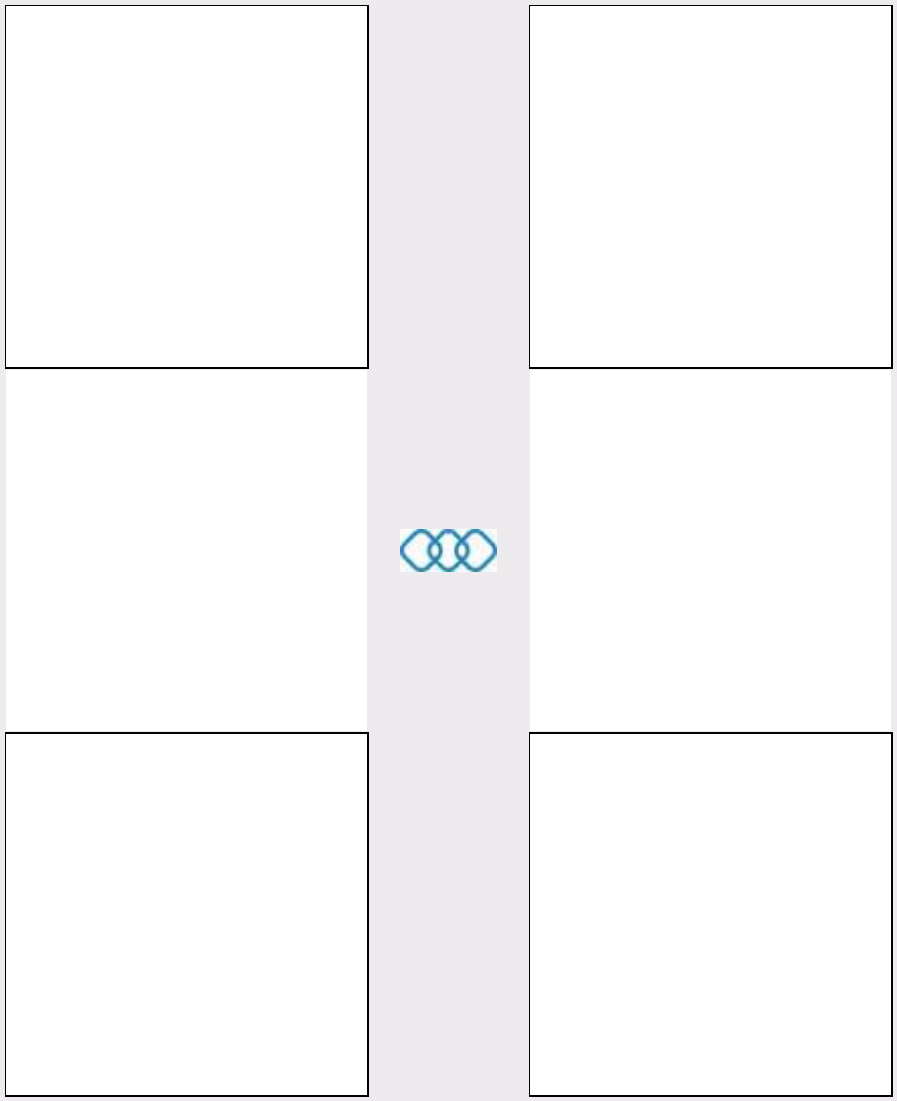
Clarendon Park Community Center, Post Card Credit: Chuckman Collection

The Clarendon Park Community Center will begin an extensive renovation. The infusion of $6.1 million for renovation for this important but long-neglected building has been widely celebrated. As recently as 2015, demolition was widely considered to be the most likely outcome for this historic building when it was included as a 2015 Preservation Chicago 7 Most Endangered Building.

The building was designed by city architect, C.W. Kallal in a Mediterranean Revival Style. This “Italian Resort Style” became the model for such other highly regarded lakefront landmark buildings as Marshall and Fox’s South Shore Country Club of 1916 (now South Shore Cultural Center) and the 63rd Street Bathing Pavilion in 1919. This style was defined by tall towers capped with hipped-roofs clad in clay tiles, large entry colonnades, porticos, loggias and open-air promenades.

Preservation Chicago applauds 46th Ward Ald. James Cappleman for his commitment to seeing the Clarendon Park Community Center protected from demolition and for helping to solidify the necessary renovation funds. Preservation Chicago applauds the Chicago Park District for their support and commitment to this important project. The Clarendon Park neighbors and community stakeholders played an important role and deserve special recognition for their unwavering support for this outcome with a special thanks to Katharine Boyda, Melanie Eckner, the Clarendon Park Advisory Council, Uptown United and Uptown Chicago Commission.

Preservation Chicago hopes to see this important building's exterior restored to an appearance more similar to its original design. The distinctive tall towers fronting Clarendon Avenue and the smaller towers fronting the beach, along with the entry colonnade and the verandas and open-air loggias were beautiful and distinctive architecture elements that should never have been removed. Their reconstruction would elevate the Clarendon Park Community Center to its rightful place alongside the 63rd Street Bathing Pavilion and other important landmark lakefront buildings from this period.



9. WIN: IIT Main Building Restoration and Renovation Underway (Chicago 7 2015)

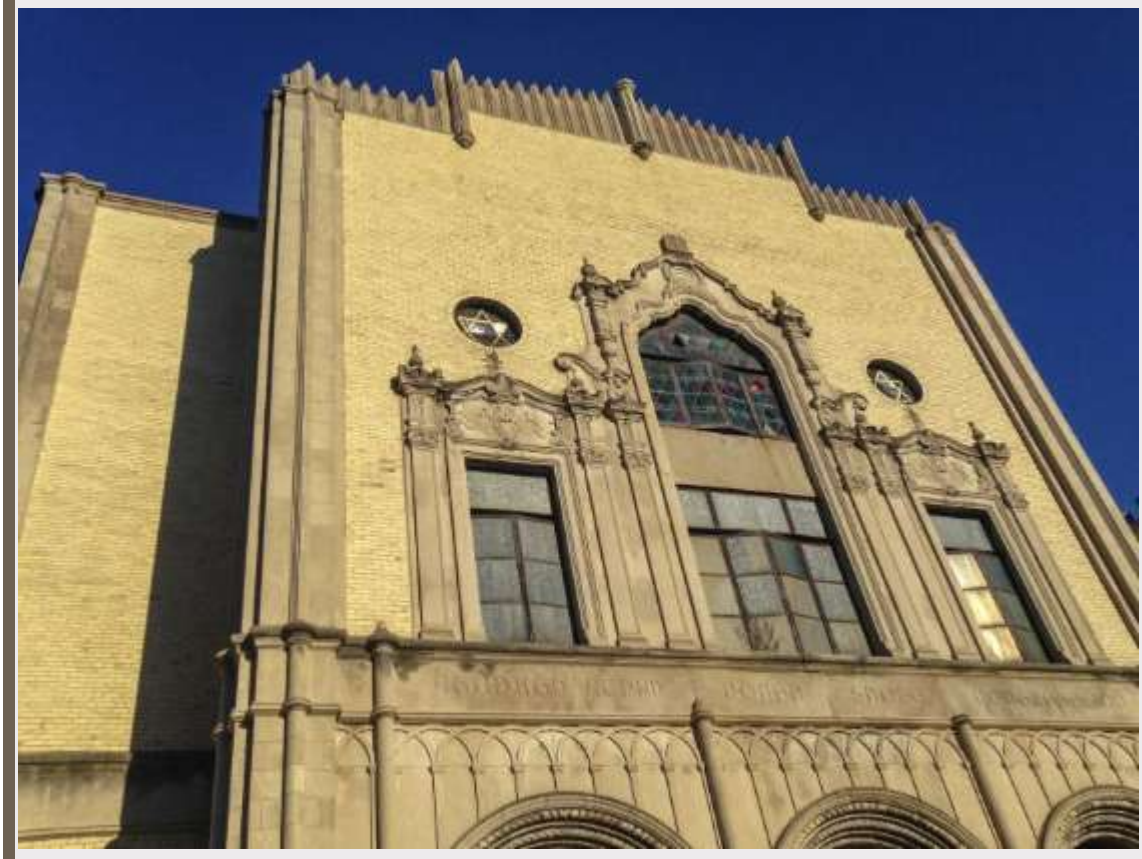


IIT Main Building, Photo Credit: Eric Allix Rogers

After many years of uncertainty, the Illinois Institute of Technology Main Building's preservation-sensitive adaptive reuse began in spring 2017. Built in 1893 for the Armour Institute of Technology, this Romanesque Revival building received landmark status in 2004. By 2014, the building was mostly vacated due to the required significant investment to repair interior and exterior elements. In 2015, it was added to Preservation Chicago's 7 Most Endangered List. IIT issued an RFP for redevelopment proposals which included a high priority on historic preservation. The Chicago 7 nomination helped to generate wider awareness within the development community regarding the RFP. In early 2017, IIT selected Ohio-based developer MCM Company and is pursuing an adaptive reuse plan that "will restore this historic Chicago Landmark and convert it to residential apartments."

Preservation Chicago wishes to recognize and applaud the efforts of Illinois Institute of Technology and Bruce Watts as the highly conscientious steward of their many historic buildings, including early buildings such as late nineteenth century Main Building, as well as mid-century Mies van der Rohe landmarks such as 1956 Crown Hall.

10. WIN: Agudas Achim Uptown Synagogue Adaptive Reuse Underway (Chicago 7 2015)



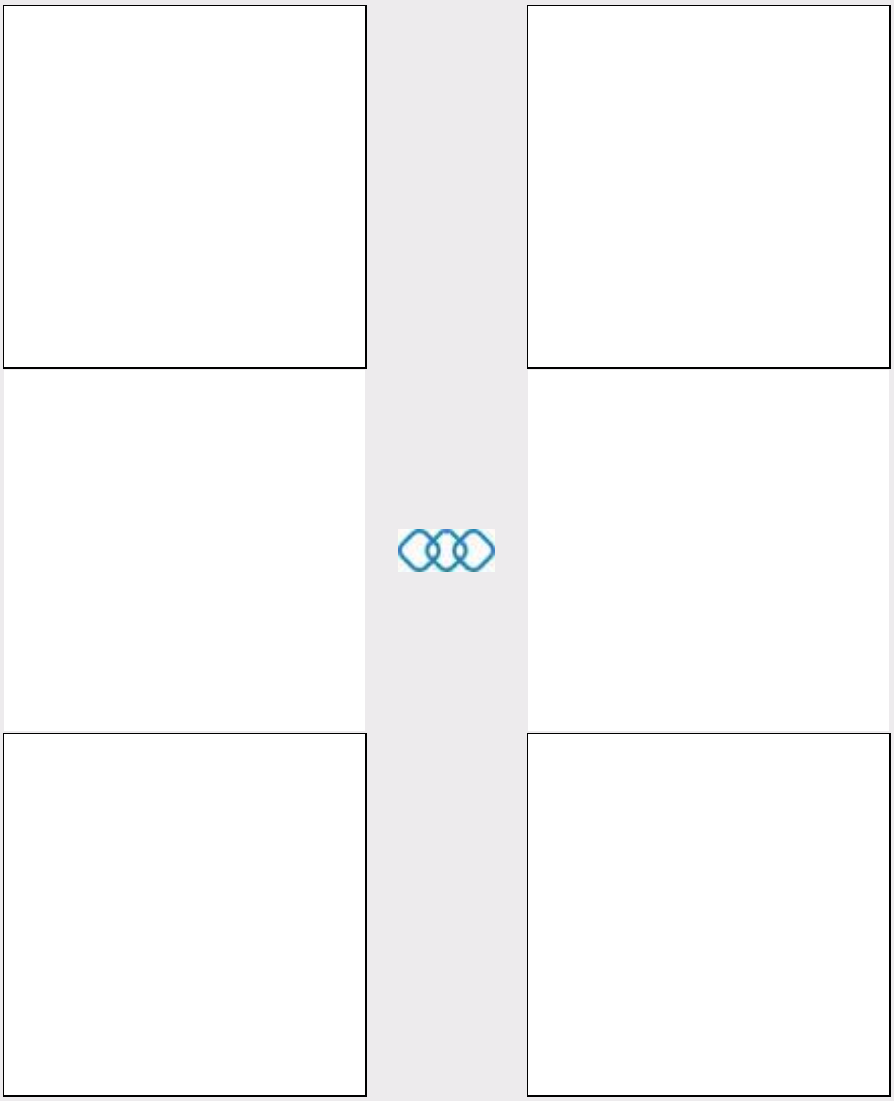
Agudas Achim Synagogue, 5029 N. Kenmore Avenue, Photo Credit: Eric Allix Rogers

The long vacant Agudas Achim Synagogue building exterior will be preserved and will be converted to residential use by Cedar Street Companies. A Chicago 7 in 2015, it had been a prime teardown candidate due to years of deferred maintenance, extensive water damage and vandalism. Located at

5029 N. Kenmore Avenue, the building had been threatened with numerous demolition proposals dating back to 2008.

Built in 1922 and designed by Dubin & Eisenberg, Agudas Achim has been described as "the last grand Chicago synagogue" and was able to accommodate 2,200 worshipers. The dramatic sanctuary with its extensive stained glass, mosaic ark, decorative plaster work and grand marble staircase remain impressive even in its current deteriorated condition.

Preservation Chicago worked extensively to match a preservation-sensitive developer with the building and applauds Cedar Street Companies for undertaking this redevelopment project. The building's exterior façade is being considered by the developer for Chicago Landmark designation. The grand foyer and flanking staircase will be preserved and many of the significant features will be salvaged, including most of the art glass windows and the jeweled mosaic ark which will be donated to other synagogues.



11.
WIN: Congress Theater Renovation Underway



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

The Chicago Landmark Congress Theater located at 2135 N. Milwaukee Avenue in Logan Square began 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.

12. WIN: Johnson Publishing Building to Receive Landmark Designation



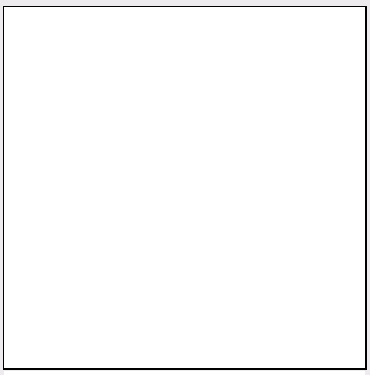
Johnson Publishing, 820 S. Michigan Avenue, Photo Credit: Caro/Ebony.com

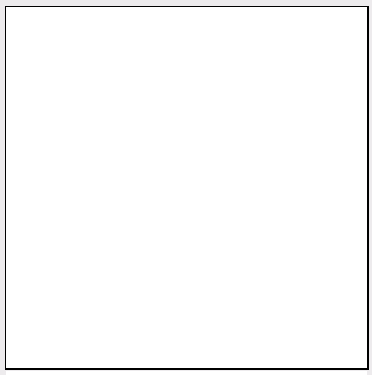
The Johnson Publishing office tower at 820 S. Michigan Avenue has formally entered the official Chicago Landmark designation process. Completed in 1971, this modernist 11-story mid-rise was built by "legendary African-American entrepreneur John H. Johnson, who made his fortune as the publisher of magazines including Ebony and Jet." The building served as the headquarters for Johnson Publishing, one of the largest black-owned businesses in the nation.

The building was designed by John Warren Moutoussamy, an African American architect who became the first African American to become partner in a large architectural firm, Dubin, Dubin, Black &

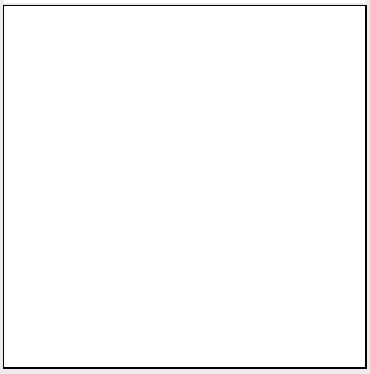
Moutoussamy. During his time at Illinois Institute of Technology, he studied with Mies van der Rohe. The building was the first and remains the only high-rise in downtown Chicago designed by an African American. The spectacular, exuberant, and extraordinary original interiors were created by Arthur Elrod and William Raiser.

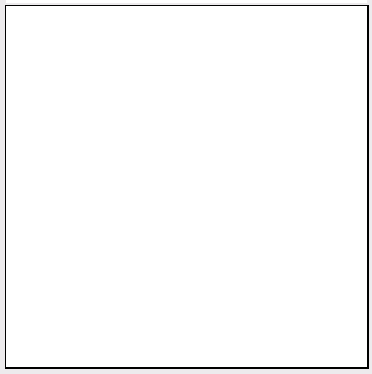
Mayor Rahm Emanuel, called the building an “epicenter of Black history and culture.” Preservation Chicago testified on behalf of this important and significant building and is thrilled that it is being honored and celebrated with a Landmark Designation. Additionally, we worked diligently with 4th Ward Alderman Sophia King to ensure that the historic rooftop Ebony and Jet signage was retained and protected under the Landmark designation. We had also advocated for the protection of the ground floor lobby, the Richard Hunt sculpture and John H. Johnson’s upper floor office.











13. WIN: Residential Conversion of Loop Hartman Building/ Bennett Brothers Building



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

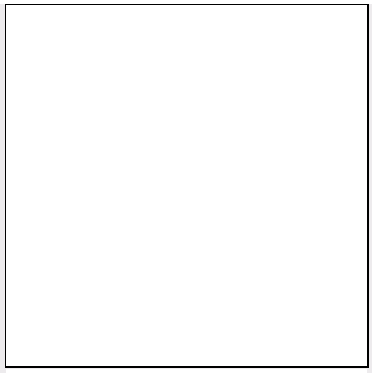
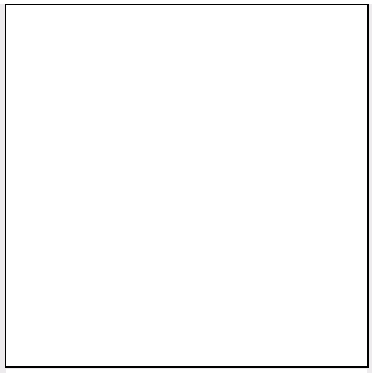
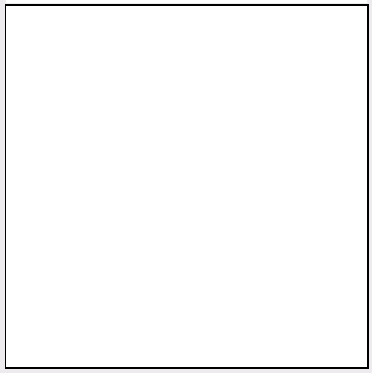
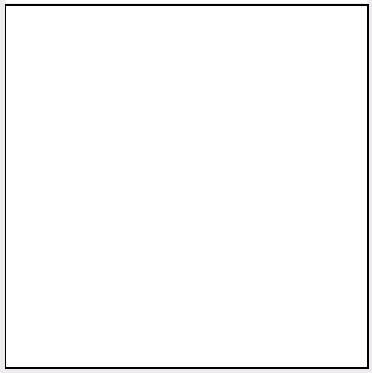
The historic 12-story Hartman Building/Bennett Brothers Building, located at 30 E. Adams Street will be converted from commercial office to residential apartments. The building was built in 1925 and designed by celebrated Chicago architect, Alfred Alschuler. The construction permit for the Ceder Street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

The success of Preservation Chicago's efforts around the New York Life Building helped to encourage ownership to sell Barrister Hall/National Life Building to a preservation-sensitive developer.

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.

14. WIN: Bush Temple of Music Celebrates Project Completion



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

A celebration to recognize the completion of the restoration of the Bush Temple of Music was held on November 9, 2017. The six-story Chicago Landmark is located on Chicago Avenue at 800 N. Clark Street. Designed by architect J.E.O. Pridmore and constructed in 1901, the building is a rare large-scale example of French Renaissance Revival style architecture in Chicago.

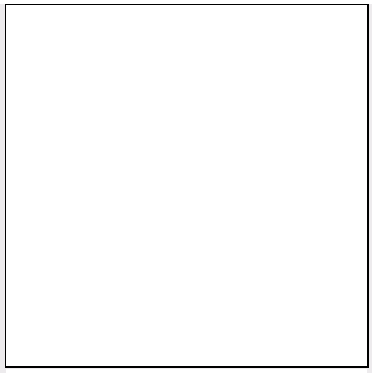
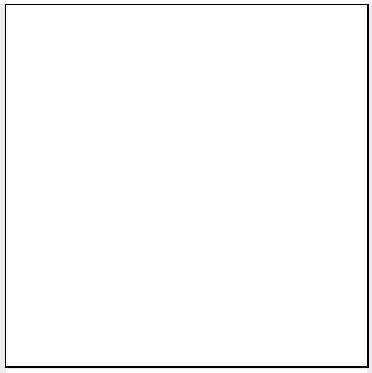
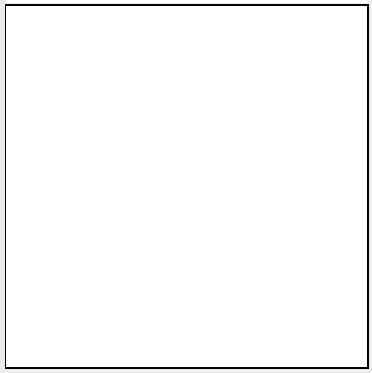
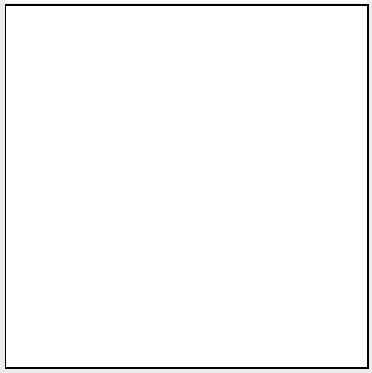
Redeveloped by Cedar Street Companies with Hartshorne Plunkard Architecture (HPA), the adaptive reuse transformed the building into an apartment building comprised of apartments and ground floor retail.

Bush & Gerts Piano Company was one of Chicago's leading piano manufacturers when they built the Bush Temple of Music as their headquarters. During the late 19th and early 20th centuries, Chicago was the center of musical instrument manufacturing and sheet music publishing, with many musical manufacturers clustered on “Music Row” along South Wabash Avenue in proximity to the Auditorium Building, extending approximately from Jackson to Congress.

Both the Adopt-a-Landmark incentive and the 20% Federal Historic Tax Credit were used as part of the financing of the development. The Bush Temple of Music was designated a Chicago landmark on June 27, 2001 which protected the building until it could be renovated some 15 years later.

On October 24, 2017, adaptive reuse of the Bush Temple of Music was honored by the Commission on Chicago Landmarks as an outstanding example of historic adaptive reuse with the annual Preservation Excellence Awards.

Preservation Chicago applauds the efforts of Cedar Street Companies and Hartshorne Plunkard Architecture (HPA) for stepping forward to “breath life” back into one of Chicago’s great architectural buildings.

15.
WIN: Mark Twain Hotel Renovation



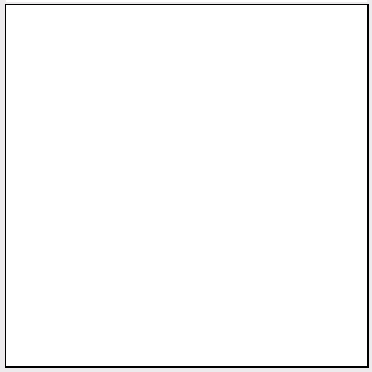
Mark Twain Hotel, 111 W. Division Street, Photo Credit: Peter Rock

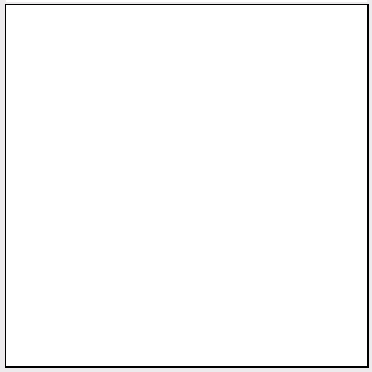
The historic Mark Twain Hotel in the Gold Coast is being renovated. Located at 111 W. Division Street at the corner of Clark, this Art Deco hotel was purchased by NHP Foundation, a New York-based nonprofit. One of the first large projects under Chicago's Single-Room Occupancy Preservation Ordinance,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





16. WIN: Art Deco Lawson House YMCA to be Fully Renovated



Lawson House YMCA Building, 30 W. Chicago Avenue, Photo Credit: Eric Allix Rogers

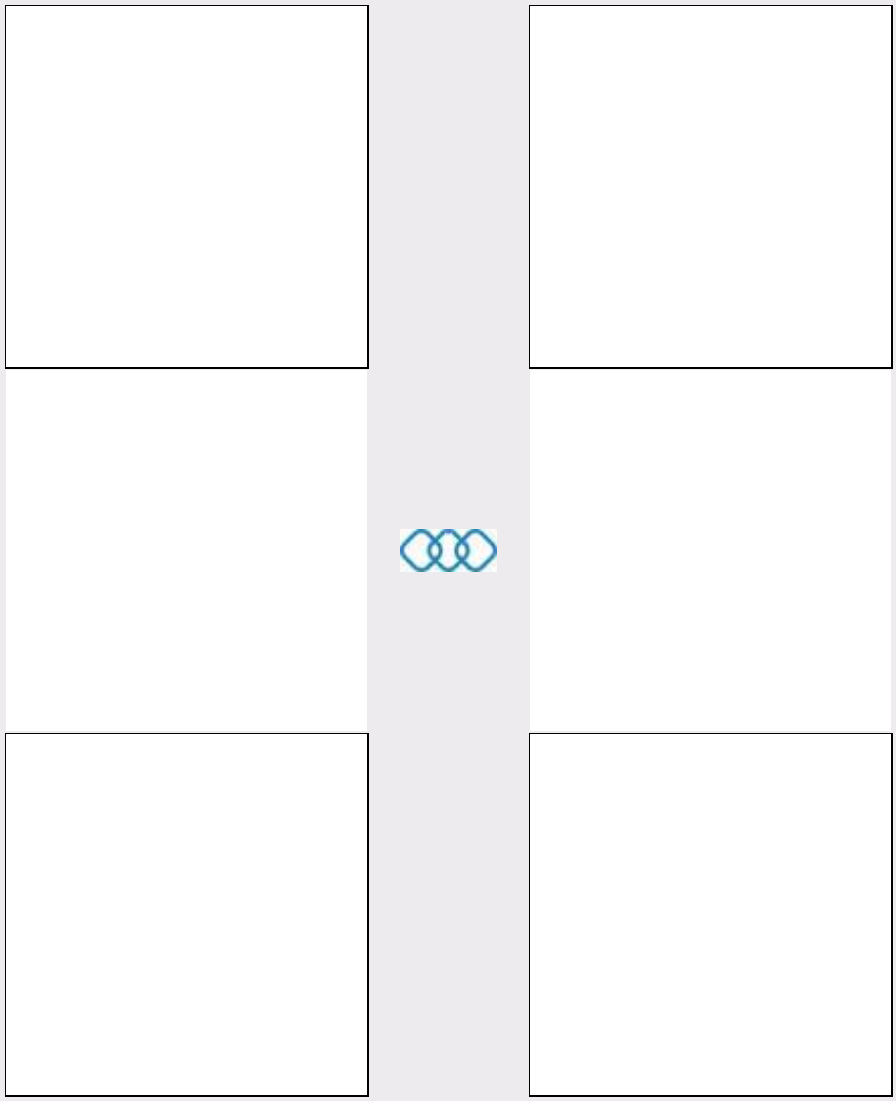
The 23-story Art Deco Lawson House former YMCA Building at 30 W. Chicago Avenue will be fully overhauled into 400 affordable apartments. Completed in 1934, Lawson House YMCA was designed by Perkins, Chatten & Hammond. Since 2013, when the YMCA moved their headquarters from Lawson house the Near West Side, there has been some uncertainty over the future of this important Chicago Avenue skyscraper.

The proposal by affordable housing developer Peter Holstein's was selected by the YMCA of Metropolitan Chicago in 2013. They agreed to sell the building for $1 with a guarantee that the developer would engage in a comprehensive renovation, estimated at $100 million, and maintain affordability for 50 years.

The building's Art Deco historic elements will largely be preserved. The exterior fire escapes will be replaced with a pair of enclosed stair towers. The alley on the building's north side will be landscaped

and another entrance added. Existing office and commercial spaces within the building are expected to remain.

Preservation Chicago hopes that the intact historic art deco lobby and interior circulation spaces will be preserved and restored as part of the building renovation. Additionally, we think that Lawson House would make a great candidate for a Chicago Landmark, which would both protect this great building and provide significant tax credit benefits to the development.



17. WIN: Rosenwald Court / Michigan Boulevard Apartments Landmarked! (Chicago 7 2007) Landmarks Commission Honors Chicago's Best Preservation Projects of 2017



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

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 restoration and rehabilitation of the long-vacant Rosenwald Court Apartments in Grand Boulevard (Chicago 7 2007 Most Endangered) by Landwhite Development, LLC, which is now a Designation Chicago Landmark. It also included 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. Bravo!

- 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.

18. WIN: David Adler Lincoln Park Landmark Looking For Preservation Buyer

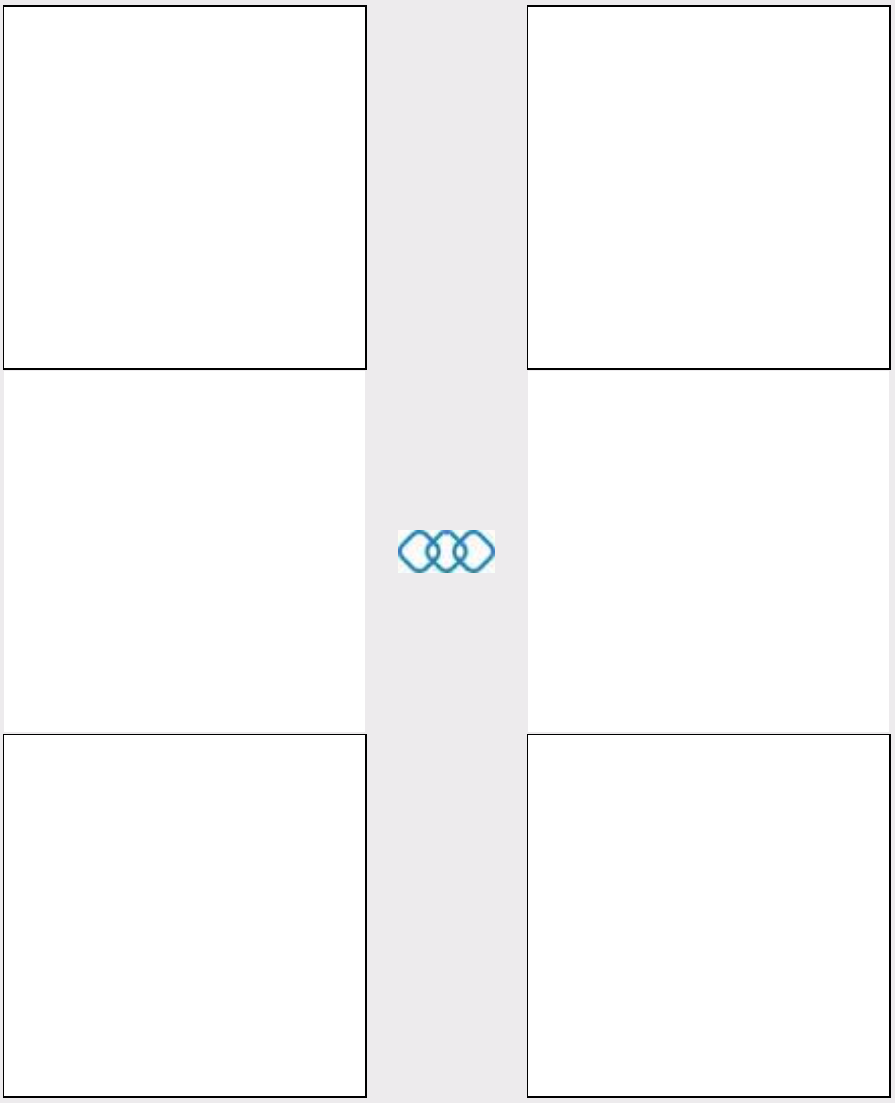


David Adler Row Houses, 2700-10 N. Lakeview Avenue, Rendering Credit: Foster Design Build

The four Lakeview Avenue row houses at 2700-10 North Lakeview Avenue became a Designated Chicago Landmark in late 2016, essential to prevent replacement by a high-rise and to make the property eligible for significant tax benefits. In 2017, Foster Design Build began and comprehensive restoration and deconversion to residential. Designed by David Adler and completed in 1917, these Georgian-style townhomes overlook the northern portion of Lincoln Park. While all exterior elements were drawn from historical Georgian design, each home had a unique identity with distinctive doorways and window styles. The townhouses share a similar exterior appearance of bright white limestone, dark brick, and elegant wrought-iron fences and balconies.

Renamed as Adler on the Park, the Landmark Building is being renovated by Foster Design Build, a preservation-sensitive developer. There are two options moving forward, either to redivide into large, high-end townhomes or to renovate as a large single family home. Preservation Chicago considers the single family home restoration option to be preferable as it would allow greater flexibility to restore the existing historic elements, including the extraordinary staircase.

Preservation Chicago played an instrumental role in the suggestion, strategy, and “lead from behind” throughout the process of Chicago Landmark Designation for this important series of building in 2016.



19. WIN: Historic Loop Insurance Center Building to be Converted to Apartments

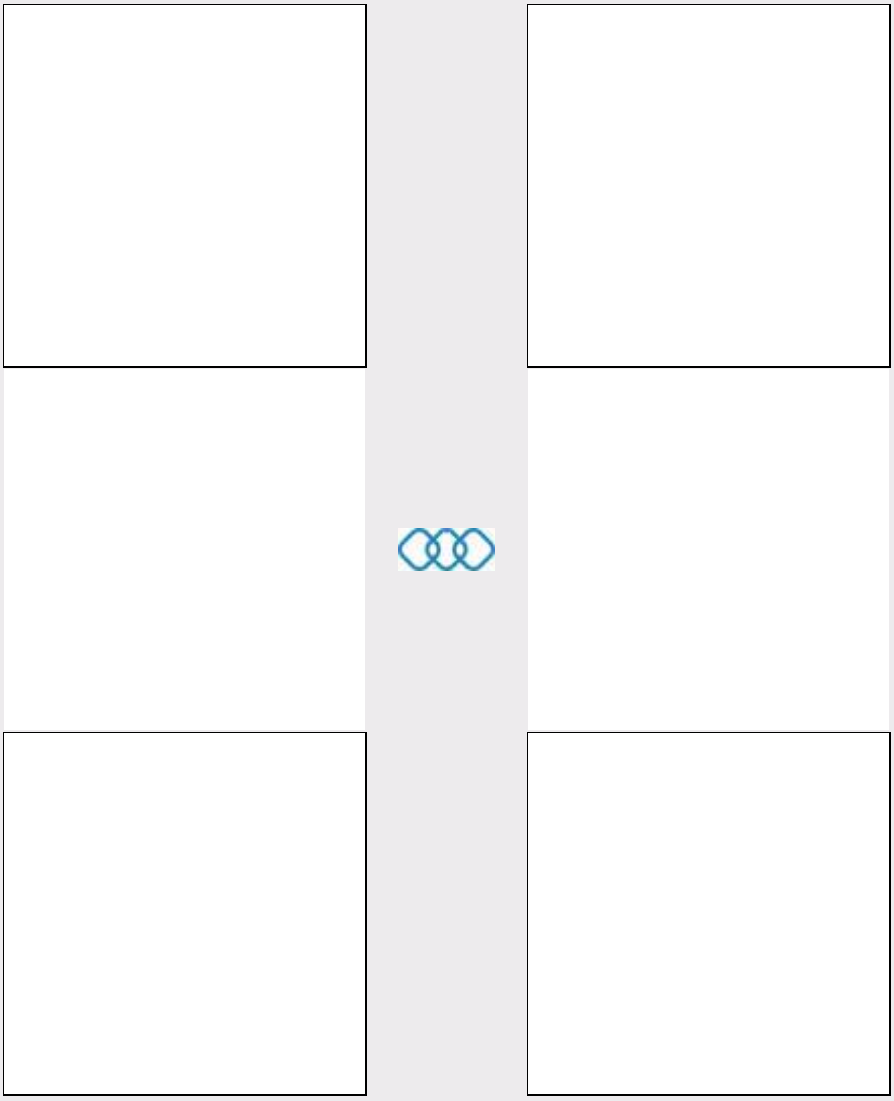


Insurance Center Building, 330 S. Wells Street, Photo Credit: Gabriel X. Michael

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.

Preservation Chicago applauds owner/developer Marc Realty and architecture firm NORR 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.



20.
WIN: Old Cedar Hotel Reborn as Viceroy Chicago



Viceroy Chicago, Old Cedar Hotel, 1118 N. State Street, Rendering Credit: Goettsch Partners

After many years of preservation advocacy, the old Cedar Hotel reopened fall 2017 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 onto the new building's base, which serves as the building's main entrance, three-story lobby and restaurant.

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. A ballroom, conference room and large outdoor roof terrace are located on the historic building overlooking State Street.

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 all been retained and another added elegant feature is the lighting embedded in the historic terra cotta 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.



21. WIN: Historic Quincy 'L' Station On Track for Landmark Designation



Quincy Street "L", 220 S. Wells Street, Photo Credit: Graham Garfield

With construction underway since April 2017, 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 Quincy 'L' Station designation process to begin. Built in 1897 and designed by Alfred M. Hedley and the world-renowned structural bridge engineer 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.

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)

Preservation Chicago applauds the CTA for recognizing and respecting the historic character of the Quincy 'L' Station. Our 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. Since the station houses varied in their design on each leg of the Loop Elevated. we would like to see other historic stations restored and landmarked in the future, such as State and Lake, and the Van Buren / LaSalle Station.

22.

WIN: Unity Temple Completes Magnificent Restoration!



Unity Temple, Oak Park, 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 of 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 buildings 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)

Preservation Chicago applauds the extraordinary generosity of the Chicago-based, Alphawood Foundation which provided a $10 million grant in 2013 which generated the momentum to begin the extensive renovation project. Other significant funders such as the Tawani Foundation, the Unity Temple Restoration Foundation, and Harboe Architects should be recognized for their tireless commitment to excellence on the extraordinary restoration of this world-class masterpiece.

23. WIN: DuSable Museum Roundhouse Opens with Temporary Exhibits



DuSable Museum of African American History Roundhouse, Photo Credit: Lee Bey

Designed in the 1880's by architects Burnham & Root, the dramatic circular limestone and timber building originally served as a horse stable. The current reuse allows the central rotunda to retain its historic character and its structural elegance, and to be used as an event and temporary exhibition space. This is part of a larger initiative to expand the DuSable Museum of African American History.

"Instead of trying to concentrate on turning this beautiful 1880s building into something pristine with fancy finishes and white walls — that's not what this building wants to be — it wants to be true to its nature and its history because we're a history museum," said Perri Irmer, president of the DuSable Museum.

The tireless and dynamic leadership of Perri Irmer was critical in making this outstanding outcome possible. Bravo to the DuSable Museum Board and all of the individuals and organizations that helped to make this possible.

The DuSable Museum of African American History is one of the oldest institutions of its kind in the country and serves an important role in the Chicago in promote understanding and inspire appreciation of African Americans achievements, contributions and experiences.

24. WIN: Adaptive Reuse of Sears/Homan Square Catalog Printing Building Complete!



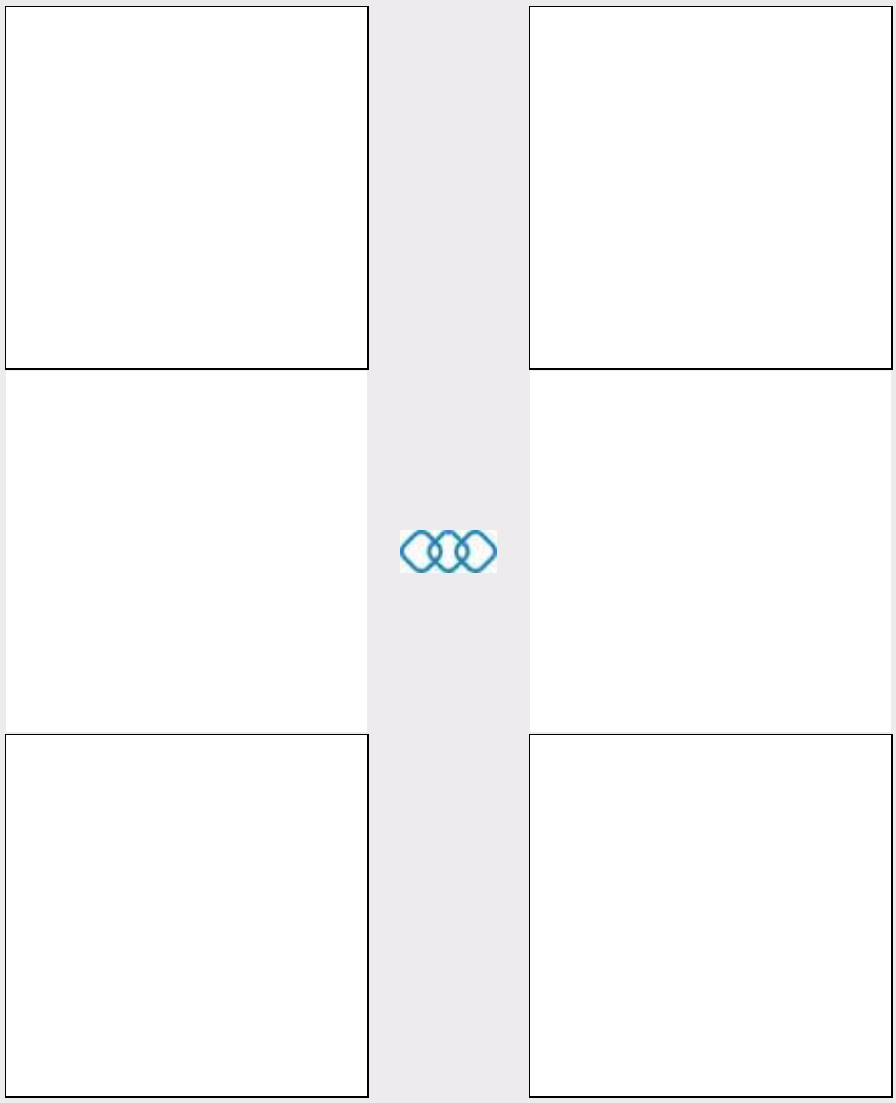
Sears, Roebuck & Co. Catalog Printing Building, 3301 W. Arthington, Photo Credit: Zbigniew Bzdak/ Chicago Tribune

After over 40 years of vacancy after Sears, Roebuck & Company's moved out of their Catalog Printing Building at 3301 West Arthington and Spaulding, 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.

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. This building, along with other structures on the Sears Campus, are Designated Chicago Landmarks.

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.



25. WIN: Sullivanesque "Jewel Laundry" Building Redevelopment Receives Alderman's Support



Jewel Laundry Building, 1730 W. Greenleaf Avenue, Post Card Credit: Chuckman Collection

The upzoning request for the "Jewel Laundry" Building located at 1730 W. Greenleaf Avenue received the support of 49th Ward Alderman Joe Moore. Preservation Chicago supported this adaptive reuse proposal and spoke on its behalf at a community meeting on June 14, 2017 at the Ethiopian Community Center of Chicago.

The historic façade will be restored as part of the redevelopment plan. A new two-story addition will be added to the top of the building and will be set-back behind the existing historic façade. The developer is Dave Gassman, with Craft Architecture. A total of 30 apartments are planned. In close proximity to the Rogers Park Metra Station, this Transit Oriented Development (TOD) will have no on-site parking, storage for bikes, and a green roof.

This white terra cotta commercial building was the Maya Romanoff Corporation wallpaper and textiles plant until 2008, and is currently the Ethiopian Community Center of Chicago. The historic building was designed by Aroner & Somers and dates to circa 1915. The building is classified as orange-rated by the Chicago Historic Resources Survey which highlights the building's "Prairie and Sullivanesque" ornamentation and detailing.

26. WIN: The Return of Andersonville's Beloved Swedish Flag Water Tower



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

After a three year hiatus, the iconic Blue and Yellow Swedish flag water tower above the Swedish American Museum in Andersonville was reinstalled. The new fiberglass tower was 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. The campaign for the water tower raised over $125,000.



27. WIN: Redevelopment of Former Children's Memorial Hospital Site Breaks Ground. (Chicago 7 2011 and 2016)



Boiler House & Laundry Building, Rendering Credit: Lincoln Common, McCaffery Interests

The redevelopment of the former Children's Memorial Hospital site officially broke ground in May, 2017. This $350 million redevelopment plan was in planning since 2011 when McCaffery/Hines was awarded the project.

Mayor Rahm Emanuel called this a "new chapter in the history of Lincoln Park". Twice a Chicago 7 (in 2011 and again in 2016), Preservation Chicago has been very active in advocating for historic preservation and would have preferred to have seen greater levels of preservation and adaptive reuse. However, there has been a sincere effort to accommodate historic preservation and to recreate historic buildings that the development team determined to be functionally obsolete requiring replacement.

The design team lead which included Antunovich Associates, in collaboration with Skidmore, Owings & Merrill (SOM), is preserving and adaptively reusing a number of historic buildings. The 1931, Holabird and Roche, red brick Boiler House & Laundry Building at 2365 N. Lincoln is being adaptively reused. The former White Elephant Building is being renovated, while a second terra cotta building has been demolished and will be recreated using new material. The seven-story Nellie Black Building has been demolished, but will be rebuilt in the spirit of the historic structure with materials similar to the original building.

28. WIN: Masonic Temple/American Indian Center Adaptive Reuse

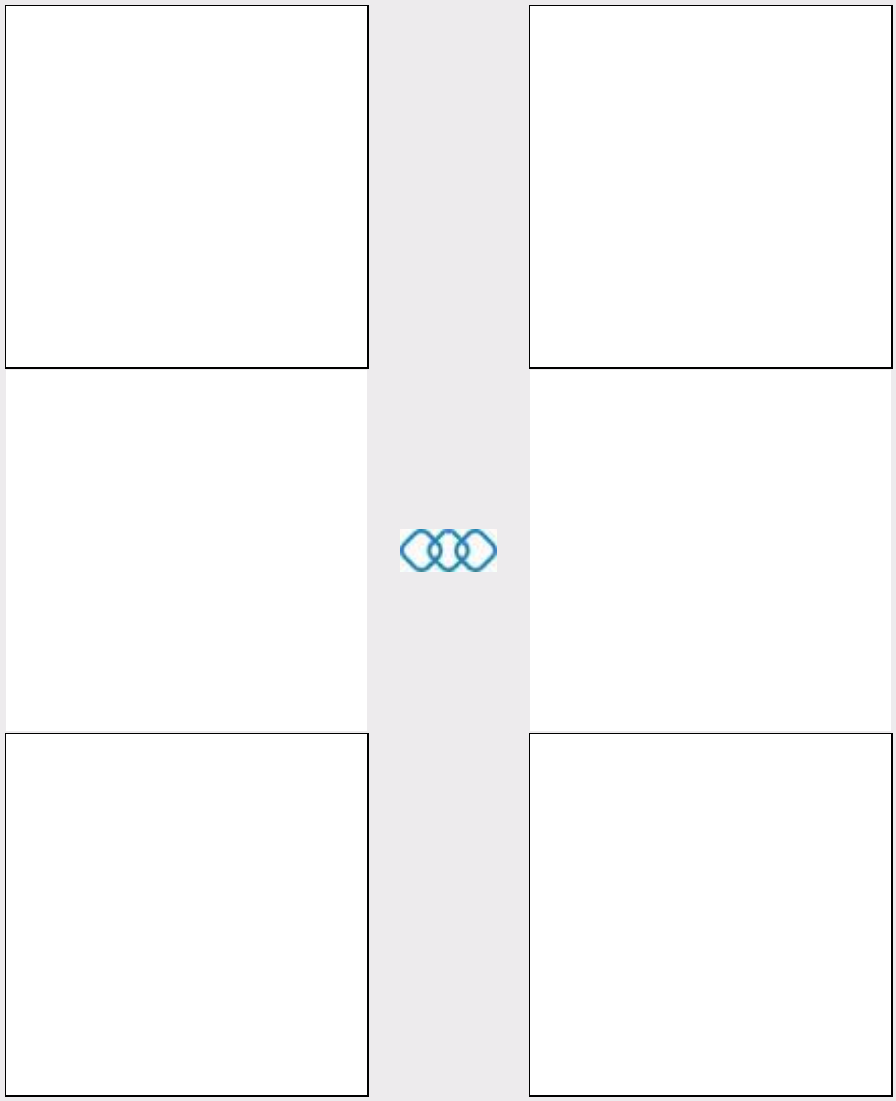


Masonic Temple/ American Indian Center, 4601 N. Paulina Street, Photo Credit: Eric Allix Rogers

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.



29.
WIN: 140-Year Old Hermon Baptist Church Saved



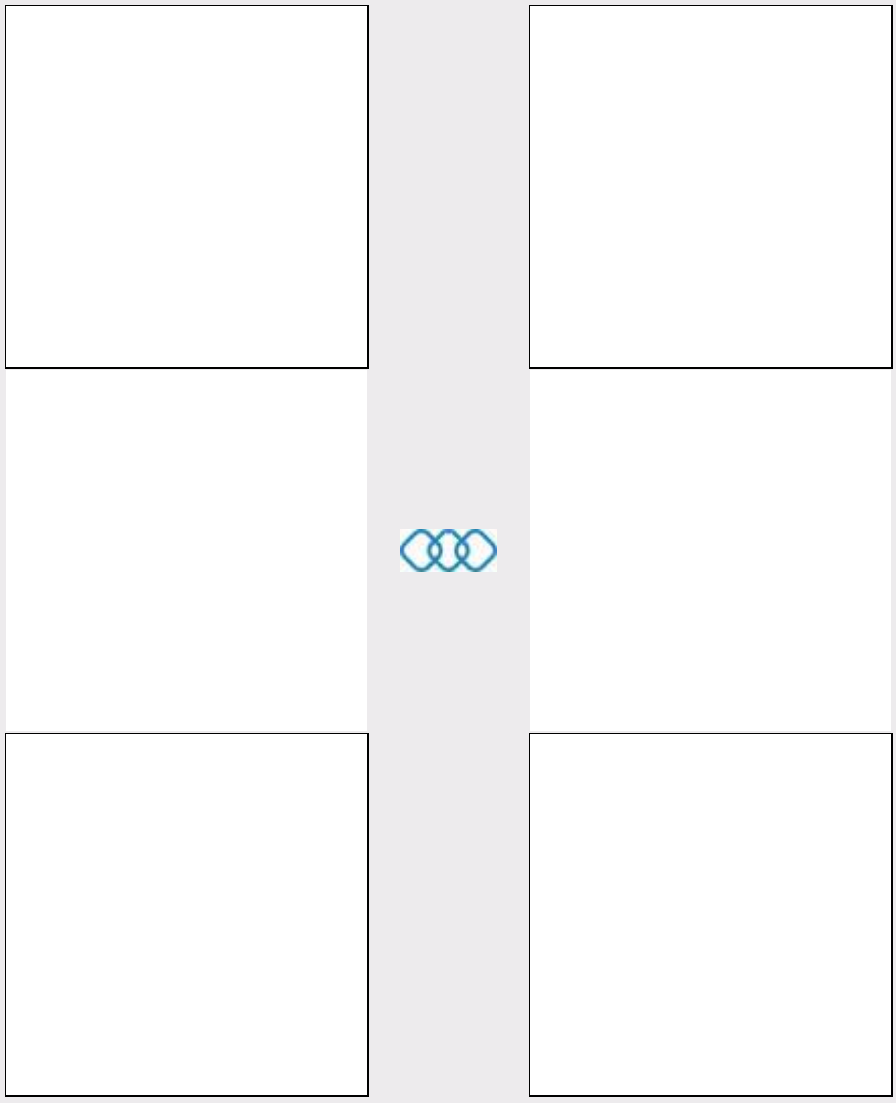
Giordano Dance Chicago/ Hermon Baptist Church, Rendering Credit: bKL Architecture

After years of uncertainty, the modest red-brick Hermon Baptist Church at 1754 N. Clark Street in Old Town is going to become enveloped by the glassy the new home of Giordano Dance Chicago designed by bKL Architecture. The 54-year old arts organization, which boasts of being "America's original jazz dance company," plans to retain the historic building facade within a glass enclosure which will accommodate rehearsals and administrative space.

Michael McStraw, executive director of Giordano Dance Chicago, credited "the generosity of an anonymous individual donor" with expediting the sale. The building had been on the market for years and multiple offers from developers intent on replacing the church building with a high-rise had failed due to opposition from the community.

Preservation Chicago is pleased to see a good preservation outcome for this very early historic church building with fascinating ties to Chicago's African-American history. "Named after a mountain outside Jerusalem, Hermon Baptist was founded by 13 African-American domestic workers who cooked and cleaned for Chicago's Gold Coast residents. Tired of traveling to the South Side for church services, they launched Hermon." (Bloom, DNA, 7/22/16)

Preservation Chicago believes that this is yet another example of how the arts and cultural organizations can repurpose and preserve former churches and religious buildings for generations to come.



30. WIN: Church of the Advent to be Landmarked into Logan Boulevards Extension District



Church of the Advent, 2900 W. Logan Boulevard, Photo Credit: Amanda Elliott/ LoganSquarist.com

The historic Church of the Advent at 2900 W. Logan Boulevard in Logan Square closed in 2016, almost exactly 110 years after first occupying the original church building in 1906, which was later converted into the parish house. It was designed by Elmer Jensen, who was a partner in the highly respected architecture firm of Jenney, Mundie & Jensen and who served as the church's choirmaster. The cornerstone of the front church was dedicated in 1926, also by Elmer Jensen.

Because of the religious building exemption in Landmark Districts without owner consent, the historic church building was not protected from demolition as part the surrounding Logan Boulevards Landmark District. When the building was listed for sale, it received significant interest from developers with plans for demolition and new construction.

Ultimately, the building was sold to JAB Real Estate which is preserving the exterior and converting the building into nine residential units. The art glass windows will be preserved and the building will be added to the surrounding Landmark District.

This successful outcome is due to the efforts of Logan Square Preservation, Preservation Chicago, community members, and a special thanks to 32nd Ward Alderman Scott Waguespack for his support and leadership.

31. WIN: After Devastating Fire, Mulligan School Adaptive Reuse Complete



Mulligan School, 1855 N. Sheffield Avenue, Photo Credit: Svigos Development

The Mulligan School Building designed by Charles Rudolph and built in 1890 has been adaptively reused as an apartment building by Svigos Development. Located at 1855 N. Sheffield Avenue, this stately former school was ravaged by a fire in 2014. Despite the extra alarm fire and the thousands of gallons of water which turned the building into an "ice castle" according to the fire chief, the redevelopment has taken steps to retain and enhance the original features.

"Although some flooring couldn't be salvaged, much of the original maple wood floors were taken away, dried out, treated and reinstalled. Indoor tuckpointing returned brick walls to top condition. The dark pine doorways and original wainscoting were retained. (Cox, 4/5/17)

"We were trying to stay as true to form as we could," Nick Vittore of Svigos Development said. (Cox, 4/5/17)

Preservation Chicago applauds Nick Vittore and Svigos Development for their preservation-sensitive adaptive reuse of this landmark building, especially in light of the devastating fire.

LOSSES

1. LOSS: New Chapter for Lincoln-Montana Building "Sullivanesque" Terra Cotta



Lincoln-Montana Building, 2454 N. Lincoln Avenue, Photo Credit: Ward Miller/ Preservation Chicago

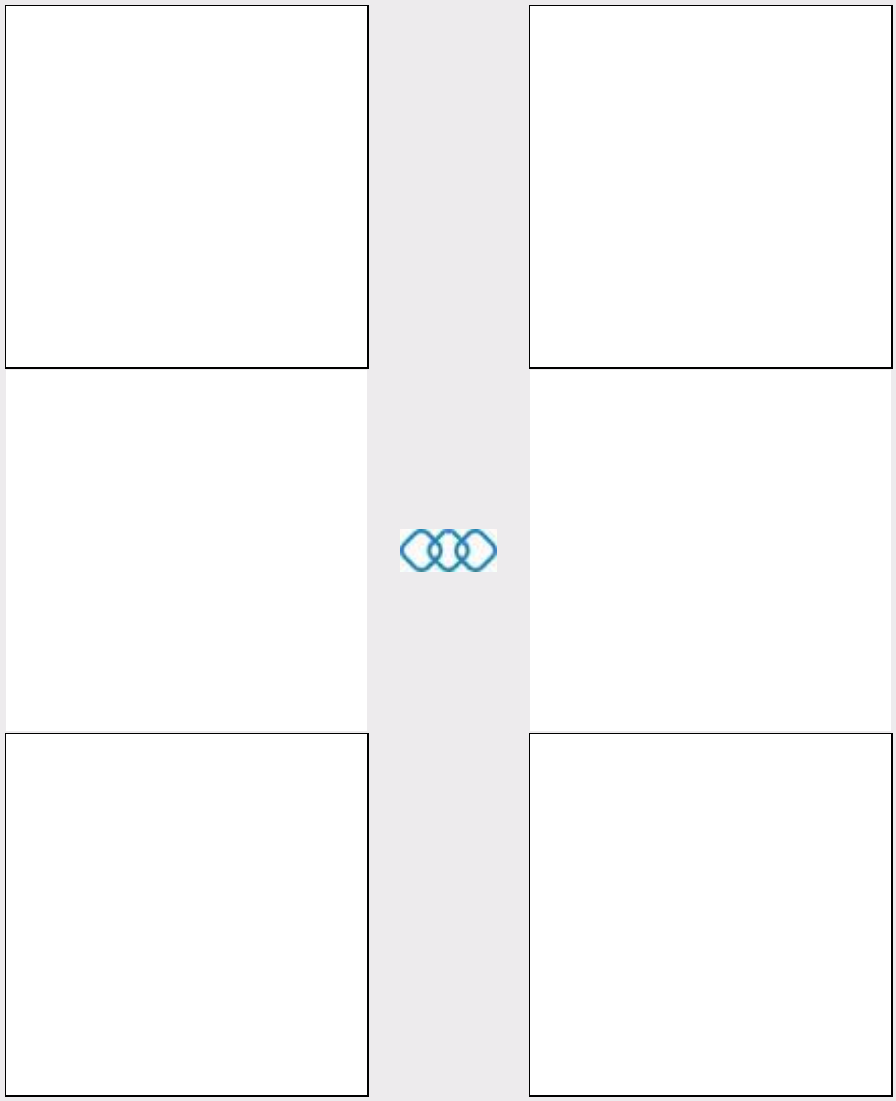
After a multi-year preservation effort, the Lincoln-Montana Building at 2454 N. Lincoln Avenue is gone. This historic 1923 corner building was 'orange-rated' on the Chicago Historic Resources Survey and designed by the highly regarded Chicago architectural firm of Rissman & Hirschfeld (also the architects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

Though Preservation Chicago, Allan Mellis, Alderman Smith and other 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 facade of their new visitors center and part of its new $7.5 million, two-block Vintage Main Street exhibit.

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. Work began to remove the

ornamental “Sullivanesque” terra cotta on July 26, 2017. The salvage work was completed by Jimmy Nuter of American Vintage Reclamation.

Preservation Chicago would have strongly preferred to see the Lincoln-Montana Building preserved and facade to be 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 ornamental terra cotta.



2. LOSS: Demolition Permit Released for D.H. Burnham & Company’s Chicago Machinery Building



1 217 W. Washington Boulevard, Photo Credit: Gabriel X. Michael

A demolition permit was released on November 21, 2017 for 1217 W. Washington Boulevard, the orange-rated Chicago Machinery Building designed by D.H. Burnham & Company and dating to 1910. This three-story commercial and industrial building has an outstanding façade with highly decorative ornamentation and an elaborately detailed cornice. The owner is Peppercorn Capital, which owns multiple historic properties in the neighborhood, applied for a demolition permit on August 23, 2017 and received the demolition permit at the expiration of the 90-Day Demolition Delay. During the Demolition Delay period, decision makers were completely unresponsive to advocacy efforts by Preservation Chicago. Despite the release of the demolition permit, Preservation Chicago will continue to advocate for its reuse for as long as the building remains standing.

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. There is an urgent need for a Greektown/West Loop Chicago Landmark District that would recognize, celebrate and protect this wonderful and highly endangered historic neighborhood. Downzoning would help to reduce redevelopment pressure on historic properties.

3. LOSS: Orange-Rated Seng Building Released from 90 Day Demo Delay after Six Days



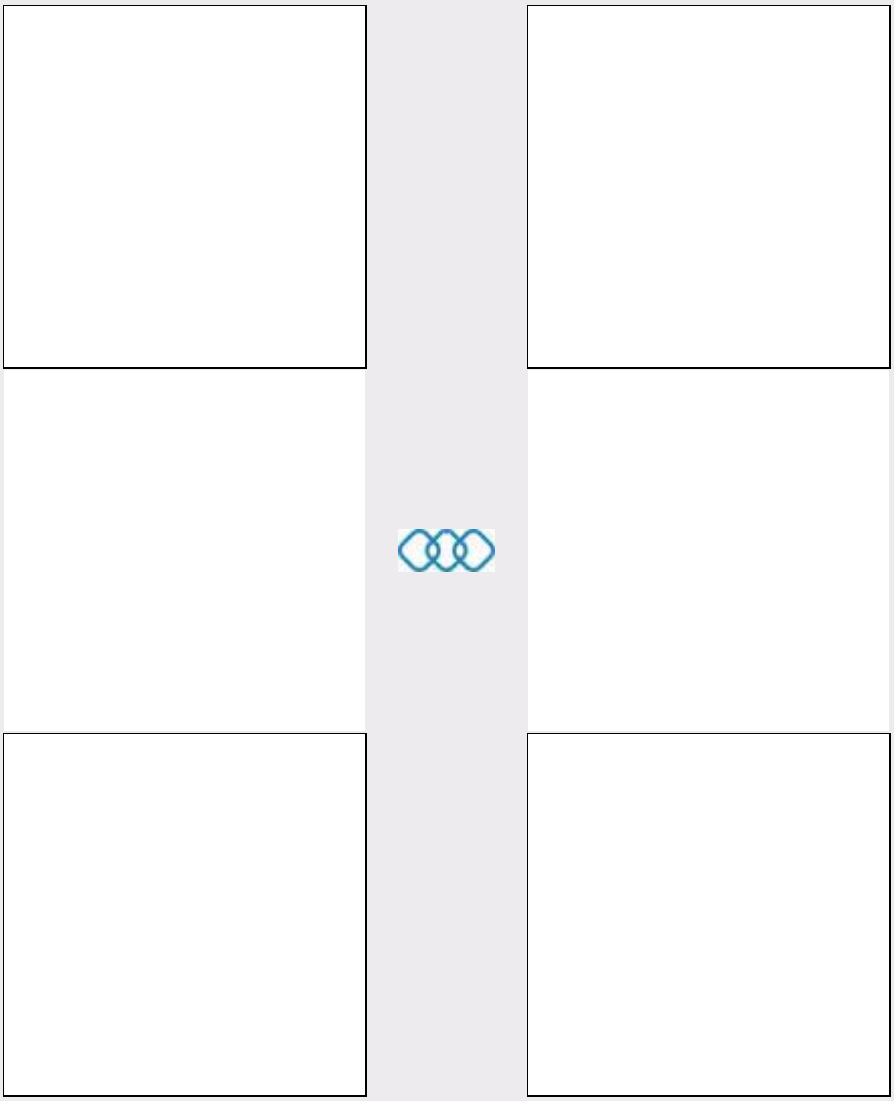
Seng Building, 1450 N. Dayton Street, Photo Credit: Google Street View

The historic Seng Building located at 1450 N. Dayton Street, along with an adjacent two-story building, was demolished to make way for a new multistory retail building. The circa 1910 Prairie School industrial building was home to Chicago-based furniture manufacturer The Seng Company. 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 historic industrial Clybourn Corridor continues to lose 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.

“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)



4. LOSS: South Side Masonic Temple to be Demolished (Chicago 7 2007 and 2015)

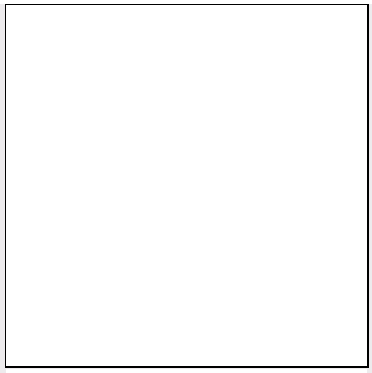
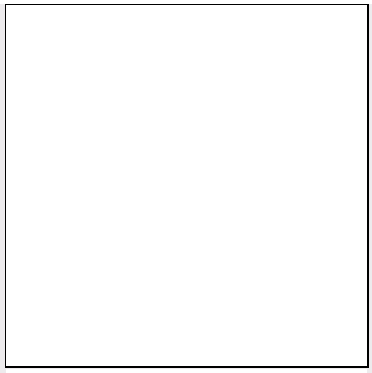
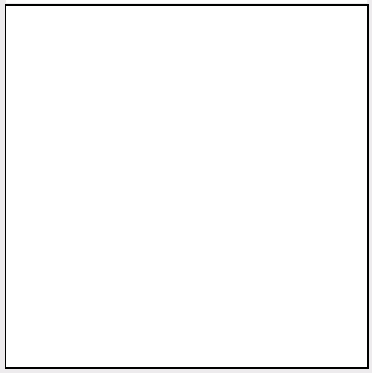
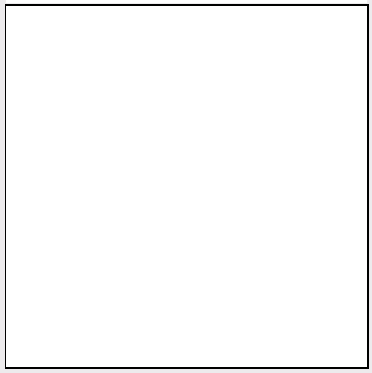


South Side Masonic Temple, 6400 S. Green Street, Photo Credit: Eric Allix Rogers

The long vacant South Side Masonic Temple at 64th and Green Street in Englewood has been ordered for demolition by the City of Chicago due to its severely deteriorated condition. Despite many years of advocacy, the challenges presented by the building's physical condition and the market challenges of significant disinvestment in the Englewood community proved insurmountable.

Located at, at 6400 South Green Street, the South Side Masonic Temple was built in 1921 and housed fraternal organizations through the 1950s. It contained multiple ornate meeting halls and grand spaces with Art Deco, Egyptian Revival, Eastern and Moorish influences. Designed by notable Chicago architect Clarence Hatzfeld, the Classic Revival style building is located in proximity to one of Chicago's most thriving neighborhood retail and entertainment districts at 63rd and Halsted, second only to State Street in the Loop.

Efforts were unsuccessful to convince the nearby Kennedy-King College Campus or the new Whole Foods grocery store at 63rd and Halsted to adopt this historic building.

5. LOSS: Morgan Park 115th Street Metra Station Destroyed by Fire



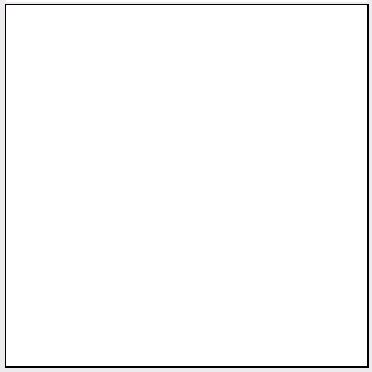
115th Street/ Morgan Park Metra Station, Photo Credit: Howard A. Ludwig, DNAinfo Chicago

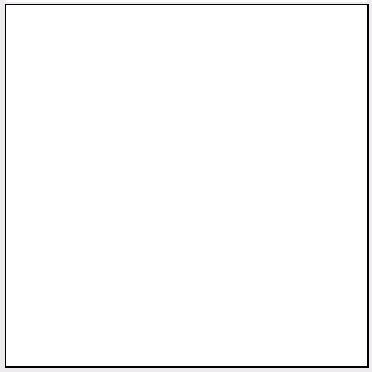
On May 28, 2017, a fire caused major damage to the historic Morgan Park Metra Rock Island station. According to Rock Island Director of Engineering Mike Tempinsky, officials believe that the cause of the fire was a garbage can adjacent to the station set ablaze by vandals.

“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). The 91st, 95th, 99th, 107th and 111th street stations were also landmarked at that time. 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.

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. Once a landmark, always a landmark.





6. LOSS: Emergency Demolition Order for Ashland Sixty-Third State Historic Bank Building



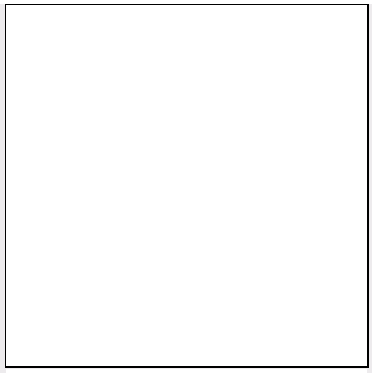
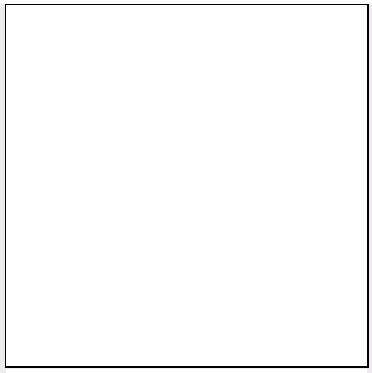
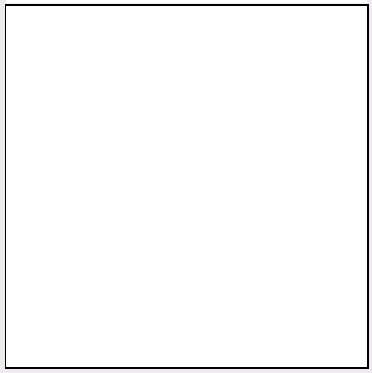
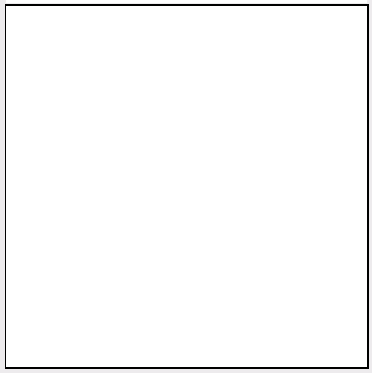
Ashland Sixty-Third Street Bank Building , 1536 W. 63rd Street, Photo Credit: Eric Allix Rogers

The long vacant Ashland Sixty-Third State Bank, located at 1536 W. 63rd Street, was issued an emergency demolition order by the City of Chicago Departments of Buildings on November 15, 2017. This neo-classical, highly ornamented, terra cotta bank building was designed by the prolific Chicago architect Karl Vitzthum in 1924.

Four of Vitzthum's other bank buildings are Designated Chicago Landmarks including the Fullerton State Bank (1923), the Marquette Park State Bank (1924), Pioneer Trust and Savings Bank (1924), and the Hyde Park-Kenwood National Bank (1928).

Vitzthum designed many outstanding buildings during his career and is better known for his larger commissions which include three Designated Chicago Landmarks, specifically, the Old Republic Building at 307 N. Michigan, the Steuben Club Building at 188 W. Randolph, and the One North LaSalle Street Building.

During the long-period of vacancy, significant portions of the building's decorative terra cotta cornice were removed, which further compromised the building's integrity. It's highly disappointing that the owner of the historic building allowed the deferred maintenance to get extreme enough to force an emergency demolition order for reasons of structural instability and safety.

7.
LOSS: Demolition of Malcolm X College

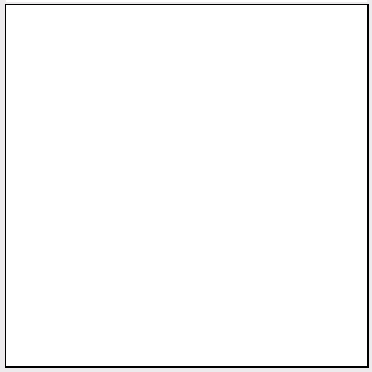


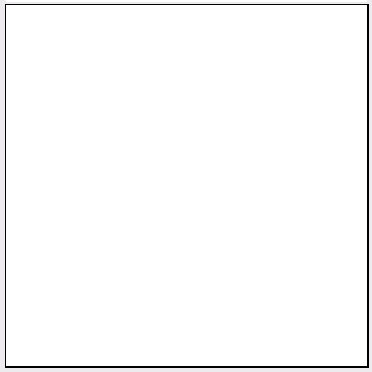
Malcolm X College , 1900 W. Jackson Boulevard, Photo Credit: Vince Michael

The 1971 Modernist masterpiece Malcolm X College was demolished after being replaced with a new college building located across the street. It was designed by Chicago architect, Gene Summers, who worked closely with Mies van der Rohe. The steel and glass structure is surrounded by extensive greenspace and was an outstanding and highly functional example of "High Modernism".

Within the building, 32 painted mural doors by Eugene “Eda” Wade celebrated the Black Power movement of the 1960s and 70s. These murals enriched the aesthetic experience of students. Through the efforts of Michelle Perkins, a member of the Malcolm X College art faculty, and others in the preservation community, the doors have been saved and the entire collection of 32 doors were recently exhibited at the Chicago Cultural Center.

Preservation Chicago made a series of outreach efforts to save the 1971 building, but despite its important role in Civil Rights and significant architecture, there was little expressed interest, both in the community and downtown, in seeing the building saved and reused. In addition to its design by one of Chicago's great mid-century architects, this remarkable landmark-quality structure should have been preserved as a monument to Chicago's African American community.





8.
LOSS: St. Angela Church Demolition



St. Angela Church, 1300 N. Massasoit Street, Photo Credit: Google Street View

After a six month delay, the St. Angela Church demolition was rescheduled for December 18, 2017. Located in the Austin community at 1300 N. Massasoit Street and Potomac Avenue, this Roman Catholic Church was shuttered in May 2005. St. Angela School has continued to thrive with over 300 children enrolled. To make a more expansive open green space for the children and to avoid the cost of repairs, the Archdiocese of Chicago decided to close and demolish the church, convent and rectory buildings.

"This is really one of the last of its kind," said Lynn Fredrick, St. Angela's director of advancement. "It was a beautiful church."

Preservation Chicago has been working with members of the Austin communities to advocate to save the church building, but efforts to reuse the building with a program that would be acceptable to the School and Archdiocese of Chicago have been challenging and were unable to change the outcome.

9.
LOSS: Chicago's Last Remaining Stable Demolished



Noble Horse Theater, 1410 N. Orleans Street, Photo Credit: Chicago Tribune

The Noble Horse Theater at 1410 N. Orleans Street, reportedly Chicago's last standing operating horse stable has been demolished. The stable and many of the horse carriages that it housed were severely damaged by a targeted arson attack in 2015. The last of the carriages were moved out in 2016 and the property was later sold for development. A new seven-story, 252-unit apartment building is planned for the site.

The stable dated to the Great Chicago Fire in 1871 and originally housed 60 horses. It was renovated in 1922 and became a riding hall and academy, and later a theater for performing horses.

10. LOSS: Fulton Market Grain Elevator Demolition Permit Issued To Clear Site for Redevelopment



ADM Wheat Plant and Grain Elevator, 1300 W. Carroll Street, Photo Credit: Phil Velasquez/ Chicago Tribune

Archer Daniels Midland 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. Shortly after, a demolition permit was released for the site. Preservation Chicago would have preferred to see a creative adaptive reuse project that could recognize and celebrate this interesting building and the Chicago history it represents.

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.

THREATENED

1. THREATENED: Olmsted's Jackson Park, Midway Plaisance, and South Shore Cultural Center Threatened by Obama Presidential Center (Chicago 7 2017)

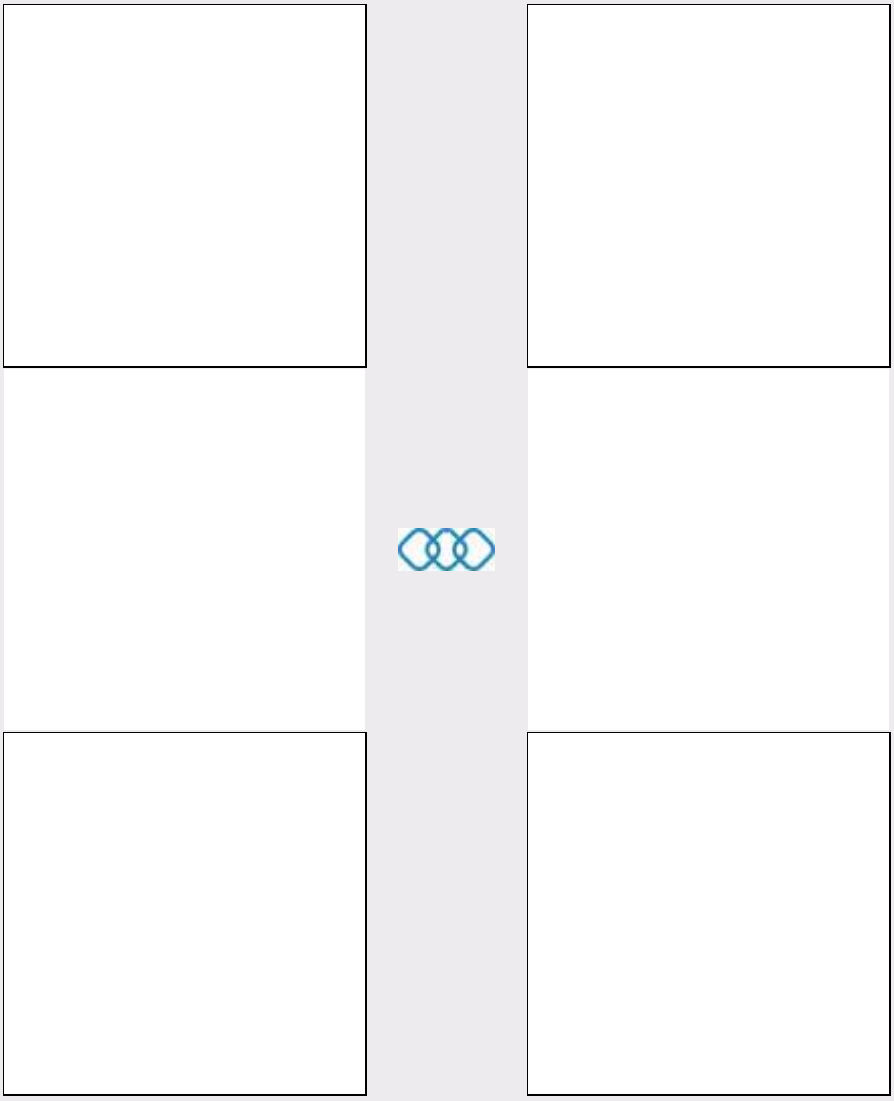


Jackson Park, Photo Credit: Eric Allix Rogers

Jackson Park appeared on the Preservation Chicago 2017 Most Endangered List and Preservation Chicago has actively advocated to protect this important historic landscape designed by Frederick Law Olmsted and Calvert Vaux. Preservation Chicago does not oppose the Obama Presidential Center, but would prefer it to be in a location other than historic Jackson Park and the Midway Plaisance.

The Obama Presidential Center plans are moving to the next step which requires federal review. Because the 1871 Frederick Law Olmsted and Calvert Vaux-designed Jackson Park is listed on the National Register of Historic Places, the National Historic Preservation Act of 1966, requires the Advisory Council on Historic Preservation to determination whether legitimate efforts are being made to minimize adverse effects on the historic park.

These federal reviews mark “the first time to think holistically about the park,” said Charles Birnbaum, the president and CEO of the nonprofit Cultural Landscape Foundation based in Washington. Jackson Park “is at the tipping point. Altogether the confiscation of 20-plus acres for the Obama Presidential Center, golf course consolidation and expansion, new roads, impacts on the lakefront, loss of historic trees, and a parking garage at the Midway, result in a massive adverse effect on the National Register of Historic Places designated park.” (Sweet, Chicago Sun-Times, 11/26/17)



2. THREATENED: Lincoln Park Second Christian Science Church To Be Closed. Preservation Chicago Advocates for Cultural Center Use.

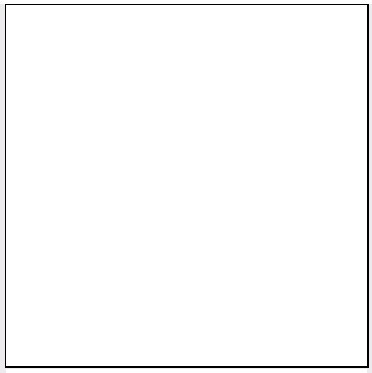
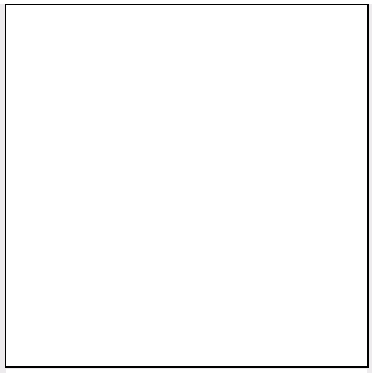
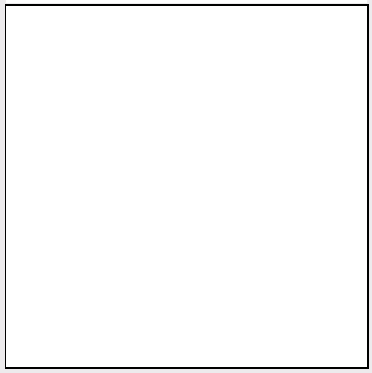
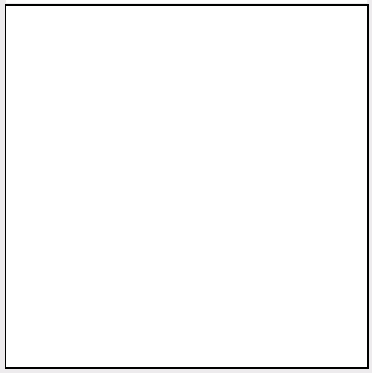


Second Christian Science Church, 2700 N. Pine Grove Avenue, Photo Credit: Google Street View

The Second Christian Science Church, located at 2700 N. Pine Grove Avenue and Wrightwood Avenue, has been an architectural masterpiece in the Lincoln Park community since its dedication in 1901. Due to the increasing cost of maintenance, the church board made the decision to sell the property. Despite being designed by the celebrated architect Solomon S. Beman, this majestic Beaux-Arts building has no landmark protection and current zoning would allow a much taller building to be built.

Ward Miller, Executive Director of Preservation Chicago, spoke at the public meeting to encourage preservation and landmarking of the historic building and is actively seeking “angels” who could sponsor the deferred maintenance of the building and create a cultural center use for this historic gem.

As reported by Peter Von Buel in the Skyline, Ward said, “What we do need collectively is a great and amazing resource and cultural center, for an already dense neighborhood. This is a once-in-a-life-time chance. Let’s not blow it, with another embarrassing loss and demolition of one of Chicago’s great architectural treasures.”

3. TBD: Planned Gospel Museum would Save Historic Walls of Pilgrim Baptist Church



National Gospel Museum/Pilgrim Baptist Church/K.A.M Isaiah Israel Temple, 3301 S. Indiana Avenue, Rendering Credit: Wight & Company

Since the devastated fire in 2006 that destroyed all but the exterior limestone walls of the highly-significant Adler and Sullivan-designed Pilgrim Baptist Church/K.A.M. Isaiah Israel Temple at 3301 S. Indiana Avenue, there has been little movement on the site, until plans were announced in December 2017 to build the nation's first major gospel museum. Known as the birthplace of gospel music due to the leadership of long-time music director, Thomas Dorsey, known as the Father of Gospel. Gospel legends performed at the church including as Mahalia Jackson, Aretha Franklin, the Staple Singers, Albertina Walker, Sallie Martin, and James Cleveland. Headed up by Don Jackson, the successful businessman and founder of the Stellar Gospel Music Awards, architect will be internationally renowned architect Dirk Lohan of Wight & Company. The initial rendering shows a 45,000 square foot building that restores the 127-year old limestone walls with a glassy rooftop addition. If funds for the $37 million museum can be secured, ground breaking is scheduled for spring 2019 with an opening in September 2020.

After many years without success raising the funds necessary for rebuilding, there was growing pressure from the neighborhood. The trustees explored options to sell the building, but decided that demolition would be a preferable option. Preservation Chicago and neighborhood preservation partners responded rapidly and the immediate threat of demolition passed.

Recognizing the significance of the structure by Adler and Sullivan, even in its diminished post-fire condition, Preservation Chicago never gave up hope and has been in active communication with the congregation, the church trustees and representatives from the City to encourage a win-win solution. In 2016, Preservation Chicago proposed an adaptive reuse plan where the church would sell the property to the City, who would adapt the existing historic three-story limestone and brick walls into a small outdoor park and amphitheater geared for gospel music and managed by the Chicago Park District. When this initiative stalled, Preservation Chicago reached out to Mr. Lohan and others to consider creative adaptive reuse concepts for this important building.

4. THREATENED: North Avenue Carbit Paint Building Receives Demolition Permit.

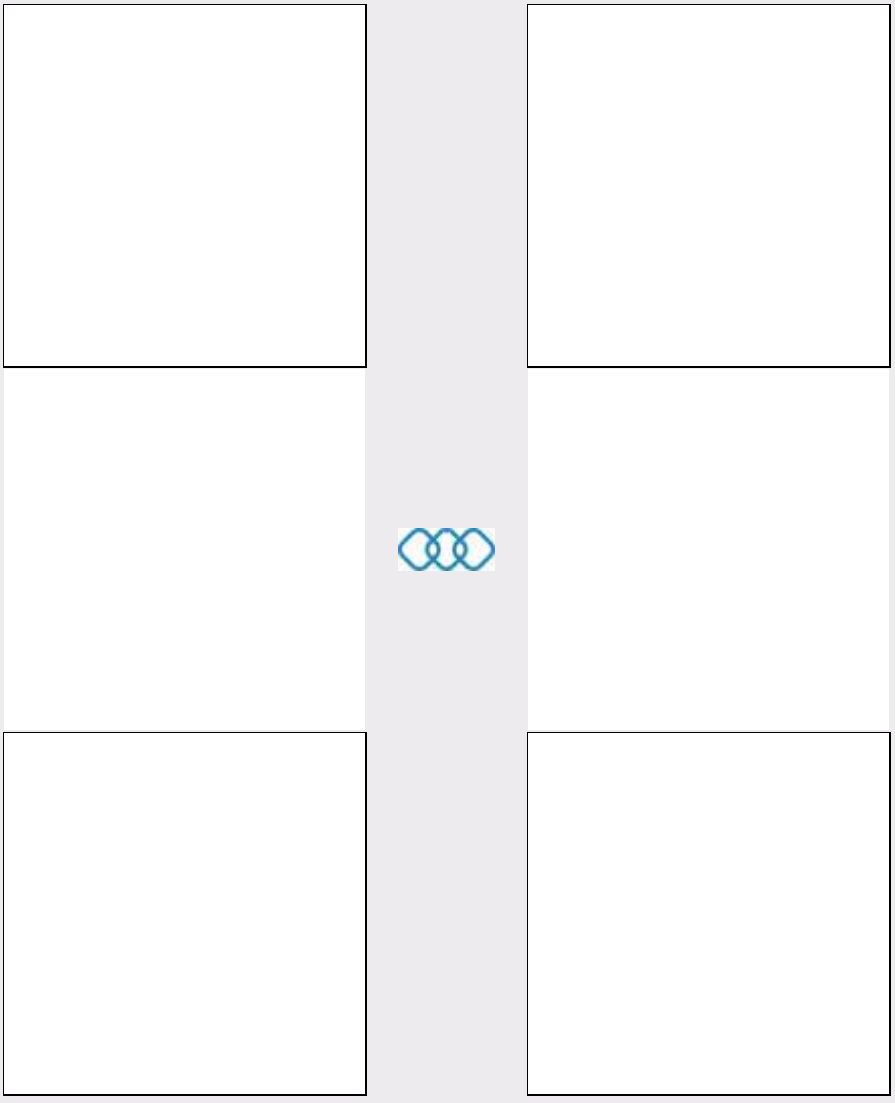


Carbit Paint Company Building, 2942 W. North Avenue, Photo Credit: Google Street View

The two-story mixed-use building located at near Humboldt Boulevard and North Avenue overlooking Humboldt Park received a demolition permit on December 22, 2107. This elegant red-brick building with limestone ornament, arched window elements and clay tile roof across from Humboldt Park was formerly the Carbit Paints Building.

As part of a National Register District and originally intended to be part of the Logan Square Boulevards Chicago Landmark District, Preservation Chicago has been in communication with 1st Ward Alderman Joe Proco Moreno and the architect to request that this building's historic façade be saved and incorporated into the new brick building planned for the site.

Without planning controls from zoning ordinance or landmark protection, historic two and three story industrial and commercial buildings on big lots are prime targets for demolition and redevelopment from developers looking to build new, taller buildings. There is no reason that historic building façades couldn't be saved and incorporated into new construction. If zoning would allow an FAR bonus for reusing historic facades with a setback, there would be many more low-rise historic buildings adaptively reused across the city. Additionally, this would protect light and air and prevent new tall buildings from looming over narrow neighborhood sidewalks.



5. TBD: Preservation Chicago's Suggestion to Landmark Emmett Till's Home Covered Nationally



Emmett Till Residence, 6427 S. St. Lawrence Avenue, Photo Credit: Google Street View

Preservation Chicago suggested Emmett Till's Woodlawn Residence and the Emmett Louis Till Math and Science Academy as Chicago Landmarks in an effort to recognize and honor his memory, and the civil rights movement that he helped to inspire. The Chicago Tribune published a front page, in-depth article regarding the nomination and the significance of Emmett Till to the Civil Rights Movement. The story was picked up by the Associated Press and reported nationally.

Emmett Till's Residence and the Emmett Till Elementary School, formerly known as McCosh Elementary School where Emmett attended, are located in Woodlawn at 6427 S. St. Lawrence Avenue and 6543 S. Champlain Avenue respectively. While both buildings are attractive vernacular historic Chicago buildings, the essence of this nomination is their personal connection to Emmett Till. "By honoring that name and honoring the story and making people aware of these sites gives you a personal connection to it all," said Ward Miller, Preservation Chicago's Executive Director. "I think it would send a wonderful message to the Black community of Chicago that these sites are important and these injustices should never happen again."

A few times per year, the City of Chicago Commission on Chicago Landmarks welcomes ideas and suggestions from the public for potential future landmark buildings and districts. Preservation Chicago looks forward to these opportunities to elevate well deserving, underappreciated Chicago historic assets into the conversation. Of the many possible nominations considered, Preservation Chicago submitted four nominations. They include:

- Emmett Till Residence and Emmett Till Elementary School located at 6427 S. St. Lawrence and 6543 S. Champlain respectively in Woodlawn to recognize and honor the memory of Emmett Till.
- 1200 Block of West Washington Boulevard in the West Loop with its outstanding collection of fine quality industrial structures, including 1217 W. Washington Boulevard by architect D.H. Burnham and Company and which is currently on the 90-Day Demolition Delay.

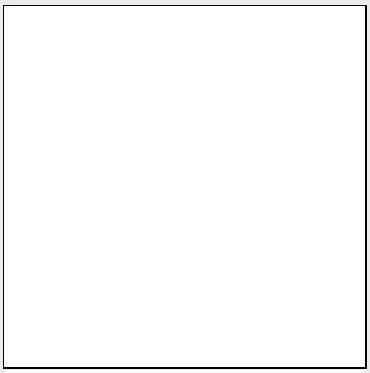
- Martin Kimbell Sr. and Martin Kimbell Jr. and Spencer Kimbell Houses located at 2512 and 2524 N. Kimball Avenue in Logan Square. Martin Kimball Sr. is recognized as one of the founders of Logan Square and Jefferson Township.
- Seth Warner House, a pioneer residence at 631 N. Central Avenue in the Austin Community, and possible adjacent houses dating from the 1860's.

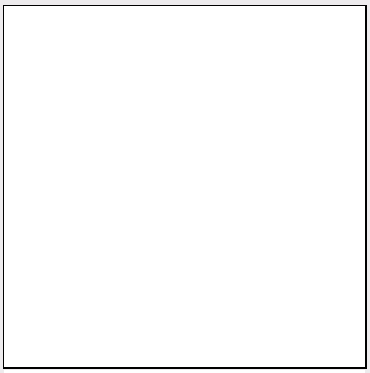
By ordinance, Chicago Landmarks must meet at least two of the seven criteria for designation, as well as the "integrity" criteria. The seven design criteria include Outstanding Heritage, Significant Event, Significant Person, Exemplary Architecture, Significant Architect, Distinctive Theme, and Unique Visual Feature.

Additionally, Preservation Chicago is excited to have begun the background research to prepare a nomination suggestion for Landmarks for two thematic Chicago Landmark districts. These two future districts include a Chicago Jazz, Blues and Gospel Thematic Landmark District and an LGBTQ Thematic Landmark District. Unlike most landmark districts which are bound together by physical proximity, thematic districts are woven together by a common underlying theme. The purpose of these future districts would be to recognize, celebrate and protect the places and spaces that played an important role in the history of Chicago.

Chicago was a jazz, blues and gospel mecca during the early and mid-twentieth century. Many of the great jazz, blues and gospel legends called Chicago home and while their contributions to the history of Chicago and American music is hard to overstate, many of the places and spaces that tell this fascinating story have been lost or forgotten. A Jazz, Blues and Gospel Thematic Landmark District would serve to recognize, celebrate and protect the important places and spaces where it all happened.

Chicago's LGBTQ community has made significant contributions to Chicago since the early twentieth century and has been a leader in the movement to win LGBTQ rights both locally and nationally, however, much of this rich and extraordinary history has often been overlooked. An LGBTQ Thematic Landmark District would serve to recognize, celebrate and protect the important places and spaces where people, events, and organizations pushed Chicago to become a beacon of progress and to ensure LGBTQ rights.





6.
THREATENED: Landmark Laramie State Bank at Risk

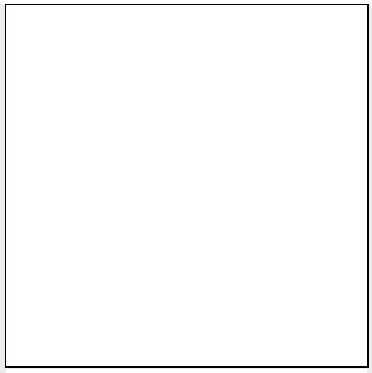
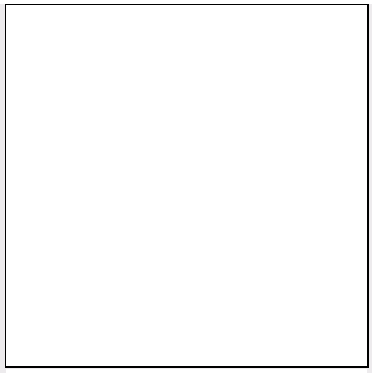
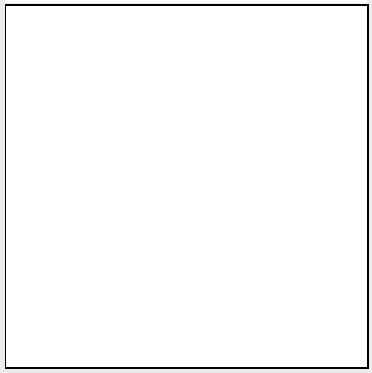
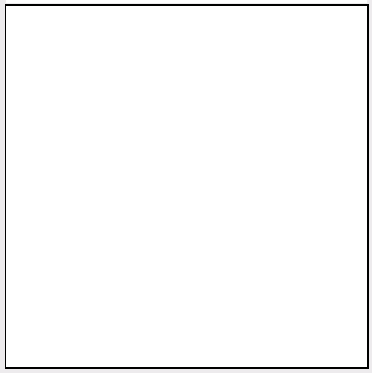


Laramie State Bank, 5200 W. Chicago Avenue, Photo Credit: Eric Allix Rogers

The Laramie State Bank Building is an architectural gem located at 5200 W. Chicago Avenue in Austin. This exuberant art deco two-story building, adorned with some of the most spectacular terracotta ornament in Chicago, was designed by Architects Meyer & Cook and completed in 1929. Despite being designated as a Chicago Landmark by the City of Chicago in 1995, it has been foreclosed upon, has been vacant for approximately five years, is suffering from considerable deferred maintenance, and is frequently on the docket at Building Court.

Preservation Chicago, Landmark Illinois, and the City of Chicago, along with our preservation partners are working diligently to secure a patron that could stabilize the building, both physically and financially, and restore this exuberant landmark. We have a strong preference for a community or cultural use for the ground floor banking hall that would ensure public access to this wonderful building.

The next court hearing is scheduled for March 7, 2018 at 2:00 pm at the Richard J. Daley Center, 11th Floor. All interested individuals and organizations are welcome to attend.

7. THREATENED: Mid-Century Modern Morton Salt Headquarters Building to be Demolished

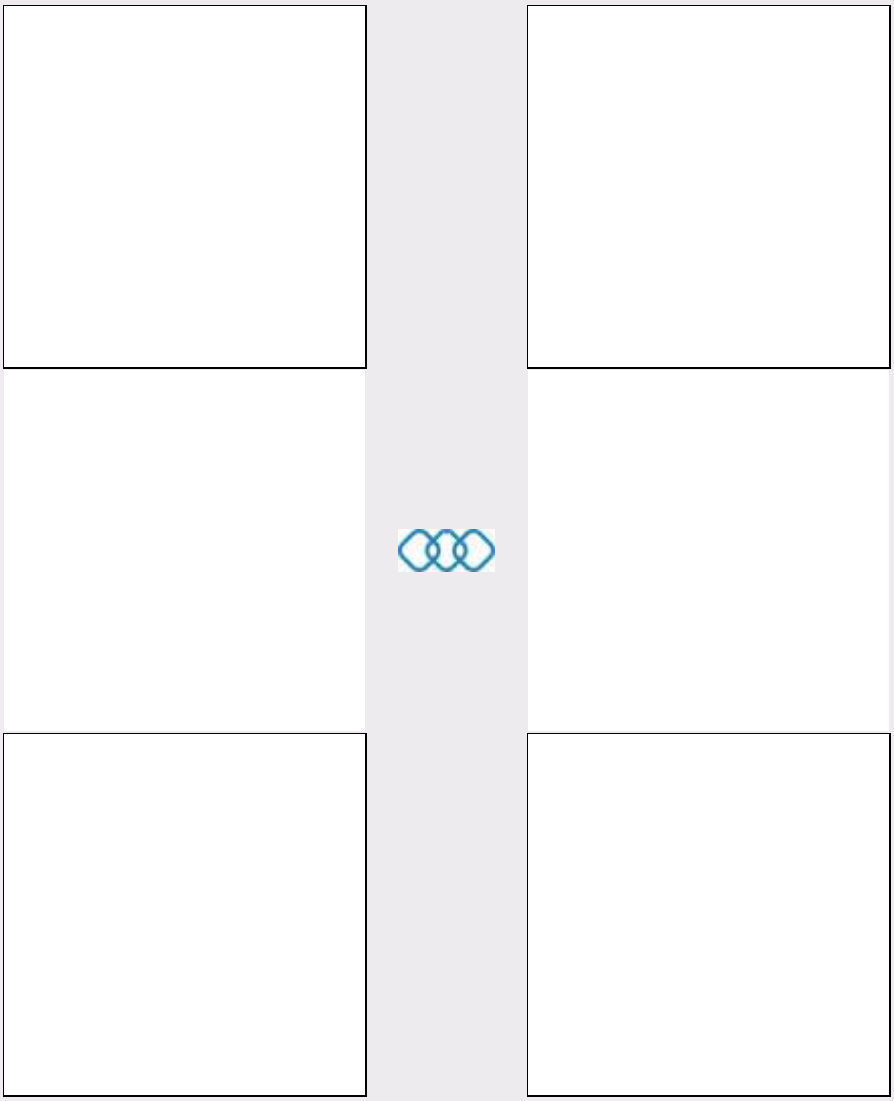


Morton Salt Headquarters Building, 110 N. Wacker Drive, Photo Credit: Chicago.Designslinger.blogspot.com

The Mid-Century Modern Morton Salt Headquarters Building will be demolished to make way for a new office skyscraper. Designed by Graham, Anderson, Probst and White with Shaw, Metz & Dolio, this five-story building has been a fixture at 110 North Wacker Drive since its completion in 1961. It was commissioned by Morton Salt Company, a long-standing Chicago company founded in since 1879. Morton Salt Company eventually morphed into an international conglomerate and left the building in 1992. More recently, General Growth Properties occupied the building.

At a recent Section 106 meeting, Preservation Chicago advocated for a reconsideration of the proposed demolition, citing the building's history, integrity, scale and relationship to the development of Chicago. If the redevelopment proceeds, the historic façade should be preserved and incorporated into the new building and plaza design.

Preservation Chicago noted that the scale of the riverfront is being overwhelmed with tall, glass buildings, and the history of Wacker Drive's transformation from Market Street is being lost. Other nearby riverfront buildings, including the Hartford Insurance Building at 100 S. Wacker Drive by Skidmore, Owings & Merrill (1961), and 10 and 120 S. Riverside Plaza Buildings also by Skidmore, Owings & Merrill (1968 and 1974), along with 2 N. Riverside Plaza also known as the Chicago Daily News Building by Holabird & Root (1928) should be considered for Landmark Designation.



8. THREATENED: Orange-Rated Hanson Park Field House Released from 90-Day Demo Delay after Two Days!



Hanson Park Field House, 5501 N. Fullerton Avenue, Photo Credit: Alex Nitkin/ DNAinfo Chicago

The architecturally significant orange-rated Hanson Park Field House located at 5501 N. Fullerton Avenue will be demolished. An important fixture in Hanson Park since 1936, this elegant brick and limestone field house building with arched floor-to-ceiling windows and limestone columns was designed by John C. Christensen. A $12 million Cook County health clinic will be constructed in the park on the site.

The Hanson Park Field House was listed as orange-rated on the Chicago Historic Resources Survey (CHRS) and was in stable condition with reuse opportunities, according to a recent building condition report. The historic structure could have been incorporated into the new construction plans either through adaptive reuse or incorporating the historic façade. The 90-Day Demolition Delay is designed precisely to allow the voice of community members and other stakeholders the opportunity to be heard. However, the demolition permit was released 48 hours after being received.

“This wonderful historic building could have been a beautiful component of the new health center and proved a great asset to the Belmont Craigin community,” said Ward Miller of Preservation Chicago. “Orange-rated buildings are supposed to have a 90-day hold to explore reuse possibilities. Expediting the demolition of historic buildings really defeats the purpose of having the Chicago Historic Resources Survey.”

9.
THREATENED: Let's Restore the UPTOWN THEATRE!

Uptown Theatre Grande Lobby, 4816 N. Broadway, Photo Credit: Jack Miller/ Friends of the Uptown

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!

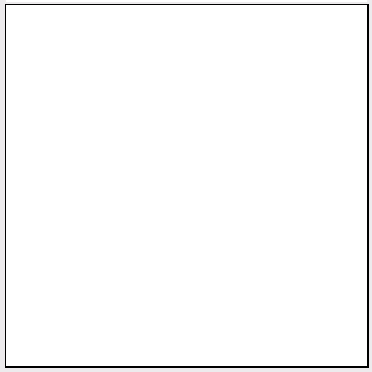
PLEASE add your name and spread the word. Please consider sharing this with your friends and family via email and social media.

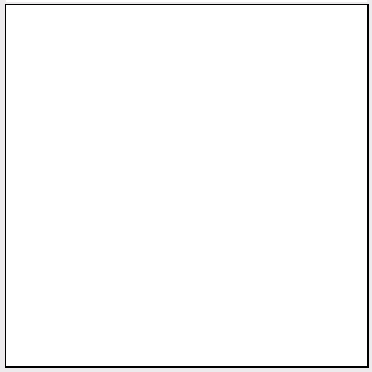
At the time of publication, we had received over 8,400 signatures. Our new goal is to reach 10,000 signatures and we need your support to make that happen.

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.

"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)





10.

THREATENED: Save the Woodruff Arcade Petition



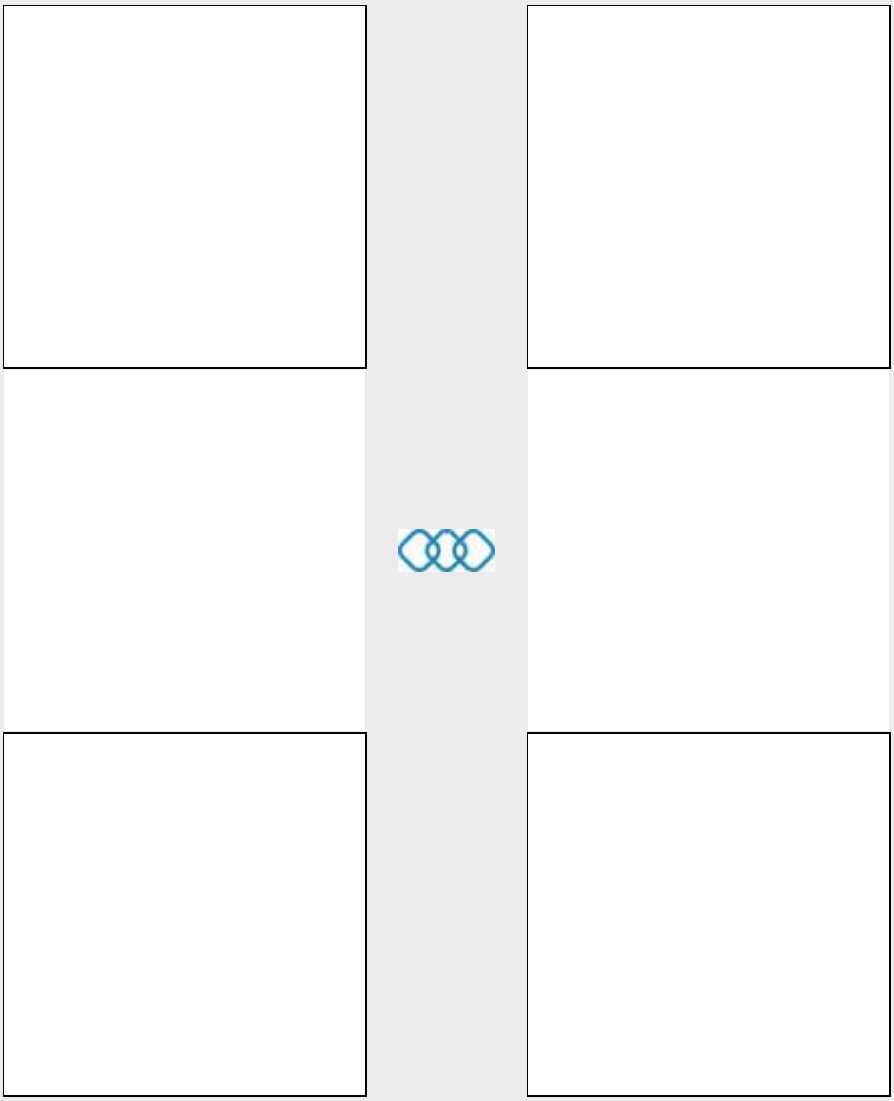
Woodruff Arcade Interior, 5358 N. Ashland Avenue, Photo Credit: Ward Miller/ Preservation Chicago

What has been reported to be the last remaining arcade in Chicago, and one of the few remaining arcades nationally, is threatened with demolition and replacement with a seven-story building. Located at the corner of Broadway, Devon and Sheridan in Edgewater, the 95-year old Woodruff Arcade has served dozens of small tenants since it was first opened circa 1923.
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.

Preservation Chicago and the Edgewater Historical Society recently met with Alderman Osterman and advocated for the preservation of the building, even if the new development is built atop, or straddles

the existing Woodruff Arcade. Alderman Osterman requested that the developers met with architect Thom Greene and Preservation Chicago to see if the accommodations could be made.



11. THREATENED: Urgent Concern for Long-Vacant Hyde Park Church



Fifth Church of Christ Scientist/Shiloh Missionary Baptist Church, 4820 S. Dorchester Avenue, Photo Credit: Eric Allix Rogers

IIn response to growing concern over the deteriorating condition of the Fifth Church of Christ Scientist/later known as Shiloh Missionary Baptist Church, due to its long-term vacancy, Preservation Chicago has redoubled its efforts to find a patron for this building. Designed by Solon S. Beman in 1905, the church is located at 4820 S. Dorchester Avenue in the Hyde Park - Kenwood Landmark District. The effort has yielded initial positive results and a preservation-sensitive developer is potentially interested in purchasing and adaptively reusing this contributing building in a Chicago Landmark District.

Preservation Chicago and concerned members of the Hyde Park - Kenwood Community at the Building Court hearings on November 30, 2017 and December 14, 2017. The current owner has allowed the significant deterioration of the building's condition. The emergency demolition of the rear portion of the building was discussed during the hearing. Preservation Chicago would prefer a preservation-oriented developer to stabilize and redevelop this important historic landmark. All interested individuals and organizations are encouraged to attend future Building Court hearings at Daley Center, 11th Floor.

12. THREATENED: Demolition Risk for Paul Revere Masonic Temple



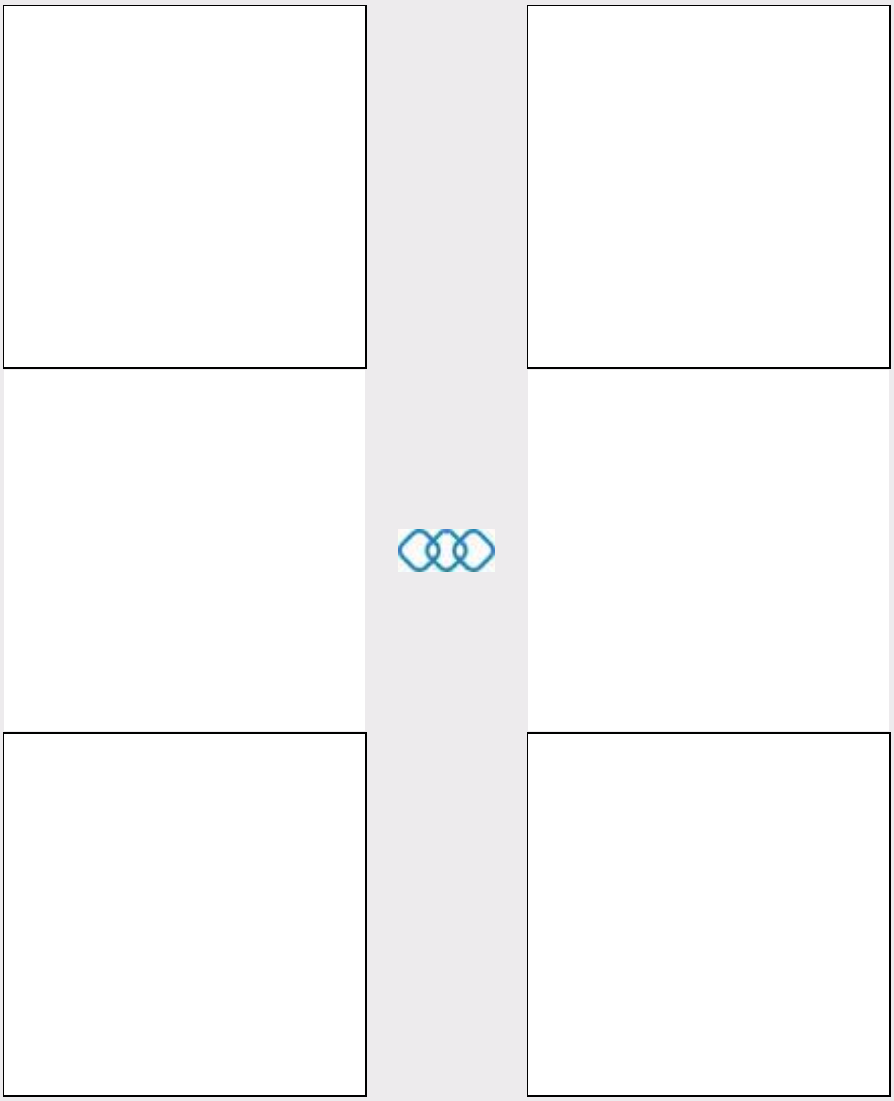
Truc Lam Buddhist Temple/Paul Revere Masonic Temple, 1521 W. Wilson Avenue, Historic Photo Credit: UptownHistory.com/ CompassRose.org

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.

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.
The existing 14,000 square foot building is in good condition and could be converted residential, cultural arts and community center, dance or yoga studios, office, or many other possible adaptive reuses.

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 and 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.



13. THREATENED: Lawrence Avenue Sears Store Redevelopment Risk (Chicago 7 2016)



Sears Store, 1900 W. Lawrence Avenue, Rendering Credit: Springbank Capital Advisors

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. 47th Ward Alderman Ameya Pawar announced his support for the requested zoning change in September 2017.

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.

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.

14. THREATENED: Union Station Tower Addition Redevelopment Proposed



Union Station Redevelopment, Rendering Credit: Riverside Investment & Development

A massive $1 billion redevelopment proposal was been presented by Amtrak for Chicago Union Station. On May 25, 2017, Mayor Emanuel and Amtrak CEO Wick Moorman unveiled a plan which includes five new high-rises, public plazas, a rooftop garden, and a food court. The plan is expected to take six years to complete and will be completed in three phases.

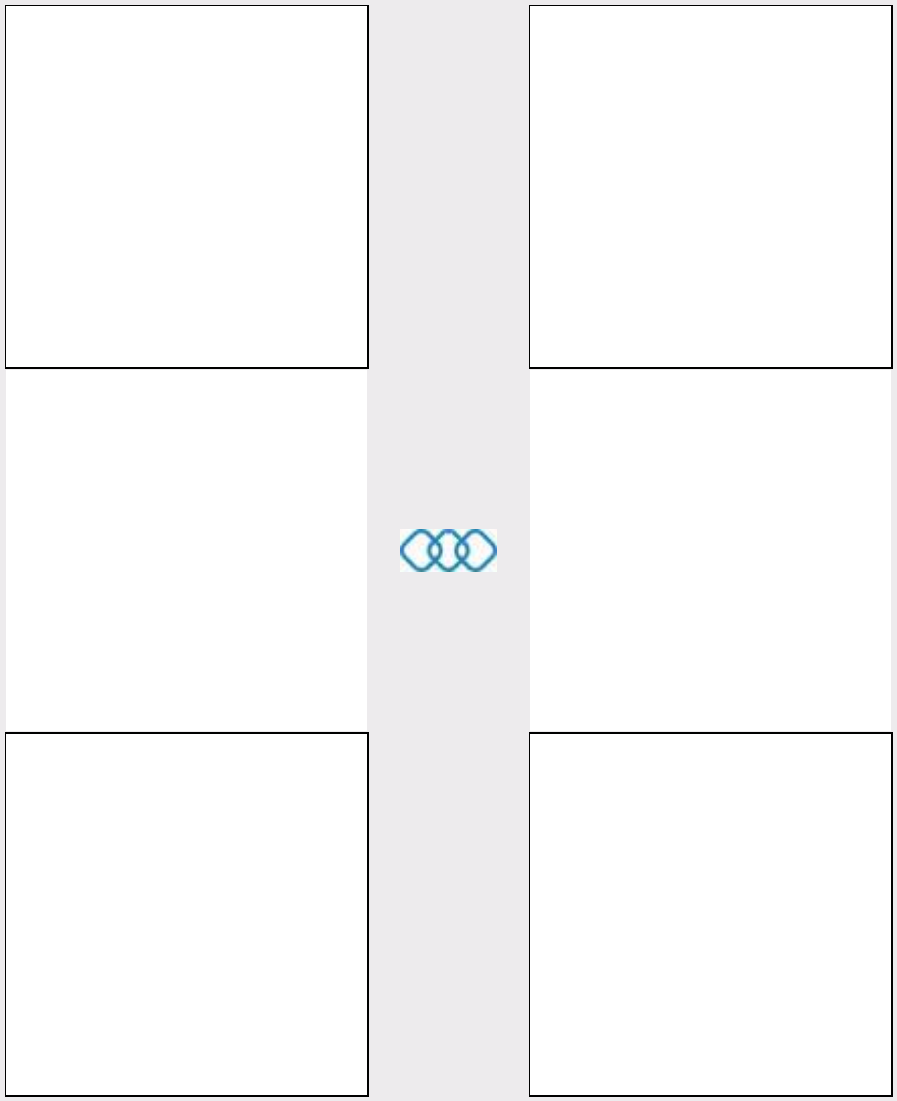
The project was designed by Chicago-based Goettsch Partners and the Chicago-based Riverside Investment and Development was selected to lead the project with joint venture from Convexity

Properties. Riverside Investment recently finished the 150 N. Riverside Plaza office tower. Convexity Properties recently completed the Robey Hotel in Wicker Park's historic Northwest Tower.
Of paramount concern to Preservation Chicago, the plan includes a pair of glassy, residential towers atop the historic landmark Daniel Burnham/Graham, Anderson, Probst and White-designed, Union Station Headhouse. Preservation Chicago is concerned that the proposed contemporary towers will an inappropriate addition to a highly significant historic landmark building. Additionally, we're concerned about the new construction negatively impacting the existing historic fabric and integrity of the Headhouse and Great Hall.

Union Station is Chicago's finest and last connection to an era and an industry that played a major role in Chicago's growth and history. The Beaux-Arts Union Station, with its magnificent Great Hall and massive Corinthian-order travertine columns were widely celebrated when it was opened in 1925. The dramatic space is an ideal set for movies and the grand staircase was featured prominently in The Untouchables.

Union Station's interior spaces and commuter experience have never recovered from the demolition of the soaring Union Station Concourse in 1969 to make way for an office building. Therefore, any changes to this important landmark must be handled with the utmost sensitivity.
Significant and very positive restoration work has been underway at Union Station over the past couple years and has returned several important interior spaces and features back into public use, such as the Women's Lounge, now known as the Burlington Room, and the Men's Lounge and Barber Shop, now a series of passenger lounges. Preservation Chicago has played an active role as a consulting partner in this process with Amtrak and the City of Chicago and applauds their accomplishments.

The Union Station Power House located at 301 W. Taylor Street, also by Graham, Anderson, Probst and White and was shuttered in 2011, and was a Preservation Chicago 7 2017 Most Endangered Building. It remains threatened with a $13 million demolition for replacement with a surface parking lot.



15. THREATENED: Proposed High-Rise at Superior and Wabash Rejected, but Superior Street Row Houses Remain Endangered



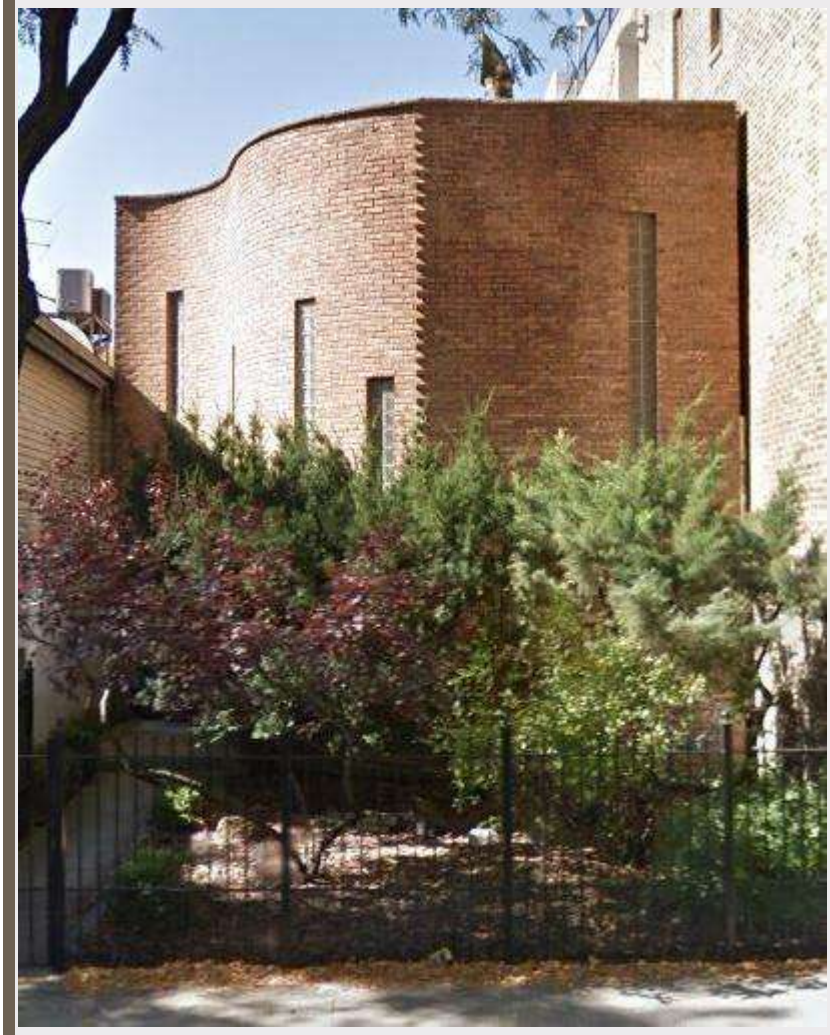
42, 44 & 46 E. Superior Street, Photo Credit: Ward Miller/ Preservation Chicago

Alderman Brendan Reilly rejected the proposal for a 60-story tower to be built on the northeast corner of Superior Street and Wabash Avenue. The site is currently home to three 1880's row houses, as well as a seven-story Art Deco limestone building and part of the historic four-story red brick Giordano's building (730 N. Rush Street). Although out of immediate danger, the East Superior row houses are still under threat. Symmetry Development may consider a revised plan with a shorter high-rise moving forward.

The tower, proposed by Symmetry Development would have included 216 hotel rooms, 120 timeshare units, 246 condominiums, 30,000 square feet of retail space, and parking for 325 vehicles. With widespread community opposition, Alderman Reilly opposed the mixed-use development due to the traffic issues it would likely cause.

Preservation Chicago strongly opposes the demolition of three orange rated row-houses at 42, 44 and 46 East Superior dating from the 1870's and 1880's. The status of the adjacent seven-story Art Deco limestone building and part of the historic four-story red brick Giordano's building at 730 N. Rush Street, identified as significant in the Illinois Historic Structures Survey-ISS, are also threatened with demolition by the same proposed development. A new "McCormickville" Landmark District would be a powerful tool to protect this neighborhood's historic building fabric and strengthen the vibrancy of this community.

16. THREATENED: Old Town Triangle Landmark District Alarmed by Continued Loss of Historic Homes



1638 N. Sedgwick Avenue (demolished in 2017), Photo Credit: Google Street View

Growing redevelopment pressure in Old Town Triangle has increased the targeting of historic workers cottages, orange-rated buildings, balloon-frame homes, and even mid-century modern homes as potential tear-downs. Preservation Chicago and neighborhood preservation partner Old Town Triangle Association have found themselves testifying on multiple homes at many Landmark Commission meetings. This preservation effort has resulted in some preservation saves such as the prototypical workers cottage at 1639 N. North Park Ave. However, demolition for other homes, such as the mid-century modern 1638 N. Sedgwick Ave, have been approved for demolition as this building was identified as being outside of the 1872 to 1929 period of significance.

There was a silver lining to the Commission on Chicago Landmarks decision to approve the demolition permit for 1638 N. Sedgwick Ave, described by Old Town Triangle Association as “visionary and forward-thinking.” This '60s brick, mid-century modern home with a distinctive curved front designed by architect Edward Marks clearly falls outside of the period of significance of the early workers cottages and homes. The effort to save Sedgwick will likely serve as the catalyst to save other mid-century modern buildings.

The Landmarks Commission recognized that there are buildings of the modern movement that are important. Chairman Rafael Leon requested a Context Statement be drafted by staff and formally approved by the Landmarks Commission that would offer some protection to mid-century modern buildings short of them being landmarked.

17. THREATENED: La Lucé Building/Schlitz Tied House Demolition Looms



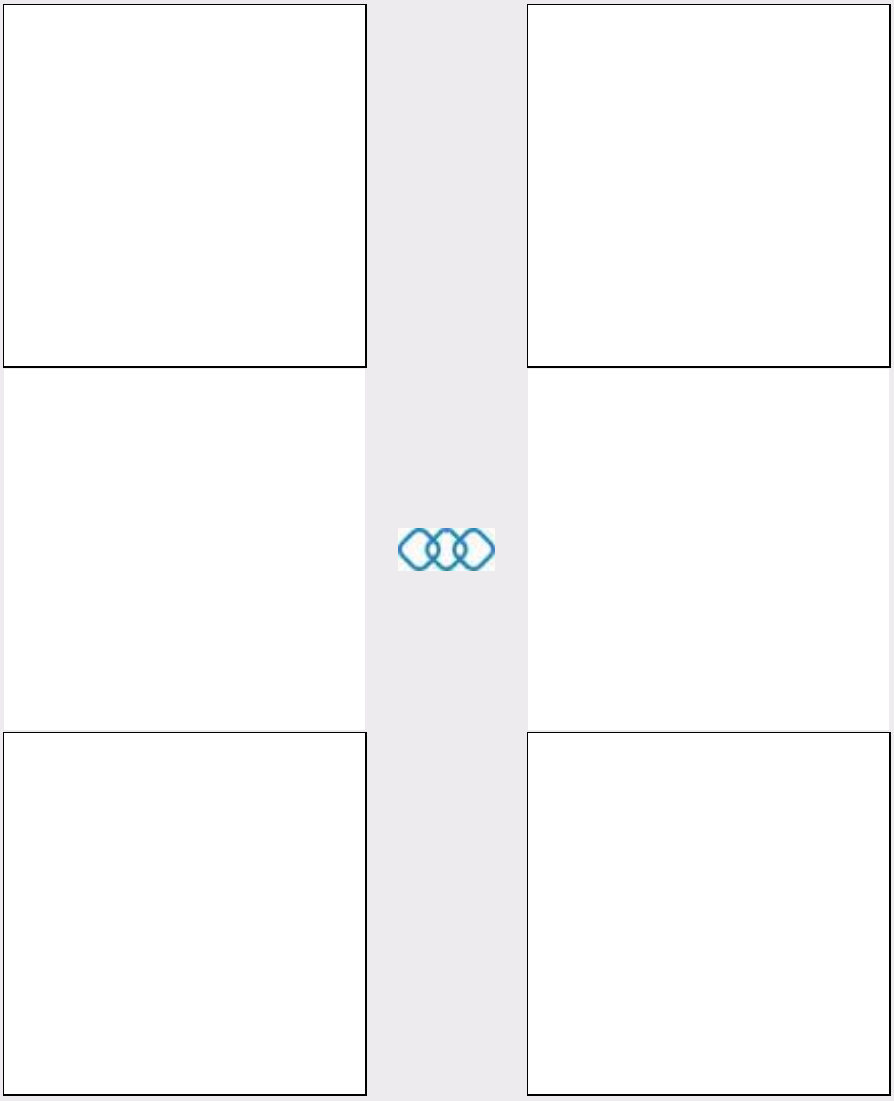
La Lucé , 1393-1399 W. Lake Street, Photo Credit: Adam Natenshon/ Preservation Chicago

La Lucé, the old-school Italian restaurant beside the 'L' at Lake, Ogden and Loomis is slated for demolition. This wonderful 1892 Queen Anne four-story building at 1393-1399 W. Lake Street includes a copper-clad three story turret and an ornate copper-clad projecting bay window.

This building was built by Edward J. Uihlein in 1892 as a Joseph Schlitz Brewing Company branded saloon and Tied-House. But, unlike most Schlitz Tied-Houses, this one included an apartment flat, perhaps in anticipation of the World's Columbian Exposition in 1893. While the architect is not listed on the permit, it was likely designed by the noteworthy architectural firm of Frommann & Jebsen, or Kley & Lang, as both firms designed buildings for Uihlein and the Schlitz Brewery operation in Chicago. This building should have been included as part of the Schlitz Tied-House Chicago Landmark District designated in 2011.

Concerns first emerged in summer 2016 when the restaurant was shuttered after 27 years in business. More recently, a “pre-demolition sale” was held to auction off antiques, historic fixtures, the La Lucé neon sign, and other restaurant artifacts.

The movement towards demolition has been slow, which has provided additional time for preservation advocacy. Both during and after the expiration of the 90-Day Demolition Delay, Preservation Chicago continued to do outreach to potential preservation-oriented buyers. Despite some initial interest from buyers, the sellers have not been inclined to consider offers.



18. THREATENED: Future unknown for St. Martin’s on the Dan Ryan



Chicago Embassy Church/St. Martin's De Tours/St. Martin De Porres, 5850 S. Princeton Avenue, Photo Credit: Eric Allix Rogers

The Chicago Embassy Church, originally known as “St. Martin’s” overlooking the Dan Ryan Expressway has been foreclosed and possibly sold. The future of this important historic church building remains uncertain.

In 1894, architect Henry Schlacks was commissioned to design a church building at 5848 to 5850 S. Princeton in Englewood, for German immigrants and a German-American settlement established in 1886. Originally constructed as “St. Martin’s De Tours,” the Gothic Revival structure was said to be modeled after a church in Mainz, Germany. The name was later modified to “St. Martin De Porres,” honoring the Roman Catholic African-American congregation which settled in Englewood.

Several preservation efforts were undertaken in the 1990’s, by the architecture and preservation community (most notably, the Landmarks Preservation Council of Illinois, now known as Landmarks Illinois), for the Henry Schlacks designed, St. Martin’s on Princeton. Noting the significance of this church and architect, and its prominence, situated atop and overlooking the Dan Ryan Expressway at 58th Street, with its elegant limestone façade, picturesque turrets and finials, decorative carved stone facades, and its massive tower and steeple and high gables, it was considered to be one of Chicago’s great religious buildings.

Preservation Chicago is very concerned about the future of this amazing structure by Henry Schlacks, who once worked with the Adler & Sullivan firm and later became one of Cardinal Mundelein’s favored architects. In recent years, we have been involved with the preservation of several churches

designed by Schlacks, including The Shrine of Christ the King/St. Gelasius/St. Clara in Woodlawn, St. Boniface in West Town, and St. Adalbert in Pilsen.



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



Lincoln Montana Building Doorway, Photo Credit: Ward Miller/ 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.

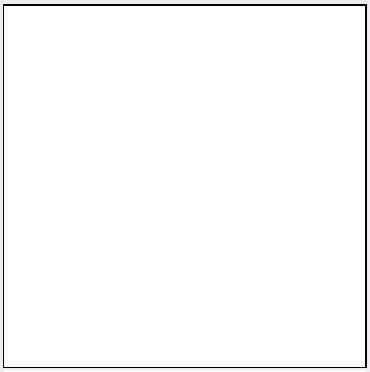
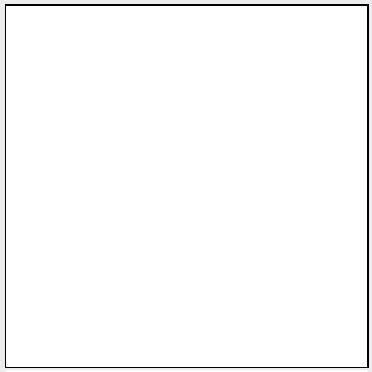
Please CHOOSE to support historic preservation in Chicago today!

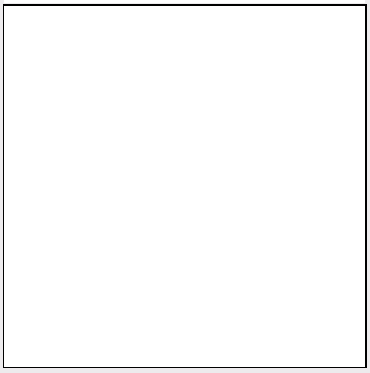
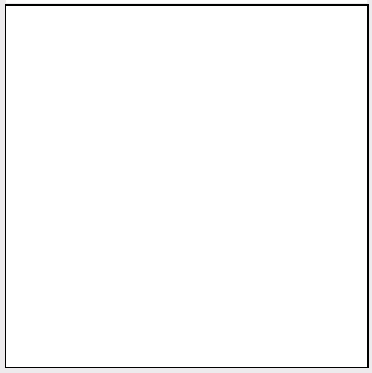
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- Be Heard! Support preservation in Chicago by attending community meetings and standing up to make my voice heard!
- Be Counted! Support preservation in Chicago by taking a moment to sign online petitions!
- Be Generous! Support preservation in Chicago by donating to Preservation Chicago to support its tireless advocacy and programs.

Your financial support allows Preservation Chicago to advocate every day to protect historic buildings throughout Chicago. For a small non-profit, every dollar counts. Preservation Chicago is a 501c3 non-profit so your donation is tax-deductible as permitted by law. It's fast, easy and directly helps the effort to protect Chicago's historic legacy.

www.PreservationChicago.org

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



63rd and Ashland, Photo Credit: Eric Allix Rogers

Open call for nominations for Preservation Chicago's 2018 Chicago 7 Most Endangered List.

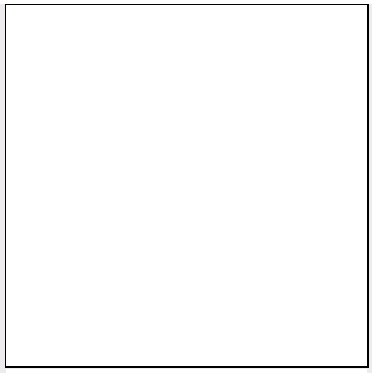
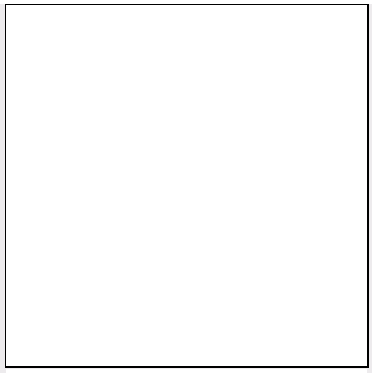
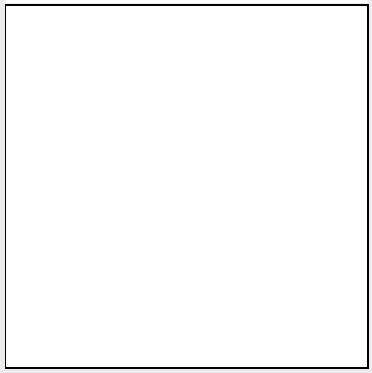
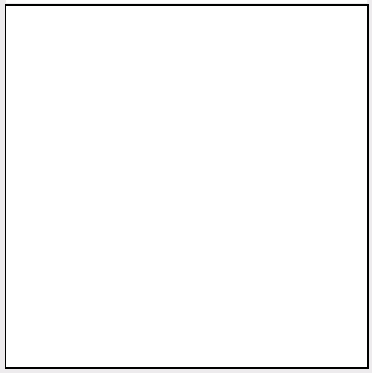
If there is a historic building or buildings in your neighborhood that you are concerned about, PLEASE take a minute and let us know about it.

Thank you!

Phone: 773.334.8800

Email: info@preservationchicago.com

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