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STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

March 2018 Month-in-Review Newsletter

Advocacy

THREATENED: 2nd Christian Science Church Declines Purchase Offer from Major Chicago Foundation to Fully Restore and Convert to Lincoln Park Community Cultural Arts Center



Second Church of Christ, Scientist, by Solon S. Beman, 2700 N. Pine Grove Ave., Photo Credit Eric Allix Rogers



Second Church of Christ, Scientist Interior, by Solon S. Beman, 2700 N. Pine Grove Ave., Photo Credit Eric Allix Rogers



Second Church of Christ, Scientist Dome, by Solon S. Beman, 2700 N. Pine Grove Ave., Photo Credit Eric Allix Rogers

Fate of Historic Lincoln Park Church Building Remains Precarious

by Peter Von Buol
Originally published in Inside-Booster and Skyline Newspaper, April 4, 2018
(Reprinted in its entirety with permission from Inside Publications)

The fate of a historic 117-year-old church building in Lincoln Park remains uncertain as its small congregation is considering offers from residential real-estate developers. If demolished, an R-6 zoning designation for part of the property would allow for construction of a high-rise residential building.

Located at 2700 N. Pine Grove, the Second Church of Christ, Scientist was designed by Solon S. Beman, the architect who designed Chicago's Pullman neighborhood for railroad-car magnate George Pullman. In 2015, then-President Barack Obama designated the community as Pullman National Monument.

Last November, the church's congregation had hosted a community meeting to inform the public of their current situation and to reach out for help. The congregation today is too small to afford and manage such a large facility. Among those in attendance was Ward Miller, executive director of Preservation Chicago, a non-profit that advocates for architectural preservation. Miller and his staff approached a non-profit foundation to purchase the property. After the meeting with that foundation's leadership, Miller was confident a solution had been found.

"We were able to encourage a Chicago-based foundation to consider a purchase of the building from the congregation as a cultural center for Lincoln Park. This would include addressing the $4 million of repairs said to be needed by the real-estate consultants. The foundation and Preservation Chicago

met with the church board as well as with their real estate consultants. Afterwards, we met with Ald. Michele Smith (43rd) and her staff to discuss the overall idea and to consider an offer for the building as a community center for the arts, lectures and presentations," said Miller.

A building designed by Beman for the First Church of Christ, Scientist in Evanston is today being used as a state-of-the-art 550 seat performance space of the Evanston-based Music Institute. The Evanston building has a similar design to the Chicago sanctuary and its reuse could serve as a blueprint for Lincoln Park.

"The building is an amazing structure. Preservation Chicago even had discussions with members of the community. We [had been] hopeful for this amazing once-in-a-lifetime opportunity for the Lincoln Park Community and our City, with the recent directive of Mayor Rahm Emanuel to bring the arts and neighborhood cultural centers to the communities of Chicago. The mayor has gone on record saying he wants to extend the concept of downtown's Chicago Cultural Center to the neighborhoods," Miller said.

At Chicago's Columbian Exposition-World's Fair of 1893, Beman had designed the Greco-Roman-inspired Merchants' and Tailors' Building. That building earned Beman an award for architecture and demonstrated he ranked among the best of the best of his era. Beman used these same techniques when he worked on the design of Second Church of Christ, Scientist.

"Beman was a master in achieving a beautifully proportioned Classical-style structure," Miller said.

Unlike other Christian denominations, Church of Christ, Scientist buildings were typically designed free of religious symbols or stained-glass windows and the Beman-designed church in Lincoln Park was no exception. Therefore, were the building to be used as a cultural center, not much would be changed.

"[It's generally] free of the more-typical religious iconography found in most religious buildings of its time. This building is of the finest quality construction, in both design and craftsmanship. Beman was one of Chicago's top-tier and legacy architects of the late 19th and early 20th Century," Miller said.

While the building was designed for the local congregation, it also was meant to have national impact. It had been built to serve as a model for Church of Christ, Scientist churches around the country.

Beman worked with Mary Baker Eddy, the founder of the Christian Science to create a model and prototype for a spiritually-uplifting building and sanctuary space. These religious structures were to be an example of "a perfect prototype" for future Christian Science Churches, both in Chicago, and throughout the country," Miller added.

After the congregation rejected the deal offered by the Chicago-based foundation Miller expressed his disappointment."

Despite the many community benefits of a gathering space and cultural center for Lincoln Park, which was to be sponsored, programmed and curated by a Chicago-based foundation (perhaps in partnership with the City of Chicago), the offer of preserving the building has unfortunately gone to the wayside. The small congregation wants to perhaps best monetize the property for a large residential development, in what is an already-dense environment. This is all unfortunate. The church's 700-seat auditorium is in marvelous condition. [The building] could be so much more than perhaps "a facadectomy" on a tall building or mid-rise residential structure," Miller said.

According to Miller, had the church building become a cultural center, it would have brought a new vitality to the community.

"Everything from Senior Citizen events for the local non-profit The Village Chicago (formerly known as Lincoln Park Village), to classical music concerts, art exhibitions and maybe even a small Chicago Public Library branch like the Waterworks Branch inside the Chicago Avenue Pumping Station. It could have even hosted programs for the Lincoln Park Conservatory and the Lincoln Park Zoo. All of those events could have been held in this very special space and under a large gilded dome," Miller said.

If the congregation sells the building to a real-estate builder, most-likely the church will be demolished for a residential high-rise. Had the building not been a religious house of worship, according to Miller, it would have long-ago had landmark status.

Currently, the building is listed as an orange-rated building on the City of Chicago's Historic Resources Survey. As such, when an application for a demolition permit is made, a 90-day delay is automatically triggered. This is meant to provide time for the city's Commission on Chicago Landmarks to make an informed decision on fate the property.

“It’s tragic, in a sense, that our elected officials and the ownership of the church, built by the community with nickels and dimes in 1902, cannot come together with the City officials to figure a way to make such ideas a reality. We can close roads and completely reconfigure the historic Frederick Law Olmsted-designed Jackson Park and South Lake Shore Drive for a Presidential Center and golf course to the tune of $175 million-dollars plus -- but yet we can’t seem to figure a way to make a historically significant orange-rated classical-style building with a stone-columned arcade and magnificent dome, repurposed as community cultural center in one of Chicago’s most desirable and celebrated neighborhoods. That’s really both upsetting and tragic. Let’s come together as a community and city to make this work, save this remarkable and beautiful building and grow a more healthy, livable and dynamic Chicago in the process --whatever it takes,” Miller said.

WIN: Like a Phoenix Rising, Roof Truss Installation Begins at The Shrine



Installation of First Roof Truss at Shrine of Christ the King, 6401 S. Woodlawn Avenue, Photo Credit www.shrinelandmark.org

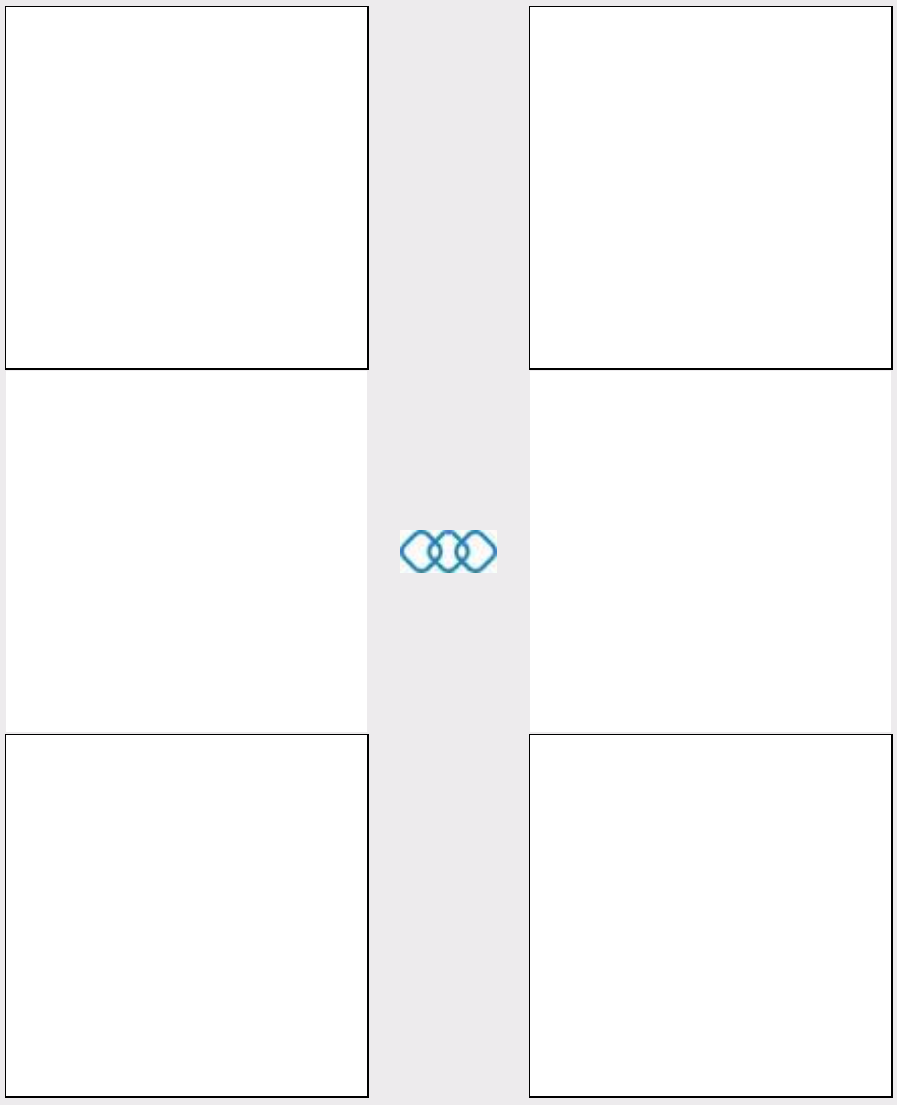
The rebuilding efforts for fire-damaged Shrine of Christ the King/St. Gelasius/St. Clara Church in Woodlawn reached an important milestone in March 2018 when the first new roof trusses were installed.

The highly ornate 1923 church building at 6401 S. Woodlawn Avenue was devastated by a fire in October 2015. The historic church's interior and roof were completely lost, but the massive limestone walls survived. The estimated cost of rebuilding was $9 million dollars so the Archdiocese was left with little choice but to demolish the remains of the Designated Chicago Landmark Building.

Then something of a miracle occurred. Due to an extraordinary preservation advocacy effort, within a few months of the fire, nearly $650,000 in pledges had been received to rebuild. Ultimately, the congregation, Woodlawn residents, the preservation community, and Preservation Chicago were successful in their efforts to preserve the building resulting in a transfer of ownership from the Archdiocese to a separate Catholic order, known as The Institute of Christ the King, at no cost, but with a commitment to rebuild the building and a Catholic presence in Woodlawn. Initial funding was used to stabilize the building with the optimism that future monies would be raised for the installation of a new roof. Approximately $3 million dollars have been raised to-date. The next phase of rebuilding will be the interior, estimated to cost between $3 and $5 million dollars.

For more information or to make a contribution to the rebuilding effort, please visit savetheshrine.org and www.shrinelandmark.org

Additional Reading
Work begins to rebuild roof of historic Woodlawn church gutted by 2015 fire, Chicago Sun-Times, Erin Brown, 3/23/18



WIN:
Stone Temple Baptist Church Receives Federal Grant



Stone Temple Baptist Church, 3622 W. Douglas Boulevard, Photo Credit: Eric Allix Rogers



Stone Temple Baptist Church Interior, 3622 W. Douglas Boulevard, Photo Credit: Eric Allix Rogers

Stone Temple Baptist Church was the only building in Chicago to receive a highly competitive African American Civil Rights Grant from the Federal Government. This $440,000 grant will continue and accelerate the restoration of the Designated Chicago Landmark building. Under the strong and visionary leadership of Bishop Derrick Fitzpatrick, the building has been carefully maintained and Stone Temple Baptist Church which has continued its mission to serve both the North Lawndale community and wider City of Chicago.

"All the things that we've been praying for that we can continue to do in the community, God is making a way for it to happen," said Bishop Derrick Fitzpatrick. (Jordan, ABC7)

Located at 3622 W. Douglas Boulevard in Chicago's North Lawndale community, Stone Temple Baptist Church was originally a synagogue called First Roumanian Congregation. The soaring yellow masonry building was built in 1926 by Jewish immigrants primarily from Romania and designed by Chicago architect Joseph W. Cohen & Co. The historic building transitioned to Stone Temple Baptist Church in the 1950s under the leadership o f Reverend J.M. Stone. During the late 1950s and 1960s Reverend Stone and Stone Temple Baptist proved a strong voice advocating for Civil Rights. As early as 1959, when Dr. Martin Luther King, Jr. was in Chicago, he frequently visited Stone Temple Baptist and often addressed the congregation from the podium. During the 1966 Chicago Freedom Movement, Stone Temple Baptist was one of his key bases of support.

Preservation Chicago played an important role in outreaching to Bishop Derrick Fitzpatrick and his congregation to encourage and advocate for the Chicago Landmark Designation which was awarded in 2016. The historic building is highly significant for its architecture and its important role in the Civil Rights Movement.

Additionally, the podium from which Dr. Martin Luther King, Jr. preached remains in the sanctuary of Stone Temple Baptist Church. Preservation Chicago continues to advocate that this extraordinary artifact be prominently displayed in a leading Chicago museum such as the DuSable Museum of African American History, and perhaps on occasion loaned to the Smithsonian's National Museum of African American History and Culture in Washington D.C.

Additional Reading
Stone Temple Baptist Church receives $440K in federal grants, Karen Jordan, ABC 7 WLS, March 14, 2018

Stone Temple Baptist Landmark Designation Report

THREATENED: Thousands of Archeological Artifacts Discovered in Jackson Park at Proposed Obama Center Site (Chicago 7 2017 & 2018)



Archaeological Excavation at Jackson Park yields thousands of artifacts, Photo Credit: City of Chicago

Jackson Park has been included as a Preservation Chicago 7 Most Endangered in 2017 and again in 2018. We have been actively advocating for the protection this important historic landscape designed by Frederick Law Olmsted and Calvert Vaux. Preservation Chicago does not oppose the Obama Presidential Center but would strongly prefer that it be built in a location other than historic Jackson Park.

Federal environmental and historic preservation laws require that U.S. agencies examine the impact of proposed plans on historic buildings and sites. As part of the ongoing federal Section 106 Review, the Illinois State Archaeological Survey (ISAS) excavated seven small sites in Jackson Park and the Midway Plaisance. This small sampling resulted in the researchers discovering "9,841 artifacts, among them nails, spoons, buttons, bottles and a fan-shaped brass Japanese necklace that probably was made in the 1940s and lost by an anonymous park-goer." We assume that none of the nails discovered was the golden nail driven by Mrs. Bertha Honore Palmer. This golden nail was the final nail used in the construction of the Sophia Hayden designed Woman's Building at the World's Columbian Exposition.

Despite the small sampling, the remarkable number of discovered artifacts have already begun to shed light on one of the great mysteries surrounding one of the Exposition's great buildings was the actual color of Louis Sullivan's legendary Transportation Building. While most of the plaster staff artifacts were white, "the finds include eight pieces of red-colored staff and a fragment of amber-colored stained glass that are probably remnants of the reddish Transportation Building and its monumental golden entryway."

"Tim Samuelson, Chicago's official cultural historian and an expert on Sullivan's architecture, said the materials could help determine the exact colors of the Transportation Building and even the shades of the white buildings in the *White City*. Because the fair occurred in an era of black-and-white photography and "unreliable color imagery," he said, historians have yet to determine what its colors were with precision." (Kamin, Chicago Tribune, March 25, 2018)

Additionally, "the archaeologists found graphite rods from lamps used to illuminate the fairgrounds and its buildings, as well as fragments of cups and saucers that bear the mark of Chase and Sanborn's "Seal Brand" Coffee."

"Although they are broken bits, the ceramic pieces strike an emotional chord, said Rebecca Graff, an assistant anthropology professor at Lake Forest College who did Jackson Park archaeological digs for her dissertation. "The scale (of the Fair) changes," said Graff, who recently saw the artifacts firsthand

at an ISAS facility in Elgin. “It becomes something very human-scaled, that you can interact with in a different way. It’s sort of like you’re communing with something.”

Noting that former President Barack Obama’s mother, Ann Dunham, was an anthropologist, Graff urged that the Obama center present an exhibit of the artifacts in its museum tower, in order to make a connection between the World’s Fair of 1893 and the center. “It’s an obvious connection and an important one,” she said. “Like the fair, (the center) will bring people from all over the world to this site.” (Kamin, Chicago Tribune, March 25, 2018)

There continues to be deep and sustained fascination with the World’s Columbian Exposition of 1893, as one of the most important cultural events in Chicago's history (it is represented by one of the four stars on Chicago’s flag) and arguably one of the most important cultural events of the late 19th century. Erik Larson’s bestselling book, “The Devil in the White City,” spent three years on The New York Times bestseller list, including time as the #1 bestseller. It has sold millions of copies and has been translated into 17 languages. In 2011, the film rights were sold to Leonardo DiCaprio and there will likely be another surge in interest after the film is released.

The Obama Presidential Center could leverage interest in the World’s Columbian Exposition to maintain a strong tourist interest for decades to come, if the Obama Presidential Center embraces this extraordinary chapter of Chicago’s history and respects the archeological significance of Jackson Park.

19-acres of Jackson Park will be “regraded” by bulldozer to prepare for the construction of the Obama Presidential Center will destroy tens of thousands of Exposition artifacts and remove over 300 trees, including many old growth trees.

Perhaps the discovered Exposition artifacts could be displayed at the new Obama Presidential Center, if it were to be located in proximity to, but not within the historical borders of Jackson Park (with the possible exception being the site of the former freight rail siding for the Columbian Exposition located in the southwest corner of Jackson Park).

The recent discovery of landscape drawings signed by noted Chicago landscape architect Alfred Caldwell from the 1930's increase the historical significance of the existing landscape elements that exist in Jackson Park today, the extension to Stony Island Avenue, the berm, and other planting and trees.

Additional Reading

Column: Artifacts from 1893 World’s Fair found beneath Obama center site, but report signals construction won’t be blocked, Blair Kamin, Chicago Tribune, 3/25/18

Digging under Obama library site unearths World’s Fair artifacts, but construction will proceed, Matthew Marani, The Architects Newspaper, March 26, 2018

Jackson Park, Preservation Chicago 7 Most Endangered 2018

What does a presidential building look like?, Alexandra Lange, Curbed, March 22, 2018

In the Rough: Residents remain dissatisfied with plans for expanded Tiger Woods golf course, Jonathan Ballew, South Side Weekly, March 6, 2018

‘East-coasters butt out’ and more from the wildcat Obama Presidential Center debate Deanna Isaacs, Chicago Reader, March 9, 2018

Column: The dilemma of development: Will Obama center hurt those it's supposed to help?, Blair Kamin, Chicago Tribune, March 3, 2018

Obama asks for trust at community meeting on Presidential Center, Sara Freund, Curbed Chicago, February 28, 2018

Meet the Community Organizers Fighting Against … Barack Obama, Edward McClelland, Politico Magazine, February 28, 2018

LIKELY LOSS: Orange Rated Crawford Plant Receives Demolition Permit After ONE Day! (Chicago 7 2014)



Crawford Station, Designed by Graham, Anderson, Probst and White , Photo Credit: Eric Allix Rogers



Crawford Station, Designed by Graham, Anderson, Probst and White , Photo Credit: Eric Allix Rogers



Crawford Electrical Generating Station , Historic Photo Credit: Library of Congress

The enormous Crawford Station, the electrical-generating coal-fired power station that was considered an engineering wonder of the modern world after its completion in 1926, received a demolition permit on the first day of the 90-Day Demolition Delay hold. The site will be cleared to make way for the construction of a giant semi-trailer distribution cross dock facility.

The Crawford Station was designed by architects Graham, Anderson, Probst and White, the successor firm to D. H. Burnham & Company. The firms' commissions included many large scale and important buildings like Chicago's Union Station, Soldier Field, The Field Museum, the Merchandise Mart (once the world's largest building), Shedd Aquarium, and Chicago's Main Post Office.

The Crawford Station innovative technology conquered the previously difficult task of employing steam engine turbine technology to create the world's largest electrical generators. The massive electricity production allowed Chicago to grow and prosper at a magnitude not previously seen. The success of the Crawford Station was replicated around the world, but it all began in Chicago.

Engineering magazine in July of 1925, noted that "Probably no power station ever built has commanded greater interest during the period of its construction than has Crawford Avenue Station in Chicago". The magazine made numerous references to the world power conference in London, England and the interest in Chicago's new power plant.

The Crawford Station is composed of red-brick, stonework masonry, Modern Gothic forms and renaissance-revival detailing to create an eclectic mix of historic styles, now termed "Industrial Gothic." The main Turbine Hall is a stately, massive red-brick building, resembling the front façade of church or religious structure with its large flanking towers dominating the front facade. A mammoth three-story-arched window opening is divided with slender brick piers.

Preservation Chicago is not opposed to a redevelopment plan for the site, but strongly encourages the 1926 portion of the 72-acre campus to be adaptively reused in any redevelopment plan. The historic structures incorporate some of the existing equipment to tell a story of Chicago's place on the world stage in the history of electricity and the production process.

In a community meeting following the closing of the Crawford Plant, neighbors supported the idea of preservation and reuse to include cultural, environmental and educational programs, with one important focus being issues surrounding clean air and water. A community oriented reuse of the complex is especially important considering its historical impact on human health through releasing toxins that impact air quality.

"There have long been serious concerns about heavy trucks and diesel emissions near schools in Little Village. The fine particulate matter released by diesel trucks is linked to several threats to health including increased risk for cardiac and respiratory disease and cancer. For an organization that closed a coal plant, an increase in diesel emissions produced by trucks would reverse a major community victory on air quality" (Bayne, Social Justice News, 8/28/17)

According to a news release from Mayor Emanuel, “When we closed down Chicago’s last two coal plants, we committed to creating a cleaner, brighter and more sustainable future for Chicago’s neighborhoods.

The impressive and architecturally significant orange-rated Crawford Station will be demolished and in its place a massive 1 million square foot truck staging, cross-dock facility will be constructed on the 72-acre site by developer Hilco Redevelopment Partners.

This industrial reuse plan is tragically ironic, considering the extraordinary 12-year effort to close the Crawford Station to eliminate the toxic pollution it generated. This was lead by a consortium of neighborhood activists and organization such as Little Village Environmental Justice Organization, Delta Institute, Sierra Club Task Force, and community activists. The massive truck staging facility will generate high levels of exhaust pollution, noise pollution, and restrict an extensive stretch of river frontage to an industrial use as opposed to converting this valuable riverfront acreage to cultural uses, green space and a riverwalk. It is even more tragic as the North Branch of the Chicago River is being activated for a dynamic mix of park space, residential, offices and transit.

Crawford Station's Turbine Hall could be the site of an incredible museum similar to the model of the Tate Modern in London. The Tate Modern with its dramatic Turbine Hall is one of the most popular tourist destinations in the UK and attracted over 6 million visitors in 2017. A Crawford Station museum could become a regional draw, attracting, attracting many visitors and tourists to these sites if developed properly. Situated on the banks of the south branch of the Chicago River, it would provide access to and active this important waterway for recreation and park space for the Little Village, South Lawndale, lower West Side, Archer Heights, Brighton Park, and McKinley Park communities.

The Crawford Station is also listed as orange-rated on the Chicago Historic Resources Survey (CHRS). Due to 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. A request for a demolition permit was submitted on Monday, March 26, 2018. The demolition permit was released the following day on Tuesday March 27th.

“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,' said Ward Miller.

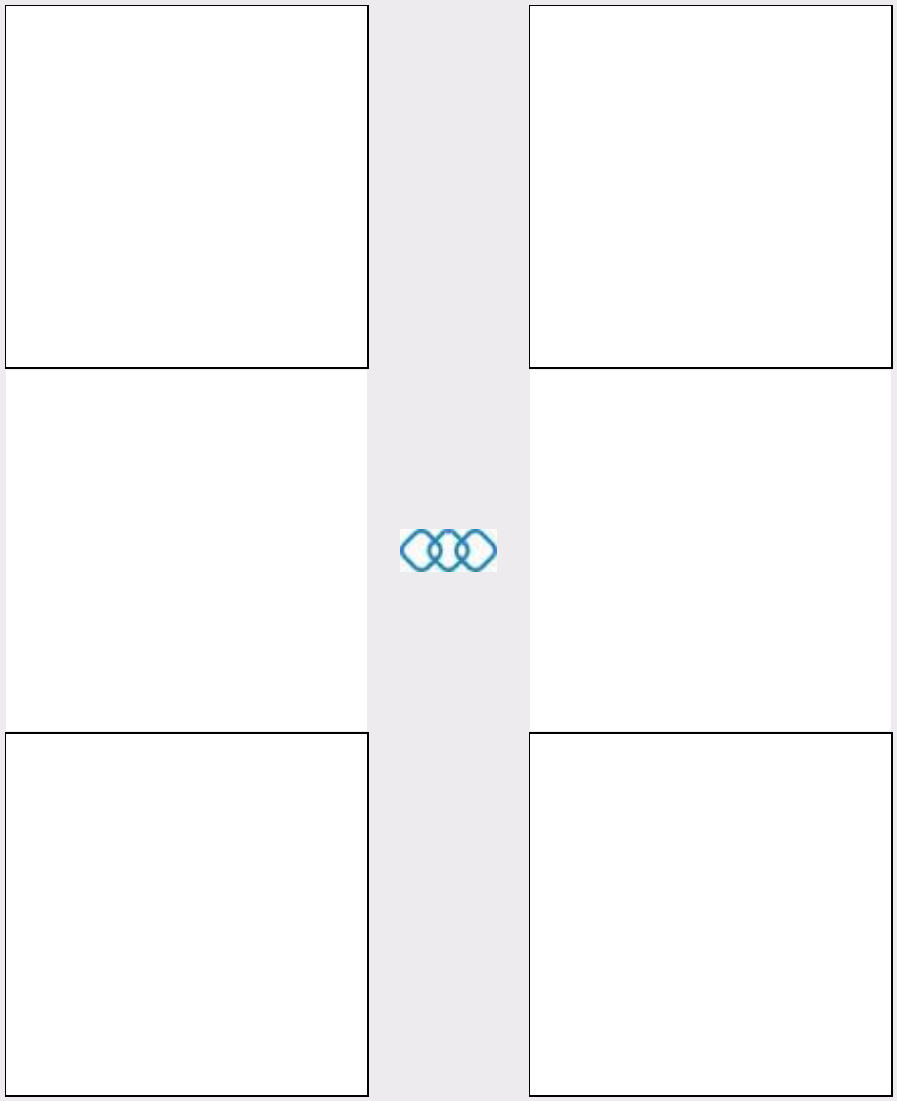
Additional Reading
Column: Former Little Village coal plant to be demolished, replaced with distribution center, Ryan Ori, Chicago Tribune, February 6, 2018

Facing New Threats and Development Plans, Little Village’s Fight For Environmental Justice is Escalating, Martha Bayne, Social justice news Nexus, 8/28/17

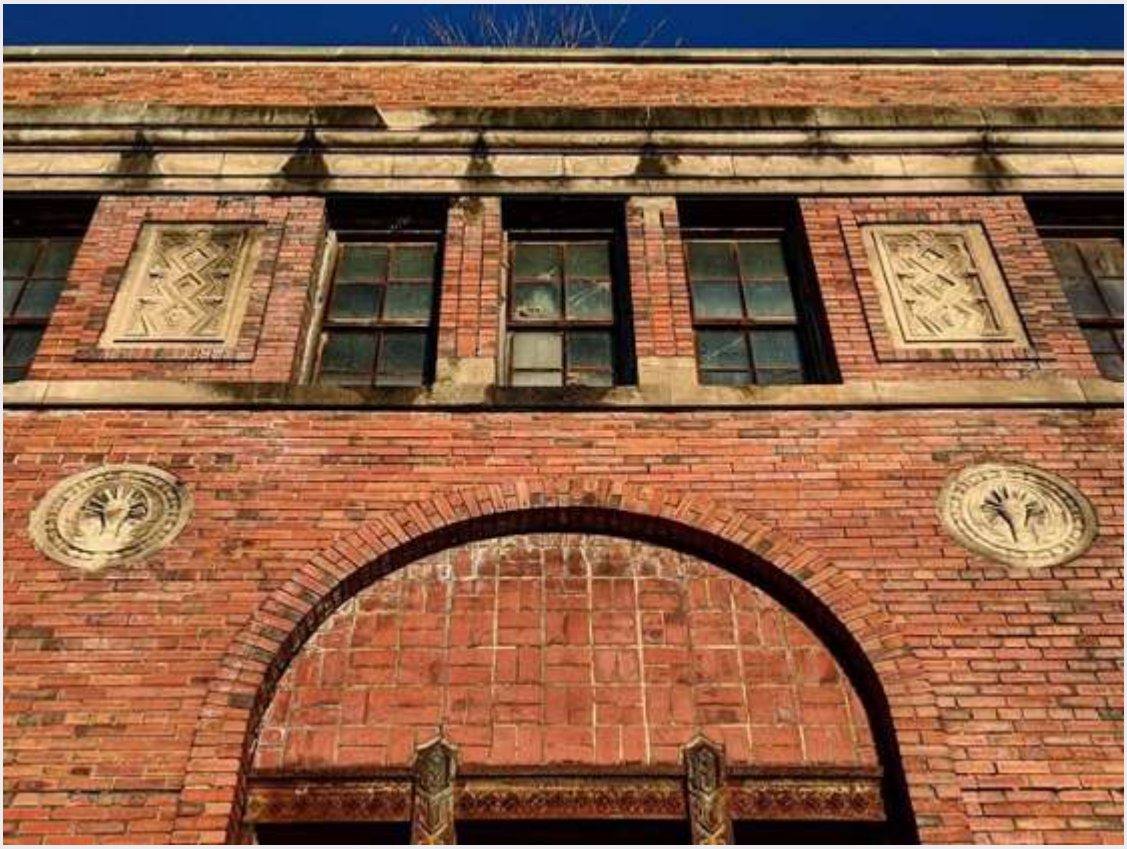
HILCO REDEVELOPMENT PARTNERS ACQUIRES FORMER CRAWFORD GENERATING STATION SITE, Hilco Global Press Release, 2/6/18

#100753139
Date Received: 03/26/2018
Address: 3501 S. Pulaski Rd.
Ward: 20
Applicant: MCM Management Corp., dba Eagle Demolition Services
Owner: HRE Crawford, LLC
Permit Description: Wreck and remove 5-12 story Crawford Generating Station.
Status: Released 03/27/2018

2018 Demolition Delay List 2.0 for Architecturally Significant, Orange-Rated Chicago Buildings



THREATENED: Washington Park Substation Added to 90-Day Demolition Delay List (Chicago 7 2018)



Washington Park Substation, 6141 S. Prairie Avenue, Photo Credit: Eric Allix Rogers



Washington Park Substation Detail, 6141 S. Prairie Avenue, Photo Credit: Eric Allix Rogers

The Washington Park Substation, located at 6141 S. Prairie Avenue, is an outstanding example of the early electrical substations built across the Chicago in the early 20th century to electrify the city. This substation is larger than most as it was built to distribute high voltage power to smaller neighborhood substations.

Constructed in stages between 1928 and 1939, this Classical Revival building was designed by notable architect Hermann von Holst. This large and elegant industrial building features a dramatic series of arched window openings topped with a series of repeated cadence of smaller windows capped by a limestone string course. The facade elements culminate in the middle section of the building front elevation being defined by three soaring arches flanked by two pairs of columns. Carved limestone decorative ornament incandescent light bulbs repeat between the arches on the façade.

The Washington Park Substation is an orange-rated building in the Chicago Historic Resources Survey. The required 90-Day Demolition Delay provides an opportunity for alternate plans to emerge that might protect the significant historic building from demolition. The substation currently faces the threat of active demolition as a permit was applied for on March 14, 2018.

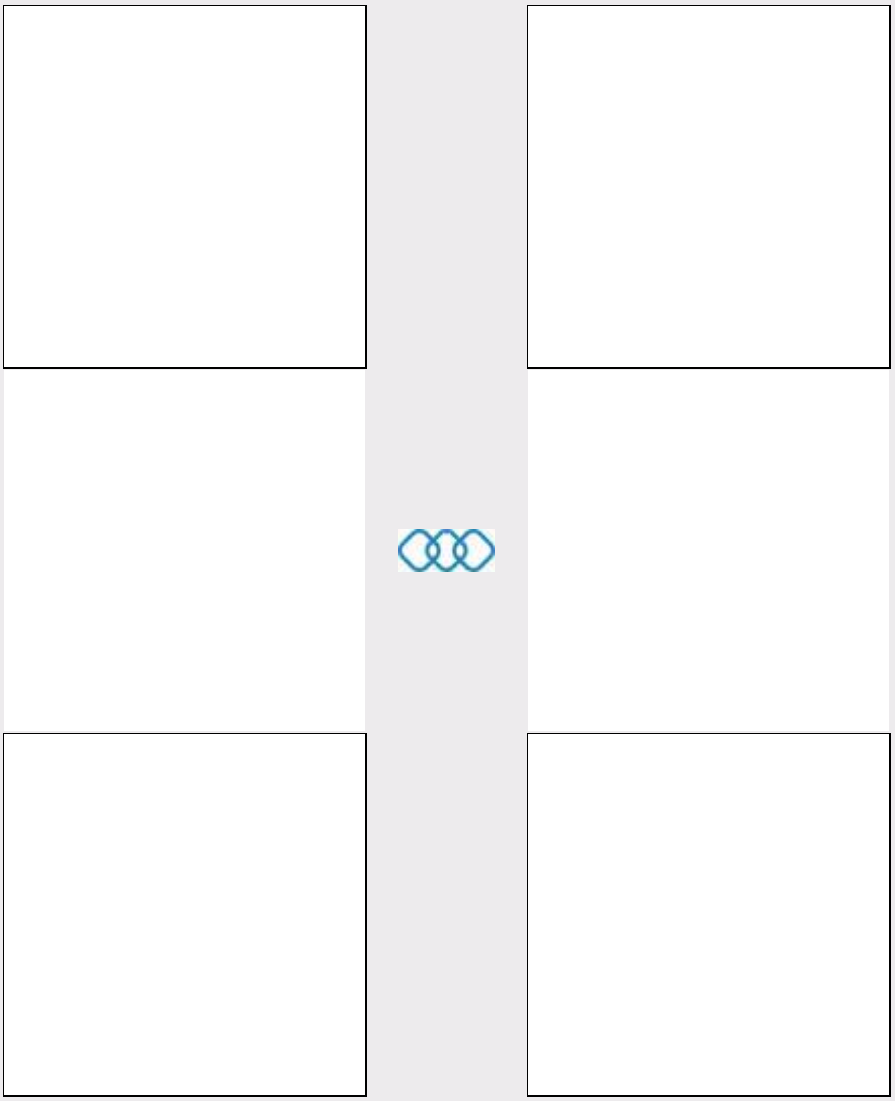
Since the inclusion of the Washington Park Substation as a 2018 7 Most Endangered, Preservation Chicago has been in communication with other preservation-oriented developers interested in the Washington Park Substation, including the Cook County Land Bank.

Preservation Chicago strongly urges the 20th Ward Alderman Willie Cochran, the City's Department of Planning and Development/Historic Preservation Division and staff to allow the 90-Day Demolition Delay for orange-rated structures to be implemented according to the ordinance and not to release a Demolition Permit prior to the expiration of the full 90 days.

Additional Reading
[Washington Park Substation, Preservation Chicago 7 Most Endangered 2018]

#100751249
Date Received: 03/14/2018
Address: 6137-6201 S. Prairie Ave.
Ward: 20
Applicant: Spirit Wrecking and Excavation
Owner: Vision Land LLC
Permit Description: To demolish a 2-story commercial building.
Status: Under Review

[2018 Demolition Delay List 2.0 for Architecturally Significant, Orange-Rated Chicago Buildings]



LOSS:
Woodruff Arcade Demolished! (Chicago 7 2018)



Woodruff Arcade Demolition, 6361 N. Broadway Avenue, Photo Credit: Loyola Phoenix



Woodruff Arcade, 6361 N. Broadway Avenue, Photo Credit: Jason Marck/WBEZ Chicago

The Woodruff Arcade has been demolished. This arcade had been reported as the last remaining arcade building in Chicago and one of the last remaining in the region. A nondescript seven-story building is planned for the site. Located at the corner of Broadway, Devon and Sheridan in Edgewater and Rogers Park, the 94-year old Woodruff Arcade has served dozens of small tenants since it was first opened in the 1920s.

Shopping arcades are a rare building type, both in Chicago and across the country. The predecessors to the modern shopping mall, these enclosed structures featured retail spaces arranged around a central court. Popularized first in Europe, many were built in American cities, beginning in the 19th century. One of the nation's earliest and most significant arcades is the Westminster Arcade in Providence, Rhode Island, which opened in 1828. After a considerable effort by the Providence preservation community, it was successfully and sensitively reused. It now includes a mix of retail, restaurants and affordable housing. Other notable arcades exist in cities such as Cleveland, Nashville, Ann Arbor, and Watertown in upstate New York.

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

The Edgewater Historical Society, Preservation Chicago, and other local neighborhood groups have advocated for its protection and preservation through Chicago Landmark status. The online petition to save the historic Woodruff Arcade collected approximately 800 signatures.

The arcade formerly housed over a dozen small business and offices until being evicted. The previous owner operated the arcade for more than 30 years, but sold the building to Borekci Real Estate, a company based in Ankara, Turkey, and Algonquin Venture Real Estate LLC based in Northbrook, Illinois. Ironically, the new seven story building to be constructed on the site is being marketed as “The Arcade.” The new construction will not retain any part of the original structure, resulting in a full demolition of the building.

48th Ward Alderman Harry Osterman did not oppose the proposal and suggested that the development was too far along for the City to consider a Chicago Landmark Designation for the building. As the developer worked within the existing zoning limits (as-of-right), there was no requirement for public meetings and no requirement for Aldermanic approval. Like so many historic buildings under threat, the discrepancy between the existing historic structure and the site’s more permissive zoning results in an economic incentive for the destruction of Chicago’s historic building resources.

Preservation Chicago and preservation partners had reached out to Alderman Osterman to encourage the developer to incorporate the facade and the interior arcade in the new construction. The only concession from the developer was an offer of a commemorative plaque.

The Woodruff Arcade was an important community feature and it could have been an asset for the Rogers Park and Edgewater communities for years to come. It should have been preserved, restored, and reused.

Additional Reading
Petition to Save the Woodruff Arcade

Woodruff Arcade, Preservation Chicago 7 Most Endangered 2018

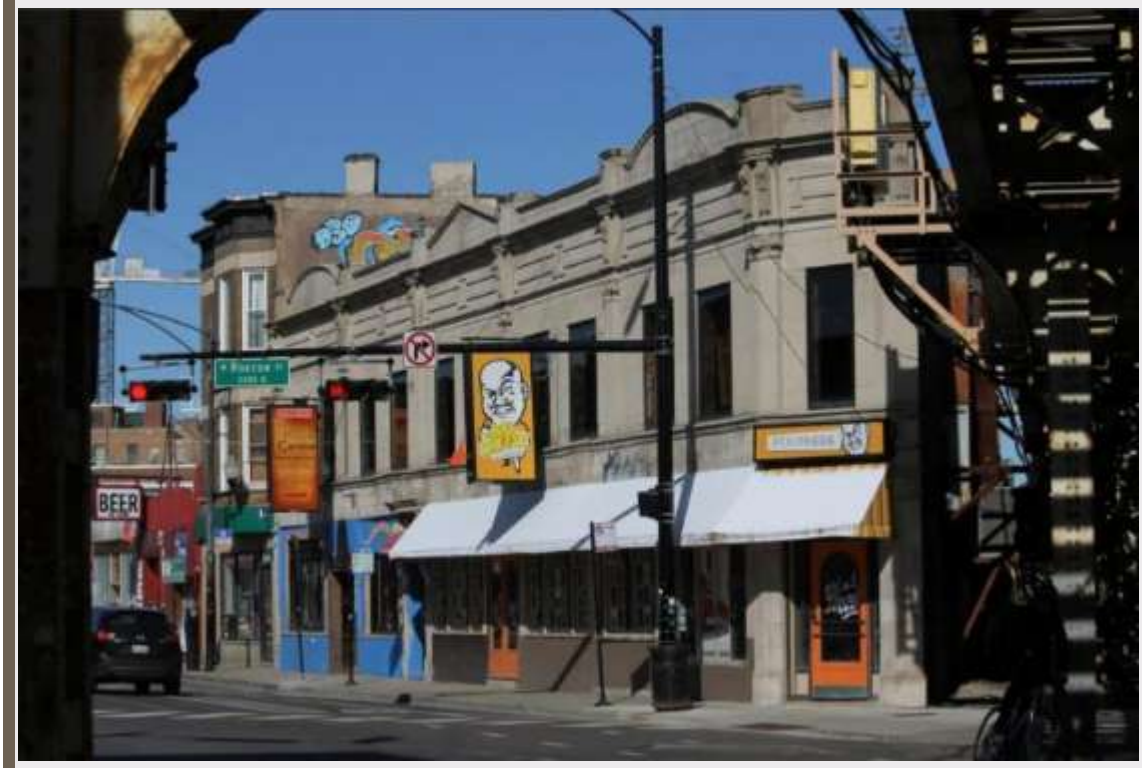
New Image Released Of High Rise That Could Replace Woodruff Arcade, Daniel Zagotta, Edgeville Buzz, 11/21/17

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

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

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

LOSS:
Belmont Flyover Demolition Underway



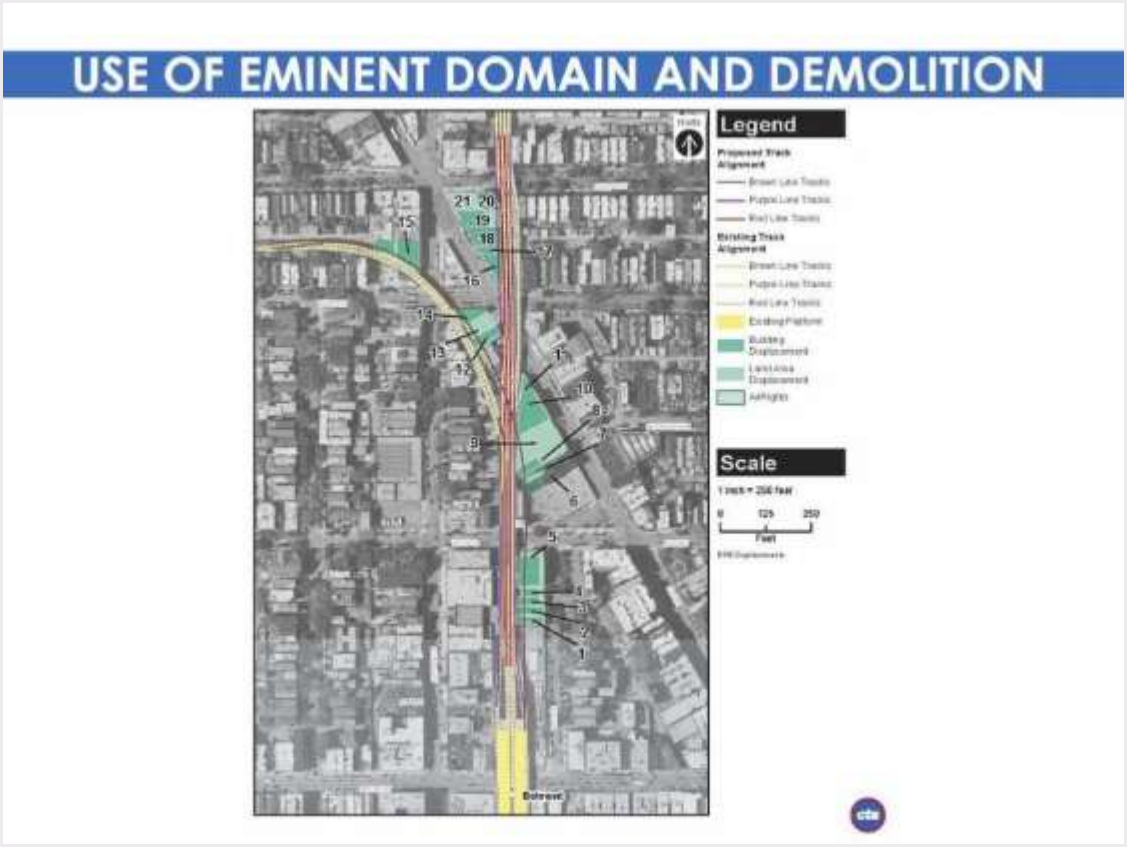
Historic Buildings to be demolished for Belmont Flyover, Ph oto Credit: Building Up Chicago



Historic Buildings to be demolished for Belmont Flyover, Ph oto Credit: Building Up Chicago

The Chicago Transit Authority began the demolition of a collection of buildings in Lake View to make way for the “controversial” elevated flyover project. In planning for over a year, the project is intended to reduce the elevated train congestion bottleneck at the Belmont Avenue Station for the Red, Brown and Purple Line trains.

While Preservation Chicago values public transit and highly encourages improvements to Chicago’s elevated transit system, the demolition of 14 buildings to allow construction of the flyover is highly disappointing. Buildings slated for demolition include five buildings on the west side of Wilton Avenue, between 3240 and 3252 N. Wilton Avenue, four on Clark Street, including 3334-3344, 3346-3348, 3366 and 3401-3407 N. Clark Street, plus 947 W. Roscoe Street. Scheduled for fall demolition are four more buildings on Clark, including 3328, 3413, 3415-3419 and 3421 N. Clark Street.



Eminent Domain and Demolition Map for Belmont Flyover, Ph oto Credit: C hicago Transit Authority

As a result of much public feedback and comments from consulting partners including Preservation Chicago, the CTA chose relocation over demolition for the historic Vautravers Building at 947-949 W. Newport Avenue which is part of the Newport Avenue Chicago Landmark District.



Historic Vautravers Building at 947-949 W. Newport Avenue, Ph oto Credit: John Morris /Chicago Patterns

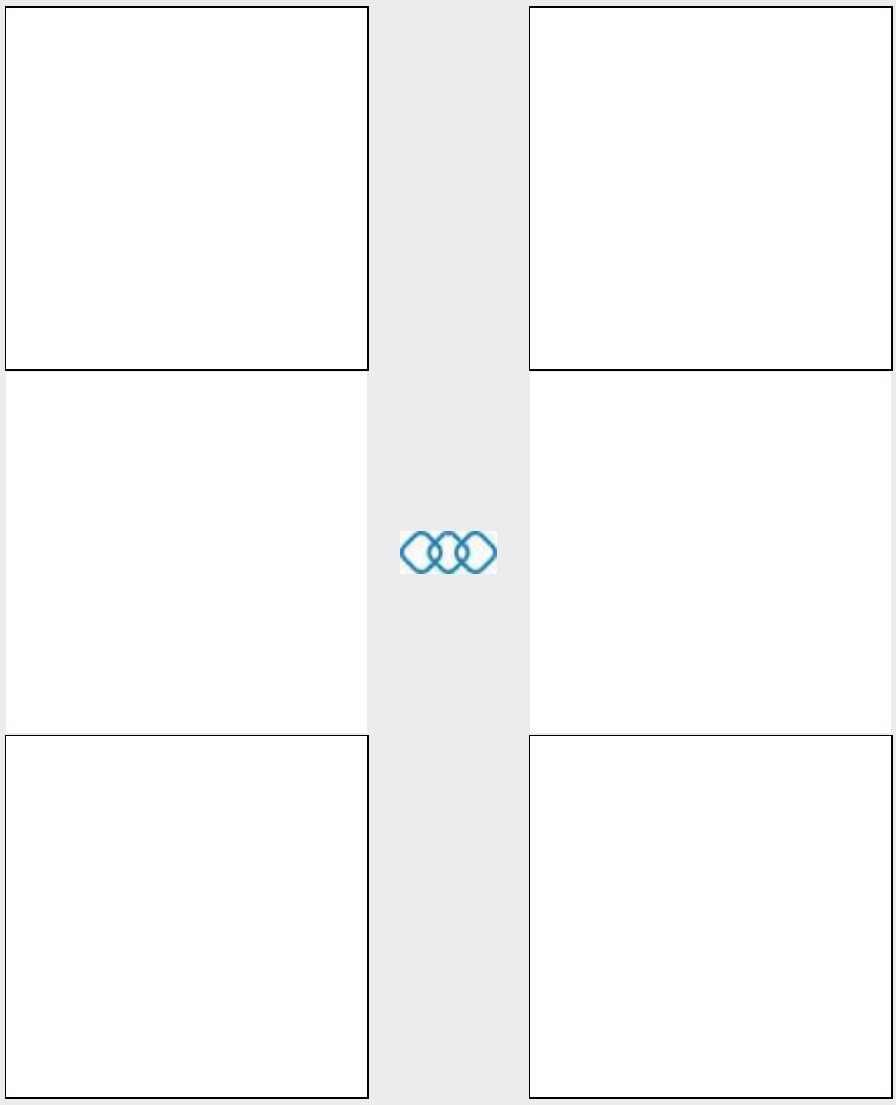
The loss of such a large number of buildings will leave a deep and permanent scar in a vibrant portion of Clark Street in the Lake View neighborhood. Many Lake View residents are justifiably upset that the bulldozing of a so many of historic buildings will damage the historic Clark Street streetwall and character of the neighborhood.

“Demolishing some of these structures would “irreparably” damage the community, and change its visual and economic character, said Ward Miller, executive director of Preservation Chicago. We’re not out to save every old building, but we’re out to save buildings with historical or architectural significance. We can’t leave a big scar on this urban landscape and this historic district.” (Wisniewski, Chicago Tribune, March 7, 2018)

While the CTA has been open to community concerns, specific alterations to design plans that could have mitigated the impact were not made. Unfortunately, the design modifications that could have saved additional buildings or facades to protect the streetscape have not been pursued to date.

Additional Reading
Demolition of Lake View buildings to begin this week for CTA 'flyover' project, Mary Wisniewski and Ese Olumhense, Chicago Tribune, March 7, 2018

Stop the Belmont Flyover Website



WIN:
St. Boniface Adaptive Reuse Moving Forward



St. Boniface Church, Rendering Credit: Stas Development



St. Boniface Church, Rendering Credit: Stas Development

The St. Boniface Church adaptive reuse project is scheduled to be presented to the Chicago Plan Commission for preliminary zoning approval in April 2018. The current design plans for the historic church will be converted to 17 for-sale residences and 24 more will be located in the new construction low-rise building to the east. Northwestern Settlement, a local Noble Square nonprofit, will be housed in a new two-story building to the north.

Northwestern Settlement was the best fit for this project," said Michael Skoulsky of Stas Development. "They're currently located a just block away and have been doing great work in the neighborhood for 126 years." (Koziarz, Curbed Chicago, 3/3018)

Restoration and reuse will finally come for St. Boniface Church with its four square red-brick towers of that have visually dominated Eckhart Park and provided an emotional sense of place to the Noble Square/West Town community since 1904.

26 years after St. Boniface Church held its last mass, and after 16 long years of relentless preservation advocacy and a last minute sale before demolition; we are thrilled that the St. Boniface adaptive reuse is finally moving forward. The Romanesque church designed by architect Henry Schlacks and located at 1348 W. Chestnut Street was nominated as a Chicago 7 Most Endangered Building in 2003. Preservation advocacy efforts were sustained since then culminating on September 23, 2017, when with demolition scheduled for the following Monday morning and moments before the hard deadline of Friday at 5 p.m., the building was sold to Stas Development.

"This morning in another meeting I was told that there was no safety net for this project. If the deal didn't close today, it was all over." said Ward Miller, Preservation Chicago, with regard to the last minute save.

Michael Skoulsky of Stas Development is committed to a preservation sensitive restoration and adaptive reuse. Working with Space Architects + Planners, the design intent is to compliment the historic church building. As far as project timing goes, Noble Square residents can expect work to begin on St. Boniface before anything else. “The church is the priority. It’s been 30 years and the neighborhood is ready,” Michael Skoulsky told Jay Koziarz from Curbed Chicago.

The road to St. Boniface's preservation has been long, complex, and difficult. Despite that the prospects for success seemed remote at times, Preservation Chicago never lost hope and never stopped advocating for a preservation-oriented outcome.

Preservation Chicago's leadership role was pivotal in this save, but many preservation partners worked tirelessly to support St. Boniface. Preservation Chicago wishes to recognize and celebrate Michael Skoulsky of Stas Development. David Ruttenberg of Marc Realty Capital, Skoulsky's equity partner in the project, and Northwestern Settlement House. The courageous leadership of Eleanor Gorski and Dijana Cuvalo, City of Chicago Landmarks Division and Lisa Misher, City of Chicago Senior Counsel, was instrumental to this process. Persistent advocacy from Lisa Dichiera at Landmarks Illinois and the continued interest of local press kept the fight for St. Boniface in the public spotlight. Neighborhood organizations including Neighbors of St. Boniface lead by the Kevin Stawiarski, East Village Association's Bob Zwolinski Scott Rappe, and Gladys Anselmo, along with Preservation Chicago Board President Brad Suster never faltered and to all the Neighbors of St. Boniface including Claudia Sainsot, Jon Kulpit, Kathy Thalmann, Jim Boccarossa, and architect, Mike Vasilko, and to Elaine Coorens, editor of "Our Urban Times" and Alisa Hauser of "DNAinfo Chicago/Block Club Chicago" who have been dedicated to covering this story for years.

Additional Reading

St. Boniface Church Is Resurrected as a New Condo Development, AJ LaTrace, Chicago Magazine, 3/20/18

Condo conversion for Noble Square’s St. Boniface Church moves forward, Jay Koziarz, Curbed Chicago March 30, 2018

St. Boniface celebration drew 800, Elaine Coorens, Our Urban Times, 10/21/16

Graffiti-Marred St. Boniface Altar Cleaned Before Block Party, Alisa Hauser, DNAinfo Chicago, 10/17/16

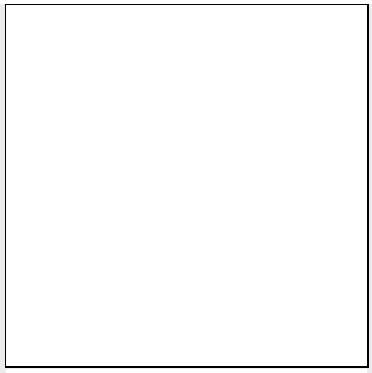
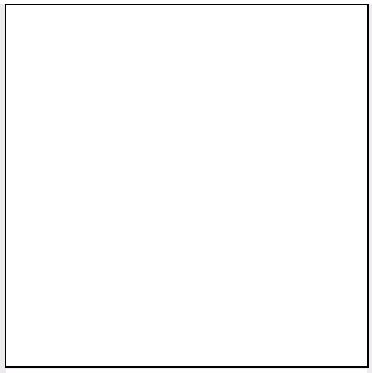
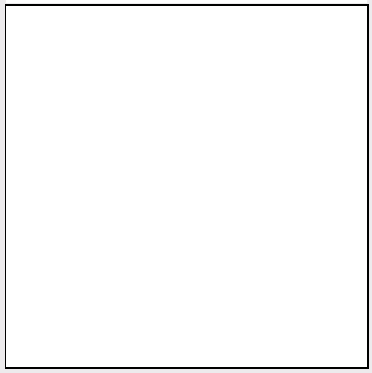
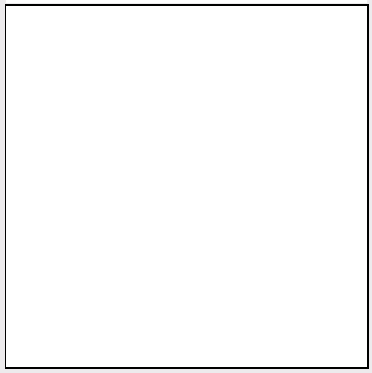
St. Boniface Church Sold, Saved From Wrecking Ball, Alisa Hauser, DNAinfo Chicago 9/23/16

St. Boniface saved: Michael Skoulsky's Stas Development ends 17-year battle, Elaine Coorens, Our Urban Times, 9/26/16

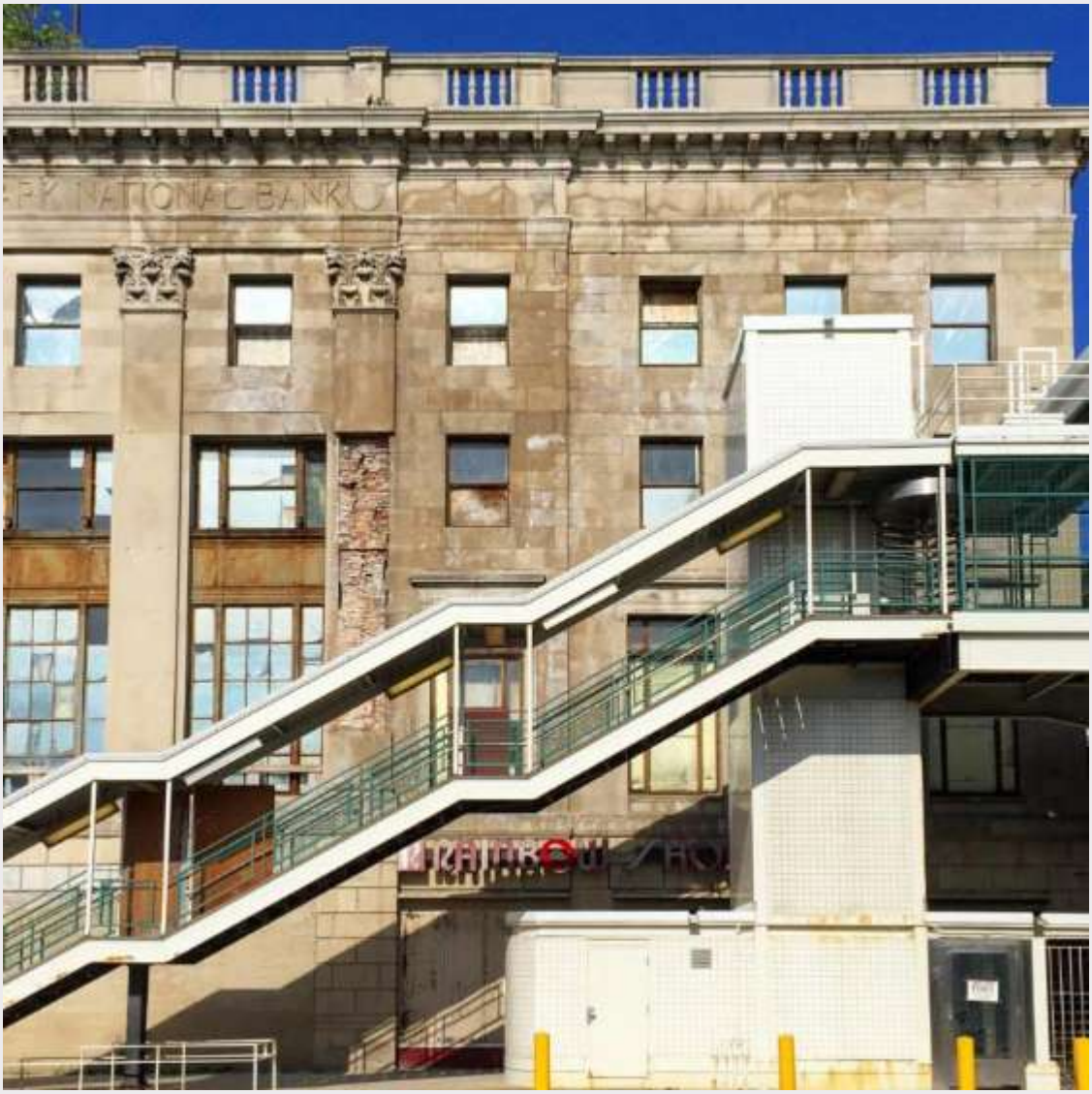
St. Boniface Church Debt Snapped Up By Developer Eager to Raze, Sources Say, Alisa Hauser, 7/26/16

Boarded-up St. Boniface faces uncertain future amid dispute over control, Blair Kamin Chicago Tribune, 7/27/16

St. Boniface Timeline, Elaine Coorens, Our Urban Times

THREATENED: Washington Park National Bank Faces Uncertain Future (Chicago 7 2016)



Washington Park National Bank Building, 6300 South Cottage Grove , Photo Credit: Eric Allix Rogers



Washington Park National Bank Building, 6300 South Cottage Grove , Historic Photo Credit: Indiana University Archives

The Washington Park National Bank Building was constructed in 1924 by architect Albert Schwartz. The building's elegant Bedford Indiana limestone façade includes Corinthian pilasters, a projecting cornice, and decorative parapet with the historic Washington Park National Bank name chiseled into the limestone entablature. Unfortunately, the Washington Park National Bank Building has no landmark protections against demolition.

The four-story Neo-Classical bank building was an anchor building in the once bustling commercial district along 63rd Street. This district contained many great entertainment venues, hotels, ballrooms and was a center of the South Side. The area was a prominent hub for Jazz-era clubs and all forms of entertainment and shopping flourished into the 1960s. After the community suffered a period of extended decline and disinvestment, the Washington Park National Bank Building was mothballed and fell into disrepair.

Now is the time to adaptively reuse the Washington Park National Bank Building. Woodlawn and this once prominent commercial corridor is again experiencing reinvestment. The nearby Grand Ballroom was beautifully restored, originally known as the Cinderella Ballroom at 6351 S. Cottage Grove Avenue by architects Lowenburg + Lowenburg in 1923. Additionally, the long-vacant former Strand Hotel across the street was adaptively reused as a residential apartment building with street level retail and art gallery. The Strand Hotel received a Landmark Illinois preservation award where it was praised as "an inspiring example of how historical preservation can spark positive redevelopment and reuse."

The Cook County Land Bank Authority acquired the Washington Park National Bank in a recent tax sale auction. According to records from the Cook County Clerk's Office, the property had accumulated more than $500,000 in unpaid taxes since 1996. The prior ownership was the Metropolitan Apostolic Community Church and the Woodlawn Community Development Corporation. Community Development Corporation and the church (until recently known as the Christ Apostolic Church), are both affiliated with Reverend Leon Finney. (Belanger, South Side Weekly, 12/20/17)

The Cook County Land Bank Authority was created in 2013 by the Cook County Government to spur development by obtaining, refurbishing, and selling off vacant, abandoned, or tax-delinquent

properties across the city. Under the leadership of executive director Rob Rose, the Cook County Land Bank Authority partnered with Metropolitan Planning Council to facilitate a three-part community-led redevelopment process of the Washington Park National Bank Building to get community input into how the building should be repurposed. The input from these public meetings will help to inform the Request for Proposals (RFP) that is expected to be released by the City of Chicago in April 2017.

"As we went through this process, I did not want to sit down with a small group of developers, and come up with a plan," said Rose. "What we want to do is initiate a community-led process. For me, this just makes sense. Woodlawn has a certain history, and this corner is a very important corner. We've got to get this right, and it takes all of us to make that happen." (Belanger, South Side Weekly, 12/20/17)

Preservation Chicago applauds the Cook County Land Bank Authority and the Metropolitan Planning Council (MPC) for coordinating and facilitating this workshop to solicit resident input for the redevelopment of this historic building. The Washington Park National Bank Building is an important neighborhood anchor on a commercial corridor that has seen the tragic loss of many important building. It is it essential for the long-term reinvestment and prosperity of this commercial district that this historic building be preserved and redeveloped.

Preservation Chicago was alarmed by MPC's decision to also include two demolition options in the materials distributed during the first workshop. Demolition should absolutely not be an option considered for this historic building. The Woodlawn community is strong and resilient, but has suffered through decades of disinvestment and demolition, and the vacant lots that follow. The community is burdened by too many empty lots already and any new construction ideas should be directed to towards activating a vacant lot, not destroying a community landmark and anchor.

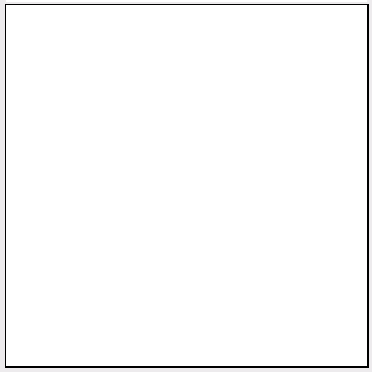
Additional Reading

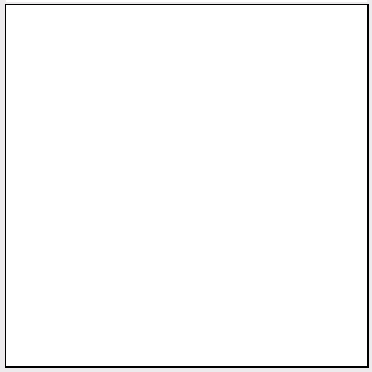
Cook County Land Bank Authority To Redevelop Endangered Woodlawn Building, Chuck Sudo, Bisnow, 2/1/18

Closer to Resurrection: Cook County Land Bank Authority announces community-led redevelopment of historic bank building in Woodlawn, Christian Belanger, South Side Weekly, 12/20/17



Demolition and New Construction Options for the Historic Washington Park National Bank Building included in the Redevelopment Workshop Materials from the January 30, 2017 workshop, Created and Distributed by Metropolitan Planning Council





THREATENED: Temptation Chocolates Terra Cotta Removal Demolition Permit Delay Extended to 180 Days



Temptation Chocolates Building, 1929 S. Halsted Street, Photo Credit: Google Street View



Temptation Chocolates Building Storefront, 1929 S. Halsted Street, Photo Credit: Google Street View

The Temptation Chocolates Building was added to the 90-Day Demolition Delay list on December 1, 2017 requesting "removal of existing terra cotta cladding and replacement of windows." After initial advocacy work, with the Alderman's office, City officials and owner, by mutual agreement, extended the demolition permit an additional 90 days to June 8, 2018. The owner is Aberdeen Development and the specifics of the redevelopment plan remain unclear.

The Temptation Chocolates Building is listed in the Chicago Historic Resources Survey as an orange-rated. It is a six-story office and retail building with an outstanding white terra cotta façade and decorative neo-gothic ornamentation. The detailed cornice, historic sconces and the original Temptation Chocolates sign add delightful detail to the building at the street level.

Constructed in 1916, the building was designed by architect A.L. Himelblan. The Gallanis Brothers commissioned the structure at 1929 S. Halsted Street for a price of $120,000 to house their highly successful chocolate company. Their company that enjoyed a reputation for "purity, fine flavor and wholesome qualities" and which had "been shipping their chocolates to all parts of the country, besides supplying an immense local trade." (National Corporation Reporter, page 212, 3/9/1916)

Located at the corner of Halsted Street and 19th Street in Pilsen, the Temptation Chocolates Building is one of the tallest and significantly contributes to the wonderful collection of historic buildings that makes this stretch of Halsted Street so visually compelling. It is in part because of these highly beautiful buildings that which has attracted creative tenants and institutions such as the Chicago Arts District, Chicago Museum of Art and Social Justice, Artspentry, Chicago Art Department, Renegade Craft Fair, Kym Abrams Design, True Productions, Studio Oh!, Art of Imagination, and many more.

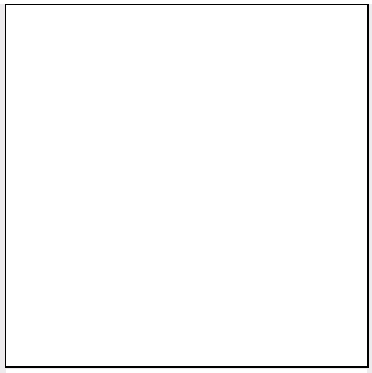
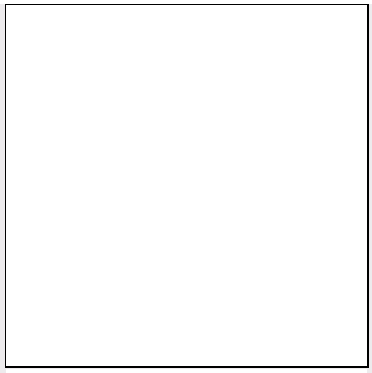
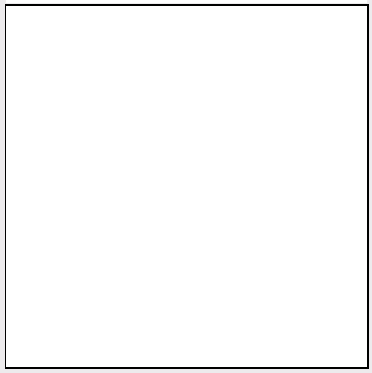
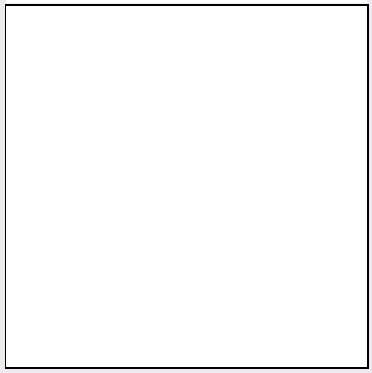
Chicago was once the Candy Capital of the Nation. The strong connection to this important Chicago industry and the beautiful architecture make this building an outstanding candidate for a Chicago Landmark Designation. Additionally, this building is a significant contributing building to the wonderful collection of outstanding building located along Halsted Street and throughout Pilsen. Pilsen should be an urgent priority for protection by a Chicago Landmark District along 18th Street, and portions of Halsted Street and Ashland Avenue.

Preservation Chicago has been in communication with 11th Ward Alderman Patrick Daley Thompson and the City of Chicago Landmarks Division to advocate for a preservation-oriented solution for the Temptation Chocolates Building.

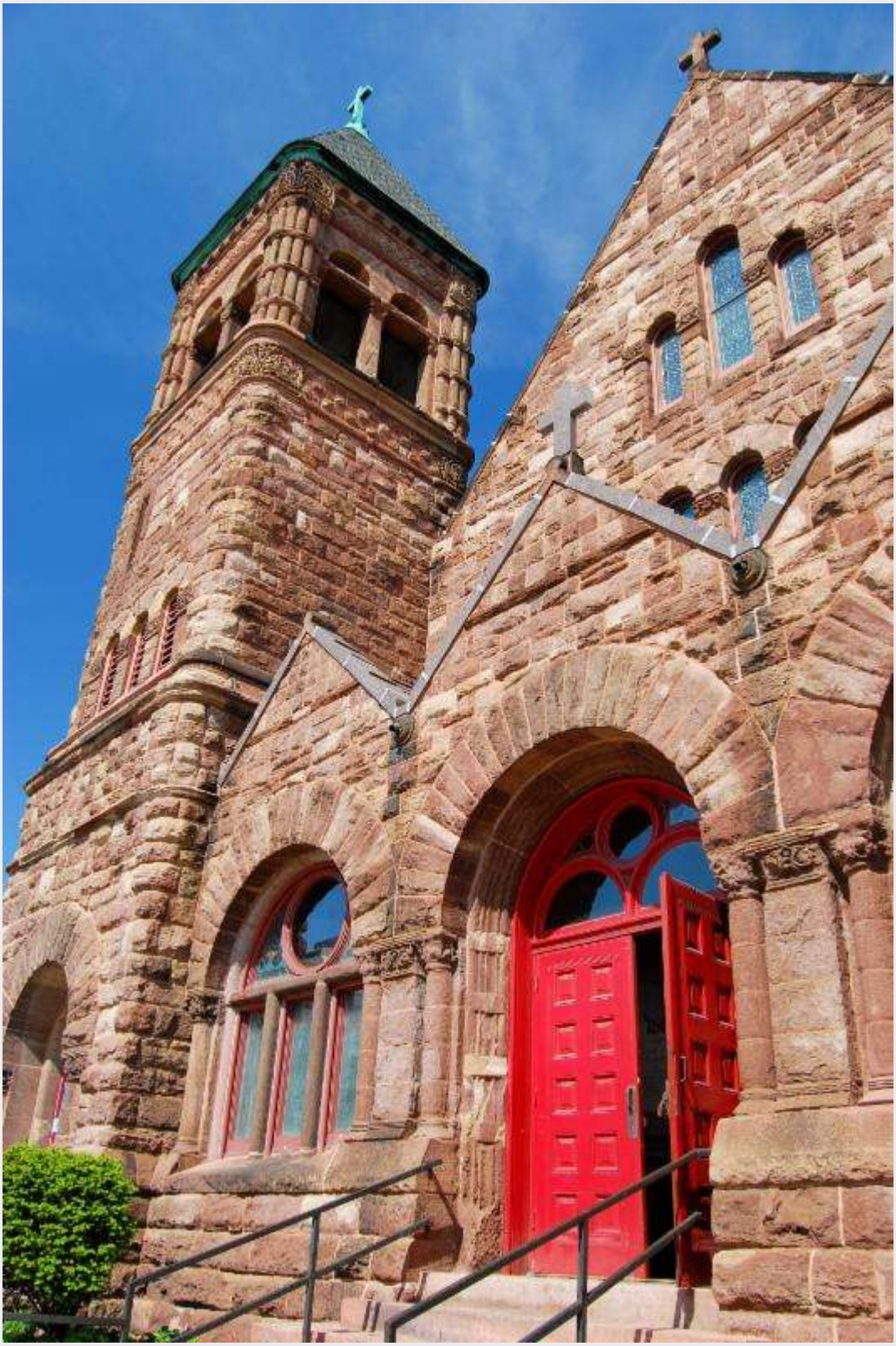
Preservation Chicago will strongly advocate to prevent the removal or destruction of this highly decorative terra cotta façade. A structural assessment of the building's terra cotta is pending. The owner, Aberdeen Development, has a focus on the conversion of industrial buildings and interest in unique historic elements that provide character and authenticity, so there cautious optimism for a good outcome.

Additional Reading
Confectioners In Big Success, National Corporation Reporter, page 212, March 9, 1916

#100733807
Date Received: 12/01/2017
Address: 1929 S. Halsted St.
Ward: 11
Applicant: Cynthia Inch, Inc.
Owner: Joseph Panfil
Permit Description: Repair of an existing vacant 6-story masonry building located at 1929 S. Halsted St. Exterior rehabilitation includes removal of existing terra cotta cladding and replacement of windows.
Status: Under Review

WIN: Church of the Epiphany's Conversion to an Art Center Receives City Approval



Church of the Epiphany, Photo Credit: Eric Allix Rogers



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

After many years of preservation advocacy and many false starts, 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 closed in 2011. Preservation efforts in the 1990s resulted in the church being included in the Jackson Boulevard Landmark District Extension. This prevented discussions of possible demolition and replacement with new construction.

However, pairing historic buildings with uses is the only way to protect them against deferred maintenance and Chicago's harsh winters. Preservation Chicago's primary efforts have been to identify and 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 David Chase of 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 use will include performing arts and event space along with galleries and studios. A rooftop 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 residents of the Jackson Boulevard Landmark District regarding support for a potential liquor license, noise restrictions, hours of operations, managing deliveries, and protection of the historic alleyway. The required zoning change was granted on March 27, 2018 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 The funeral was followed by a procession of carriages to Graceland Cemetery. (Chicago Tribune, 12/6/1936)

In the 1960s, 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 wounded during a highly controversial Chicago Police raid on his West Side apartment at 2337 W. Monroe Street. (Chicago Tribune, 12/4/14)

In the 1990s 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 effort to landmark the church building. This resulted in the Church being included in the Jackson Boulevard Extension Landmark District.

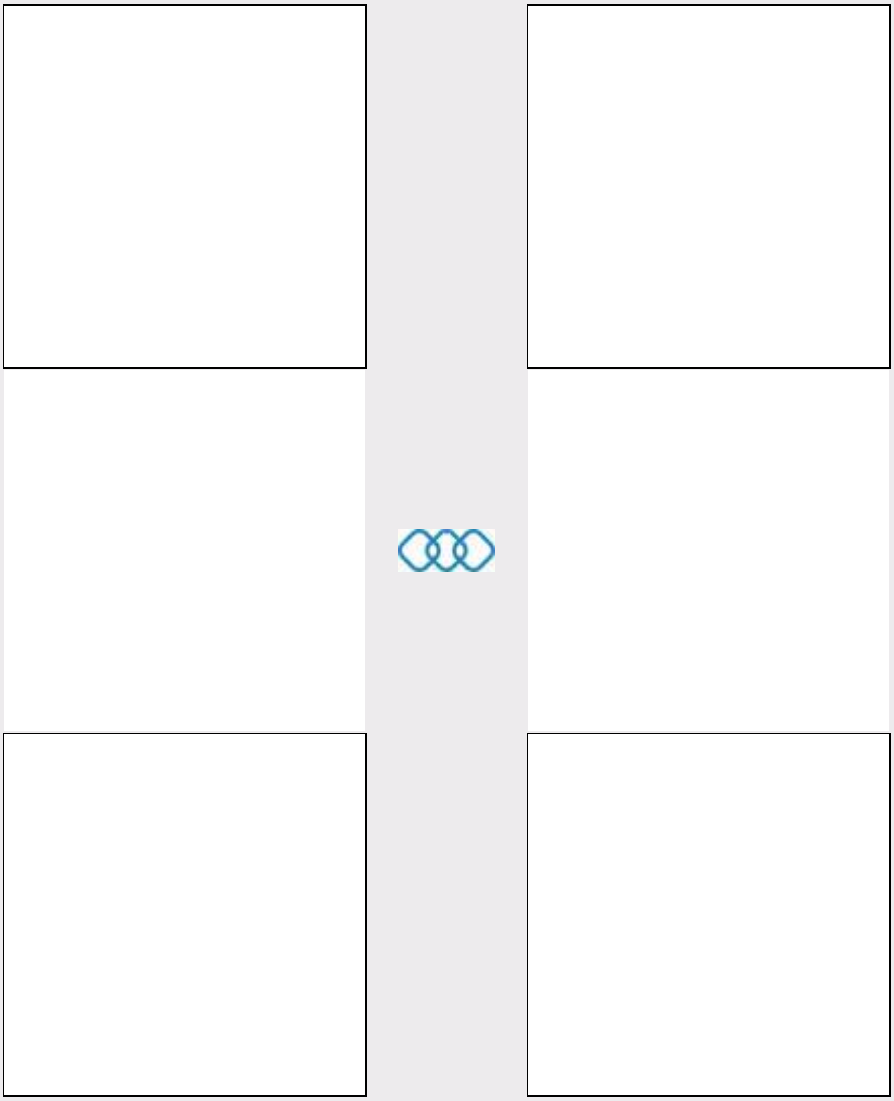
Preservation Chicago would like to encourage the continued restoration of the exquisite church sanctuary, unique Tiffany mosaics, rare patterned terra cotta walls, extensive art glass, other significant interior spaces, and to consider the entire historic complex as a sole Designated Chicago Landmark as part of this redevelopment agreement.

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

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

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

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



WIN: Graeme Stewart School Conversion to Apartments Complete



Graeme Stewart School, Historic Photo Credit: Collection of B. Latoza



Stewart School Lofts, Rendering Credit: Morningside

The Graeme Stewart School, formerly a Chicago Public School, at 4525 N. Kenmore Avenue in Uptown has been successfully adaptively reused as 64 residential luxury apartments. Leasing is underway and it will be opened in mid-April as the 'Stewart School Lofts'. Stewart School is a Designated Chicago Landmark.

Designed by highly regarded Chicago architect Dwight H. Perkins in 1905, the Arts & Crafts school building has been vacant since 2013 when it was closed, along with 49 other CPS buildings. Perkins designed a many outstanding Chicago Public Schools including the Designated Chicago Landmark Carl Schurz High School, Lyman Trumbull Elementary School, William Rainey Harper High School (Chicago 7 2018) and many others.

The developer is Morningside Group and the architect Pappageorge Haymes Partners. "It's been a wonderful experience to go through the building and see all these details that we could bring back to

life," said Mary Ellen Martin, executive vice president of the development firm Morningside Group. (Rodkin, Crain's Chicago Business, 3/14/18)

The development team made a concerted efforts to preserve and incorporate historic elements into finished development. Some units have 20 foot ceilings, brick walls, original hardwood flooring, wall mounted chalkboards, transom glass and classroom doors with hand-painted numbers, and arches and ornate ceiling details in the four apartments built in the former auditorium. Balconies were built on the rear elevation and a rooftop deck is open to all residents. The building is less than a block from the beautifully rehabbed Wilson station on the Red Line and the Uptown Square Historic Landmark District.

Preservation Chicago applauds developer Morningside Group and the architect Pappageorge Haymes Partners for an outstanding project. This is an excellent example of how adaptive reuse can reinvigorate historic structures. It also demonstrates how the inherent authenticity of historic structures can result in more interesting, unique, desirable, and ultimately successful finished projects than comparable new construction.

Preservation Chicago had supported the reuse of this architecturally significant former school building. We also supported this development with testimony before the Commission of Chicago Landmarks.

Additional Reading
Former CPS building in Uptown turned into apartments, Dennis Rodkin, Crain's Chicago Business, March 14, 2018

A glimpse inside Uptown's old Stewart School ahead of its residential conversion, Jay Koziarz, Curbed Chicago, July 14, 2017

City of Chicago Commission on Chicago Landmarks, Final Landmark Designation Report, July 7, 2016

Stewart School Loft Apartments Website

PARTIAL: Morton Salt Building Demolished. Historic Stainless Steel Panels to be Repurposing



Former Morton Salt Headquarters Building, 110 N. Wacker Drive, Photo Credit: Jose M. Osorio / Chicago Tribune

The mid-century modern Morton Salt Headquarters Building has been demolished to make way for a new office skyscraper. Designed by the highly respected architectural firm of Graham, Anderson, Probst & White along 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 1879. Morton Salt Company left the building in 1992 and more recently, General Growth Properties occupied the building.

110 North Wacker Drive will be replaced by 51-story glass office tower designed by Goettsch Partners and developed by Dallas-based Howard Hughes Company and Chicago's Riverside Investment and Development. Bank of America will be the anchor tenant.

The development plan includes a half-acre publicly accessible open space, including a landscaped river walk and an urban park. The new 45-foot wide river walk will serve as a new north-south connection for pedestrian access between Randolph Street and Washington Street. Accessible open space was a clearly stated priority of 42nd Ward Alderman Brendan Reilly.

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. Additionally, the history of Wacker Drive's transformation from Market Street is being lost as the scale of the riverfront is being overwhelmed with super tall, glass buildings.

One positive outcome from Preservation Chicago and Docomomo Chicago's advocacy and suggestions during the Section 106 meetings was that the developer struck a deal with the Army Corps of Engineers to reduce the "adverse effect" of demolishing an architecturally significant building with the following items.

- The developers agreed to repurpose the Morton Salt Building's stainless steel panels on the new building's terrace and dock levels. The goal will be to help maintain a pedestrian scale for the building's base and prominently integrate the historic material where it will remain visible to the public.
- Plaques to commemorate the Morton Salt Company history will be installed at the plaza and river levels.
- A study of the Morton Salt Building's architecture will be commissioned by the development team, and will be donated to the research collections at the Art Institute of Chicago's Ryerson and Burnham Architecture Archives and the Abraham Lincoln Presidential Library and Museum in Springfield.
- The development team will sponsor a public education seminar regarding mid-century modern Architecture in Chicago

During the Section 106 meetings, Preservation Chicago noted that other nearby mid-century modern 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 the Art Deco 2 N. Riverside Plaza also known as the Chicago Daily News Building by Holabird & Root (1928) should be considered for Landmark Designation.

Additional Reading
In unusual compromise, Wacker tower to incorporate building's stainless steel façade, Ryan Ori, Chicago Tribune, 1/25/2018

General Growth Building ready to bite the dust for new riverfront office tower, Jay Koziarz, Curbed Chicago, 1/26/18

PETITIONS

THREATENED: Let's Restore the Uptown Theatre Petition Receives over 10,000 Signatures!



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 the petition with your friends and family via email and social media.

At the time of publication, we had received over 10,289 signatures!

Our new goal is to reach 15,000 signatures and we need your help 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 have a positive economic impact on the Uptown neighborhood and all of Chicago.

It can be done. Across town in Logan Square, the 3,500 capacity Congress Theater, also a Designated Chicago Landmark, recently began an extensive $65 million renovation by developer Michael Moyer with “the goal to ensure the building lasts another 100 years” according to the architect Andy Tinucci. Sources tell Preservation Chicago that the restoration of the Uptown Theater is similar at an estimated $70 million.

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

"At some point, these projects have to become someone's priority," said Andy Pierce from Friend of Uptown Theatre.

"The Uptown Theatre is one of our great landmarks and we're looking for a solution." (LaTrace, 8/22/17)

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

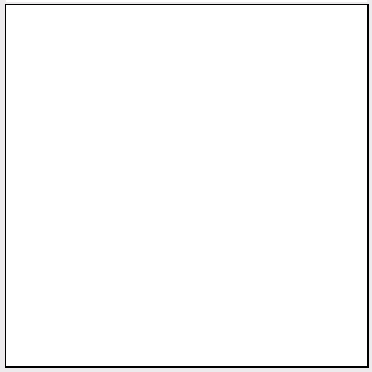
Additional Reading
Link to Petition

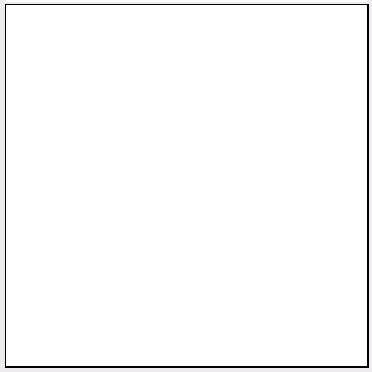
Preservationists: The Uptown Theatre needs to become a priority, AJ LaTrace, Curbed Chicago, 8/22/17

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

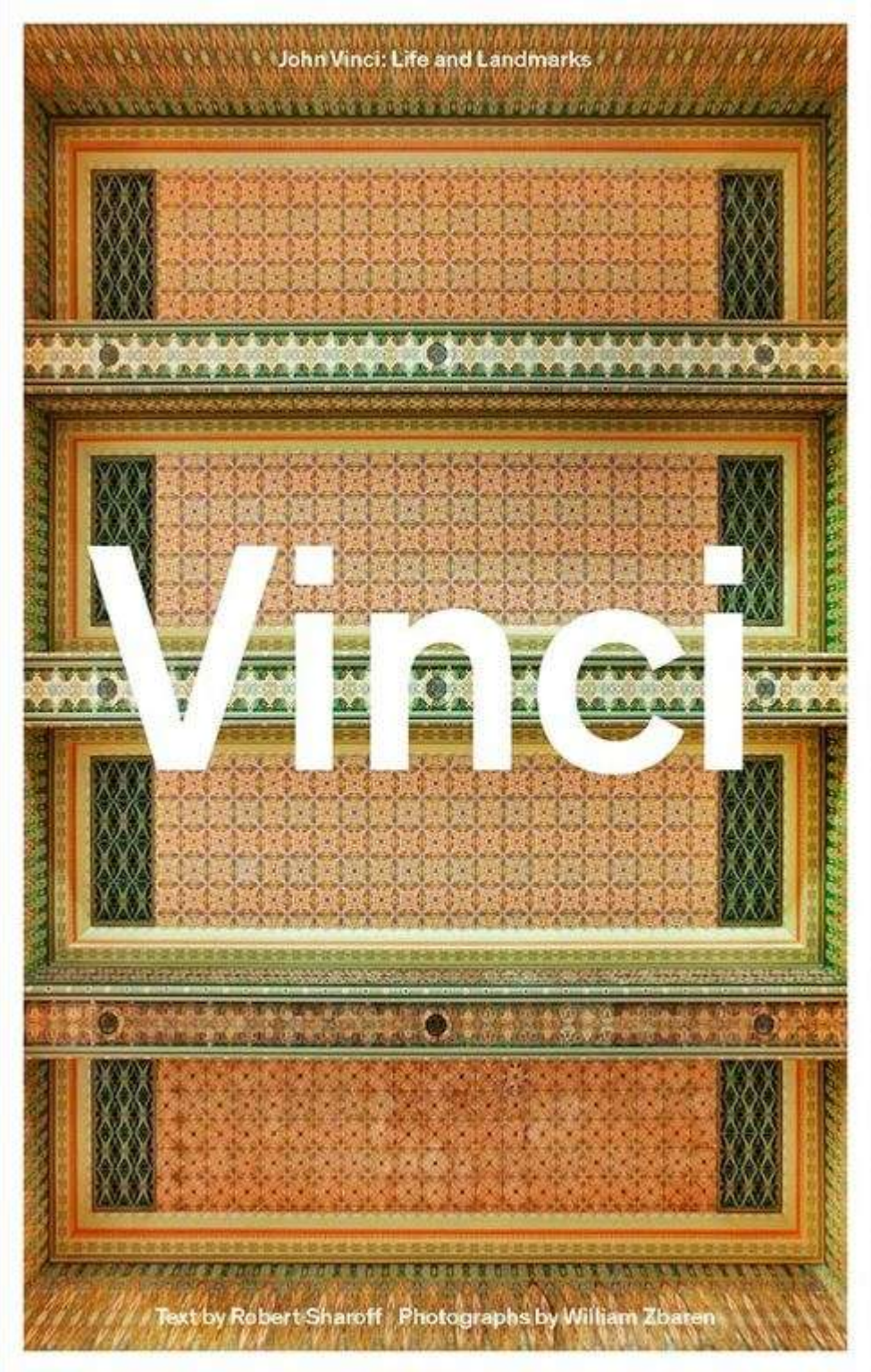
Uptown: Portrait of a Palace (25 minute documentary, 2006)

Friends of the Uptown Theatre Website





EVENTS



John Vinci: Life and Landmarks at Glessner House, Wednesday, May 16, 2018

Architect John Vinci is acclaimed for his pioneering activism for the cause of historic preservation over a career spanning more than 50 years. Major restoration projects include the reconstruction of Adler & Sullivan's Chicago Stock Exchange Trading Room, Frank Lloyd Wright's Home & Studio and Robie House, and Burnham & Root's Monadnock Building, in addition to his work with Glessner House dating back to its rescue in 1966.

His original work, which reflects his training at the Illinois Institute of Technology and the influence of the first Chicago School of Architecture includes numerous award-winning residential commissions, the Arts Club of Chicago, and the National Italian Sports Hall of Fame.

Vinci is the subject of a stunning new book, John Vinci: Life and Landmarks, by author Robert Sharoff and photographer William Zbaren, published in 2017 by Northwestern University Press. Sharoff and Zbaren will provide a retrospective look at Vinci's remarkable life and career, and John Vinci will be on hand to answer questions from the audience. Copies of the book will be available for purchase and signing.

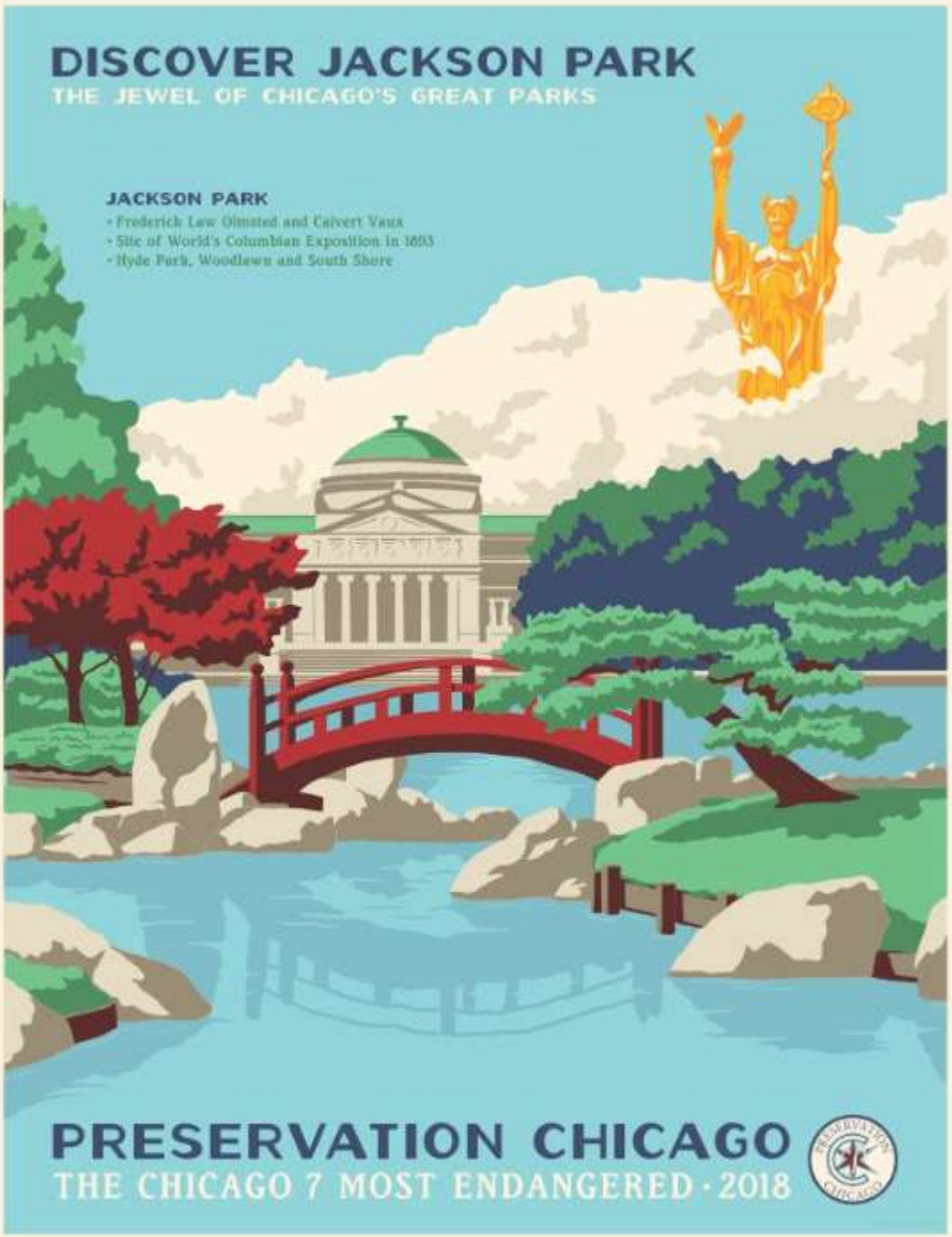
This lecture is the inaugural offering of the Wilbert R. Hasbrouck Historic Preservation Lecture Series funded through a generous gift from Paul and Margaret Lurie. Hasbrouck, who passed away in February 2018, was a distinguished preservation architect and one of a small group of individuals who came together to successfully save Glessner House in the 1960s. The Hasbrouck Lecture will be given each year in May, which is National Historic Preservation Month.

$10 per person / $8 for members

John Vinci: Life and Landmarks
Wednesday, May 16, 2018
7:00 PM to 8:00 PM
Glessner House Museum
1800 South Prairie Avenue

For more information visit the Glessner House Museum Website.

Strong Attendance and Excellent Media Coverage for 2018 "Chicago 7 Most Endangered" List Press Conference



Preservation Chicago 7 Most 2018 Original Poster

Preservation Chicago revealed its 2018 "Chicago 7 Most Endangered Buildings" at noon, on February 28, 2018 in the Chicago Architecture Foundation's Lecture Hall in the Railway Exchange Building. The announcement was well attended by the media, supporters of Preservation Chicago, and other interested members of the public. Preservation Chicago wishes to again thank our colleagues at CAF for hosting us in their wonderful space!

The 2018 Chicago 7 were well reported in over a dozen unique news stories across print, radio, and television. Social media was very active during the announcement and in the days and weeks following.

The 2018 Chicago 7 list is unusually broad in its scope and has already proven to be timely. The list includes:

1. Jackson Park, Midway Plaisance & South Shore Cultural Center
2. Thompson Center/State of Illinois Buiding
3. William Rainey Harper High School
4. Washington Park Substation
5. Brick Paved Streets and Alleys
6. Woodruff Arcade
7. Hotel Guyon
8. Chicago Union Station

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

All donations of $35 or more (or $20 for senior or student) will receive a complementary Preservation Chicago 2018 Chicago 7 Most Endangered Chicago printed booklet (56 pages).

All donations of $100 or more will receive a complementary Preservation Chicago 2018 Chicago 7 Most Endangered Chicago 16x20 Poster. Please note that poster is unframed.

Press and Media Coverage

Preservation Chicago Releases Annual 'Most Endangered Buildings' List, Jason Marck, WBEZ 91.5 Chicago Morning Shift, 3/1/18

Jackson Park tops Chicago preservationists' most endangered sites of 2018, Jay Koziarz, curbed Chicago, 2/28/18

Preservation Chicago Releases The 2018 'Chicago 7 Most Endangered' List, Asks Obama Foundation To Find New Site, Steve Miller Interview, WBBM Newsradio, 2/28/18

Preservation Chicago Announces 7 'Most Endangered' Sites of 2018, Erica Gunderson, Chicago Tonight, WTTW, March 2, 2018

Preservation Chicago's 2018 "Chicago 7" Most Endangered list released, Eric Allix Rogers, Chicago Patterns, 2/28/18

Edgewater Building Makes 2018 List Of Chicago's Top 7 Endangered Sites, Edgeville Buzz, Daniel Zagotta, 3/2/18

Jackson Park and Thompson Center lead Preservation Chicago's annual list of the city's seven most-endangered architectural treasures, Deanna Isaacs, Chicago Reader, 2/28/18

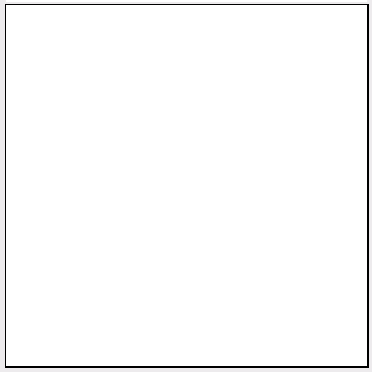
Jackson Park Tops Chicago's Most Endangered Sites, AJ LaTrace, Chicago Magazine, March 1, 2018

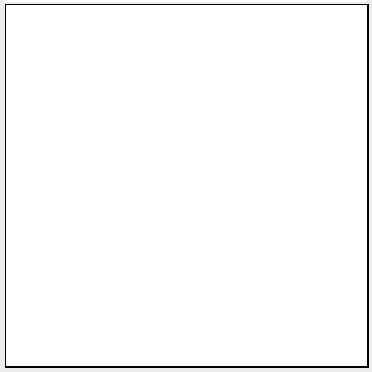
These are the most endangered sites in the city, Alby Gallun, Crain's Chicago Business, 2/28/18

Jackson Park Tops Preservation Chicago's Endangered Landmarks List For Second Straight Year, Chuck Sudo, Bisnow Chicago, March 22, 2018

The 7 Most Endangered Structures of 2018 Map, Chicago Bike Adventures

Jackson Park Watch Update – March 4, 2018 eNewsletter





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 drop of YOUR support counts.

Please CHOOSE to support historic preservation in Chicago today!

- Spread the Word! Support preservation in Chicago by reading and reposting Facebook and Twitter posts!

- Be Informed! Support preservation in Chicago by reading and forwarding the Month-in-Review Newsletter!
- Be Heard! Support preservation in Chicago by attending community meetings and standing up to make your 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. Donation is fast, easy and directly helps the efforts to protect Chicago's historic legacy.
www.PreservationChicago.org



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