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PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

April 2018 Month-in-Review Newsletter

Advocacy

THREATENED: Obama Presidential Center to go before Chicago Plan Commission on May 17 (Chicago 7 2017 & 2018)



Chicago celebrated the 125th anniversary of the opening of the World's Columbian Exposition on May 1, 2018, one of the most important cultural events in Chicago and national history. Photo Credit: The White City, Chicago's World's Columbian Exposition of 1983, Chicago Historical Society/ Chicago History Museum



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

Jackson Park has been a Preservation Chicago 7 Most Endangered in 2017 and again in 2018. We are advocating the protection of this important historic landscape designed by Frederick Law Olmsted and Calvert Vaux with contributions by Alfred Caldwell. Preservation Chicago does not oppose the Obama Presidential Center, but would strongly prefer the 20-acre private facility to be constructed in a location other than historic Jackson Park.

On May 17th, the Obama Presidential Center plan will be presented it to the Chicago Plan Commission for rezoning approval. The Chicago Department of Transportation road construction plan will be reviewed as well as the Obama Presidential Center's adherence to the Lakefront Protection Ordinance. This is an important meeting and will likely to be well-attended. Every person who wishes to speak will be allowed three minutes. Please attend and we would encourage you to voice your opinion.

South Side activists advocating for the Obama Foundation to sign a Community Benefits Agreement (CBA) loudly disrupted the Chicago Plan Commission meeting on April 19, 2018 calling on the aldermen and commissioners to vote against the proposed Obama Presidential Center. They were escorted out of the Council Chambers. Activists have staged protests in front of aldermanic offices throughout the city in recent weeks to raise legitimate concerns that the proposed Obama Presidential Center will increase housing costs and displace many long-term community residents. Even before any construction work has begun, significant increases in local rental rates have already been documented.

In advance of this meeting, the Obama Foundation has been conducting a public relations campaign to shore up support for the project with email, postcards, and other campaign-style outreach. There is support in general for locating the Obama Presidential Center in Chicago and on the South Side, but there is strong opposition to many of the proposed details including its proposed location on public lands, the $175 million of taxpayer dollars required to pay for extensive infrastructure roadway reconfiguration, and the refusal of the Obama Foundation to agree to a Community Benefits Agreement. A host of other issues remain unresolved.

As part of Federal Section 106 Review, the Illinois State Archaeological Survey (ISAS) excavated seven small sites in Jackson Park and the Midway Plaisance. This small sampling resulting in the researchers discovering "9,841 artifacts, among them nails, spoons, buttons, bottles and a fan-shaped brass Japanese necklace". We assume that none of the nails discovered was the golden nail driven by Mrs. Bertha Honore Palmer, the final nail used in the construction of the Woman's Building designated by Sophia Hayden at the World's Columbian Exposition.

Despite the small sampling, the remarkable number of discovered artifacts have already begun to shed light on one on the great mysteries surrounding one of the Exposition's great buildings; 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)

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, including a berm extending along Stony Island Avenue and 67th Street, and other plantings and trees on the golf course greens and fairways from holes 8 through 11.

May 1, 2018 was the 125th anniversary of the opening day of the World's Columbian Exposition on 1893. This was 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.

We hope that that the Chicago City Council decides to recognize and celebrate this important milestone by voting to deny the zoning change to permit the bulldozing of twenty-acres of Jackson Park and destroying the archaeological treasures which lie beneath the surface.

Additional Reading

South Siders Take Fight for Obama Library Benefits Agreement To Rogers Park, Lee Edwards, Block Club Chicago, April 12, 2018

South Side Obama center activists removed after disrupting Plan Commission meeting, Lolly Bowean, Chicago Tribune, 4/19/2018

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

LOSS: D.H. Burnham Building at 1217 W. Washington Demolished!



Chicago Machinery Building, by D.H. Burnham & Company, 1217 West Washington Boulevard, Photo Credit Ward Miller



Chicago Machinery Building, by D.H. Burnham & Company, 1217 West Washington Boulevard, Photo Credit Gabriel X. Michael

Despite a vigorous 11th hour preservation effort, the historic D.H. Burnham & Company designed building at 1217 West Washington has been demolished. After the expiration of a 90-Day Demolition Delay hold, the demolition permit was issued on January 23, 2018 for the orange-rated Chicago Machinery Building. Built in 1910, this three-story commercial and industrial building had an outstanding façade with highly decorative ornamentation and an elaborately detailed cornice. The white glazed brick contrasted beautifully with the maroon-colored ornament and arched window openings.

In early February, as part of a last-ditch effort to prevent demolition, conversations with the building owner yielded a slight opening. The owner indicated a willingness to donate the façade if Preservation Chicago could quickly solidify a plan for a third-party to cover the cost of deconstruction and if the facade removal could happen quickly. Preservation Chicago was able to identify three potential developers who expressed interest and capacity to deconstruct the historic façade. The strongest of the developers engaged in good faith negotiations with the owner regarding the details of façade deconstruction. However, in late April the developer was unable to finalize the deal and the owner was unable to delay the redevelopment plans further, and the demolition began.

Buildings of this caliber should be protected by the City of Chicago. This building contributed considerably to the character to the West Loop and at a minimum and Preservation Chicago would have liked to have seen this highly intact orange-rated façade preserved as part of a larger redevelopment plan.

The West Loop is home to a number of historic buildings that could possibly make up a new historic district. “We’re seeing a number of beautiful buildings come down on Washington Boulevard that could be part of a larger [historic] district. The city and staff are overwhelmed with landmark designations and just don’t have the capacity,” said Miller.

The character of the historic West Loop is under intense pressure from new construction with new buildings under construction ranging from 10 to 20 or even 40 stories, historic two and three story industrial and commercial buildings on big lots are prime targets for demolition and redevelopment. Downzoning would help to immediately reduce development pressure on historic properties.

There is an urgent need for a Greektown/West Loop/Haymarket Square Chicago Landmark District that would recognize, celebrate and protect this wonderful and highly endangered historic neighborhood. This is an amazing assortment of fine quality buildings with strong links to early Chicago industrialists such as John Glessner and manufacturing, to labor history including the Haymarket riots, and ethnic histories ties to Greek-American settlements. Preservation Chicago made this suggestion to Chicago's Department of Planning and Development Historic Preservation Division. Much like the highly successful Fulton Randolph Chicago Landmark District, a new Landmark District would be a powerful economic stimulus, increase tourism, and protect the character of this neighborhood by protecting its built environment.

Additional Reading

Preservation fails: Burnham-designed West Loop building meets wrecking ball, Patty Wetli, Chicago Sun-Times, 4/30/18

Preservationists race to save historic Daniel Burnham-designed building façade, Patty Wetli, Chicago Sun-Times, 2/1/18

Historic Burnham facade could be saved from demolition in West Loop, Sara Freund, Curbed Chicago, 2/1/18

City grants demolition of historic West Loop building, Sara Freund, Curbed Chicago, 1/24/18

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

THREATENED: Landmark Illinois Most Endangered List includes Three Chicago Buildings, including Thompson

Center (Chicago 7 2016 & 2018), Second Christian Science Church, and The Forum



Rendering of proposed adaptive reuse of Thompson Center, Rendering Credit: by visualizedconcepts for Landmarks Illinois



Rendering of proposed adaptive reuse of Thompson Center, Rendering Credit: by visualizedconcepts for Landmarks Illinois



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



The Forum, 318-328 East 43rd Street, Photo Credit: The Forum Bronzeville

Landmarks Illinois released its annual most endangered building list for 2018. The list included three Chicago buildings including the James R. Thompson Center, the Second Christian Science Church, and The Forum.

Preservation Chicago applauds Landmarks Illinois for their decision to include these three Chicago buildings on their list and to help raise awareness for these important and endangered buildings.
“With some creativity, vision and committed investment, these endangered properties can be preserved and reused,” said Bonnie McDonald, President of Landmarks Illinois. (Freund, Curbed Chicago, 4/26/18)

Additionally, Landmarks Illinois released a conceptual rendering for the adaptive reuse of the James R. Thompson Center based on conceptual designs created by Helmut Jahn, the original architect of the building. These renderings illustrate possible ideas how an adaptive reuse plan could solve many inherent challenges with the existing building, reactive a dynamic 17-story atrium public space, and create a new super tall tower that could provide new revenue to the State of Illinois.

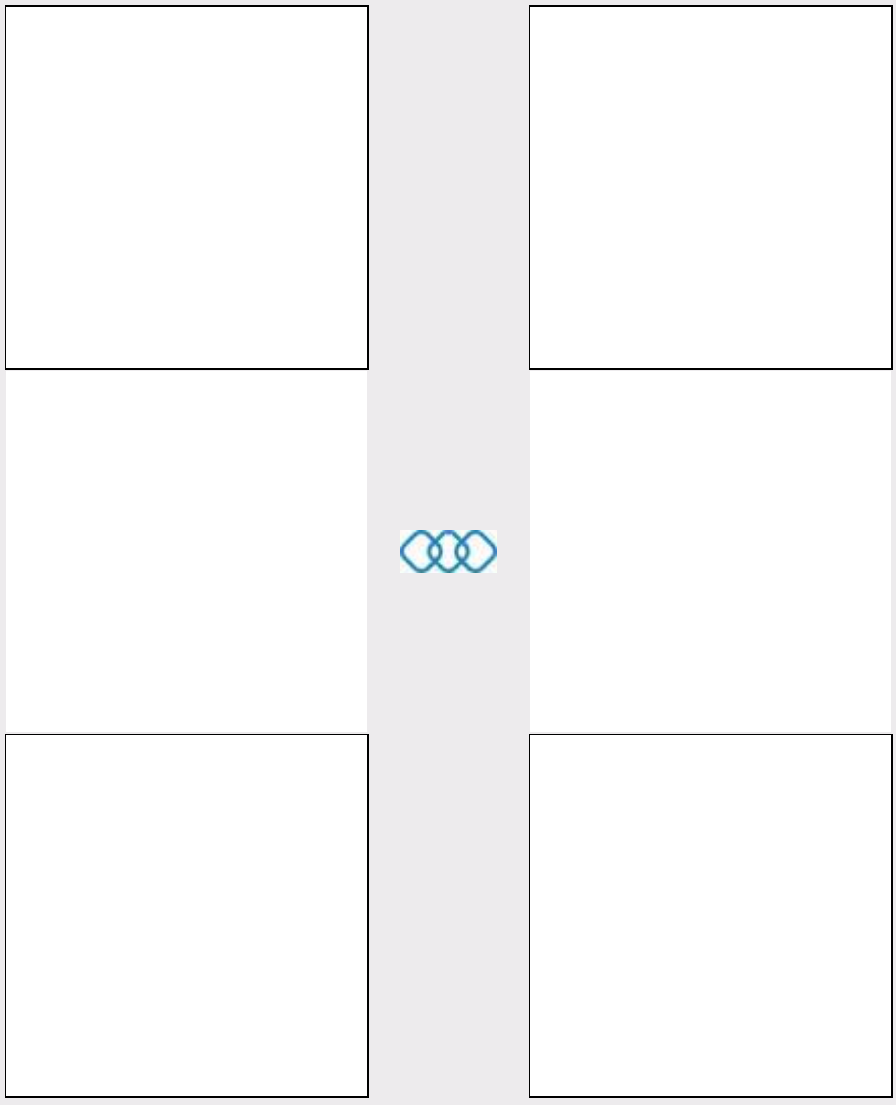
Additional Reading
Ambitious Thompson Center reuse visualized in new renderings from Landmarks Illinois, Jay Koziarz, Curbed Chicago, April 26, 2018

Landmarks Illinois names six Chicago-area buildings as most endangered in state, Sara Freund, Curbed Chicago, April 26, 2018

Lincoln Park Church Named On 'Endangered Historic Places' List, Amber Fisher, Patch, April 26, 2018

Here are the most endangered landmarks in Illinois, Dennis Rodkin, Crain’s Chicago Business, April 25, 2018

The Forum Website



WIN: Adler and Sullivan's Jewelers Building at 19 S. Wabash to be converted to Boutique Hotel



Jewelers Building, 19 S. Wabash Street. Photo Credit: Chicago DesignSlinger



Jewelers Building, 19 S. Wabash Street. Historic Photo Credit: Ryerson & Burnham Libraries

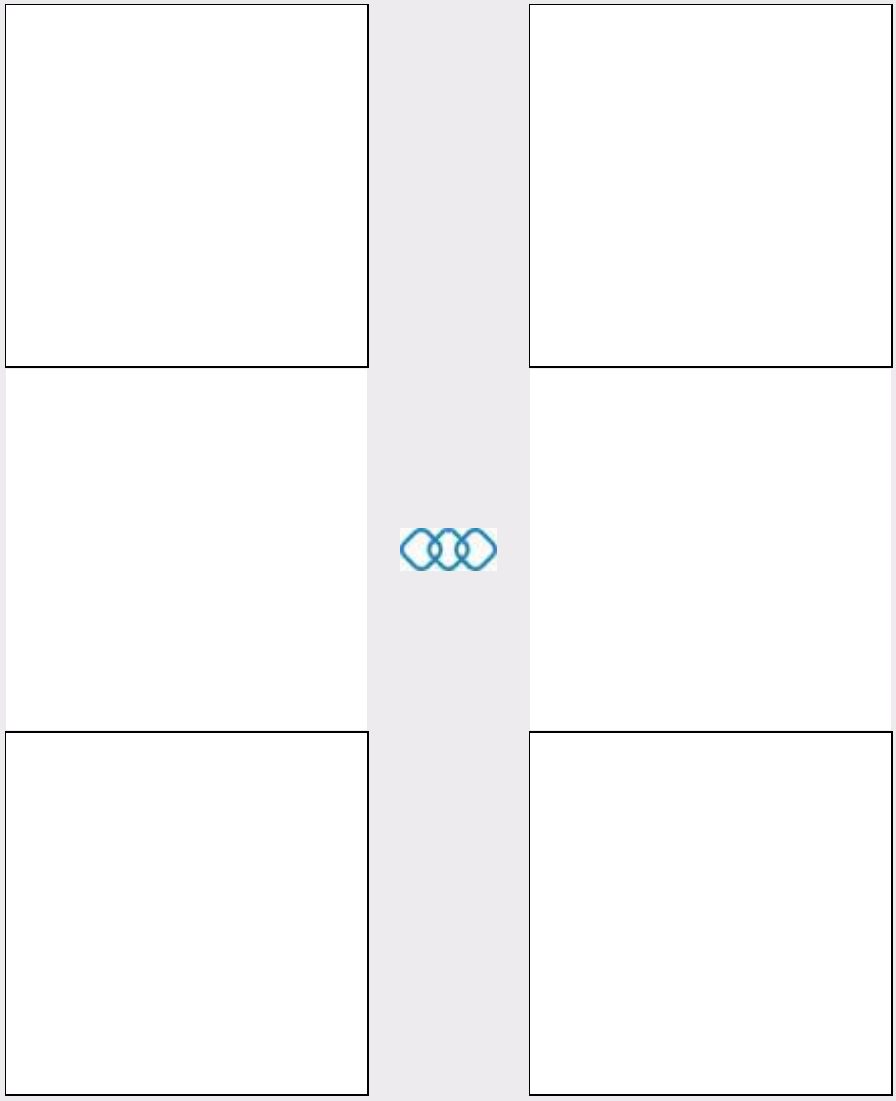
The Adler & Sullivan designed Jewelers Building, located at 19 S. Wabash will be converted to boutique hotel. The Jewelers Building was built in 1882 and became and Designated Chicago landmark in December 1981. This is one of only a few surviving Adler & Sullivan buildings in Chicago and is an outstanding example of a commercial commission from their early period.

"The architecture is just incredible. There's nothing designed like it anymore. You're not just seeing one of those huge skyscrapers going up; we're restoring a historic building." Said Daniel Knorps, broker for the developer (Olumhense, Chicago Tribune, 4/19/18)

The 39-key adaptive reuse boutique hotel project is a joint venture of Peerless Development and Honoree Properties. Space Architects have been selected for the project. The development cost is estimated at $15 million with hotel opening anticipated in 2020.

Additional Reading
Historic Jewelers Building sold for more than $7 million, will be redeveloped as hotel, Ese Olumhense, Chicago Tribune, April 19, 2018

19 S. Wabash/Jeweler's Building, by chicago designslinger



LIKELY WIN: Chicago Tribune Tower Redevelopment and New Super Tall Tower Plan Unveiled



Chicago Tribune Tower Redevelopment, Rendering Credit: Golub & Company and CIM Group



Chicago Tribune Tower Redevelopment, Rendering Credit: Golub & Company and CIM Group



Chicago Tribune Tower Redevelopment, Rendering Credit: Golub & Company and CIM Group

On April 16, the Tribune Tower development team unveiled their development proposal for the historic Chicago Tribune Tower and a new super tall adjacent building that would be the second tallest in Chicago. The proposed 96-story skyscraper would be just 29 feet shorter than the Sears/ Willis Tower.

The development team is a joint venture between Chicago's Golub & Company and the Los Angeles-based CIM Group. The architect for the new construction tower is Adrian Smith + Gordon Gill, while the historic redevelopment of Tribune Tower will be led by Chicago-based Solomon Cordwell Buenz in collaboration with preservation consultant Vinci-Hamp Architects. The developers are currently seeking a zoning change to allow the transformation of the former office complex into new residences, retail space, and hotel rooms. Total cost of the project is estimated to top $1 billion.

The Chicago Tribune Tower primary elevations are partially protected by its Designated Chicago Landmark status. However, interior demolition of the 1925 neo-Gothic Tribune Tower for its adaptive reuse to residential began in late 2017. 163 new luxury condominiums are planned for the historic tower.

Conversations are underway to ensure that the Tribune Tower's landmarked lobby space will remain open to the public at certain times. There are also ongoing discussions regarding dismantling and donating Col. Robert McCormick historic 24th floor office to an off-site museum as this interior space was excluded from the Landmark Designation.

In addition to the Tribune Tower, the site includes three low-rise structures that have no landmark protection. They include the four-story WGN Radio Building, the 11-story WGN TV Building, and the Printing Plant. However, they appear likely to be preserved under the redevelopment plan.

The developers would like to retain the historic Chicago Tribune sign overlooking Pioneer Court. There is reported to be a legal dispute between the developers and Tronc, the new parent company of the Chicago Tribune. Preservation Chicago strongly supports the preservation of the iconic historic sign.

"We are doing everything we can to keep the sign. Like the Stones of the World, we feel its part of the fabric of the building," explained Developer Lee Golub. "The tenant claims its intellectual property. We believe its real estate that we lawfully acquired." (Koziarz, Curbed Chicago, April 17, 2018)

Preservation Chicago applauds the development team, Mayor Rahm Emanuel and 42nd Ward Alderman Brendan Reilly for helping to protect one of Chicago's most important and visible buildings and a gateway to North Michigan Avenue. The international design competition captured the world's

attention in 1922 “to design the world’s most beautiful building,” and it was home to one of the nation’s premier newspapers and broadcasting companies for nearly a century.

Preservation Chicago would like to see all facades of the Tribune Tower protected by Chicago Landmark Designation. Additionally, we support the Chicago Landmark Designation of Nathan Hale Court and Building including the statue of Nathan Hale, the WGN Radio Building, the Chicago Tribune Printing Building fronting Pioneer Court along with its iconic sign, and the 11-story WGN TV Building/ former Chicago American Newspaper Headquarters.

“The requests for a more preservation-minded approach to the site’s redevelopment were echoed by several others. One such call came from Ward Miller, executive director of Preservation Chicago, who asked the team to seek landmarking for the entire complex, including Nathan Hale Court. Butler Adams, an architectural tour guide, commended the ambitious scope of the proposal, but also suggested the plan highlight the history of Pioneer Court—the original site of Jean Baptiste Point du Sable’s settlement in Chicago.” (LaTrace, Chicago Magazine, 4/27/18)

Additional Reading

Column: Tribune Tower plans would energize an old landmark, but don't yet create a new one, Blair Kamin, Chicago Tribune, April 19, 2018

1,422-foot Tribune Tower addition would be Chicago’s second tallest building, Jay Koziarz, Curbed Chicago, April 17, 2018

Developers Plan Chicago’s Second-Tallest Tower at Tribune Site, AJ LaTrace, Chicago Magazine, April 27, 2018

Tribune Tower redeveloper sues departing newspaper to keep its sign, Jay Koziarz, Curbed Chicago, April 6, 2018

LOSS: Preservation Chicago's "Spotlight on Demolition" of 1870's Lake View Home Draws Television News Coverage.



702 West Wellington Demolition News Coverage, Photo Credit Fox 32 News Chicago



702 West Wellington, Photo Credit Google Street View

The outrage, sadness and grief felt by many Lake View neighbors by the sudden demolition of the 1870's era Italianate cottage at 702 West Wellington was shared widely as Preservation Chicago's "Spotlight on Demolition" helped to spread the news of this loss.

"Spotlight on Demolition" is an initiative intended to help bring more community and media attention to the frequent loss of historic single family homes in Chicago's neighborhoods. Unlike large historic buildings such as the Chicago Tribune Tower or the Old Main Post Office, these small homes typically have no protection against demolition and often vanish "overnight" after being bought by a developer. The creation of new and expanded Chicago Landmark Districts would help to prevent these homes from being demolished.

The story of 702 West Wellington was widely viewed through social media and was picked up by Fox 32 Chicago News which aired a two minute story on the local newscast. During the newscast, Dane Placko interviewed Preservation Chicago's Ward Miller and 44th Ward Alderman Tom Tunney.

Alderman Tunney voiced his efforts in cooperation with the City and community groups to create an East Lake View Historic Landmark District. Preservation Chicago applauds Alderman Tunney for his leadership
in helping to protect historic Lake View homes and buildings from demolition. Preservation
Chicago also applauds Fox 32 Chicago News and Dane Placko for focusing on this important issue.

702 West Wellington was built in the years immediately following Chicago's Great Fire of 1871. Because certain historic elements of the home had been modified over its 140 year life, such as the addition of siding, it was passed over by the Chicago Historic Resources Survey (CHRS). As a result, it was
not protected by the 90-Day Demolition Delay for orange rated buildings identified by the CHRS.

This "was really unfortunate, because the home described the history and evolution of the buildings and houses in Lake View prior to its annexation in 1889 to the City of Chicago," said Ward Miller. (Fisher, Patch, 4/26/18)

Preservation Chicago supports the periodic calls for the CHRS to be updated, or for buildings of a certain age, perhaps built prior to 1890, to be automatically assigned a Demolition Delay.

Additional Reading
VIDEO: Lakeview home built in the 1870s has been demolished, Dane Placko, Fox 32 News Chicago

Lake View House Built Nearly 140 Years Ago Torn Down, Amber Fisher, Patch, April 26, 2018

WIN: City Approves Steep Fines to End "Demolition by Neglect"



Chicago River View, Photo Credit: Eric Allix Rogers

Vacant lots are consistently more valuable within protected Chicago Landmark Districts. The difference in value is due to the surrounding context of an intact historic district. Historic neighborhoods are places where people want to live which drives up demand. Also, future owners are more willing to invest in protected historic neighborhoods with the knowledge that “feel of the neighborhood” will be protected against overwhelming demolition and new construction.

“In the case of Old Town in particular, one of the things that drives its property value is the sense of historic charm in the area,” 2nd Ward Alderman Hopkins said. “It just looks like a really special place, and one of the reasons it’s a special place is because it does have a higher concentration of older buildings. So that needs to be preserved just to keep that quality of life that attracts people to Old Town in the first place.” (Bryne, Chicago Tribune, April 12, 2018)

According to Alderman Brian Hopkins, the markets in the historic districts of Old Town and East Ukrainian Village have gotten so hot that developers are willing to pay huge amounts to build multi-family homes.

There is one loophole which allows demolition of historic homes in Chicago landmark districts. If a historic building condition is so decayed that it possesses a threat to safety, then demolition can be granted. Alderman Hopkins said he’s found instances where property owners have “intentionally allowed a building to get into a state of degraded condition” before saying “it has to be demolished because it’s a hazard to the community.” (Hauser, Block Club Chicago, April 3, 2018)

The ordinance by Alderman Hopkins would allow the city to fine property owners up to $2,000 per day for willfully allowing the deterioration of historic properties or contributing buildings within landmark districts. Existing ordinance allows the city to impose a 5 year moratorium on new construction, but this ordinance increases it to 10 years in certain instances.

Ward Miller of Preservation Chicago, Lisa DiChiera of Landmarks Illinois, and Allan Mellis, a dedicated community activist, testified before the Committee in support of this ordinance. We applaud 2nd Ward Alderman Hopkins for his leadership on this preservation sensitive ordinance. It will help to maintain the integrity of historic Chicago Landmark Districts and discourage profit-oriented developers from abusing the Landmark District Ordinance.

Additional Reading
City could try to protect historic Chicago buildings from intentional neglect, John Byrne, Chicago Tribune, April 12, 2018

Owners of Landmarked Buildings Could Pay Big For Neglecting Properties, Aliasa Hauser, Block Club Chicago, April 3, 2018

LOSS:
Ravenswood Queen Anne to be Demolished
by John Morris, Chicago Patterns



4636 N. Paulina Street, Photo Credit John Morris, Chicago Patterns



4636 N. Paulina Street Detail, Photo Credit John Morris, Chicago Patterns

In Ravenswood at 4636 N. Paulina, a green gingerbread Victorian built in 1886 faces demolition. Featuring unique bargeboard trim and carved wood window hoods, this is a unique and exceptional loss for Chicago's historic housing stock.

A Diverse Block of Housing Stock: Because of its location several blocks away from the 'L' station, this block has long had a strong desirability factor. From large Victorians to brick/greystone 2/3 flats, to 1920s apartment buildings and mid-century modern apartments, the block is a good representative mix of Chicago housing stock in a single transect.

In most cases, the building replacing the previous one represented a step up in density, allowing more people to live with a half mile or so of the nearby train stations (CTA and Metra). For 4636 N. Paulina, permit records indicate this single-family home getting replaced by a two-flat. But increased density doesn't always require demolition as a prerequisite.

Wasted Potential of Preservation and Adaptive Reuse: Unlike MLS listings with the phrase "the value is in the land," the listing for 4636 N. Paulina describes the potential flexibility of use this in this historic home:

- "Flex space includes 5 bedrooms and 3 full baths, plus additional spaces for entertaining and expanding the kitchen and living space. Master has option of ensuite and basement has potential for complete 3rd level of living. Move right in, or create a modern floor plan in an historic home rich with character and history. 3 car garage, plus side drive w/ original storage shed."

Before considering the adjacent side lot, the existing home could have easily been converted to a three family home. New construction on the side lot could have been another two-flat. The conversion and new construction could have provided 5 dwelling units with adequate parking, all within walking distance to multiple transit options.

Realized Result of Demolition-Luxury Residences: But instead of a multifamily conversion project, the result is what favors developer profit margins: high-end luxury residences.

Loss of a Living Transitional Style: 4636 N. Paulina is unique because of its combination of Gothic Revival-era wood trim and sharp hipped angles paired to a sprawling and asymmetrical layout more commonly associated with the Queen Anne style.

The county assessor lists the build date of 1891, but the home is actually dates to 1886, as seen in the property transfer announcement above. Subsequent newspaper records list Paulina Street as where Samuels lived, and an 1892 marriage announcement for Hugh Samuels and Mattie Monks lists the pre-1909 address (2699 Ravenswood) as their home. The confirmation of the build date explains the unusual combination of Gothic trim and sharp angles on a Queen Anne layout.

Looking to the Past for Potential: Despite its size and current use as a single-family home, 4636 N. Paulina spent much of its life as a rooming house. The 1892 marriage announcement shows a union between Hugh Samuels and Mattie Monks at 2699 N Ravenswood (today 4636 N. Ravenswood), but a funeral announcement in 1903 shows the burial of Elizabeth Samuels, apparently another wife of Hugh. Later records of Mattie Monks show deed transfers nearby in Ravenswood. Details of the tangled interpersonal history are unclear.

What is clear is that a few years after the death of Elizabeth Samuels, 4636 N. Paulina was converted into a rooming house. Classified advertisements from 1910 onward list furnished rooms for rent. While the historical precedent of furnished rooms for rent in a large house is uncommon today, it demonstrates clear potential for reuse as a multifamily dwelling.

Sadly that potential won't be realized, and Ravenswood will lose a unique home instead.

Additional Reading

Ravenswood to Lose One of a Kind Victorian, John Morris, Chicago Patterns, May 1, 2018, Link to full article with all photos and historic documentation.

Putting up a good front: Renovation an exterior can add character--and pay off when it's time to sell, Darci Smith,Chicago Tribune, November 19, 2004

WIN: St. Boniface Adaptive Reuse Passes Chicago Plan Commission



St. Boniface Church, Rendering Credit: Stas Development



St. Boniface Church, Rendering Credit: Stas Development

Preliminary zoning for the St. Boniface Church adaptive reuse project was approved by the Chicago Plan Commission on April 19, 2018. The historic church will be converted to 17 for-sale residences and 24 residences will be located in a 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. Our organization testified in support of the project before the Chicago Plan Commission along with Claudia Sainsot of Neighbors of St. Boniface.

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

VIDEO: St. Boniface

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

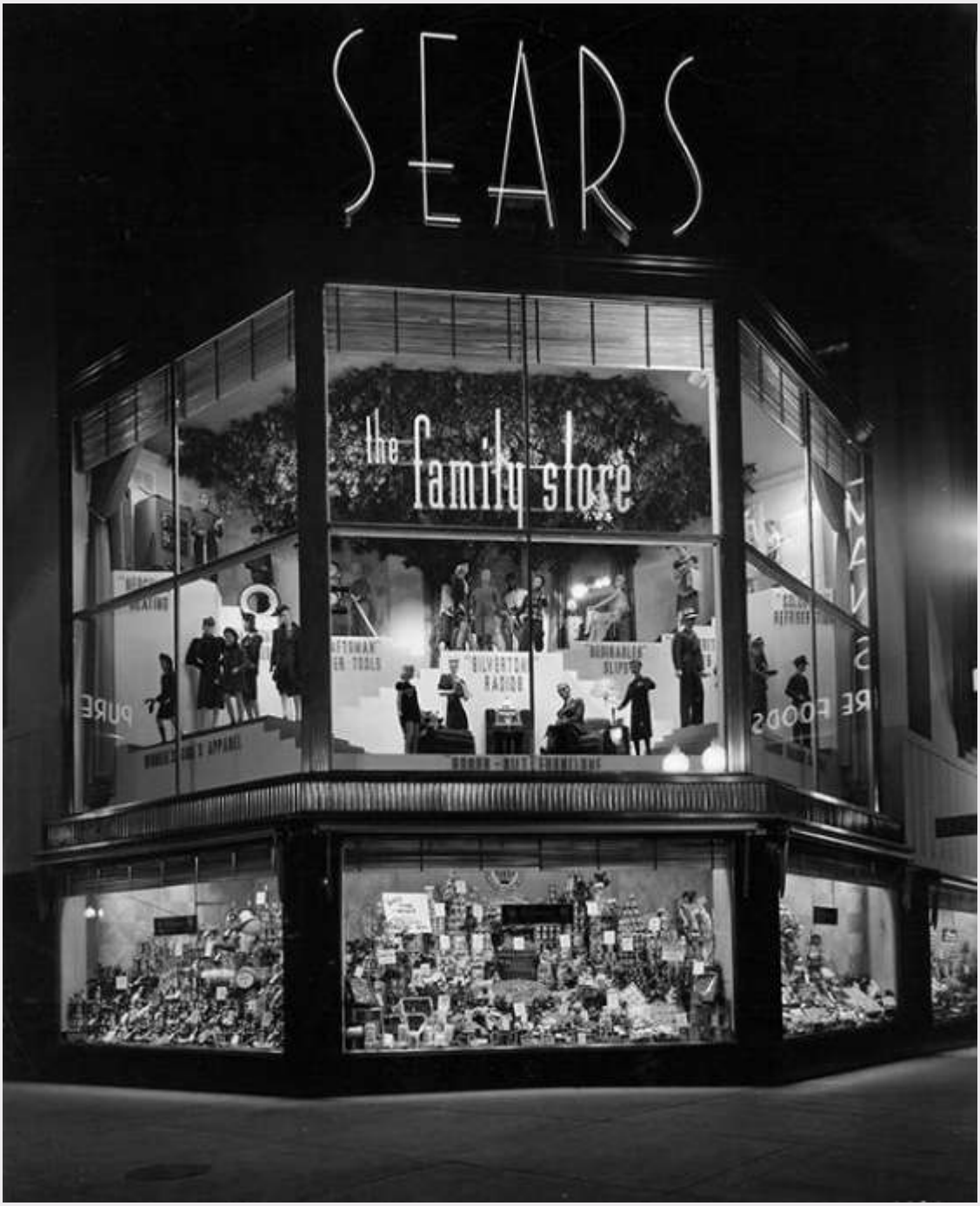
St. Boniface Timeline, Elaine Coorens, Our Urban Times



THREATENED: Last Chicago Sears Store to Close (Chicago 7 2016)



Six Corners Sears Roebuck & Company , Photo Credit: Six Corners Association



Six Corners Sears Roebuck & Company , Photo Credit: N adig Newspapers.com

Sears Roebuck & Company established as mail-order catalog business in 1892, opened its first retail stores in the 1920's. Sears announced it is planning to close its last Chicago store. The iconic Art-Moderne store at Six Corners in Portage Park will close in mid-July.

"With the store's demise, Chicago is losing one more reminder of the heyday of a hometown company that was once the world's largest retailer." (Zumbach & Olumhense, Chicago Tribune, 4/13/18)

Sears Roebuck & Company grew from a small Chicago-based mail-order catalog business into a major national corporation lead by Richard Sears, Alvah Roebuck and Julius Rosenwald. Rosenwald would become one of Chicago's most active and best remembered philanthropists.

Across Chicago and across the country, Sears, Roebuck & Company was "Where America Shops," as the jingle once advertised. These stores were built by a variety of forward-thinking and modern architects with many designed between 1927-1942 by George Nimmons and his firms.

From its mammoth Chicago headquarters in the North Lawndale community, built in 1905 at Homan and Arthington Streets and designed by the Chicago architecture firm Nimmons & Fellows, Sears began a campaign in 1925 to shift its primary business model from mail-order distribution to bricks and mortar retail. They developed stores nationally and converted a national network of mail order distribution facilities into stores.

In Chicago there were seven stores by the 1930's, all designed by Nimmons, with the exception of their State Street flagship which was located in the remodeled historic Leiter II Building designed by William LeBaron Jenney in 1891.

The grand opening of the Six Corners Sears, Roebuck & Company Store was celebrated with great fanfare on October 20, 1938. The 127,000 square foot building cost over $1 million to construct. According to Sears, its towering two-story corner display window overlooking the Six Corners intersection was the largest in the city at the time.

The Six Corners property is currently owned by Seritage Growth Properties, a real estate investment trust. The property is listed for lease, but possible demolition and redevelopment plans have also been reported.

Preservation Chicago has advocated for a thematic Chicago Landmark District designation for the former Sears Store buildings to provide protections against neglect, loss and inappropriate modifications. They include:

- Lawrence and Winchester
- 79th and Kenwood
- Western and 63rd
- Six Corners at Irving Park and Cicero

Noting that the 63rd and Halsted, and Homan and Arthington Stores have already been demolished. Also, recognizing that the Sears Complex on Homan Avenue has become a Designated Chicago Landmark, and noting that other buildings by Nimmons located elsewhere in Chicago have been recognized as Designated Chicago Landmarks, we feel that these buildings would qualify for a landmark designation.

"I think that it would be a double tragedy to lose the retail institution as well as this really wonderful building," said Preservation Chicago Executive Director Ward Miller. (Zumbach & Olumhense, LA Times, 4/18/18)

Additional Reading

What's That Building? The Former Real Estate Legacy of Sears, Morning Shift WBEZ with guest Dennis Rodkin, April 25, 2018

Sears to close last store in Chicago, the city that helped launch its growth into a major retail presence, Lauren Zumbach and Ese Olumhense LA Times, April 18, 2018

Sears to close last store in Chicago, the city that helped launch its growth into a major retail presence, Lauren Zumbach and Ese OlumhenseChicago Tribune, April 13, 2018

VIDEO: 130 years of Sears: Timeline of iconic Chicago Business, Jemal R. Brinson, Chicago Tribune, April 13, 2018

WIN: Rogers Park Firehouse reopens as Chicago Filmmakers' new home



Chicago Filmmakers, Ridge Firehouse, 5720 N. Ridge Avenue, Photo Credit: Eric Allix Rogers



Chicago Filmmakers, Ridge Firehouse Window Detail, 5720 N. Ridge Avenue, Photo Credit: Eric Allix Rogers

After extensive renovations, has converted the historic Ridge Firehouse dating from 1928 into their beautiful new headquarters. The non-profit Chicago Filmmakers is confident that it will prove to be a dynamic and vibrant cultural addition to the Edgewater community.

In 2008, the building became a Designated Chicago Landmark. The firehouse was decommissioned by the Chicago Fire Department and the City of Chicago requested proposals for nonprofits interested in purchasing, restoring, and occupying the historic building located at 5720 N. Ridge. In 2016, Chicago Filmmakers was awarded the privilege and responsibility to renovate this beautiful historic building. They purchased the building in March, 2016 for $36,000 and spent approximately $1 million for the comprehensive renovation.

The two-story building features an elegant facade with red brick and white terra-cotta quoins, ornate window headers, and projecting cornice. A public garden and patio has been built on the building's north side. The old sleeping quarters upstairs have been repurposed as a classroom and offices. Many of the building's architectural accents have been preserved and repurposed, including a front desk made out of limestone from the old fireman's showers. The old fire truck bay is now a 75 seat screening theater.

The building now has an elevator, exit stairs, new plumbing, electrical, HVAC, sewer and water lines. Chicago Filmmakers worked with the architectural firm "Bureau of Architecture and Design" and Finnegan Development.

Founded in 1973, Chicago Filmmakers is one of the country's oldest and most programmatically diverse not-for-profit media arts organizations. Chicago Filmmakers nurtures the development of aspiring filmmakers of all ages by offering college level classes and workshops for adults, as well as summer camps and weekend classes for youth; empowers local artists to create new work through production funding, equipment access, fiscal sponsorship, and other services and resources for filmmakers; and encourages the professional development of media artists through seminars, panel discussions, lectures, learning circles, networking events and other opportunities for artistic exchange and collaboration.

Chicago Filmmakers develops diverse audiences through its year-round film and video exhibition programs and its two annual film festivals, Reeling: The Chicago LGBTQ+ International Film Festival and The Onion City Experimental Film + Video Festival.

A celebration was held on Saturday, April 28 and began with a Ribbon Cutting Ceremony with 48th Ward Alderman Harry Osterman; Christine Dudley, Director of the Illinois Film Office; Rich Moskal, Director of the Chicago Film Office; Dr. Eric Freedman, Dean of the School of Media Arts at Columbia College Chicago; actor Chris "Mouch" Stolte, one of the stars of NBC's Chicago Fire; and other film industry and community leaders.

Preservation Chicago congratulates Chicago Filmmakers on their outstanding achievement and wishes to recognize all of the incredibly hard work it took to make it happen including the fund-raising campaign and overseeing the construction work, all while continuing to fulfill the mission of the organization!

We also applaud 48th Ward Alderman Harry Osterman who was committed to seeing this building repurposed for a community use and "leveled the playing field" allowed a non-profit to compete with for-profit developers.

According to Chicago Filmmakers' executive director Brenda Webb, "Sometimes these firehouses get sold to individuals who make them into homes, but Alderman Osterman really wanted to see the building be reused for cultural or community purposes. Through his efforts, the city issued a request for proposals, and we submitted one." (Sachs, Chicago Reader, 9/13/2018)

Preservation Chicago believes that historic buildings and Chicago arts and cultural organizations are a natural fit and encourages the City of Chicago and Aldermen to continue to work to advance these initiatives.

Additional Reading

Chicago Filmmakers Officially Open Their New Home in Edgewater, Daniel Zagotta, EdgevilleBuzz, April 30, 2018

Chicago Filmmakers invites public to celebrate new space, Chicago Filmmakers, Press Release April 28, 2018

Chicago Filmmakers to cut ribbon on new home, Windy City Times, Liz Baudler, April 25, 2018

Chicago Filmmakers and the Ridge Firehouse: A match made in heaven, Ben Sachs, Chicago Reader, September 13, 2017

THREATENED: Potential redevelopment of Jefferson Park Firehouse



Jefferson Park Firehouse Proposed Redevelopment, 4835 N. Lipps Ave, Rendering Credit: Ambrosia Homes



Jefferson Park Firehouse, 4835 N. Lipps Avenue, Historic Photo Credit: Northwest Chicago Historical Society

After sitting vacant for five years, an adaptive reuse is planned for the Jefferson Park Firehouse. Located at 4835 N. Lipps Avenue at the corner of Ainslie Street, this is one of the city's oldest surviving firehouse buildings. Built in 1906, the two story brick building had elegant beaux-arts detailing including strong horizontal base elements, a decorative cornice and a projecting triangular pediment. The cornice detail and pediment has been lost, but rebuilding it as close to the original design should be part of any redevelopment plan.

If the required zoning change is approved, Ambrosia Homes plans to purchase the building from the City of Chicago and convert it to a micro-brewery with apartments above. The project is estimated to cost $2.4 million. Two new floors would be added to the structure and the upper three floors would become nine rental apartments.

The ground floor would be occupied as a second location by Lake Effect Brewing Company. Lake Effect Brewing has become a popular neighborhood fixture since opening at 4727 W. Montrose in 2011. Their Jefferson Park firehouse location would include a tasting room and a new outdoor sidewalk patio space.

45th Ward Alderman John Arena has conducted public meetings regarding the proposal and has voiced his support for the project.

Preservation Chicago and the Northwest Chicago Historical Society support that adaptive reuse of this early Chicago firehouse, but strongly urge Alderman Arena to insist that the development team take greater care to return lost historic elements to the building. The current rendering fails to accomplish this.

- The second floor of the existing historic firehouse should not be demolished and replaced by new construction.
- Window openings on the upper floors should alight to follow the historic building below on primary elevations. The "black-eye" punched internal balconies should not be permitted. In this case, exterior balconies are preferable to internal balconies. It would be preferable to have balconies on side and rear elevations.

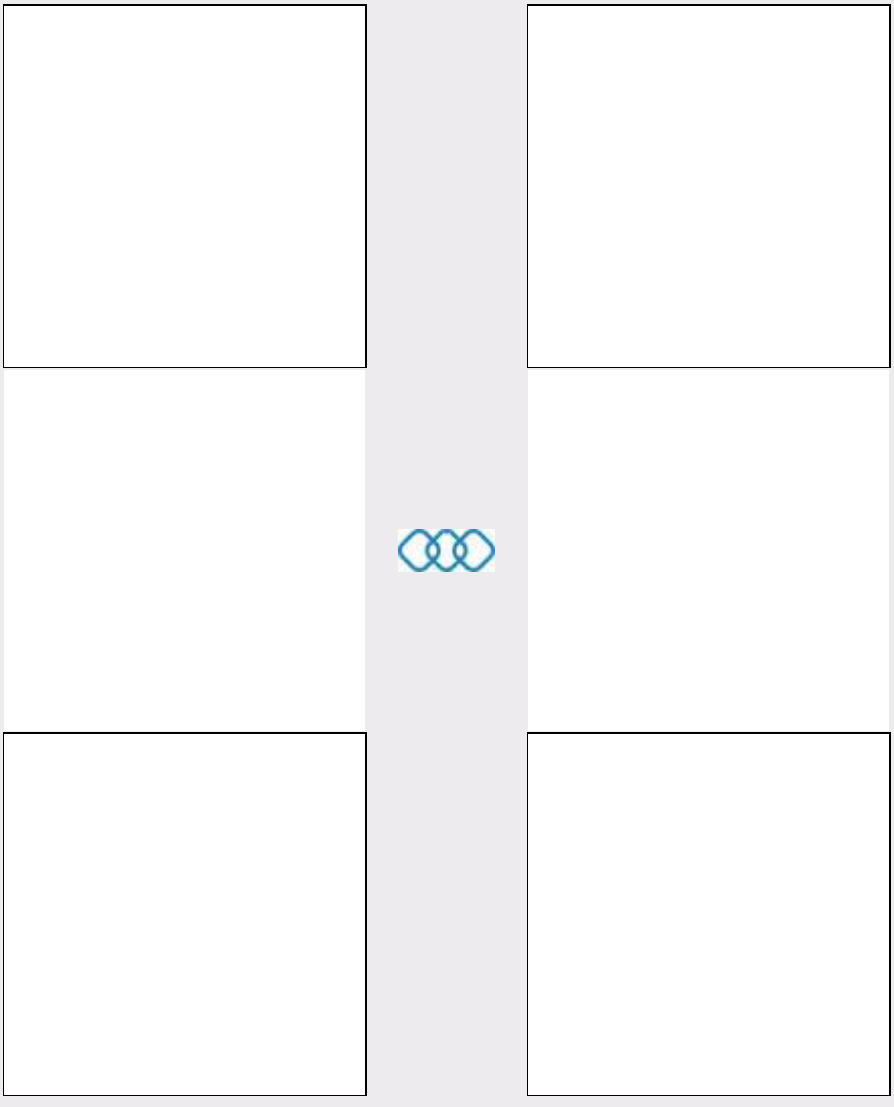
- The cornice, triangular pediment and corner elements should be rebuilt on the original second floor roofline as closely as possible to the original design based upon the historic photographs.
- The rebuilt cornice should be at the second floor roofline, with the new floors set back 10 feet from the cornice line. This would allow for exterior patio space on the roof as well as protecting and respecting the historic structure.

The following is an alternative design approach that might solve many of the challenges within the site and allow for more of the community priorities to be met. Perhaps the historic second floor could be occupied by Lake Effect Brewery for overflow seating, private parties, and community meetings, similar to the highly successful second floor space occupied by Revolution Brewery in Logan Square. This would also create a greater separation between the brewery and the residential units above. The new residential floor plate could be set-back 10 feet from the cornice line. By hanging balconies on the exterior of the new façade, the square footage lost by a smaller residential tower footprint would be made up for by returning the enclosed balconies to interior space. This would potentially require an additional story, but provide greater respect for the historic building and allow more flexibility for the developer. Additionally, a 16-story residential project is underway in close proximity, so the additional height does not seem to be a significant issue so long as its interaction with the historic building is sensitive.

Additional Reading

Brewery, apartments proposed for oldest firehouse building in Jefferson Park, Jay Koziarz, Chicago Curbed, February 28, 2018

Lake Effect Brewing unveils taproom plans for 112-year-old Jefferson Park firehouse, Jay Koziarz, Chicago Curbed, March 9, 2018



THREATENED: Temptations Chocolates Building Undergoes Terra Cotta Inspection



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 to allow an engineering analysis of the building's historic terra cotta to be completed, the Alderman's office, City officials and owner, Aberdeen Development, by mutual agreement, extended the demolition permit additional 90 days to June 8, 2018.

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 buildings in the vicinity 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.

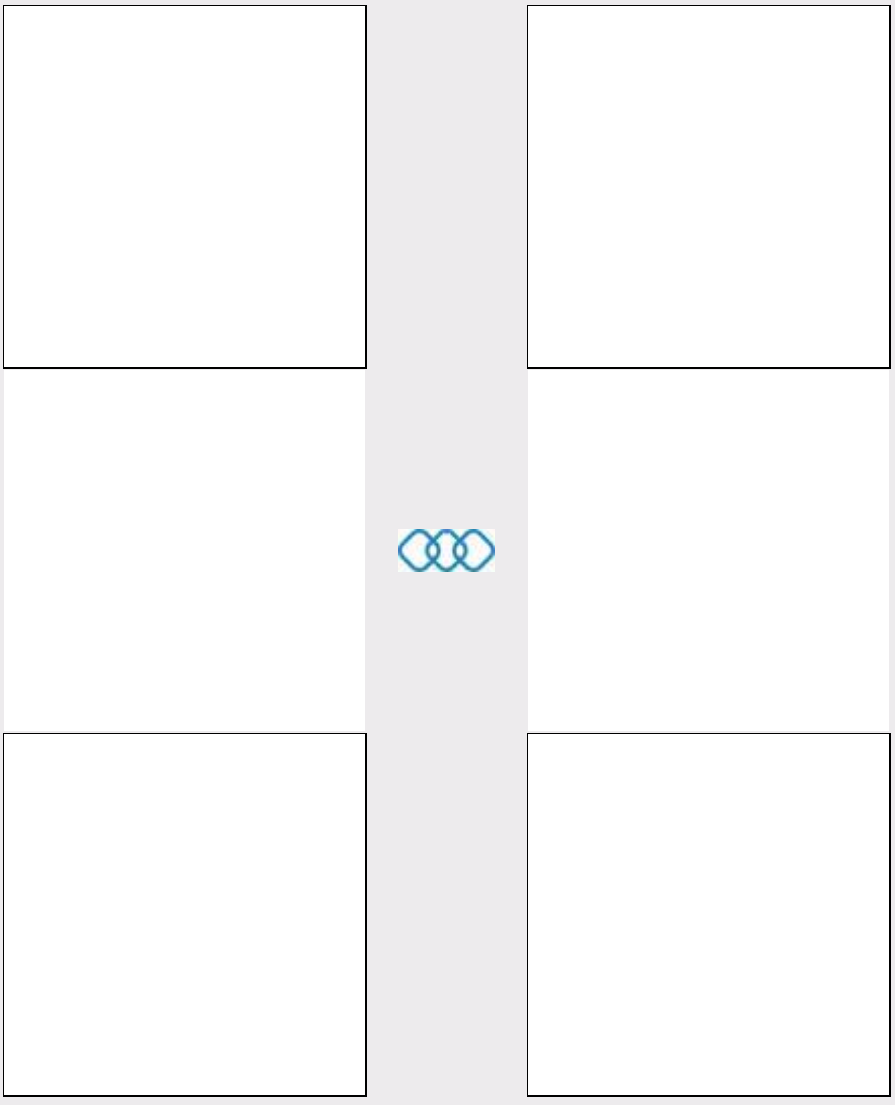
Chicago was once the Candy Capital of the Nation. The strong connection to this important Chicago industry and the beautiful architecture make this building an outstanding candidate for a Chicago Landmark Designation. Additionally, this building is a significant contributing building to the wonderful 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, between Halsted Street and Ashland Avenue and including portions of those streets.

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]

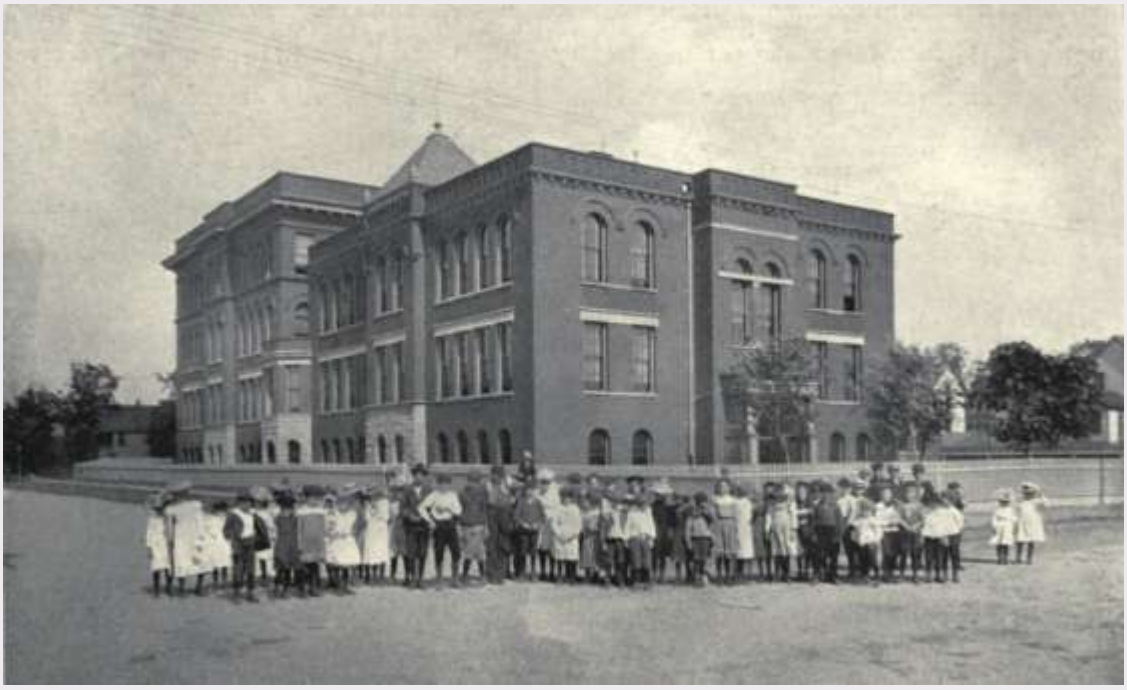
#100733807
Date Received: 12/01/2017
Address: 1929 S. Halsted St.
Ward: 11
Applicant: Cynthia Inch, Inc.
Owner: Joseph Panfil
Permit Description: Repair of an existing vacant 6-story masonry building located at 1929 S. Halsted St. Exterior rehabilitation includes removal of existing terra cotta cladding and replacement of windows.
Status: 90-day hold extended to 06/08/2018 by mutual agreement.



WIN: West Pullman Elementary School Landmarked Prior to Adaptive Reuse



West Pullman Elementary School, 11917-51 S. Parnell Avenue, Photo Credit: City of Chicago



West Pullman Elementary School circa 1900, 11917-51 S. Parnell Avenue, Historic Photo Credit: City of Chicago

The West Pullman Elementary School served as a community Chicago Public School for over 120 years before being closed in 2013, along with 48 other CPS buildings. Located at 11917-51 S. Parnell Ave in West Pullman, the block-long building will be adaptively reused as affordable senior and veterans housing. West Pullman Elementary became a Designated Chicago Landmark on April 18, 2018.
The developer is Celadon Holdings in partnership with A Safe Haven Foundation and the architect is UrbanWorks.

“Scott Henry, who heads up Celadon with Thad Garver, grew up near the West Pullman neighborhood in Roseland. His mother was a teacher at the elementary school and he was baptized in a church down the street. So, the chance to work on this redevelopment is meaningful to him.” (Freund, Curbed Chicago, 3/14/18)

“It saves a very important building in the community. The city was concerned with what was going to happen to the building. We’re excited to turn the space into something productive and thriving. There’s a big need for senior housing and this project could fill an unmet need,” Henry told Curbed Chicago. “We want to come back and create more positivity in the community.” (Freund, Curbed Chicago, 3/14/18)

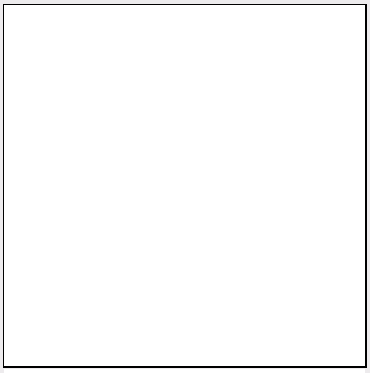
West Pullman Elementary School was designed by highly regarded Chicago architect W. August Fielder in 1894. Fielder served as the first in-house architect for Chicago’s Board of Education. During his tenure, he designed 58 new schools and dozens of additions during his appointment which lasted three years from 1893 to 1896.

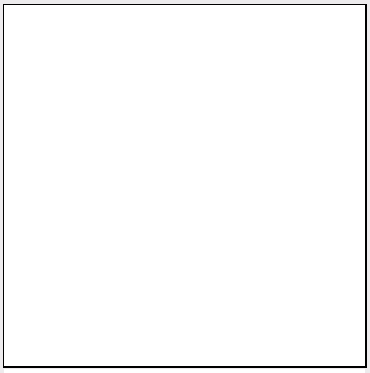
The original school building was designed by Fiedler in 1894 and built in the Romanesque Revival style. In 1900, a Classical Revival style addition was designed by architect William B. Mundie and in 1923 another Classical Revival style addition was designed by architect John C. Christensen. The Chicago Landmark Designation will protect the exteriors of the original building and additions significant alteration or demolition. (Landmarks Division, 4/18/18)

Preservation Chicago applauds developer Celadon Holdings, A Safe Haven Foundation and the architect UrbanWorks for a great 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.

Additional Reading
Affordable senior housing to fill vacant West Pullman Elementary School, Sara Freund, Curbed Chicago, March 14, 2018

Landmark Status Proposed for Former West Pullman Elementary School, City of Chicago, April 18, 2018





PARTIAL WIN: Village Theater Façade Incorporated Into New Development



Village Theater/Germania Theater, 1550 N. Clark Street, Photo Credit: Cinema Treasures



Village Theater/Germania Theater Detail, 1550 N. Clark Street, Photo Credit: Cinema Treasures

The ornate two-story exterior facade of the Village Theater/Germania Theater will be saved. It is located on the Gold Coast at 1550 N. Clark Street adjacent to the Designated Chicago Landmark Germania Club Building. A Designated Chicago Landmark since 2009, the façade of the Village Theater will be carefully incorporated into the new adjacent residential development.

Originally called the Germania Theater, and later called the Globe, the Village Theatre is one of the best-surviving first generation movie theaters in Chicago. Designed by German-born architect Adolph Woerner for motion picture use, the building was completed in 1916 and was part of a theater chain operated by Herman L. Grunbiner. This brick and terra cotta-clad building is a mix of Classical Revival and Renaissance Revival styles, incorporating Germanic symbolism, such as the two-barred Cross of Lorraine. (Landmarks Division, City of Chicago)

The development team is a joint venture between Golub & Co. and CIM Group with architecture firm Solomon Cordwell Buenz. The new ten-story building will deliver 32 for-sale condominium units.

Additional Reading
Demolition crews make room for Old Town condo project: The developers will save the facade of the historic Village Theater building, Jay Koziarz, Curbed Chicago, March 1, 2018

WIN: Old Town's Historic Carling Hotel Renovated as Affordable Apartments



The Carling Hotel, 1512 N. LaSalle Street, Photo Credit: by The 606 Studio for Landon Bone Baker



The Carling Hotel, 1512 N. LaSalle Street, Photo Credit: by The 606 Studio for Landon Bone Baker

The historic Carling Hotel located where the Gold Coast meets Old Town has been adaptively reused for affordable housing apartments. The Carling is one of the first buildings to be protected and rehabbed under Chicago's 2014 SRO Preservation Ordinance. Converted into 80 apartments, the four-story building at 1512 N. LaSalle Street has been fully updated. The $27 million rehab project included the restoration of the building's historic lobby along with its brick and ornamental terra cotta facade. A restaurant will occupy one of the ground floor commercial spaces.

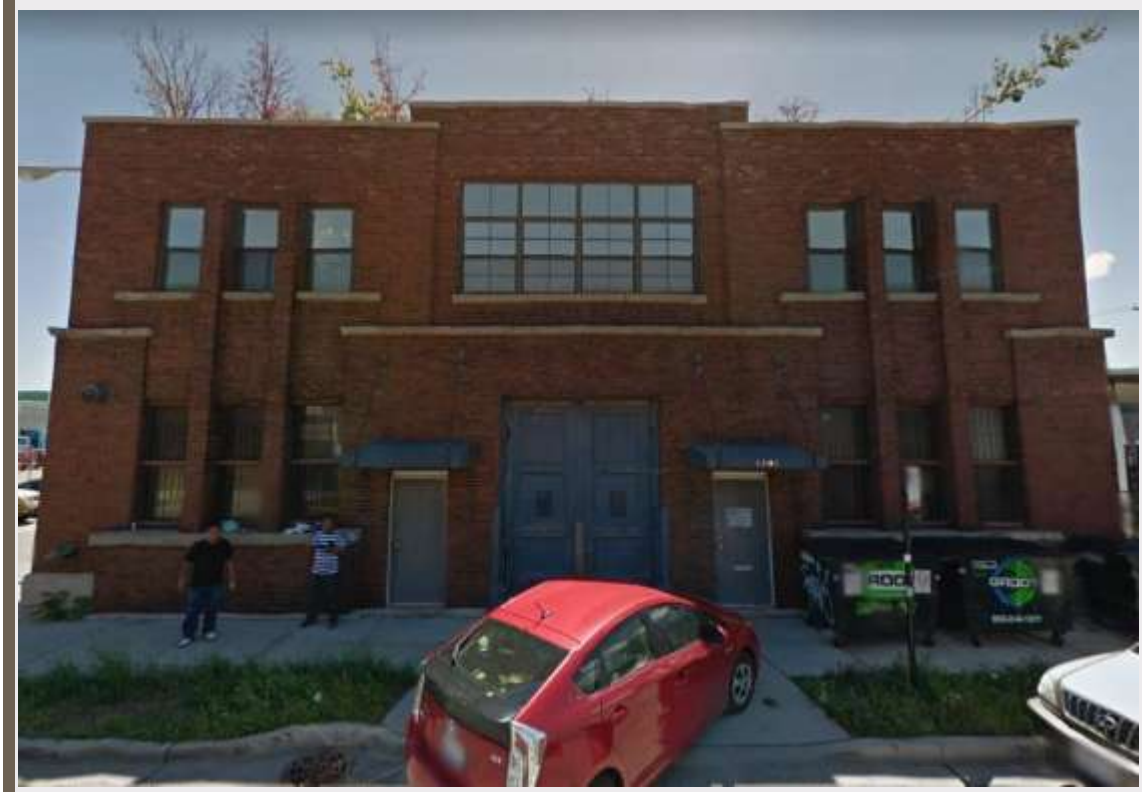
Designed by architect Edmund J. Meles in 1927, The Carling was added to the National Register of Historic Places in 2017 as part of the development project. By nominating the building to the National Register of Historic Places, the development was able to take advantage of beneficial historic funding sources and programs. The project was developed by Michaels Development Company with architect Landon Bone Baker.

Preservation Chicago applauds the development team for their efforts in revitalizing this historic building. Additionally, we applaud 27th Ward Alderman Walter Burnett Jr., Mayor Rahn Emanuel, other alderman, and community groups who helped to make the SRO Preservation Ordinance a reality in 2014. This ordnance will help to save and restore SRO's across the city protecting both the historic buildings and the affordable apartments they provide for decades to come.

Other historic SRO adaptive reuse affordable housing developments underway include the Mark Twain Hotel at 111 W. Division in the Gold Coast and the Art Deco former Lawson House YMCA at 30 W. Chicago Avenue.

Additional Reading
Old Town single room occupancy hotel reopens as affordable apartments, Jay Koziarz, Curbed Chicago, April 23, 2018

LOSS: Prairie School Industrial Building at 1401 W. Wabansia Demolished in the North Branch Industrial Corridor



1401 W. Wabansia Street, Photo Credit: Google Street View



1401 W. Wabansia Street, Photo Credit: Nate Lielasus



1401 W. Wabansia Street, Photo Credit: Coldwell Banker

The prairie school industrial building located at 1401 W. Wabansia Street at Ada Street was sold on February 21, 2018. The demolition permit was released on March 27, 2018 and the building was demolished on April 4, 2018.

Built in 1919, this two-story, with third story penthouse and roof deck, had most recently been occupied as the Wabansia Warehouse wedding venue. Prior uses included the High Concept Laboratories music venue.

The building was built by the Ralph H. Simpson Company, an iron and steel contractor. The building was owned and occupied by the Simpson-Frisch Company, which manufactured metal stairs and other ornamental metal products. The Freisch Company was incorporated by three Chicagoans, Paul

Frisch, T. M. McQuiston, and Henry W. Huttman in 1916. It appears that the construction company and the Freisch Company merged to form Simpson-Frisch. No architect is given. (Special thanks to Matt Wicklund for his historic research)

The heavy timber floor and ceilings made the interior an interesting and authentic location. The loft building's dark brown brick and window grouping separated by vertical piers with limestone caps made it a unique and architecturally compelling building.

Low rise historic industrial buildings are being lost throughout Chicago at an alarming rate. It is believed that this property is owned by Sterling Bay and is anticipated to be part of the new Lincoln Yards development.

The City of Chicago Department of Planning and Development Historic Preservation Division has mentioned in public meetings that they conducted a survey which identified approximately 60 historic commercial industrial buildings which should be preserved as part of any redevelopment of the North Branch Industrial Corridor and Lincoln Yards development. We at Preservation Chicago would like to see these buildings preserved and protected.

Additional Reading
[Chicago Wedding Venues Wabansia Warehouse Website with many photos]

[Coldwell Banker Virtual Tour with many interior photos]

Blue Book entry for Ralph Simpson (1922)

Simpson, Ralph H., Iron and Steel Contractor, of 166 West Randolph Street, Chicago, Ill., was born in 180 in Appleton, Wis. He is president of the Ralph H. Simpson Company of Chicago; president of the Simpton-Frisch Company; and president of the Simpson-Clark Glass Company of Chicago.

Construction Notice (Economist, April 12, 1919: 683):

The Ralph H. Simpson Co., iron and steel construction, awarded the masonry to J. Baldaszte, 1735 North Harding avenue, for a one and two-story factory, 60x150, 1401 to 1405 Wabansia avenue. It will be of brick, with composition roof. $12,000.

200 AMERICAN BUILDER (Covers the Entire Building Field) [May, 1921





WIN: Property Tax Incentive Approved for Renovation of Fulton Market District Building



1113 W. Fulton Market, Photo Credit Google Street View

The Fulton-Randolph District was designated an official Chicago Landmark District by City Council in 2015. As a result, designated landmarks undergoing significant rehabilitation within the Designation Chicago Landmark District qualify for the “Class L” incentive which lowers the tax rate.

The landmark commercial building at 1113 W. Fulton Market in the West Loop Fulton-Randolph Market District will benefit from the Class L property tax incentive. Dating to the early 1900s, the 45,000-square-foot building was actually designed by architect A.H. Lowden as two separate buildings. Furniture manufacture F. G. Baumgart & Co. occupied one building and weather stripping manufacturer D. W. Bosley Co. occupied the other.

The "Class L" incentive, valued at $2.3 million over the next 12 years, will help to support a $10 million rehabilitation of the two-story structure into retail and office space. The work will include masonry repairs, new windows and storefronts, new systems, a rooftop deck, and repairs to the existing canopy. Up to 45 permanent and 55 temporary jobs are expected from the project. (Landmarks Division, City of Chicago)

Additional Reading
Property Tax Incentive Proposed for Renovation of Fulton Market District Building, City of Chicago, April 18, 2018

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 10,358 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

Reserve your tickets today for
Preservation
Chicago's 2018 Chicago 7
Most Endangered Coach Tour
Saturday, May 19th, 10 to 3



Preservation Chicago 7 Most Endangered 2018 Original Poster

Join Preservation Chicago for a tour conducted by Ward Miller (Executive Director of Preservation Chicago) and Jacob Kaplan (Forgotten Chicago) to learn about and see first hand the places the have been chosen as Preservation Chicago's "Chicago 7 Most Endangered of 2018"

An air conditioned coach bus will take you to see:

1. Jackson Park, Midway Plaisance & South Shore Cultural Center
2. James R. Thompson Center/State of Illinois Building
3. William Rainey Harper High School
4. Chicago Union Station (A walking tour of Union Station and lunch served in the Founders Room)
5. Washington Park Substation
6. Brick Paved Streets and Alleys in Chicago
7. Hotel Guyon

Hear the history and importance of these buildings, parks and features in Chicago and why Preservation Chicago feels they are endangered and should be protected.

The tour departs promptly on Saturday, May 19 at 10am from Preservation Chicago's office at 4410 N Ravenswood. Coach bus returns to 4410 N. Ravenswood by 3pm

Tickets cost $45 and include lunch. A lunch of salads and sandwiches will be served in the Founders Room at Union Station, and beverages are included throughout the tour.

All guests will receive a complementary Preservation Chicago 2018 Chicago 7 Most Endangered Chicago printed booklet (56 pages).

REGISTER NOW TO RESERVE YOUR SPOT

For more information regarding the 2018 Chicago 7, please visit our website. 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

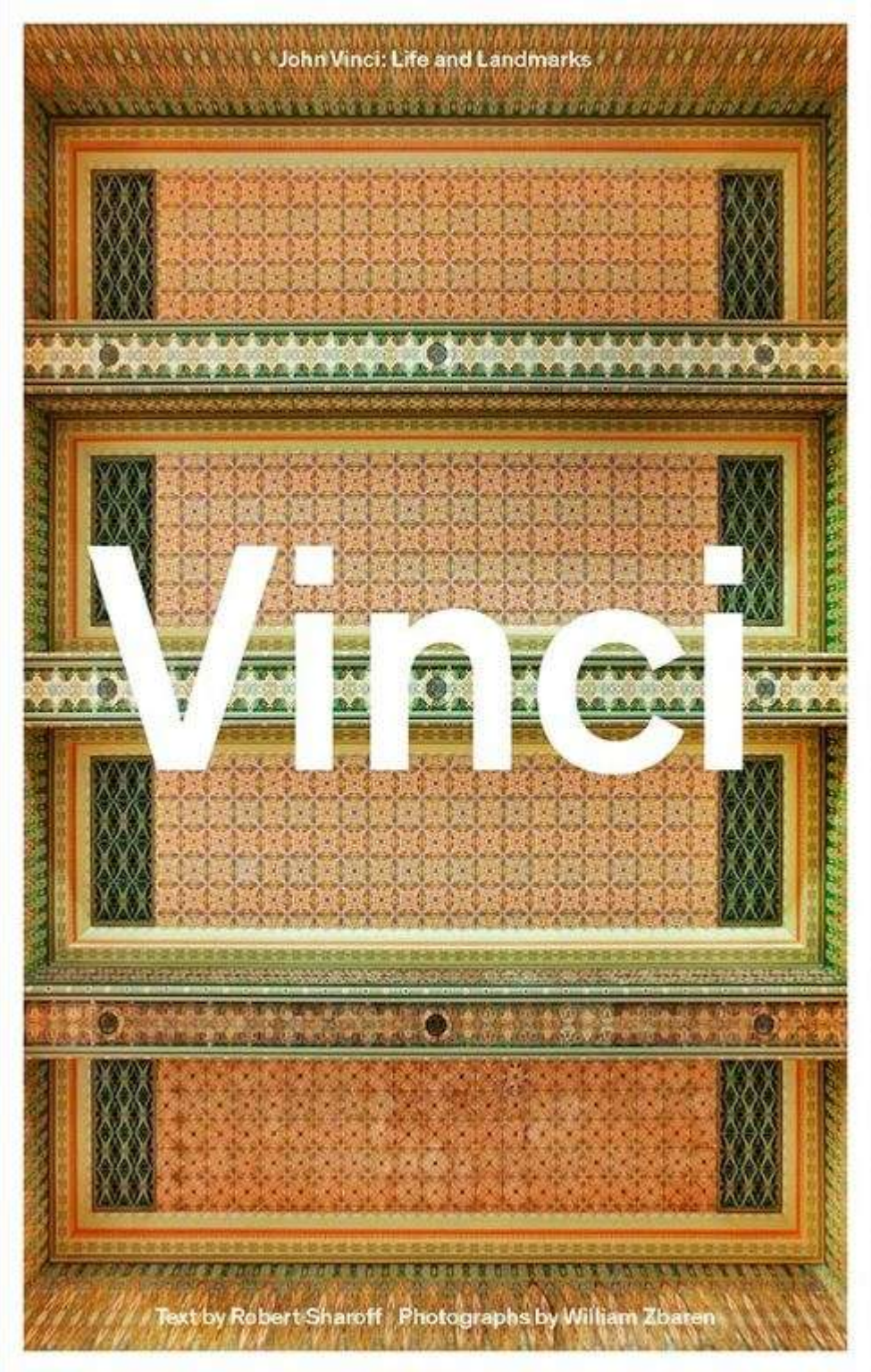
These are the most endangered sites in the city, Alby Gallun, Crain's Chicago Business, 2/28/18

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





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.

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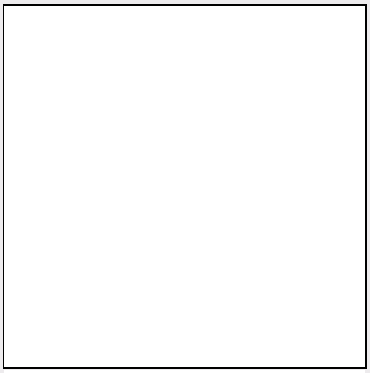
Lincoln Montana Building Doorway, Photo Credit: Ward Miller/ Preservation Chicago

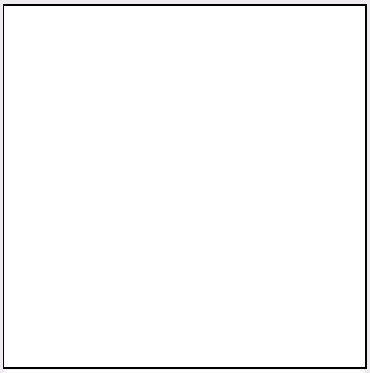
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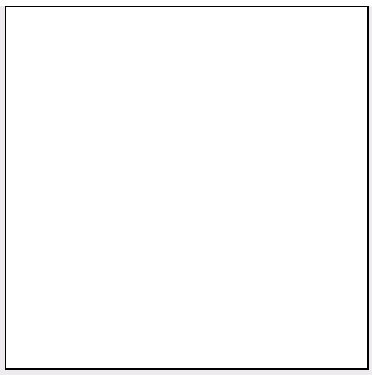
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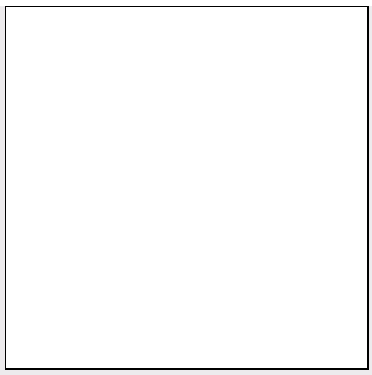
- Spread the Word! Support preservation in Chicago by reading and reposting Facebook and Twitter posts!
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- Be Generous! Support preservation in Chicago by donating to Preservation Chicago to support its tireless advocacy and programs.

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