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STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

May 2018 Month-in-Review Newsletter

Advocacy

THREATENED: Jackson Park
(Chicago 7 2017 & 2018)

- City Council Approves Obama Center
- Federal Lawsuit Seeks to Block Transfer of Public Park Land for Private Use
- 125th Year Anniversary of Opening Day of the World's Columbian Exposition on May 1



Crowds protest outside a planning commission meeting for the Obama Presidential Center at City Hall demanding a Community Benefit Agreement, Thursday, May 17th, 2018. Photo Credit: James Foster/ Chicago Sun-Times



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 17, 2018, the Obama Presidential Center plan was presented it to the Chicago Plan Commission with over 150 members of the public wishing to give testimony in a packed City Council chambers including Preservation Chicago. After seven hours of heated public testimony both for and against the plan, the Chicago Plan Commission vote passed unanimously. The vote approve proposals including modifying boundaries, closing roads and approving the lease of the building. Many details are yet to be disclosed.

On May 22, 2018, the Obama Presidential Center plan was presented to the Chicago Zoning Commission for zoning approval. This hearing was well attended with Preservation Chicago being one of the advocacy groups to present public testimony. The matter moved swiftly and the sweeping zoning changes were approved. This vote committed the City of Chicago to spending $175 million to rebuild proximate road infrastructure by closing Cornell Drive and widening other nearby streets including South Lake Shore Drive and Stony Island Avenue to handle the increased traffic, transferring 19.3 acres from the City of Chicago to the Chicago Park District which in turn will lease the land to the private Obama Foundation in perpetuity for a token $1, and by accepted the Obama Foundation's "creative" calculations that among other things count green roofs as public park space. The Obama Foundation enthusiastically discussed the additional of green park space by removing Cornell Drive, but is less vocal about the greater loss of green park space resulting from the widening of South Lake Shore Drive and Stony Island Avenue.

As reported in the Chicago Sun-times, the arguments presented didn't satisfy Ward Miller, executive director of Preservation Chicago.

He supports building the center on the South Side. But, he argued it does not belong in "historic Jackson Park, known the world over" for its Frederick Law Olmsted landscape design that "so beautifully connects" Jackson Park to the Midway Plaisance and Washington Park.

"Make no bones about it. The proposed plans…will backhoe and destroy almost 20 acres of this legacy park land," Miller said, warning of the dangerous precedent.

"This green, leafy site will now be compromised…with three very large buildings, all on a concrete plaza, and a tall museum building which is over 200 feet tall. … No other presidential library is of this scale and magnitude." Miller urged Barack and Michelle Obama to consider "another nearby site in the heart of the community" rather than "sort of an extension of the University of Chicago into Jackson Park." (Speilman, Chicago Sun-Times, 5/22/18)

As reported in the Chicago Sun-times, "17th Ward Alderman David Moore cast the only "no" vote. Moore said he could not in good conscience commit to spending $175 million on public infrastructure improvements when nobody can say for certain where that money will come from.

"I'm in a community where there are streets that are totally jacked up far worse than what's around Stony Island, and the administration is saying they don't have money to do those streets," Moore said. "I can't get $800,000 to go to streets that haven't been done in 20 years."

The full Chicago City Council voted the following day on May 23, 2018 to approve the proposed Obama Foundation plan. The vote was 47-1 with the one politically brave "no" vote coming from 17th Ward Alderman David Moore.'

Another important development was the filing of a federal lawsuit by a better government and parks advocacy group to block the Obama Presidential Center. On May 14, 2018, the nonprofit Protect Our Parks, Inc. (P.O.P.) filed a federal lawsuit in U.S. District Court. In the complaint, they accuse the organizers for the Obama Presidential Center of pulling an "institutional bait and switch," by shifting away from an "official" presidential library overseen by the U.S. federal government.

"Although that original purpose of an official Presidential Library no longer exists," reads the P.O.P. complaint, "the defendants continue to forge ahead to advance a totally different private nongovernmental project on public parkland."

Furthermore, the suit claims that the Chicago Park District and the City of Chicago don't have the authority to transfer public parkland, that public land is "prohibited by law" from being turned over to a private entity for private use, and that such a deal violates Chicago Park District code. Additionally, the complaint argues that the City of Chicago and Chicago Park District's intention to

lease the land in perpetuity for a nominal amount is a violation of state law and represents “a short con shell game, a corrupt scheme to deceive and seemingly legitimize an illegal land grab.”

Regarding the design history of Jackson Park, the recent discovery of landscape drawings signed by noted Chicago landscape architect Alfred Caldwell from the 1930s increases the historical significance of the existing landscape elements that exist in Jackson Park today. These include a berm extending along Stony Island Avenue from 60th to 67th Street and eastward along 67th including other plantings and trees, in additional to the the golf course greens, fairways, and a lagoon feature 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). It’s arguably one of the most important cultural events of the late 19th century.

The federal Section 106 approval remains pending. 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.

Preservation Chicago hopes that that the decision-makers come to recognize and celebrate this important milestone by choosing to relocate the planned Obama Presidential Center to privately held land in nearby Woodlawn or on the South Side.

Additional Reading

Zoning Committee approves Obama Presidential Center, Fran Speilman, Chicago Sun-Times, 5/22/18

Plan Commission passes Obama Center plans, Rachel Hinton, Chicago Sun-Times, 5/17/18

Obama Presidential Center Sails Through City Council, Paris Schutz, Chicago Tonight, WTTW Chicago 5/23/18

Obama Presidential Center Passes Plan Commission Despite Lack of Details, Alexandra Silets, Chicago Tonight WTTW Chicago, 5/22/18

Park advocacy group files federal lawsuit to block Obama Presidential Center, Jay Koziarz, Curbed Chicago, 5/15/18

Federal lawsuit accuses Obama center organizers of pulling an 'institutional bait and switch', Tony Briscoe, Chicago Tribune, 5/15/18

Celebrating the 125th anniversary of the 1893 World’s Fair. Alex Bean, Chicago Detours, 5/1/18

Battle brewing over Obama Center replacement parkland, Lynn Sweet, Chicago Sun-Times, 5/7/18

Closing Cornell 'unnecessary' for Obama Center: report, Lisa Bertagnoli, Crain’s Chicago Business, 5/11/18

City Plan Commission approves OPC, Aaron Gettinger, Hyde Park Herald, 5/17/18

Plan Commission passes Obama Center plans, Rachel Hinton, Chicago Sun-Times, 5/17/18

Race Still An Undercurrent Around Obama Center In Jackson Park, WBEZ Chicago, Natalie Moore, 5/30/18

Obama Presidential Center breezes through planning and zoning hurdles, but continues to kindle community concern, Elizabeth Blasius, The Architect's Newspaper, 5/23/18

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

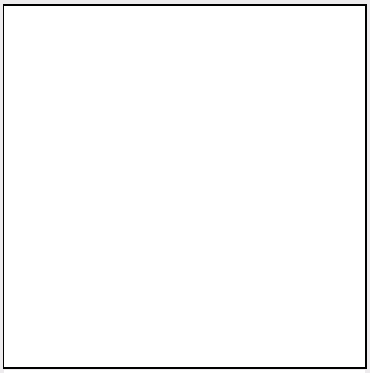
In the Rough: Residents remain dissatisfied with plans for expanded Tiger Woods golf course, Jonathan Ballew, South Side Weekly, March 6, 2018

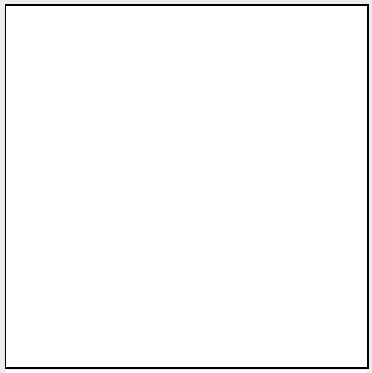
'East-coasters butt out' and more from the wildcat Obama Presidential Center debate Deanna Isaacs, Chicago Reader, March 9, 2018

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

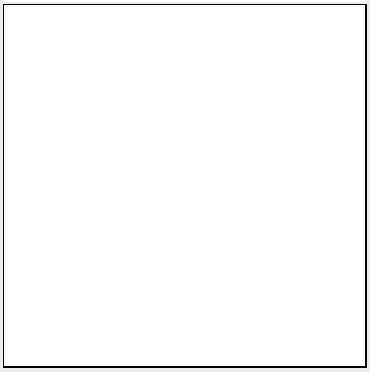
Obama asks for trust at community meeting on Presidential Center, Sara Freund, Curbed Chicago, February 28, 2018

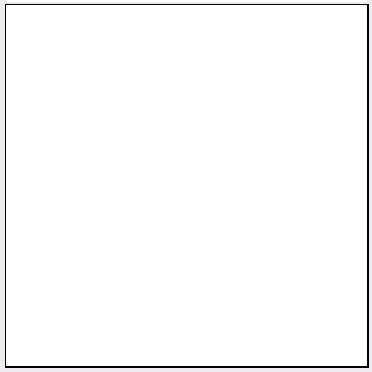
Meet the Community Organizers Fighting Against ... Barack Obama, Edward McClelland, Politico Magazine, February 28, 2018











Is Chicago Experiencing a Historic Preservation Crisis? By AJ LaTrace in Chicago Magazine



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

Is Chicago Experiencing a Historic Preservation Crisis?
By AJ LaTrace
Excerpts from Chicago Magazine Article published on May 16, 2018

Lots of buildings flagged by preservationists for their importance have come down in recent years. 2018 could be just as bad.

In the West Loop, excavators can still be seen at the site of what was just a few weeks ago a rare industrial building designed by D. H. Burnham & Company, the storied firm led by Daniel Burnham, the legendary Chicago city planner and lead architect for the 1893 World's Fair. Built over 100 years ago, the three-story masonry building at 1217-1227 W. Washington Boulevard was unceremoniously demolished in April, with its elaborate ornamentation and glazed brick reduced to a pile of rubble.

Developers often harken back to Burnham's famous "make no little plans" screed when unveiling new proposals for Chicago, but what are Burnham's words worth when little to no value is attached to the buildings crafted by his firm? Despite the 2015 passage of a new landmark district in the area to protect buildings exactly like this one, the property somehow slipped through the cracks.

The West Loop is not alone however, as several other Chicago communities have seen one-of-a-kind neighborhood buildings demolished without much warning or fanfare this year….

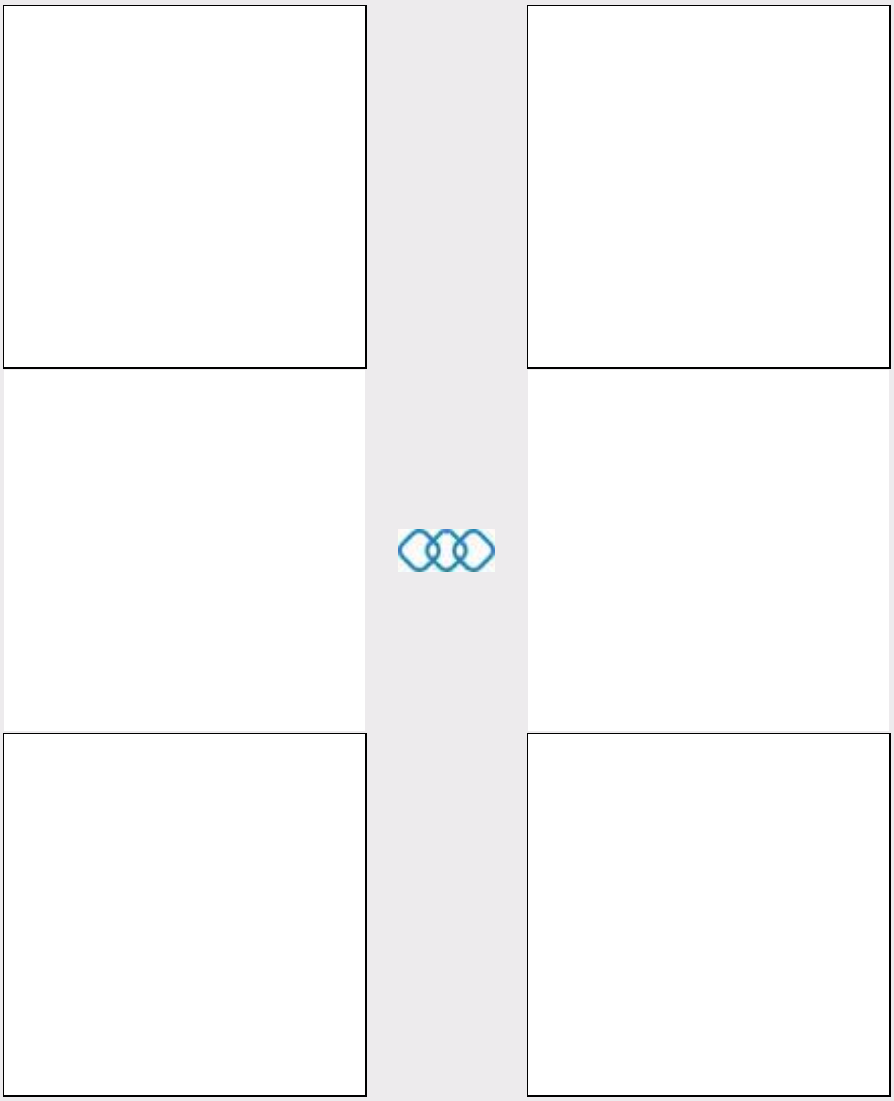
…The data helps to illustrate that Chicago's neighborhoods are experiencing a true preservation crisis, says Ward Miller, executive director of Preservation Chicago. Despite the 90-day hold on demolition permits for buildings determined to be historic by the city, Miller says that some city council members have used aldermanic prerogative to fast-track the eventual destruction of significant structures. But more often than not, Miller says that communities and preservation advocates simply do not have enough time to line up a buyer or produce a plan for adaptive reuse when demolition threats surface….

…Miller also suggests that new development and preservation don't have to be mutually exclusive, but says that the Chicago Historic Resources Survey exists as a tool to help plan for a community's future. However, neighborhood preservation advocates have been stretched beyond capacity in recent years, overburdened by frequent demolitions, says Miller.

"I think we've experienced that crisis for a number of years now, but idea of working within the framework of historic buildings and investing in them really does create a more complex, more beautiful idea that forces one to go back to the drawing board to get things right."

Link to full article in Chicago Magazine

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LOSS: "Spotlight on Demolition"
Five North Side Worker's Cottages Facing Demolition. By John Morris, Chicago Patterns



Workman's Cottage, 2420 W. Iowa Street, Photo Credit: John Morris, Chicago Patterns



Workman's Cottage, 2120 N. Kenmore Street, Photo Credit: John Morris, Chicago Patterns



Workman's Cottage, 1022 N. Honore Street, Photo Credit: John Morris, Chicago Patterns

Five North Side Worker's Cottages Facing Demolition
By John Morris, Chicago Patterns
Published May 23, 2018

As spring is in full bloom, so too is the traditional hot season for real estate. Unfortunately this also means some of Chicago's historic housing stock gives way to new construction, much of it concentrated in near North and Northwest Side neighborhoods that developed in the 1870s and 1880s.

Last year we explored this phenomenon in The Emergence, Demolition, and Preservation of Italianate Cottages and Flats. Unsurprisingly, the trend continues in 2018 and isn't slowing down. Those on the upper end of the income spectrum continue relocating closer to the city center, and with them, demands for high-end finishes and plentiful space.

The Humble Worker's Cottage: *The style and classification of a Worker's Cottage is open to interpretation, but generally there are a few common traits:*
- *Italianate style and details*
- *Front-facing gable*
- *Cornice brackets*
- *Built 1870s-1890s*
- *Face/common brick*
- *1.5 stories, often raised entrance*

A Double Lot Loss: *On the 2400 block of W. Thomas in Humboldt Park, there are two late 1870s/early 1880s adjacent Worker's Cottages with pending demolition permits. At the time of writing, there are no pending new construction permits for either address (2448/2450 W. Thomas). 2448 W. Thomas looks like a frame cottage on a brick foundation from the front, but a closer inspection reveals load-bearing brick walls on the sides. The Cook County Recorder of Deeds shows that a mortgage in the amount of $2 million for both addresses to the same owner.*

The $2 million mortgage could be for new multifamily housing or a double-lot single family home. Nearby 2456 W. Thomas is single family new construction and recently sold for nearly $1 million.

It is curious that 2448 and 2450 W. Thomas were purchased simultaneously without Multiple Listing Service listings, and only demolition permits remain outstanding. The area is zoned RT-4 which allows for single family homes, two-flats, and low density apartment buildings.

A few blocks east of rapidly changing W. Thomas St. is the 1000 block of N. Honore. Much of this block has already transitioned from long-time residents and old houses to new arrivals and new construction. 1022 N. Honore (above) recently sold for $737K, and a pending demolition permit indicates it won't be around for much longer. Future plans are uncertain. There isn't yet a pending new construction permit.

A Pleasant Exception on the 1000 Block: *Many of the homes on the 1000 block of N. Honore were recently built after demolishing existing housing stock. However, one notable exception is 1043 N. Honore, which lives to see another day. This unique Worker's Cottage features familiar cornice brackets and facade, but has yellow checkerboard brick and covered front porch with matching brick columns.*

While it is currently surrounded by green fencing which usually indicates demolition, permit records 1043 N. Honore is getting rehabbed rather than demolished.

2420 W. Iowa is a two-unit brick building that dates to the late 1870s. After 140 years of providing shelter to generations of Chicagoans, it will get replaced by a new three-unit building.

Familiar Story for Lincoln Park on the 2100 Block of Kenmore: *While future plans for some properties listed here are not certain in permit records or property deed transactions, plans for 2120 N. Kenmore are clear. In an all-too-familiar story, a post-Fire home will give way to a large, new three-story home. Someone paid $1.4 million for this ~140-year-old home only to tear it down."*

Link to full article with extensive photographs - Five North Side Worker's Cottages Facing Demolition, John Morris, Chicago Patterns, 5/23/18

THREATENED: Increase in Andersonville Tear-Downs Raises Neighborhood Concern



1436 W. Berwyn, Photo Credit: Redfin

In 2017, the intense, sustained and widespread opposition to the planned demolition and redevelopment of the historic greystone at 1436 W. Berwyn Avenue yielded a preservation victory. The Greystone was sold to a preservation-sensitive buyer who is deconverting the two-flat to a single family home and restoring its historic features. Additionally, the landscaped side yard and mature elm tree will be preserved.

The outcome was extraordinary because the extra-large 50′ x 125′ lot and generous R4 zoning which allows for multi-family buildings made the historic building at 1436 Berwyn a tempting candidate for a tear-down. The building was not orange-rated, so a demolition permit application would not have triggered the 90-Day Demolition Delay. In this case, the developer could have proceeded “as-of-right” without input from the alderman or the community.

Unlike other historic neighborhoods whose historic fabric has been permanently impacted by frequent and widespread demolition, Andersonville and Edgewater are largely intact. In particular, the historic East Andersonville neighborhood bordered by Foster, Bryn Mawr, Clark and Glenwood is highly intact, but it is also facing a significant and growing challenge from tear-downs and new development.

The underlying RT-4 zoning does not conform to the existing historic building stock and neighborhood fabric. Whenever zoning allows for the construction of larger multi-story condominium buildings where a single-family home currently stands, developers will seek to monetize that gap. In these neighborhoods, developers are often consistently willing to out-spend prospective home-owners. Particularly vulnerable are homes in RT-4 zones with extra-wide 50 foot lots like the historic greystone at 1436 W. Berwyn.

Already this spring, three East Andersonville properties are being cleared for new construction. “Developers are working quickly to obtain properties in East Andersonville to take advantage of the hot market there and the RT-4 zone status. In fact, the real estate listing for the 1430 W Summerdale listing emphasizes the zoning by advertising, “Lot for development in the heart of Andersonville.” RT-4 zoning with ability to develop three units with a duplex down.” (Zagotta, Edgeville Buzz, 5/23/18)

This structural imbalance is cause for concern and will likely cause the loss of many historic homes in the near term. Preservation Chicago strongly supports the community taking steps to address this

imbalance in the form of more proactive historic landmark protection, right-zoning to RS-3, or potentially demolition fees.

A meeting was held by the East Andersonville Residents Council (EARC) and 48th Ward Alderman Harry Osterman on May 10, 2018 to discuss the possibility of rezoning East Andersonville. “According to a flyer circulated about the event, changing East Andersonville to RS-3 may help preserve the charm and character of the neighborhood while preventing inappropriate developments. Other benefits would be maintaining architectural footprints, protecting existing setbacks/green space and ensuring neighbors general quality of life.”

“I am hoping to help preserve the character of the buildings in Andersonville as they are now,” said Klink-Flores. “Last year’s events encouraged me that if the community stands together, they can create change for the good of that community. I feel that rezoning is connected to landmarking and historic preservation. This will allow another layer of protection to preserve the character of the neighborhood.” (Zagotta, Edgeville Buzz, 5/8/18)

Additionally, Preservation Chicago encourages the conversations regarding establishing a Lakewood-Balmoral Chicago Landmark District. A Designated Chicago Landmark District would provide protections against demolition for the buildings, and additional development oversight to the alderman, and a greater voice to the community. The current listing on the National Register of Historic Places does not provide any protection against demolition, whereas as a Chicago Landmark District would provide some protection against demolition and require building permit review.

Additional Reading
Concerns Grow After 3 More Andersonville Properties Are Slated For Development, Daniel Zagotta, Edgeville Buzz, 5/23/18

Rezoning Meeting Thursday To Discuss Protecting Andersonville Homes From Demolition, Daniel Zagotta, Edgeville Buzz, 5/8/18

THREATENED: Ravenswood Manor Considers Chicago Landmark District to Prevent New Wave of Demolition



Ravenswood Manor, Photo Credit: Patty Wetli, Curbed Chicago

Ravenswood Manor has a "picture graceful, tree-lined streets; tidy 100-year-old single-family homes beautifully crafted from brick and stucco; blooming gardens; and a centrally located park where the community gathers for summer concerts, Easter egg hunts and a Fourth of July parade." (Wetli, Chicago Curbed, 5/30/18)

Established in 1909 as a sub-division by developer William Harmon, many of the original single family homes remain and the historic streetwall is very much intact.

However, development pressure has begun to impact the neighborhood and take a toll on the historic homes. A decade ago, when the Ravenswood Manor was approved for the National Register, 91 percent of its buildings contributed to the district's historic character. Today, due to demolition or alterations, only 83 percent do, according to the Ravenswood Manor Improvement Association (RMIA). Included in the losses are three of the original 10 model homes built by William Harmon. Historic homes have been steadily demolished and replaced in recent years. One extreme example of how powerless the community is to provide any meaningful oversight for new construction was an "as-of-right rehabilitation of an existing building" in 2016. Except for a few structural elements, a home was completely rebuilt. The new design is profoundly out-of-character with the historic neighborhood.

"When you lose your oldest, most unique houses, that's your wake-up call. The reality is, all those teardowns comply with zoning," he said. "Are our hands tied to control really bad things? I think we'd be derelict not to at least look at the tools we can use," said Jim Peters, RMIA vice president and head of the organization's zoning committee. (Wetli, Chicago Curbed, 5/30/18)

Ravenswood Manor community leaders have proposed creating a Designation Chicago Landmark District to help protect the neighborhood from additional waves of demolition and new construction. Informational block club meetings will be held throughout May and June to inform neighbors about the landmark designation process and potential benefits. While there is widespread support for the effort, its essential that common myths and misperceptions be countered with facts and data. Most studies have empirically shown that the creation of landmark districts has a positive impact on property values and decreases speculative development. Most restrictions are focused on limiting dramatic change the front façade as seen from the street.

The RMIA engaged architectural historian Terry Tatum to explore the possibility of landmark designation and create a report which will likely be presented to the Commission of Chicago Landmarks later in the process. According to Tatum's report, "aspects that work in the Manor's favor include its historic role in the development of Chicago along transit lines, the district's distinctive and recognizable sense of place, and the craftsmanship and high quality building materials exemplified in its homes." (Wetli, Chicago Curbed, 5/30/18)

"We know change it going to happen, it's constant," said Peters. "It's a question of how do you manage the change." (Wetli, Chicago Curbed, 5/30/18)

Residents who have questions regarding the landmark designation can reach out to the RMIA board at landmarkdistrict@ravenswoodmanor.com.

Additional Reading
Ravenswood Manor weighs Landmark District application to preserve neighborhood's charm, Patty Wetli, Curbed Chicago, 5/30/18

WIN: Old Cook County Hospital Redevelopment to Begin (Chicago 7 2003 & 2004)



Preservation Chicago Cook County Hospital Rally in 2003, Photo Credit: Chris Walker / Chicago Tribune

After 15 years of advocacy by Preservation Chicago, Landmarks Illinois, and other preservation partners, the vacant and historic Old Cook County Hospital located at 1825 W. Harrison Street will be adaptively reused. On May 25, the development team closed on their financing for the initial redevelopment phase valued at $135 million. Historic tax credits will play an important part of the financing packing for this development.

"What everyone said can't be done can finally be done," said developer John Murphy. "We're going to turn a dilapidated building into the first phase of what could become a $1 billion project. First up is the existing building, an approximately 345,000 square foot behemoth at 1835 W. Harrison Street. The building is 550 feet long, the rough equivalent of a 50-story skyscraper turned on its side.

Once we reset this old building, I think you'll see explosive development in this area. It will unlock billions of dollars in investments and jobs." (Ori, Chicago Tribune, 5/27/18)

A 99-year lease was awarded on December 31, 2017 to a private development consortium called Civic Health Development Group (CHDG), which is led by Chicago-based developer John T. Murphy and includes Walsh Investors, Murphy Development Group, MB Real Estate, Granite Companies, and Plenary Group. Skidmore, Owings & Merrill is the architect, Koo Interiors is the interior designer, and Walsh Construction is the contractor.

Developer John Murphy has successful experience adaptively reusing historic buildings including the Art-Deco Chicago Motor Club Building (Chicago 7 2009) into a Hampton Inn and the former office portion of the Oriental Theater into a Cambria Suites.

Old Cook County Hospital has been the focus of Preservation Chicago's advocacy since it was a Chicago 7 Most Endangered Building in both 2003 and 2004, as well as the focus of our preservation partners Landmarks Illinois, and others.

Old Cook County Hospital was designed by Chicago architect Paul Gerhardt who designed many buildings in Chicago including Lane Tech High School. The building is listed on the National Register of Historic Places which allows the redevelopment project to use millions of dollars of federal historic tax credits. Preservation Chicago strongly encourages the development team to pursue a Chicago Landmark Designation of the former hospital building to take advantage of additional tax benefits and to provide long-term protection.

The heavily ornamented Classical Revival style façade includes granite, white glazed terra cotta, cream-colored brick, massive columns and wonderful ornament. At one time it was the largest hospital in the nation, and Old Cook County Hospital has made appearances in movies such as "The Fugitive", with Harrison Ford, and served as the setting of the long-running hit television show "ER". Old Cook County Hospital served as an innovator in the medical field and was the site of the nation's first Blood Bank in 1937 and the nation's first Trauma Unit in 1966.

Located in the heart of the Illinois Medical District, the $135 million dollar redevelopment plan will renovate the historic Old Cook County Hospital building and will include two Hyatt hotels, medical offices, and ground floor retail with food hall and pharmacy.

"With the signing of this lease, we can look forward to restoring this amazing building and its historic architecture. Additionally, the redevelopment of Old County Hospital will unlock tremendous economic potential for the Near West Side and the Illinois Medical District," said Cook County Board President Toni Preckwinkle. (Sneed, Chicago Tribune, 1/11/18)

Preservation Chicago applauds Cook County Board President Toni Preckwinkle and the Cook County Board for this important decision. This marks a significant reversal from the Board's past position and actions. In 1994, the Illinois Medical District, an agency designated by the State of Illinois, decided that the old Cook County Hospital required demolition. No report or study was made public that showed the reasons for the agency to make this determination.

Construction of a new Cook County Hospital called Stroger Hospital followed and opened in 2002. On August 1, 2002, the Cook County Board of Commissioners voted to grant a $2.9 million dollar contract to a consulting firm to plan for the demolition of the old Cook County Hospital. Demolition was expected to cost between $11 and $25 million dollars. The land under the main building was planned to be converted to park space. The rear wings of the main building were demolished in 2008.

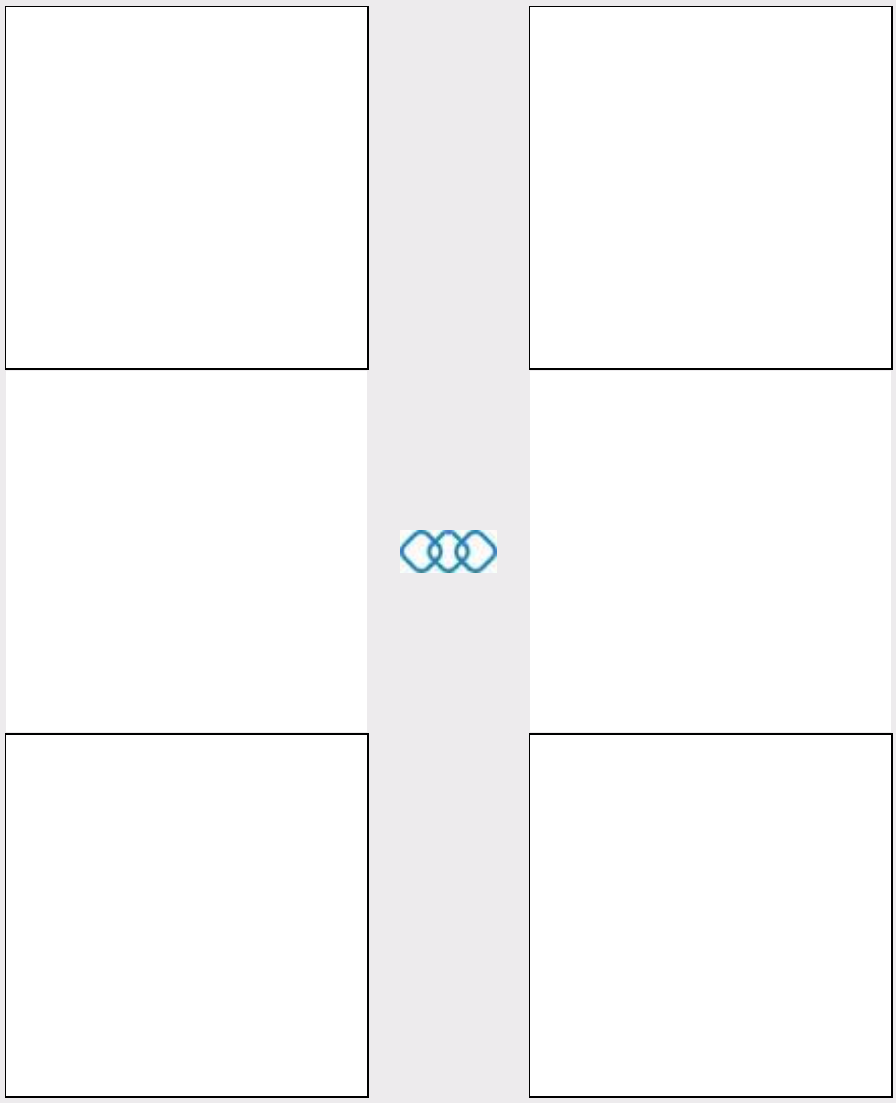
Although the administration of former Cook County Board President Todd Stroger had approved a $108 million dollar plan to rehab old Cook County Hospital for administrative offices, the incoming administration of Toni Preckwinkle put all capital construction projects on hold shortly after taking office in December, 2010. Then, on April 21, 2011, it was reported that old Cook County would indeed be rehabbed as part of a $683 million multi-year capital improvement campaign. However, during the intervening years and with the building redevelopment stalled, concern has been rising within the preservation community about the fate of this important and beautiful historic building.

After a long and complicated advocacy effort, Preservation Chicago is thrilled that old Cook County Hospital will be saved. Additionally, Preservation Chicago is concerned that other historic Cook County owned buildings in the medical district are at risk and would like to see an adaptive reuse for the former Nurse's Pavilion Building and the old Cook County Blood Bank Building among others.

Additional Reading
Column: Cook County Hospital redevelopment nears starting line, with $135 million in financing, Ryan Ori, Chicago Tribune, 5/27/18

Developer plans to make old county hospital a community anchor, Michael Sneed, Chicago Sun-Times, 1/11/18

Restoration on Cook County Hospital could begin this summer, Sara Freund, Curbed Chicago, 1/16/18



WIN: St. Peter's Episcopal Church and Parish House to be Landmarked



St. Peter's Episcopal Church and Parish House , 615 to 623 W. Belmont Avenue, Photo Credit: MacRostie Historic Advisors

After many years of preservation advocacy, St. Peter's Episcopal Church and the adjoining parish house will be landmarked. The Parish House will be sold to a developer for adaptive reuse as residential apartments while the adjoining church will continue operation as an Episcopal church. Located at 615 to 623 W. Belmont Avenue near Broadway in Lake View, the church building was designed by William A. Otis in 1895.

The Belmont Avenue elevation is comprised of a rusticated limestone facade with a tower and high-gable. The small-scaled church building was inspired by 15th-century English Gothic churches. It features open timber construction and ornamental trusses and retains much of its original Victorian charm. The adjacent three-story, brick parish house was built in 1926 and designed by William C. Jones. It includes beamed ceilings, an ornamental Gothic stone entryway, and diagonal leaded glass windows, refined brick and stone work, and a steeply pitched roofline. The sanctuary was restored in the
1990's, including a restoration of original colors and stencils under the direction of Robert Furhoff.

The parish house building will be sold by the Episcopal Diocese of Chicago to JAB Realty with architectural design by SPACE Architects + Planners. This is the same development team that recently purchased and is adaptively reusing the former Episcopal Church of the Advent on Logan Boulevard in the Logan Square Boulevards Historic Landmark District and Church of the Epiphany in West Loop which is located in the Jackson Boulevard Historic Landmark Extension District.

The Commission on Chicago Landmarks voted to approve Preliminary Landmark Designation on May 3, 2018. 44th Ward Alderman Tom Tunney was strongly supportive of Chicago Landmark Designation.

Preservation Chicago testified in support of the Landmark Designation of the buildings. During early discussions of redevelopment options two years ago, Preservation Chicago strongly advocated for and supported that both buildings be included in the Landmark Designation. We also strongly supported the option of keeping the church functioning as a church, even if the parish house were to be sold and repurposed.

Preservation Chicago applauds the developer Jim Jann of JAB Realty, architect Jean Dufresne of SPACE Architects + Planners, the Episcopal Diocese of Chicago, and Bishop Reverend Jeffrey Lee for supporting a Chicago Landmark Designation and a creative adaptive reuse project, which also retains the church's religious use.

Additionally, Preservation Chicago applauds 44th Ward Alderman Tom Tunney for his leadership and his ongoing commitment to historic preservation.

Additional Reading
Lakeview church plans sale of parish house to apartment developer, Dennis Rodkin, Crain's Chicago Business, 5/2/18



THREATENED:

- Preservation Chicago Nominates for Chicago Landmark Status the O'Hare Rotunda Building by Gertrude Kerbis and Historic Jackson Park
- Northwest Chicago Historical Society Nominates for Chicago Landmark Status the Jefferson Park Fire Station



Rotunda Building, O'Hare Airport, Designed by Gertrude Kerbis, Photo Credit C.F. Murphy and Associates



Rotunda Building, O'Hare Airport, Designed by Gertrude Kerbis, Photo Credit C.F. Murphy and Associates



Rotunda Building, O'Hare Airport, Designed by Gertrude Kerbis, Photo Credit C.F. Murphy and Associates



Woman's Garden, Jackson Park, Photo Credit Eric Allix Rogers



Jackson Park, Osaka Garden, Photo Credit Eric Allix Rogers

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

Preservation Chicago suggested Gertrude Kerbis's Rotunda Building at O'Hare Airport as a Chicago Landmark in an effort to recognize, appreciate and protect this important historic building. Historic Jackson Park was also a suggestion for a Chicago Landmark Designation by Preservation Chicago. In addition, the Jefferson Park Fire Station was nominated by Northwest Chicago Historical Society to be considered for Chicago Landmark Status.

The circular Rotunda Building at Chicago's O'Hare Airport was designed by Gertrude Kerbis during her time at C. F. Murphy Associates. It was built in 1962 and is structurally unique with more than one mile of steel bridge cable integrated into its complex structural roof system, in addition to its programmatic requirements as terminal, concourse, and restaurant facility. It is largely intact today; however, it's faded from public use due the closing of the original restaurants and the difficulty of accessing the building beyond the added security checkpoints.

It is one the few remaining elements of O'Hare's "Jet Age" design and represents C.F. Murphy's contributions to this important airport design, in one of the world's busiest airports. Gertrude Kerbis was a groundbreaking architect was one of the first women to be at the forefront of Chicago architecture in the 1960s. She worked with Walter Gropius and Mies van der Rohe and at Skidmore, Owings, and Merrill and at C. F. Murphy before opening her own architectural firm, Lempp Kerbis, in 1967.

Unless there is a greater appreciation for this iconic building, there is concern that it could be overlooked in the massive $8 billion O'Hare modernization effort getting underway. Also, there is a precedent for airport buildings being recognized as landmarks across the country, including JFK's TWA Terminal, LAX's mid-century modern Theme Building, and Washington Dulles' Eero Saarinen terminal. Landmarks Illinois included the Rotunda Building on their 2017 Most Endangered List.

Preservation Chicago suggested Jackson Park to become a Designated Chicago Landmark. Jackson Park is exposed to significant threat posed by the construction of the proposed Obama Presidential Center and the proposed Tiger Wood Golf Course. This important historic landscape was designed by Frederick Law Olmsted and Calvert Vaux with contributions by Alfred Caldwell. Jackson Park has been a Preservation Chicago 7 Most Endangered in 2017 and again in 2018, and the focus of significant ongoing preservation advocacy.

Northwest Chicago Historical Society suggested 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 sheet-metal 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 the proposed redevelopment plan. The design oversight the Chicago Landmark Designation will help the development to be a stronger, more dynamic, and better embraced by the Jefferson Park community.

Additionally, the Washington Park National Bank (Chicago 7 2016) was nominated for consideration for Chicago Landmark Status.

Additional Reading
Preservation Chicago Landmark Suggestion for Rotunda Building

Preservation Chicago Landmark Suggestion for Jackson Park

Landmark Illinois Rotunda Building Most Endangered 2017

Gertrude Kerbis, groundbreaking architect, dies at 89, Blair Kamin, Chicago Tribune 6/15/16

Chicago Modern: More than Mies, "Jet Set" Modern in Chicago: The Rotunda", by Nate Lielasus, 1/29/12

Jefferson Park Fire Station Preservation Chicago April 2018 Newsletter



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



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

THREATENED: Temptation Chocolates Building Approaching End of Demolition Delay Hold



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

#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.

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 and 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 engineering report has confirmed that some repair work is required for the historic terra cotta façade, but was largely focused on the upper floor roofline and ground floor storefronts and what could be characterized as reasonable maintenance of a 100 year old façade. The complete demolition of the historic façade and replacement by a contemporary curtain wall is not required.

Despite city officials interest in seeing the building protected, Preservation Chicago is concerned that the building remains in jeopardy. The 90-Day Demolition Delay expires on June 8, 2018 and either another extension is required or the demolition delay hold must be released per the ordinance.

We implore 11th Ward Alderman Patrick Daley Thompson and the City of Chicago Landmarks Division to take steps to protect this important orange-rated building and ultimately to consider consent to Landmark Designation.

If you wish to voice your opinion, Alderman Patrick Daley Thompson can be contacted at ward11@cityofchicago.org or 773-254-6677.

The Temptation Chocolates Building is listed in the Chicago Historic Resources Survey as 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 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 continue to strongly advocate to prevent the removal or destruction of this highly decorative terra cotta façade.

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

WIN: Boutique Hotel Proposed For Historic Grace's Furniture Building in Logan Square



Proposed Grace's Furniture Building Boutique Hotel, 2618 N. Milwaukee Avenue, Rendering Credit NORR Architects

After sitting vacant for many years, there is a proposal for the Grace's Furniture Building located at 2618 N. Milwaukee Avenue to be adaptively reused as a 44-room boutique hotel. This building was included in the Logan Square Boulevard District Boundaries in 2005 to ensure a preservation sensitive reuse of this building overlooking this important public square.

A public meeting to present the proposal and request a zoning change has been scheduled by the development team and 35th Ward Alderman Carlos Ramirez-Rosa. The developers are Marc Realty and LG Development with hotel operator Holiday Jones. Architects are Chicago-based Bureau AD in collaboration with NORR Architects.

The meeting is scheduled for Wednesday, June 6, 2018 at 6:30 pm at the Norwegian "Minnekirken" Church at 2614 N. Kedzie Boulevard.

In addition to the hotel use, the preliminary plans call for rooftop deck overlooking the Illinois Centennial Monument in Logan Square and a pair of ground floor restaurants. The preliminary development rendering includes retaining the iconic Grace's Furniture neon blade sign and restoring the ivory-colored terracotta along the first floor storefront that has been largely hidden behind plywood and scaffolding.

Additionally, many new windows are proposed to be added to the south elevation of the building overlooking the boulevard and Logan Square. The solid brick wall formerly backed up to another building, but was revealed after that historic building was demolished to make way for the entrance to the Blue Line subway expansion in the 1960's. This windowless brick wall has been the source of significant controversy as community activists worked for over a decade to prevent it from being used for billboards and to prevent them from returning. This resulted in a protracted lawsuit and multiple hearings before the Commission on Chicago Landmarks and other city commissions.

Logan Square Preservation, Preservation Chicago, and neighbors including Andrew Schneider, Patricia Lauber, Steve Heir, Lew Coulson, Bruce Anderson and others advocated for many years to protect this historic building and have been involved in on-going redevelopment conversations, which has contributed to the current preservation-oriented redevelopment proposal.

Preservation Chicago supports this development plan and encourages the City and developer to respect, retain, and even consider restoring the "L" station canopy entry and English cross bond brick wall designed by Myron Goldsmith of Skidmore, Owings and Merrill (SOM) in 1970. This is an example reflecting the Mies van der Rohe courtyard building studies.

Additional Reading
Logan Square hotel plan revealed ahead of community meeting, Jay Koziarz, Curbed Chicago, 5/30/18

Logan Square's New Boutique Hotel Will Incorporate Vintage Grace's Furniture Sign, Mina Bloom, Block Club Chicago, 5/21/18)



WIN:
Hudson Motor Building To Be Adaptively Reused



Hudson Motor Building, 2222 S. Michigan Avenue, Photo Credit: CoStar Group



Proposed Hudson Motor Building Redevelopment, 2222 S. Michigan Avenue, Rendering Credit: Ware Malcomb

There are plans to renovate the three-story terra cotta Hudson Motor Building, located at 2222 S. Michigan Avenue. Designed by notable Chicago architect Alfred Alschuler in 1922, the building has a wonderfully ornate terra cotta façade include arched windows, twisted columns, decorative cornice, and “H” medallions representing the Hudson Motor Car Company.

Two retired Chicago Bears, defensive ends Israel Idonije and Julius Peppers, are the developers leading the live-work-play styled redevelopment. They purchased the building in January 2018 for $10

million. If plans are approved by the city, construction will begin in late 2018 and be complete by late 2019. Idonije was the developer behind the Workvault coworking space located at 1420 S. Michigan that opened in 2015.

They project will be called FBRK (pronounced "fabric"). According to Idonije, it represents the innovators from tech, nonprofits, sports, lifestyle and the arts he envisions as members who “represent the thread that makes a blanket of Chicago. What we’re trying to build here is a culture.” (Ecker, Crain’s, 5/23/18)

The plan calls for a co-working space with amenities such as restaurants, a rooftop pool, private offices, open workspaces, conference rooms, a gym, and barbershop.

According to Idonije, the design was to allow members “to live together and work together and socialize and get their work done in once space. The notion is ultimately that well-rounded people building well-rounded, balanced companies. (Ecker, Crain’s, 5/23/18)

This would be a significant redevelopment in the Motor Row District since it became a Designated Chicago Landmark District in December 13, 2000. The district includes 55 buildings. This collection of commercial buildings on Chicago's Near South Side is considered to be the largest, intact early "automobile row" in the country. At its peak, as many as 116 different makes of automobiles were being sold on Motor Row including Ford, Buick, Fiat, and Cadillac, Hudson, Locomobile, Marmon, and Pierce-Arrow.

In December 2015, Richard H. Driehaus purchased the historic former Marmon Motor Car Company Building located at 2232 S. Michigan Avenue to showcase his extensive historic car collection. Preservation Chicago applauds him for his commitment to this Chicago Landmark District. The 38,800 square foot Spanish-revival building was also designed by architect Alfred Alschuler in 1922 is immediately adjacent to the Hudson Motor Building.

LECTURE: In other news related to Chicago's Historic Motor Row, Second Presbyterian Church is sponsoring Chicago Historian Dennis McClendon’s tour and lecture on the history of Motor Row on Wed, June 20, 2018 at 5:30 pm followed by a reception. This event is free and registration is requested for the event at this link.

Additional Reading
Former Bears plan co-working, club space on Motor Row, Danny Eckner, Crain’s Chicago Business, 5/23/18

Former Bears players plan coworking space, private club in historic Motor Row building, Jay Koziarz, Curbed Chicago, 5/25/18

Motor Row Historic District, Chicago – Architecture & Cityscape Blog

WIN:
Wrigley Building To Be Sold For $255 Million



Wrigley Building, 400 to 410 N. Michigan Avenue, Designed by Graham, Anderson, Probst & White, Photo Credit: Eric Allix Rogers



Wrigley Building, 400 to 410 N. Michigan Avenue, Designed by Graham, Anderson, Probst & White, Photo Credit: Eric Allix Rogers



Wrigley Building, 400 to 410 N. Michigan Avenue, Designed by Graham, Anderson, Probst & White, Photo Credit: Eric Allix Rogers

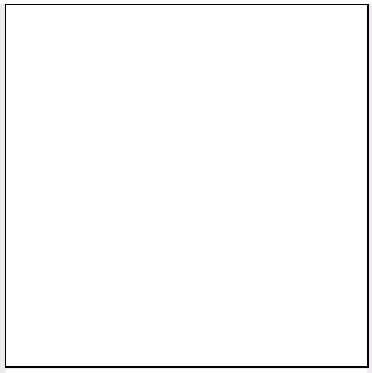
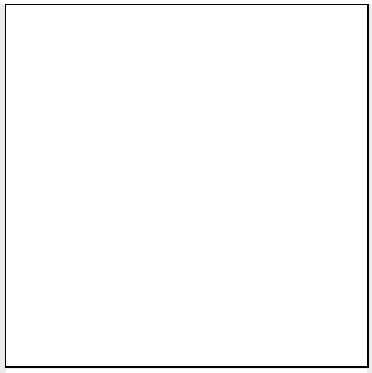
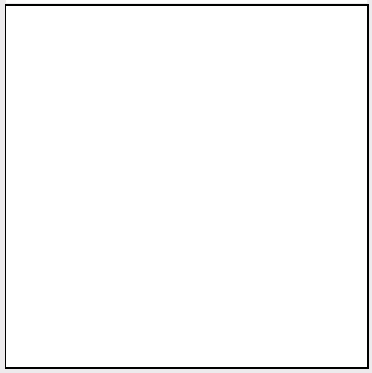
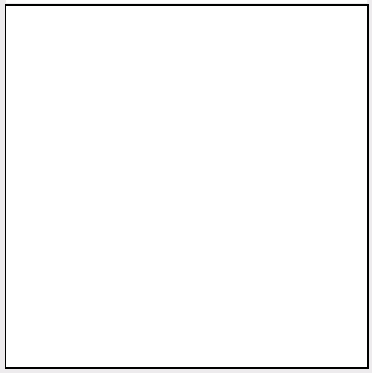
One of Chicago's most beloved landmarks is being sold. The white terra cotta clad buildings at 400 to 410 N. Michigan Avenue were built in 1921 with an addition in 1924. Designed by Graham, Anderson, Probst & White, the Beaux-Arts Wrigley Building has been a landmark since its completion, and became a Designated Chicago Landmark in 2012 with much advocacy and support from Preservation Chicago and Landmarks Illinois. The building's façade has over 250,000 terra cotta tiles and a distinctive clock tower inspired by the Giralda of the Seville Cathedral in Spain.

The current ownership is BDT Capital Partners and Zeller Realty Group, which includes Groupon co-founders Brad Keywell and Eric Lefkofsky. They purchased the Wrigley Building from William Wrigley Jr. Company for $33 million in 2011 and invested $70 million to renovate the 472,000-square-foot building. They leased ground floor space to new retail tenants including Walgreens, Peet's Coffee and a Ghirardelli ice cream and chocolate shop. Additionally, they leased up most of the office space in the 18 and 24- story towers. The largest office tenant is architecture firm Perkins + Will. The buyer is Joe Mansueto, the founding CEO of investment research firm Morningstar.

Additional Reading

Column: Chicago billionaire to buy Wrigley Building for $255 million, Ryan Ori, Chicago Tribune, 5/18/18

Wrigley Building to Be Sold For $225M To Chicago Billionaire, Joe Vince, Chicago Patch, 5/23/18

WIN: Former Olson Brothers Rug Factory/Marshall Field's Warehouse Adaptive Reuse Begins



Marshall Field's Warehouse, 4000 W. Diversey Avenue, Photo Credit: Darris Lee Harris / Hubbard Street

The construction permit was released for the adaptive reuse for a portion of the six concrete and red brick buildings of the 1.5 million square foot complex Marshall Field's Warehouse located on 22 acres at Diversey Avenue and Pulaski Road. Renamed "The Fields", the developer is Merit Partners with architect Hirsch Associates. Built for the Olson Rug Company in 1928, this site was later occupied by Marshall Field's, until it was shuttered by Macy's in 2008, and ultimately sold for redevelopment in 2014.

Heading up the commercial portion of the redevelopment, Merit Partners announced that Crate & Barrel's Chicago office will move into 117,000 square feet. Other uses include Cermak Fresh Market grocery store, self-storage, warehouses, retail and office space.

"It's a gorgeous building with 24-inch-round columns and 14- to 17-foot ceiling heights. We're going to save as many of the original elements as we can. The building reeks of character." said John McLinden, Hubbard Street's Group founder and managing partner. (Ori, Chicago Tribune, 1/12/18)

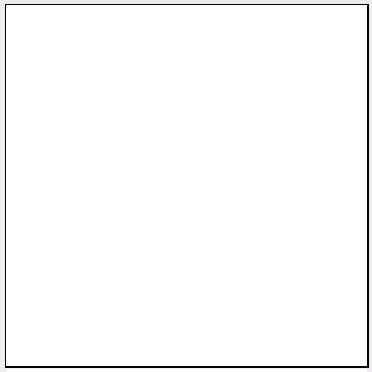
Leading the residential development, Hubbard Street Group announced that construction would begin on the easternmost portion of the complex at 4000 W. Diversey Avenue with groundbreaking anticipated in fall 2018. The Fields Lofts will include studio, one- and two-bedroom apartments.

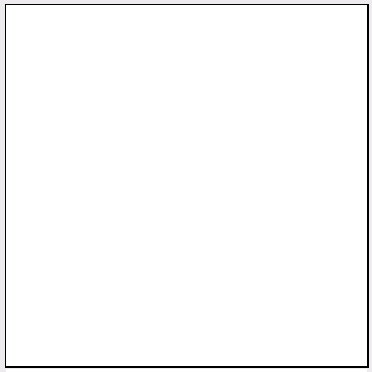
This is also the historic site of the much beloved and missed Olson Rug Park and Waterfall built in 1935. This park featured an elaborate illuminated rock garden and 35-foot waterfall, which made it a popular Chicago attraction. The site was sold to Marshall Fields in 1965 and the waterfall and park were dismantled in 1970.

Preservation Chicago had numerous meetings with former 31st Ward Alderman Ray Suarez when Macy's announced they were closing the facility to encourage possible Chicago Landmark Designation and to consider an adaptive reuse of the site for residential and affordable housing within these immense fireproof buildings.

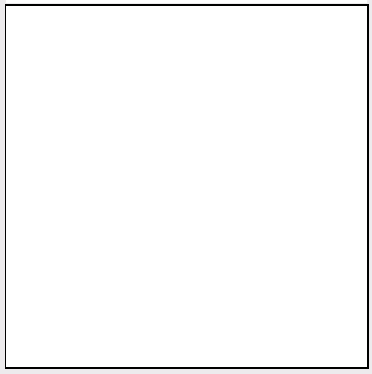
Additional Reading
Next up for former Marshall Field's complex in Belmont Gardens: 123 apartments, Ryan Ori, Chicago Tribune, 1/12/18

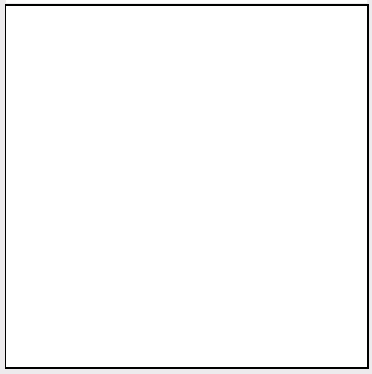
Forgotten Chicago, Olson Waterfall, Daniel Pogorzelski











LOSS: Former Temple Judea Synagogue/ Lawndale Greater Missionary Baptist Church Demolished



Temple Judea Synagogue/ Lawndale Greater Missionary Baptist Church, 1227 S. Independence Boulevard, Photo Credit: Razel613 Flickr



Temple Judea Synagogue/ Lawndale Greater Missionary Baptist Church Detail, 1227 S. Independence Boulevard, Photo Credit: Razel613 Flickr



Temple Judea was organized in 1913, and a few years later, a temple was built at 1227 South Independence Boulevard inward from the street with attractive foliage, a fountain, and two large menorahs affixed to the roof. It was the only Reform temple in the immediate North Lawndale area and was viewed with some apprehension by the largely Orthodox community because of such practices as seating men and women together. The temple was noted especially for its lecture series and progressive youth organization. (Courtesy of Robert Packer.)

Temple Judea Synagogue Historic, Forgotten Synagogues, Chicago's Jewish West Side, pg.43

Temple Judea was founded in 1914 and dedicated its synagogue at 1227 S. Independence Boulevard in 1917. This two story yellow-brick structure was set-back from the boulevard by a large courtyard. The building had brick ornament Stars of David, a pair of menorahs mounted on the limestone cornice, and stone Ten Commandments mounted above the two doorways.

Despite the large population of Eastern European Jews living in Lawndale during the early 20th century, Temple Judea was the only Reform temple in the Lawndale community. It hosted a variety of innovative programs for youth groups and a popular lecture series. The more traditional Jewish community within the neighborhood were often skeptical regarding the new practices of mixed seating for men and women, men without head covering, and riding on the Sabbath. (The Jews of Chicago, Cutler, pg. 216)

On June 24, 1954, the Chicago Tribune reported that the congregation sold its building to the Greater Progressive Baptist Church. The building later known as Lawndale Greater Missionary Baptist Church, had been cited for numerous code issues and had been in building court with structural issues tied to the rear walls which lead in part to the building's demise.

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 10,492 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

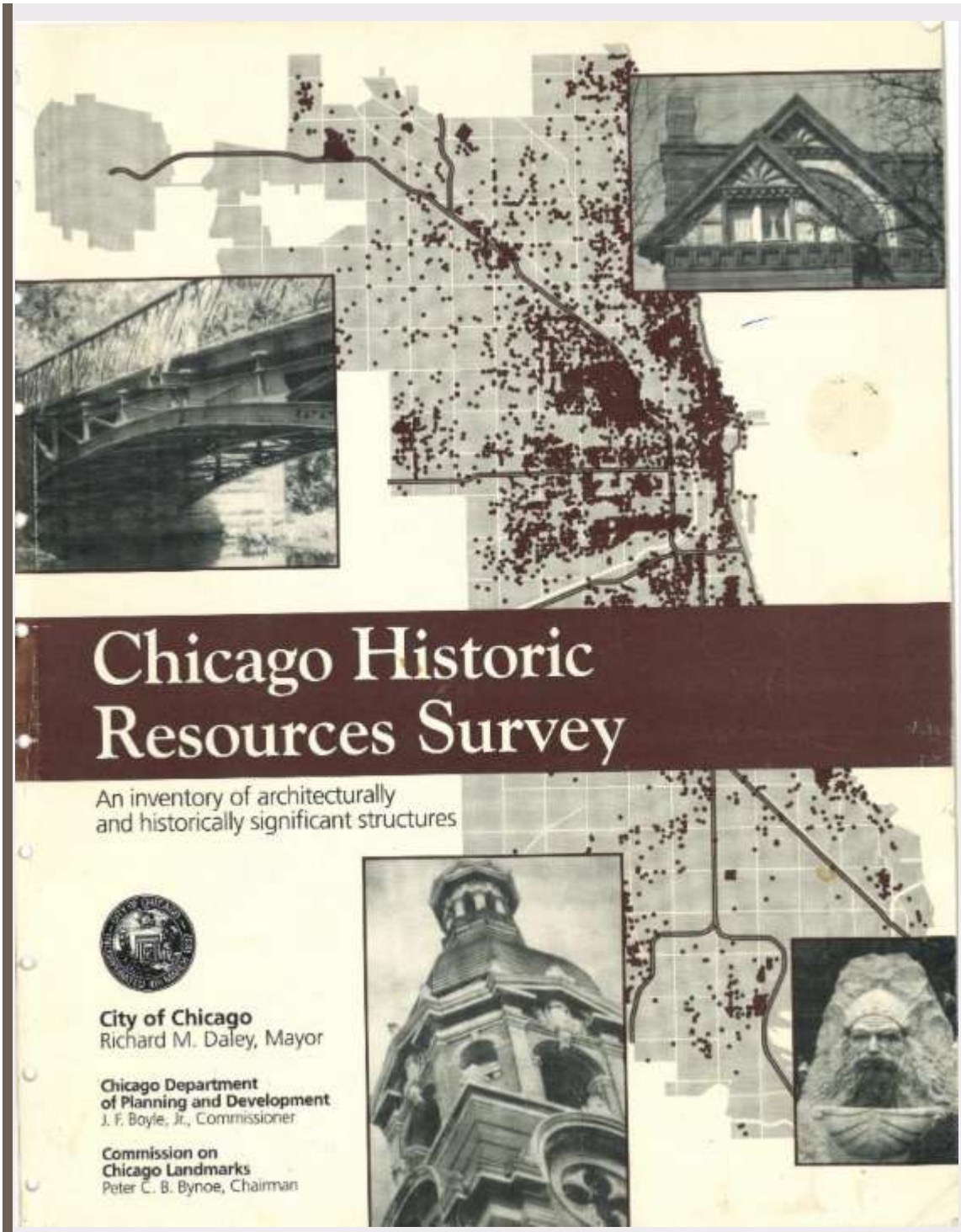
It's Time To Restore The Historic Uptown Theatre, Petition Urges, Stephen Gossett, Chicagoist, 7/7/17

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

Friends of the Uptown Theatre Website



Preservation Chicago Posts Full Unabridged Chicago Historic Resources Survey (CHRS) on Website as Research Resource



Chicago Historic Resources Survey (CHRS): An Inventory of Architecturally and Historically Significant Structures, Published in 1995, by the City of Chicago, Photo Credit: City of Chicago

In an effort to make the long out-of-print Chicago Historic Resources Survey more accessible for research and review, Preservation Chicago has scanned the entire 600+ plus pages of the survey and posted them on the Preservation Chicago website. They are currently broken into chapters and sub-chapters of Community Areas and Neighborhoods. Online magazine-style reader is underway and will be live soon.

Link to Preservation Chicago Website Chicago Historic Resources Survey

Adapted from the Chicago Landmarks CHRS Portal. The Chicago Historic Resources Survey (CHRS), completed in 1995, was a decade-long research effort by the City of Chicago to analyze the historic and architectural importance of all buildings, objects, structures, and sites constructed in the city prior to 1940. During 12 years of field work and follow-up research that started in 1983, CHRS

surveyors identified approximately 9,900 properties which were considered to have some historic or architectural importance.

A color-coded ranking system was used to identify historic and architectural significance relative to age, degree of external physical integrity, and level of possible significance. Buildings and structures coded “Red” or “Orange” (unless designated as a Chicago Landmark or located within a Chicago Landmark District) are subject to the City of Chicago’s Demolition-Delay Ordinance, adopted by City Council in 2003.

RED Rated = Possess some architectural feature or historical association.
Included in Red category are buildings, structures and monuments which are of great significance to Chicago or the world of architecture-“on the world stage of architecture.” Some of these buildings are recognized as world monuments and include such examples as The Auditorium Building, Charnley House and Pilgrim Baptist Church/KAM Synagogue by Adler & Sullivan, The Schlesinger & Mayer/ Carson Pirie Scott Store/Sullivan Center and the Gage Group by Louis Sullivan, The Rookery and Monadnock Buildings, by Burnham & Root, The Old Colony Building, the Marquette by Holabird & Roche, Second Leiter Store and the Manhattan Building by William Lebaron Jenney, The Railway Exchange Building, Marshall Field & Company Store and the Fisher Building by D. H. Burnham & Company, the Robie House, Heller House and Roloson Houses, by Frank Lloyd Wright and 860-880 N. Lake Shore Drive by Ludwig Mies van der Rohe. These are all examples of world-renowned buildings that are considered red-rated in the city’s Chicago Historic Resources Survey.

ORANGE Rated = Possesses potentially significant architectural or historical features.
Included in Orange category are buildings such as the Palmer House Hotel by Holabird & Roche, The Standard Club by Albert Kahn, the Chicago Motor Club and the Boston Store by Holabird & Roche/ Root, many of Chicago’s finest religious buildings, The Chicago Athletic Association Hotel by Henry Ives Cobb, Orchestra Hall by D. H. Burnham & Company, many fine quality historic buildings both in the Central Business District/Loop/Near North Side, as well as within neighborhoods and communities around Chicago. There were about 10,000 orange-rated buildings when the Chicago Historic Resources Survey was undertaken. Many of the orange-rated buildings are of local significance to the city, community or by an architect of significance or of fine craftsmanship.

YELLOW Rated = Too altered for architectural or historic significance.
Buildings that are yellow could be compromised with alterations, but can also be considered buildings that would complement those that are orange-rated in perhaps a Chicago Landmark District. While they may be altered with siding, if wood-frame construction, they still may be of integrity, but not at the same level as other examples which are orange or perhaps even green.

GREEN Rated = Properties are pre-1940s whose exteriors have been slightly altered from their original condition.
While green-rated properties are slightly altered from their original condition, they are also buildings that may have been part of an earlier 1970s-era ISS- Illinois State Survey of important buildings, which may have also been placed in this category, if not fitting the requirements for orange or red ratings.

YELLOW/GREEN Rated = Properties are pre-1940s whose exteriors—at the time of the survey—were covered with artificial siding, but which are part of a concentration of significant buildings.

PURPLE Rated = Properties are pre-1940s whose exteriors have been extensively altered from their original condition

BLUE Rated = Too recent for significant architectural or historic evaluation.

While these generally are post 1940s buildings, which were not surveyed, due to their newness in the 1980s and 1990s when the CHRS was produced, there are examples and exceptions to the rule at time. This is the case with 860-880 N. Lake Shore Drive by Ludwig Mies van der Rohe, which were from 1948, but noted as red rated in the survey.

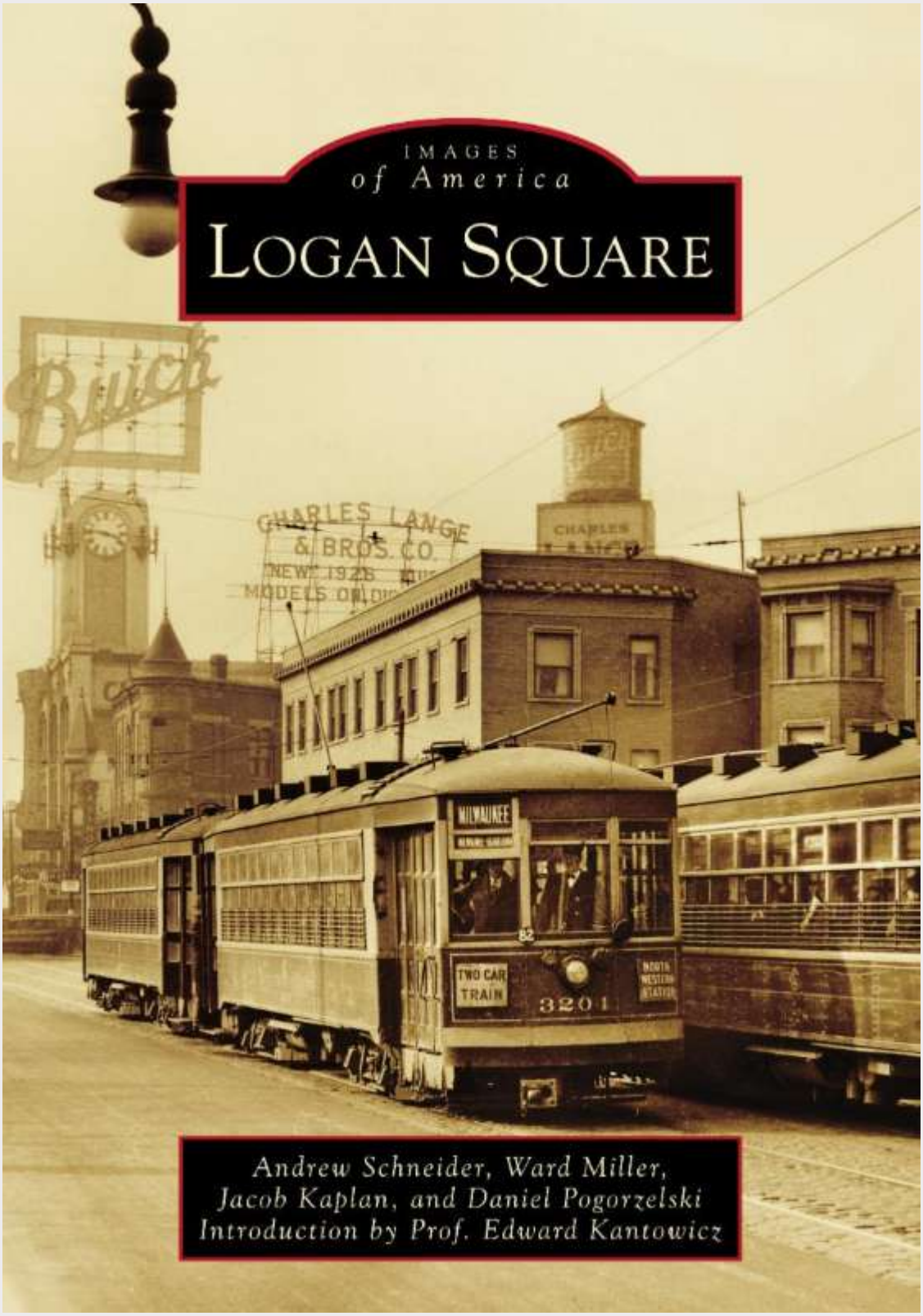
Additional information about the CHRS is available at www.cityofchicago.org/Landmarks/ or by contacting the Historic Preservation Division at (312) 744-3200.

Additional Reading
Link to Chicago Historic Resources Survey on Preservation Chicago Website

Link to City of Chicago CHRS Data Portal

EVENTS

Logan Square Book Release Celebration! Tuesday, June 19th



Logan Square: Images of America, by Andrew Schneider, Ward Miller, Jacob Kaplan, and Dan Pogorzelski , Photo Credit: Acadia Publishing

Join Preservation Chicago to celebrate the publication of "Logan Square: Images of America" co-written by Ward Miller of Preservation Chicago, Jacob Kaplan of Forgotten Chicago and Preservation Chicago, Andrew Schneider of Logan Square Preservation, and Dan Pogorzelski of Forgotten Chicago and the Northwest Chicago Historical Society, and with introduction by Prof. Edward Kantowicz.

- Tuesday, June 19, 2018

• 6:30 to 9:00 pm
• The Logan Square Auditorium
• FREE event and open to all. RSVP requested.
• Cash Bar
• Live music from "The Broad Shoulders Brass Band" and "Los Cool Shades"

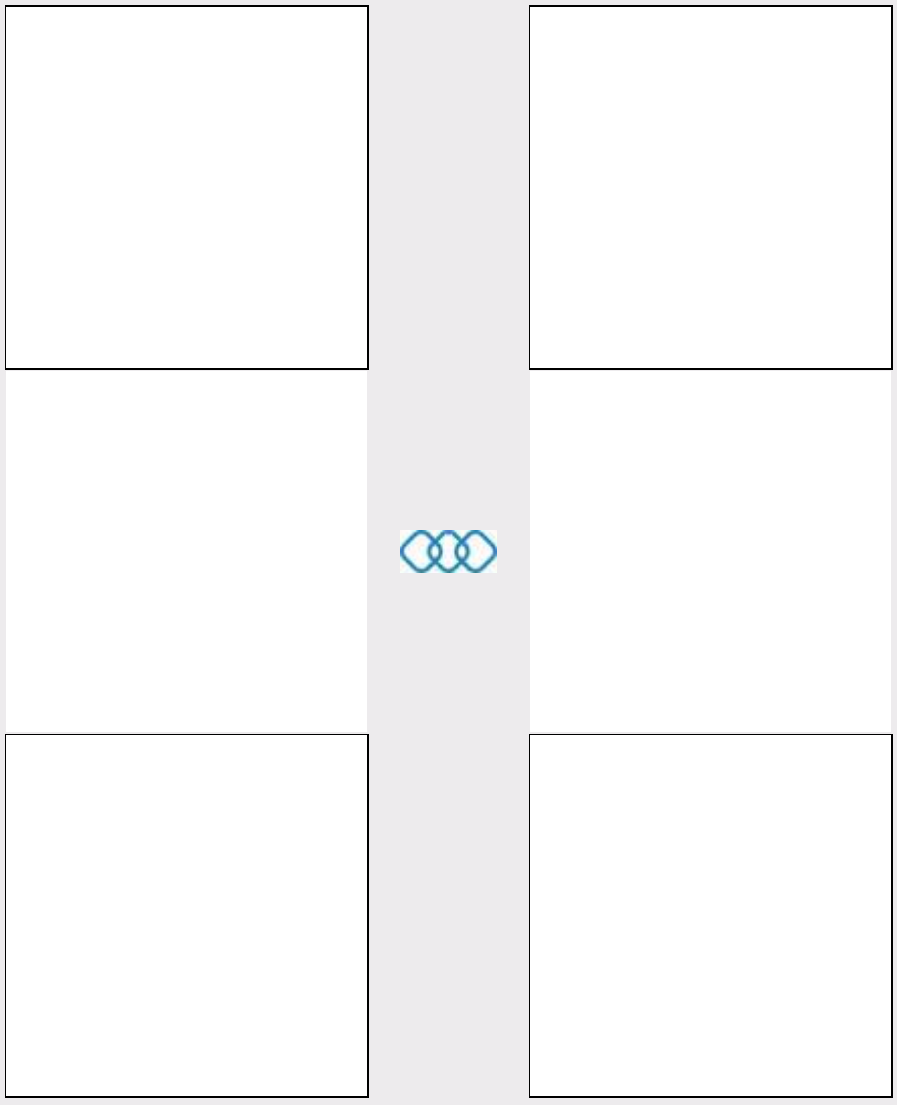
Link to FREE Registration and more information...

Preservation Chicago helped to sponsor the book and support with historic photographs provided from The Art Institute of Chicago-Ryerson & Burnham Libraries and the Chicago History Museum.

“The community now called Logan Square began as a patchwork of farms, hay fields, subdivisions, and small towns in rural Jefferson Township. Subsumed into the rapidly expanding city of Chicago at the end of the 19th century, the elegant residences lining the boulevards would gain prominence as an ethnic gold coast.

Over time, a shifting kaleidoscope of peoples would call Logan Square home, including Yankee farmers, Scandinavian proprietors, German tradesmen, African American freedmen, Polish shopkeepers, Jewish merchants, Filipino laborers, and Cuban refugees — diversity further enriched with the many nations of the former Soviet Bloc, as well as Latin America and the Caribbean, that would later settle here. Like many other Chicago neighborhoods, change is the one constant, as the arts have brought a renaissance to this working-class corner of the city.

The photographs that appear in this book were compiled by the authors from a variety of private and institutional collections.”



Chicago Architectural Preservation Archive Opening Event, June 8, 2018



Chicago preservationist Richard Nickel gets a bold, honest look by new organization. Richard Nickel extracts architectural ornament from the Garrick Theatre Building, 1961 Photo Credit: John Vinci

Architectural photographer and historical preservationist Richard Nickel would have turned 90 years old on May 31, 2018. To commemorate this significant date and to discuss the relevance of Richard Nickel and current preservation efforts, we are organizing an event as part of MAS Context's 2018 Spring Talks series with Tim Samuelson, John Vinci, and Bianca Bova.

- Friday, June 8 at 5:30 pm
- Chicago Cultural Center
- Millennium Park Room (5th Floor)
- Free and open to the public

RSVP HERE or visit MAS Context (SOLD OUT)

Photographer and activist Richard Nickel dedicated much of his life documenting and battling to preserve Chicago's diverse architecture, most notably the work of architect Louis Sullivan. He died on April 13, 1972, when a portion of the Old Chicago Stock Exchange building collapsed on him while trying to salvage a spandrel panel. As noted by the Chicago Landmarks Commission, "After Nickel's tragic death, his role in bringing attention to Chicago's historic architecture was widely recognized. His reputation and importance have continued to grow with the publication of [Richard] Cahan's

biography, the display of architectural ornament he salvaged, and as many of his photographs have become iconic images of the city's historic architecture"

In 2010, Richard Nickel's archives, library and research papers, which include negatives, photographs, and research papers, were donated to the Ryerson and Burnham Libraries at the Art Institute of Chicago by the Richard Nickel Committee. This gift followed the publication of the " *The Complete Architecture of Adler & Sullivan*" by Richard Nickel and Aaron Siskind with John Vinci and Ward Miller.

During this event, attendees will be able to see in person some of the ornaments that Nickel salvaged and Tim Samuelson, John Vinci, and Bianca Bova will discuss the importance of Nickel and the stories behind some of the artifacts. Tim and Bianca will also discuss the newly formed Chicago Architectural Preservation Archive (CAPA), an organization devoted to the documentation and stewardship of materials related to the practices of early urban preservationists who gravitated around Richard Nickel.

The Chicago Architectural Preservation Archive is devoted to the documentation and stewardship of materials related to the practices of early urban preservationists.

Tim Samuelson, Director. Samuelson has served as the City of Chicago's official Cultural Historian since 2002. He was previously the Curator of Architecture & Design at the Chicago History Museum, has served as a preservation specialist for the Commission on Chicago Landmarks, and is a contributor to numerous cultural publications.

Bianca Bova, Associate Director. Bova is a Chicago-based curator and art critic. She has worked with contemporary arts organizations including Gunder Exhibitions, SiTE:LAB, The Museum of Contemporary Art Chicago, and EXPO Chicago. She currently serves as a communications consultant at the IIT College of Architecture.

www.chicagopreservationarchive.org

Chicago preservationist Richard Nickel gets a bold, honest look in a new archive, ELIZABETH BLASIUS, The Architects Newspaper, 6/5/18

Paul Lisnek's Behind the Curtain: Chicago’s Incredible Architecture Under Threat….Podcast Interview with Preservation Chicago Executive Director Ward Miller



Tribune
Tower, Photo Credit by Eric Allix Rogers

In this interview, Paul goes behind the curtain with a focus on Chicago's amazing architecture with the executive director of Preservation Chicago, Ward Miller.

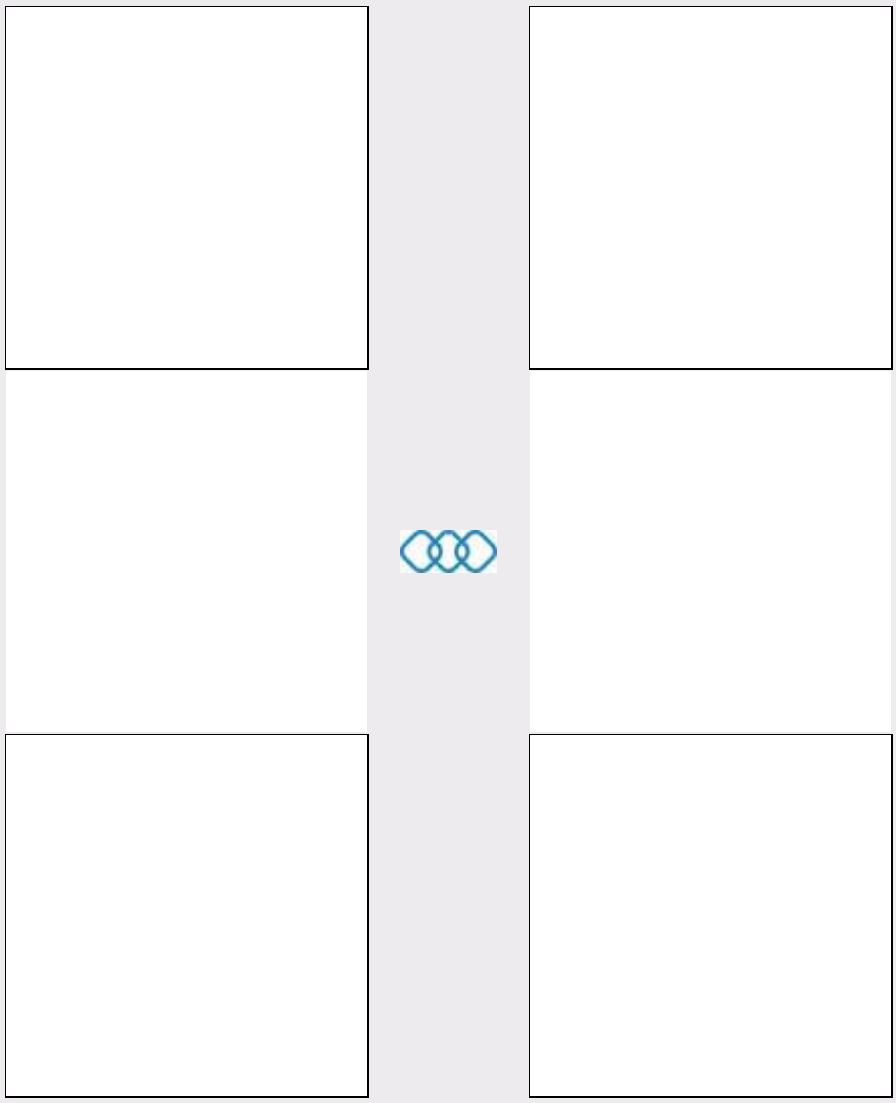
The recent find of artifacts from the Columbian Exposition of 1893 underneath the surface of the site for the Obama Library and Education Center, the uncertain future of The Tribune Tower, Macy's on

State Street and the State of Illinois Building is explored and the list of the 7 most endangered Chicago buildings along with an explanation of how that annual list is determined.

A fascinating look and discussion of the threats to our architectural history.....for anyone who loves and respects Chicago's beloved architecture. This is "our kind of town!"

Listen in!

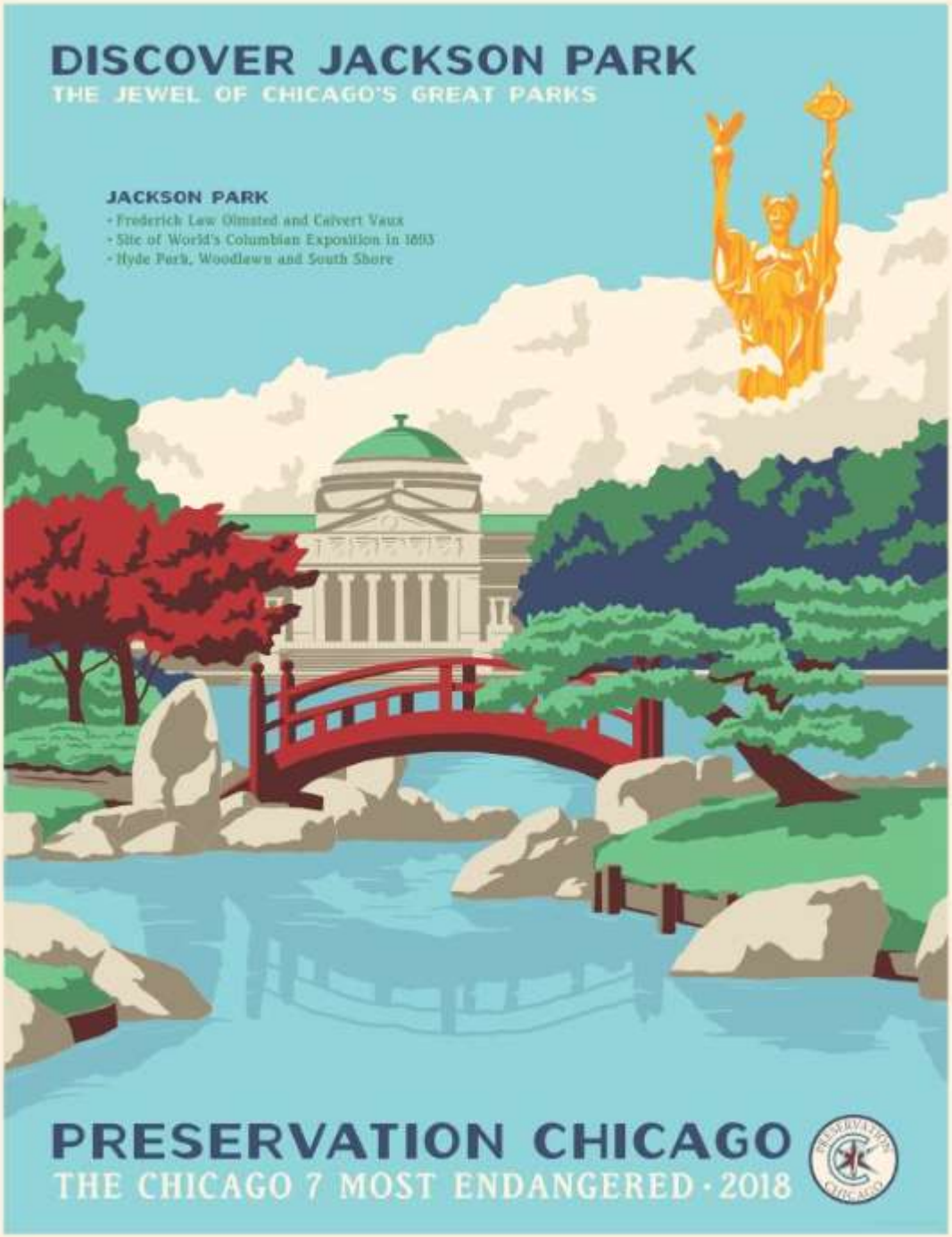
Paul Lisnek's Behind the Curtain: Chicago's Incredible Architecture Under Threat....with Preservation Chicago Executive Director Ward Miller
WGN News Radio Long-Format Podcast
Thursday May 10, 2018



Highly Successful Sold Out Preservation Chicago's 2018 "Chicago 7 Most Endangered" Coach Tour



Preservation Chicago 7 Most Endangered 2018 Coach Tour in Unions Station's Burlington Room, Photo Credit: @ChEyeBall



Preservation Chicago 7 Most Endangered 2018 Original Poster

Preservation Chicago held a highly successful sold out "Chicago 7 Most Endangered of 2018" tour on May 19, 2018 conducted by Ward Miller (Executive Director of Preservation Chicago) and Jacob Kaplan (of Preservation Chicago and Forgotten Chicago). The coach tour visited the endangered buildings complete with a running narrative to explore the history and importance of these buildings, parks and features in Chicago and to better understand Preservation Chicago feels they are endangered and should be protected.

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

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

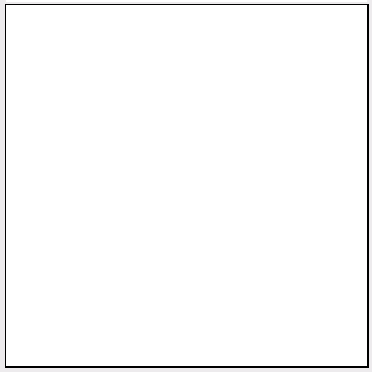
Jackson Park Tops Chicago's Most Endangered Sites, AJ LaTrace, Chicago Magazine, March 1, 2018

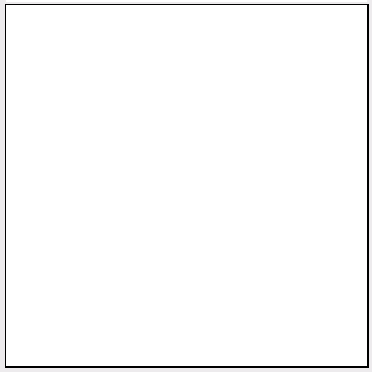
These are the most endangered sites in the city, Alby Gallun, Crain's Chicago Business, 2/28/18

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





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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