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PRESERVATION CHICAGO
STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

**September 2019 Month-in-Review Newsletter**

## Old Water Tower Celebrates 150-Year Anniversary



*Chicago Water Tower, William Boyington, 1869. Photo Credit: Ward Miller / Preservation Chicago*

"Officials on Saturday, September 14, 2019 marked the 150th anniversary of Chicago's iconic Water Tower, which has stood more tha
heart of the Gold Coast neighborhood for generations.

"The limestone tower, built in 1869 by architect William Boyington, is one of the few buildings to survive the Great Chicago Fire in 18
an icon of our identity as our lake or our flag, representing both our ingenuity, architectural heritage and boundless resiliency as a pe
Lightfoot said in a statement.

“Just as our city has been shaped around it, it has also shaped us, bridging our past to our present, and continuously guiding our futu
come,” Lightfoot said.

”It’s truly an architectural survivor that’s been an inspiration to many,” said lecturer John Maxson, former president and CEO of the
Avenue Association."

“We all know that it was the only municipal building in town to survive the Great Chicago Fire, but it also survived developers trying
city trying to tear it down to try and straighten Michigan Avenue.” (Wittich, 9/14/19)

The Old Chicago Water Tower is a much beloved Landmark which was almost demolished multiple times during the 1960s and 1970s
survived and this is largely due to strong public pressure to protect it.

Read the full story at the Chicago Sun-Times

Chicago’s iconic Water Tower, ‘an architectural survivor,’ marks 150 years in Gold Coast; The landmark tower, built in 1869, was one o
survive the Great Chicago Fire in 1871. The landmark was honored with a sesquicentennial festival on Saturday, Jake Wittich, Chicago

# Table of Contents


ADVOCACY

1. CELEBRATION: Water Tower
2. THREATENED: Loretto Academy
3. THREATENED: Union Station Power House
4. THREATENED: American Taxi Service Building
5. WIN: Clarendon Park Field House
6. THREATENED: Bronzeville ComEd Substation
7. WIN: James R. Thompson Center Historical Society Formed
8. THREATENED: Salvation Army River West Site
9. POTENTIAL WIN: Clark Street Apartment Building Hotel
10. LOSS: Puerto Rican Community Center
11. WIN: Protections for Pilsen Homeowners Against Predatory Brokers and Developers
12. WIN: Little Village Loft Building
13. WIN: St. James Methodist Church In Kenwood
14. WIN: First Church of Deliverance
15. LOSS: Crawford Power Station
16. THREATENED: South Shore Nature Sanctuary
17. LOSS: Historic Wachowski-Ray House in Jefferson Park
18. THREATENED: 4403 S. Oakenwald
19. THREATENED: 90-Day Demolition Delay Highlights
20. LOSS: Spotlight on Demolition

NEWS

- RADIO: What's That Building? Inside The Former Armour Institute Of Technology
- RADIO: Landmark Why Chicago’s Depression-Era School Murals Sparked Debates About Art And Politics For 80

EVENTS

- Successful Ward Miller September Lectures

- Successful Roseland Community Survey Event
- Upcoming Preservation Chicago Architecture Biennial Events:
    - Chicago 7 Bus Tour, Saturday, October 5 (sold-out)
    - Benefits for All: Historic Preservation and Affordable Housing, Tuesday, October 29
    - Community, History, Place and Equity, Tuesday, November 12
- Jazz Age Party at Glessner House
- Volunteer for Open House Chicago 2019
- Start Planning your itinerary for Open House Chicago 2019
- 46th Annual Historic Pullman House Tour
- Schweikher House Tour on Docomomo Tour Day
- Geometry of Light by Luftwerk & Iker Gil at National Trust Historic Site Farnsworth House
- James R. Thompson Center Historical Society Tours

PETITIONS

- Petition: Make Chicago Vocational School a Historic Landmark!
- Petition: Halt the Demolition of One of Bronzeville's Historic Substations

LOST CHICAGO...BUT NOT FORGOTTEN

- Diana Court at the Michigan Square Building

SUPPORT

- Please Support Preservation Chicago!

## Advocacy

### THREATENED: Loretto Academy Building to be Sold at Foreclosure Auction on 2019
(Chicago 7 2019)



*Loretto Academy / The Institute of the Blessed Virgin, William P. Doerr, 1905 with 1927 addition, 1447 E. 65th Street. Photo Credit: Er*



*Loretto Academy / The Institute of the Blessed Virgin, William P. Doerr, 1905 with 1927 addition, 1447 E. 65th Street. Photo Credit: Er*



*Loretto Academy / The Institute of the Blessed Virgin, William P. Doerr, 1905 with 1927 addition, 1447 E. 65th Street. Photo Credit: Er*



*Loretto Academy / The Institute of the Blessed Virgin, William P. Doerr, 1905 with 1927 addition, 1447 E. 65th Street. Photo Credit: Er*

After many years of vacancy and deferred maintenance, the former Loretto Academy/The Institute of the Blessed Virgin Building loca Street in Woodlawn will be sold at auction at a foreclosure auction. The building was owned by The Woodlawn Organization and con Leon Finney. The foreclosure auction will be held October 28 at 10:30. Pre-auction open houses are scheduled for October 4 from 10 from 1 to 3. Pre-registration required. Please see Auction Brochure for more details.

Loretto Academy and The Institute of the Blessed Virgin (Mary) is a picturesque four-and-a-half-story building, with a three-and-a-ha situated in Chicago's Woodlawn community and a short distance west of historic Jackson Park. It was designed by William P. Doerr in addition. The area was known locally as "Carmelite Way," with several former and present Catholic institutions including The Shrine a the King (originally St. Clara Church and School and later St. Clara--St. Cyril, then St. Gelasius), Mount Carmel High School and the affi prominent school for girls. After the school closed in the early 1970s, the Loretto Academy building served a variety of uses and has l period of disinvestment and neglect. It is currently vacant and has fallen into disrepair.

While owners and uses have changed over the past four decades, the building has been vacant and mothballed in recent years. In ad removed much of the patinated copper cornice and fascia of the upper facades. Large blue tarps were stretched over the high gablec last couple of years, and these have become shredded over time. While the building appears secure, we are concerned that water in roof may be contributing to further deterioration of the building.

This remarkable building should be considered for a reuse by another institution or as residential housing. The community is in need affordable housing, and its close proximity to several transportation lines makes it an ideal location for such a use. It could also be us Mount Carmel High School, as it is situated across the street from Mount Carmel's Athletic Fields on 65th Street and a short distance and nearby Jackson Park.

Prior to the current foreclosure proceedings, the former Loretto Academy Building was currently owned by Reverend Leon Finney of Apostolic Community Church located in the Bronzeville community. Reverend Finney is also the long-time president of The Woodlaw Woodlawn Community Development Corporation.

**The foreclosure auction will be held October 28 at 10:30. Pre-auction open houses are scheduled for October 4 from 10 to 12 and Pre-registration required. Please see Auction Brochure for more details.**

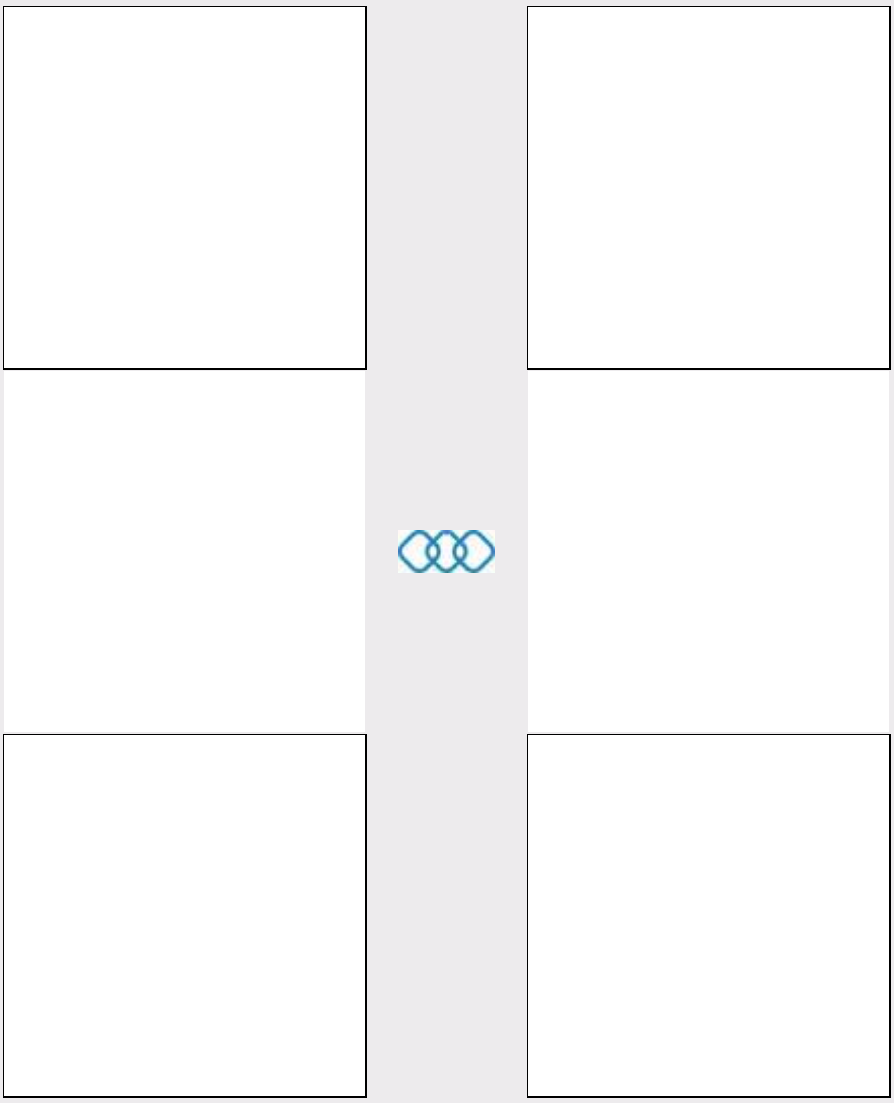
**Additional Reading**
Loretto Academy Auction Information Website: Millennium Properties

Loretto Academy Auction Flyer: Millennium Properties

Dogged by fraud allegations, Rev. Leon Finney Jr. will watch his real estate empire get auctioned off; The sale of over 100K sf of South
help cover the nonprofit company's debts, TRD Staff, The Real Deal 9/11/19

Rev. Leon Finney Jr.'s Free Fall; For decades, the South Side powerhouse's nonprofits got millions in public housing money. Now, he's
fraud and self-dealing, Carlos Ballesteros, Tom Schuba, and Jon Seidel, Chicago Tribune, 9/6/19

The real scandal behind Leon Finney's downfall; The Woodlawn developer continued to land millions in public housing contracts des
record of self-dealing and mismanagement, Curtis Black, The Chicago Reporter, 9/12/19



THREATENED: CALLING ALL DEVELOPERS
Buyer Needed for Union Station Power House Before Amtrak Proceeds with D
(Chicago 7 2017)



*Union Station Power House, Graham, Anderson, Probst & White, 1932, 301 W. Taylor Street. Brochure Credit: Preservation Chicago*



*Union Station Power House, Graham, Anderson, Probst & White, 1932, 301 W. Taylor Street. Brochure Credit: Preservation Chicago*




*Union Station Power House, Graham, Anderson, Probst & White, 1932, 301 W. Taylor Street. Brochure Credit: Preservation Chicago*




*Union Station Power House, Graham, Anderson, Probst & White, 1932, 301 W. Taylor Street. Brochure Credit: Preservation Chicago*

Historic Chicago Union Station Power House . AVAILABLE for adaptive reuse as data center, chilling plant or other use. Not formally li
opportunity to add value.

The Opportunity:
Available for adaptive reuse as a data center, chilling center or other use, the Union Station Power House by one of Chicago's greates
close proximity to central business district. Amtrak has plans to demolish the building at an estimated cost of $13 million and replace
parking lot. Not formally listed for sale, ANY purchase offer would save Amtrak millions of dollars. Opportunity for a variety of develo

Benefits:
• Solid masonry fireproof building

- Zoned: DS-5
- Height: 115’
- Footprint: 9,000 sf (95’x95’)
- Potential square footage: 100,000
- Central Location Close to Central Business District, Loop and South Loop
- Close proximity to exchanges, financial district and tech firms
- Proximity to fiber optic trunk lines
- Adjacent to Chicago River for low-cost cooling plant option
- Adjacent to ComEd electric substation

Potential Eligibility:
- 20% Federal Tax Credits
- Illinois Historic Tax Credits
- Adopt-a-Landmark Funds
- Class L Tax Designation
- Permit fee waivers

301 W. Taylor Street, Chicago Illinois By Graham, Anderson, Probst & White in 1932
For more information, please contact Ward Miller Executive Director, Preservation Chicago, 773-398-6432

History:
Visible from the Roosevelt Road Bridge, the iconic and austere Chicago Union Station Power House, with its streamlined Art Modern smokestacks, exemplifies the story of Chicago’s growth as a railroad and transportation center beginning in the pioneering days of th Station Power House is part of a network of buildings, systems, and rail tracks constructed in the 1920s by the architectural firm of G Probst & White, which included Chicago’s Union Station, it's Great Hall and Grand Waiting Room, along with the separate Concourse Union Station Power House has been out of service since 2011, is currently mothballed, and is being considered for demolition. Whe was referred to as the “boiler plant.”

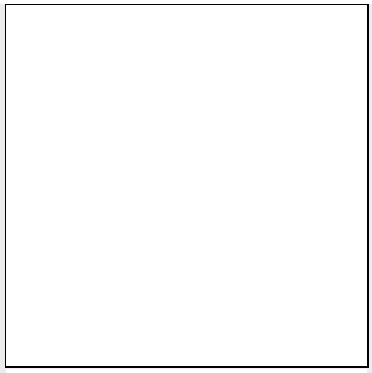
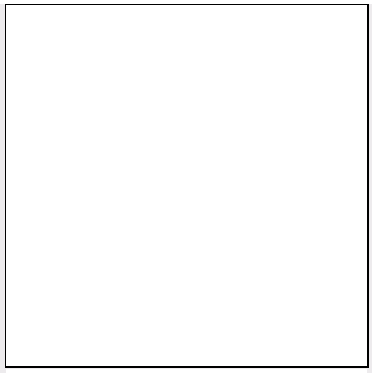
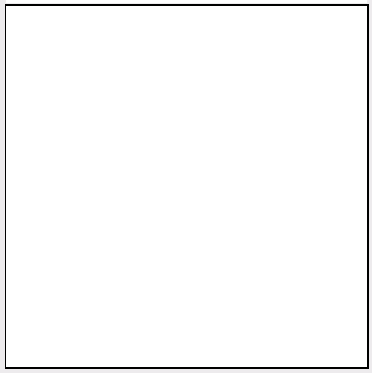
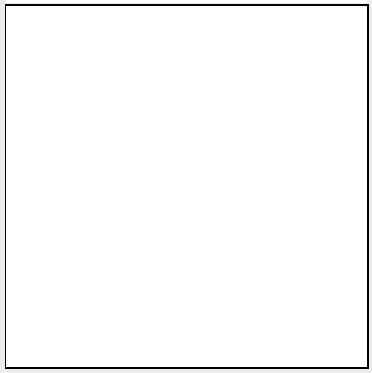
The architects of the Union Station Power House were Graham, Anderson, Probst and White, a firm that descended from the archite Burnham. They designed many of Chicago’s most iconic buildings, including the Wrigley Building, the Field Building (both Chicago La Merchandise Mart, and many other notable structures, both in Chicago and across the United States.

The strong verticality of the Power House, from its linear groupings of parallel window bands to its tall chimneys, emphasize the buil massive cream-colored brick walls, horizontal stone banding and austere ornament create additional visual impact. Unique in form, t power house industrial design by Graham, Anderson, Probst & White.

Amtrak is the current owner of the building and has determined that this structure may no longer be necessary for its operations. Th conducting federally mandated “Section 106 Hearings,” to determine if it may be eligible for listing on the National Register of Histor these hearings do not rule out demolition of the structure in the future. Demolition would be an expensive option, costing millions o funds, to create a paved asphalt parking lot adjoining the Chicago River.

Preservation Chicago recognizes the limitations of the site, with railroad tracks to the west and the South Branch of the Chicago River we would encourage a clever adaptive reuse of the building and site by either another service utility, like the nearby ComEd facilities idea of a third-party use could stimulate long-range plans for addressing the riverfront along this stretch of the South Branch and cou of riverfront access, riverfront green space and perhaps even a future riverwalk. This would serve as an amenity for the many nearby commercial enterprises.

We believe that the Union Station Power House’s connection to Chicago’s incredible railroad and architectural history makes it Chicago Landmark Designation. A Chicago Landmark designation for this unique building would ensure its preservation and reuse. for this building would be a win-win for Chicago, Amtrak Rail Systems, and future generations of Chicagoans.

THREATENED: American Taxi Service Building To Be Demolished By the Ur
Chicago for a... Vacant Lot



*The American Taxi Service Building, Built 1928, 5608 S. Stony Island Avenue. Photo Credit: Google Maps*



*The American Taxi Service Building, Built 1928, 5608 S. Stony Island Avenue. Photo Credit: Google Maps*

"Demolition of the University of Chicago-owned American Taxi Service building at 5608 S. Stony Island Ave is expected to begin this w
until the end of November.

"At a September 26 community meeting regarding the demolition, University officials said they have no plans for the future of the pr
steps from the recently-built Solstice on the Park luxury apartment complex and just a few blocks from the proposed site of the Obar

"The American Taxi Service building, built in 1928, was formerly used by Facilities Services and later converted into a rehearsal space However, Court Theatre moved out of the space in 2013. It has been vacant since then.

"University of Chicago officials say the historic brick and terracotta building's deteriorating condition made demolition necessary.

"The building is in terrible disrepair and it's unsafe," said Wendy Walker Williams, Executive Director of Community Partnerships for t Engagement.

"Asked whether the University had considered renovating or rehabilitating the building instead of demolishing it, Williams said furth through the University of Chicago press office." (Kirsch, Chicago Maroon)

Its true that the American Taxi Service Building received a Building Code Violation From the City of Chicago on June 11, 2019. The rea was a failure of representatives for the University of Chicago to meet the inspector to provide interior access. As a result, the inspect the status of the smoke detectors.

On behalf of the University of Chicago and in exchange for halting the demolition of the American Taxi Service Building, Preservation coordinate with the city insector to provide interior access and to be responsible for replacing any dead batteries found within the in

**Read the full story at The Chicago Maroon**

University to Demolish Taxi Building, Camille Kirsch, The Chicago Maroon, 9/30/19

ALLEGED CODE VIOLATIONS

| | CONSERVATION ANNUAL # 10623413 INSPECTION DATE: 06/11/2019 | Number of Violations: 1 |
|---|---|---|
| VIOLATIONS | BUILDING CODE CITATION | VIOLATION DETAILS |
| CN190029 | pending notice reinspection | Interior of the building - no response. unverified detectors and conditions. |

*American Taxi Service Building Code Violation Notice June 11, 2019. Image Credit: City of Chicago*

## WIN: After Multi-Year Effort to Prevent Demolition, Clarendon Park Field Ho Renovated! (Chicago 7 2015)





*Clarendon Park Community Center, C.W. Kallal, 1916. Rendering Credit: William Architects*




*Clarendon Park Community Center, C.W. Kallal, 1916. Historic Postcard Credit: Chuckman Collection*




*Clarendon Park Community Center, C.W. Kallal, 1916. Historic Postcard Credit: Chuckman Collection*

After many years of preservation advocacy efforts for the Clarendon Park Fieldhouse and Community Center, the final decision for th restoration of this historic building was made by the Chicago Park District with support from 46th Ward Alderman James Cappleman this process, the more likely outcome had been the demolition of the historic building and the construction of a much smaller field h

The Clarendon Park Fieldhouse and Community Center plays a central role in providing many programs and services for the Uptown youth, including after school programs, summer camps, basketball programs, and is home to Kuumba Lynx and the Garfield Clarendo It serves as an invaluable safe haven for teenagers and young adults. It is essential that the building remains open for the community

renovation and reconstruction. The demolition of this building would have endangered or ended many community services and prog based in the Clarendon Park Fieldhouse and Community Center.

The Clarendon Park Community Center, originally called the Clarendon Municipal Bathing Beach, was built in 1916 as a state-of-the-a Municipal Bathing Beach was once one of "the largest and best equipped of all of the beaches in the city" and was considered one o achievements of its time. It could accommodate over 9,000 swimmers and included a promenade for thousands of spectators. The b popular until the 1930s when landfill moved the shoreline further east and created Clarendon Park. It was further separated from th shoreline by extensions of Lake Shore Drive in the early 1950s.

The building was designed by city architect C.W. Kallal in a Mediterranean Revival Style. This "Italian Resort Style" became the model regarded lakefront buildings including Marshall and Fox's South Shore Country Club of 1916 (now South Shore Cultural Center), the 6 Pavilion in 1919, the Edgewater Beach Hotel in 1916 and 1924 and demolished in 1967, and the Edgewater Beach Apartments in 192 by tall towers capped with hipped-roofs clad in clay tiles, large entry colonnades, porticos, loggias and open-air promenades.

Overtime but especially during a 1972 "modernization" effort, the distinctive tall towers fronting Clarendon Avenue and the smaller t beach, along with the entry colonnade, verandas, open-air loggias and tile roof were demolished and replaced with a massive flat ro fascia greatly impacted both the aesthetics and functionality of the original historic structure. The significant modifications to the bu extensive water infiltration and roof issues, which have proved an ongoing challenge.

Preservation Chicago is thrilled to see this important building's exterior restored to an appearance more similar to its original design phased project. The distinctive tall towers fronting Clarendon Avenue and the smaller towers fronting the beach, along with the entr verandas and open-air rooftop loggias were beautiful and distinctive architecture elements that should never have been removed. W reconstruction of some of these missing features during a second phase of restoration which could elevate the Clarendon Park Comm rightful place alongside the 63rd Street Bathing Pavilion and other important lakefront buildings from this period.

Preservation Chicago applauds Ald. James Cappleman for his commitment to seeing the Clarendon Park Community Center protecte for helping to solidify the necessary renovation funds. Preservation Chicago applauds the Chicago Park District for its flexibility, suppo this important project. The Clarendon Park neighbors and community stakeholders played an essential role in this effort and deserve their unwavering support for this wonderful outcome with a special thanks to Katharine Boyda, Melanie Eckner, Martin Tangora, Cind Berman, the Uptown Historical Society, the Clarendon Park Advisory Council, Uptown United and Uptown Chicago Commission.

**Additional Reading**

Uptown's Clarendon Park Community Center is getting a $14.8M makeover, The project will spare the 103-year-old building from the Koziarz,Curbed Chicago, 9/30/19

Clarendon Park Community Center Renovation Design Presentation, September 19, 2019

VIDEO: Clarendon Park Community Center Animated Rendering Video


Clarendon Park Rehabilitation video
Watch later
Share
MORE VIDEOS
0:00 / 1:45
CLARENDON PARK COMMUNITY CENTER REMODEL
YouTube

# THREATENED: Demolition Set to Begin at ComEd Substation 626 E. 40th Stre 2018)



*ComEd Substation 626 E. 40th Street, by Hermann von Holst with green demolition fencing in late September 2019. Photo Credit: Deb*




*ComEd Substation 626 E. 40th Street, by Hermann von Holst. Photo Credit: Debbie Mercer*



*ComEd Substation 626 E. 40th Street, by Hermann von Holst. Photo Credit: Debbie Mercer*



*ComEd Substation 626 E. 40th Street, by Hermann von Holst. Photo Credit: Debbie Mercer*

Unless ComEd decides to place a higher value on the history of the Bronzeville community and honor the historic Hermann von Holst 626 E. 40th Street, the building will be demolished starting the week of October 7.

Despite calls from the community and preservation advocates to release this building for a private restoration, ComEd has not altere the building and use the vacant lot for storage. Bronzeville is already burdened by many vacant lots and the erosion of its historic bui character, yet ComEd plans to inflict further damage to the neighborhood.

Other substations in Chicago have been successfully restored and reused, yet ComEd marches forward with its demolition plans. Inde toured inside the space and see no signs of irreparable structural damage. Given its location adjacent to several large city-owned lots location for restoration of the substation and new construction of additional housing units.

Over the past year, multiple private developers have expressed interest in the site, but ComEd has refused to provide any informatio complete their analysis of its viability for redevelopment. Preservation Chicago continues to urge ComEd to stop its destructive plann property for private development.

By selling the historic building, ComEd would have generated sales income plus avoided the cost of environmental remediation and c have then purchased a larger, more conveniently located vacant lot to store their equipment and still showed a profit.

While it is unlikely ComEd will "see the light" prior to the demolition wrecking of 626 E. 40th Street, Preservation Chicago is hopeful t embarrassment due to widespread community support, the strong response to the online petition and the attention from the press i Tribune will encourage them to more forward-thinking going forward with its other dormant substations – especially 6141 S. Prairie.

"Those leading efforts to halt the demolition said Bronzeville has long been an under-invested neighborhood in need of economic re benefit from the substation being redeveloped instead of demolished.

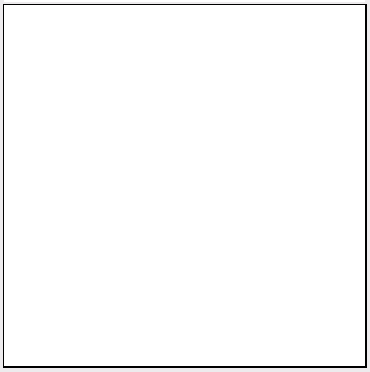
“That substation is a handsome, well constructed building in an area that has an abundance of vacant and unused lots,” said Bernard Preservation Bronzeville. “That building represents a link to an important past use and an opportunity for a creative reuse that would vacant spaces around it.”

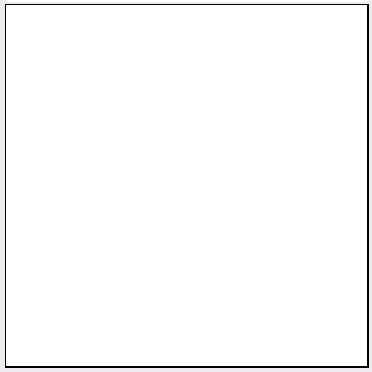
"ComEd’s plan to tear down the substation comes less than a year after a 1906 Boston Store stable in Bronzeville, just several blocks was demolished. That demolition largely prompted the creation of Preservation Bronzeville, Loyd said." (Chen, 9/13/19)

Read the full article at Chicago Tribune

Amid community pushback, Com Ed gets permit to demolish historic Bronzeville substation, Elaine Chen, Chicago Tribune, 9/13/19

Please click here to sign the petition ComEd: Halt the Demolition of the Bronzeville Substation!





WIN: Newly Formed James R. Thompson Center Historical Society "Invites In" (Chicago 7 2016, 2018 & 2019)



*James R. Thompson Center / State of Illinois Building. Photo Credit: Serhii Chrucky*



*James R. Thompson Center / State of Illinois Building. Photo Credit: Serhii Chrucky*

"A group of three — an architect, real estate reporter and an architectural historian — have launched the James R. Thompson Center encourage all to visit the building and contribute to the ongoing discussion of its past, present, and future in Chicago." The building a has long been a love-it-or-hate it part of Chicago history.

"But the historical society — formed by Elizabeth Blasius, Jonathan Solomon, and AJ LaTrace — has a deep appreciation for the build ends up happening to it. LaTrace said the Thompson Center "was supposed to be a symbolic gesture."

"It was supposed to be an optimistic building for the future. And it was a building that people could be proud of, and the state worke work in," LaTrace said. "And of course, we all know about the issues ... but the reality is it's an incredibly ambitious building, and we t only continuing the discussions but it's up there with the other notable Chicago landmarks."

"LaTrace — a blogger and real estate reporter — said the group simply wants Chicagoans to go see the building, which he said "belor state-owned property. "What we're trying to do is invite the public in," LaTrace said.

"The group makes its case on its website: "As a city known around the world for its contributions to architecture and design, Chicago troubling history of discarding many of its most significant structures and public places. We ask a simple question: Do we dare squan architectural heritage? Our city's cultural heritage — and the Thompson Center itself — belongs to all Chicagoans." (Sfondeles, 10/1/

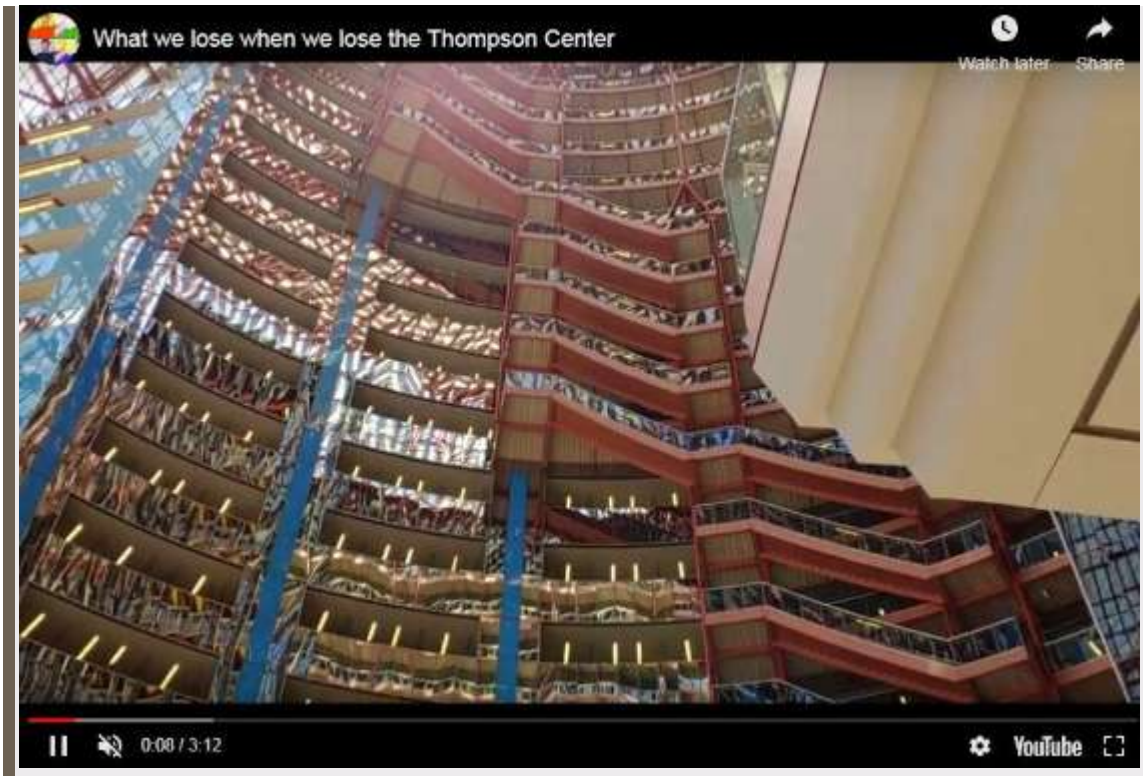
Thompson Center Tours will be held

- Thursday, October 17 at Noon - Inaugural tour
- Thursday, October 24 at Noon - Partnering with Docomomo
- Thursday, October 31 at Noon - Bring your favorite '80s outfit or costume

**Read the full article at Chicago Sun-Times**

Thompson Center fan club opposes sale: 'Do we dare squander Chicago's great architectural heritage?'; The newly formed James R. T Historical Society urges "all to visit the building and contribute to the ongoing discussion of its past, present, and future." Tina Sfonde 10/1/19

More information at the James R. Thompson Center Historical Society www. PreservationFutures.org


What we lose when we lose the Thompson Center
Watch later
Share
0:08 / 3:12
YouTube

# THREATENED: Salvation Army River West Site for Sale




*Salvation Army Building, 509 N. Union Avenue. Photo Credit: Preservation Chicago*




*Salvation Army Building, 509 N. Union Avenue. Photo Credit: Preservation Chicago*



*Salvation Army Site Listing. Image Credit: SVN*

The Salvation Army is looking to sell its main downtown campus in the River West neighborhood, hoping to cash in on real estate inv
near the gentrifying North Branch of the Chicago River.

The 70,000-square-foot site, which the Salvation Army has owned since 1931 and today serves as its Chicago Adult Rehabilitation Ce
specific asking price. But a source familiar with the offering estimated it could fetch between $30 million and $40 million based on th
almost 570,000 square feet on the property.

The Salvation Army recently planned to renovate its four buildings on the site, which include housing, a Family Store and warehousin
spokeswoman Natalya Khasina said in a statement. But "during the due diligence process, it quickly became apparent that the cost o
aging facilities was exceeding all available resources," the statement said. "A decision was made that it would be in the best interest
and its supporters to leverage the equity in the owned property and use it to build new facilities for the program." (Ecker, Crain's)

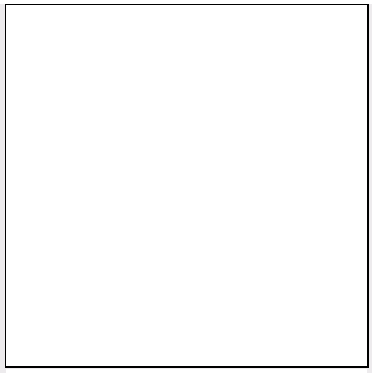
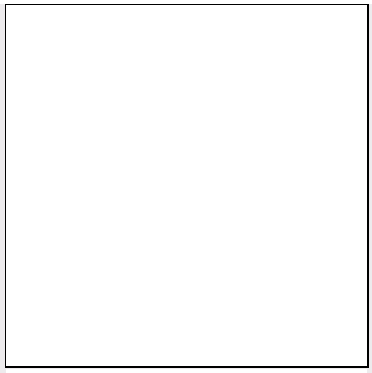
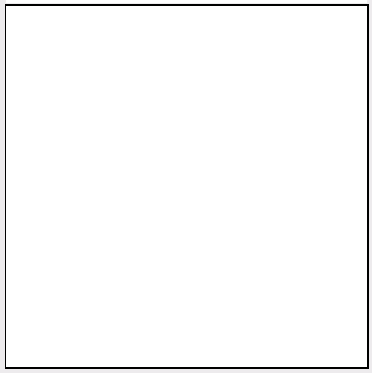
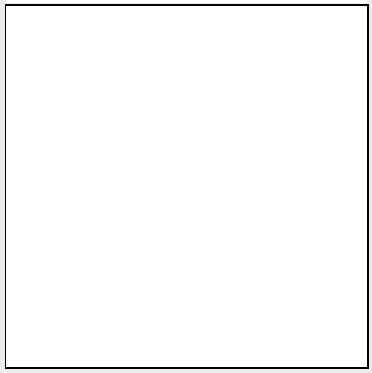
The Salvation Army building at 509 N. Union Avenue is an outstanding building that should be protected and preserved as part of any
site. Preservation Chicago encourages the Salvation Army, 27th Ward Alderman Walter Burnett, and City of Chicago to make this a re
that potential buyers will accommodate this in their plans from the outset.

**Read the full article at Crain's Chicago Business**

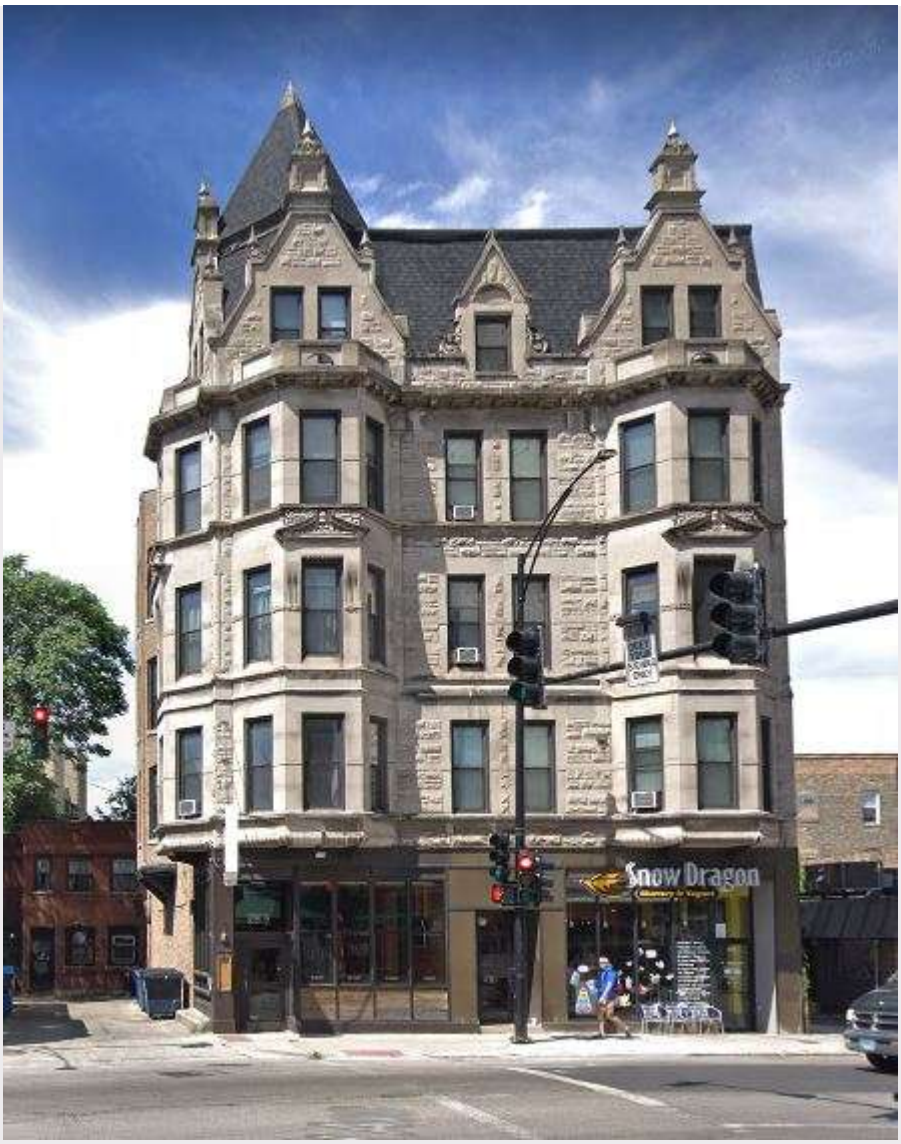
River West site next to Tribune Media megaproject hits the market: The Salvation Army is looking to sell its main downtown campus,
big redevelopment. Danny Ecker, Crain's Chicago Business, 8/8/19

Salvation Army lists River West complex, opening near downtown site for development: The site is located just steps from the massiv
megadevelopment, Jay Koziarz, Curbed Chicago, 8/9/19

River West Salvation Army Site Brokerage Listing

POTENTIAL WIN: Historic Apartment Building at 2616 N. Clark Street Coul
Boutique Hotel




*2616-2618 N. Clark St. Photo Credit: Google Maps*




*2616-2618 N. Clark St. Photo Credit: Google Maps*

"The new owner of the vintage apartment building next to the popular hot dog joint plans to convert the North Clark Street property boutique hotel, according to a zoning application filed with the City Council. After a night of carousing, hotel guests could swing by th hot dog and an insult before heading up to their rooms.

"Known for the abusive schtick it inflicts on its customers, the Wieners Circle is immediately north of the apartment building at 2616 properties went up for sale last year. In June, owners of the Wieners Circle bought the restaurant property for $1.5 million, while Chi Experiential Capital Group paid $4.1 million for the 17-unit apartment building.

**Read the full story at Crain's Chicago Business**

The new owner of the vintage apartment building next door to the popular Lincoln Park hot dog joint wants to convert the property hotel, Alby Gallun, Crain's Chicago Business, 9/17/19?

LOSS:  Developer
Demolishes Puerto Rican Community Center



*La Casa Puertorriqueña, 1237 N. California, Demolished September 2019. Photo Credit: Mina Bloom / Block Club Chicago*



*La Casa Puertorriqueña, 1237 N. California, Demolished September 2019. Photo Credit: Terrence Antonio James / Chicago Tribune*

"State Sen. Iris Martinez, who has been vocal in the fight to save La Casa Puertorriqueña, is livid the beloved Puerto Rican community [demolished].

"According to Martinez, the plan all along was to save the community center at 1237 N. California Ave. and build affordable housing

"Martinez said of Paul Roldan, president of Hispanic Housing Development Corporation, the nonprofit developer redeveloping the si icon."

“Yesterday was very emotional. I cried. … I’m just livid with the disrespect he has shown our community.”

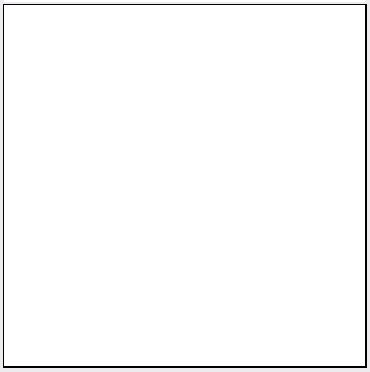
"Roldan, who didn’t respond to multiple requests for comment, has never said publicly the community center would be saved.

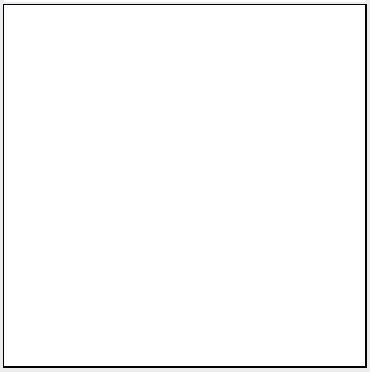
"Asked about the fate of the community center after the court-ordered sale last year, he told Block Club: “It’s an important question with the rest of the community.” Roldan told the Tribune it’s an “iconic location. It’s not an iconic building.” (Bloom, 9/26/19)

Read the Full Story at Block Club Chicago

State Senator Slams Developer For Tearing Down Beloved Puerto Rican Community Center: ‘You Destroyed Our Icon; According to M along was to save the community center and build affordable housing around it. "I'm just livid," she said. Mina Bloom, Block Club Chi

Dismay, delight at imminent sale of beloved Puerto Rican community center to affordable housing developer, Morgan Greene, Chicag





WIN: Protections Passed for Pilsen Homeowners Against Predatory Brokers ar



*Pilsen Two-Flat. Photo Credit: Cathie Bond / Preservation Chicago*

"Real estate developers will now have to wait six months before contacting homeowners who have previously rejected their offers to
under a new ordinance.

"On [September 18, 2019], a measure aimed at blocking real estate developers from repeatedly pressuring homeowners into selling unanimously in City Council.

"The ordinance, sponsored by Pilsen Ald. Byron Sigcho-Lopez (25th), blocks real estate developers from using “predatory tactics to pe cajole, pressure, force, harass or otherwise coerce any homeowner to sell their property.”

The measure, which passed the city’s Committee on Housing and Real Estate last week, takes effect immediately. Under the ordinanc estate investors are not allowed to contact a property owner by email, phone, in person or written letter within a 180-day period afte they are not interested in selling. Those violating the rule would face a fine ranging from $2,000 to $10,000.

“This ordinance protects homeowners — particularly our most vulnerable, including seniors,” Sigcho-Lopez said in a statement. “It pr have been in their homes for generations and often want to stay but feel forced to succumb to the relentless door knocks and phone

"In July, Sigcho-Lopez said he introduced the ordinance after constituents in gentrifying Pilsen reported persistent harassment from d homeowners. After rejecting an offer, constituents were subjected to building inspections, he said." (Pena, 9/18/19)

**Read the Full Story at Block Club Chicago**

Developers Face Up To $10,000 Fine For Harassing Homeowners To Sell Under New City Rule; Introduced by Pilsen Ald. Byron Sigcho- looks to curb "predatory tactics" to get homeowners in gentrifying neighborhoods to sell their property. Block Club Chicago, Mauricio Cherone, 9/18/19

# WIN:
# Little Village Loft Building to Be Converted to 60 Units of Affordable Rentals



*2714 W. 21st Street. Photo Credit: Google Maps*



*2714 W. 21st Street. Rendering Credit: Resurrection Project*

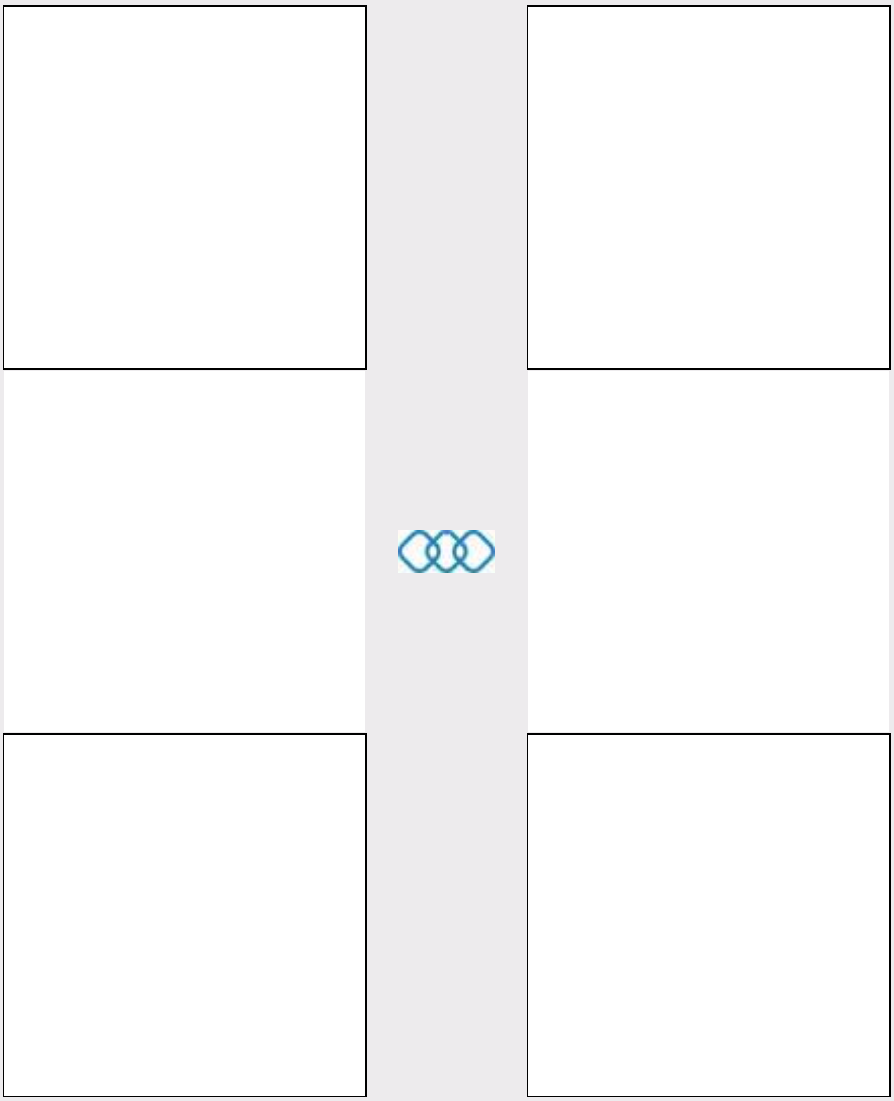
"After recently introducing a proposal for a new affordable housing development in Pilsen, the Resurrection Project will soon pitch p
affordable housing building in neighboring Little Village.

"The Pilsen-based nonprofit aims to bring 60 affordable apartments to 2714 W. 21st St. near the California Pink Line station. The grou
plan for the site at a community meeting at 6 p.m. Tuesday night at Hammond Elementary School, 2819 W. 21st Place, according to A
12th Ward office.

"Under plans, the Resurrection Project would turn an existing building into an affordable housing development that could include 15
bedroom and 15 three-bedroom apartments, according to documents posted by Cardenas' 12th Ward Facebook page." (Pena, 9/10/

**Read the full story at Block Club Chicago**

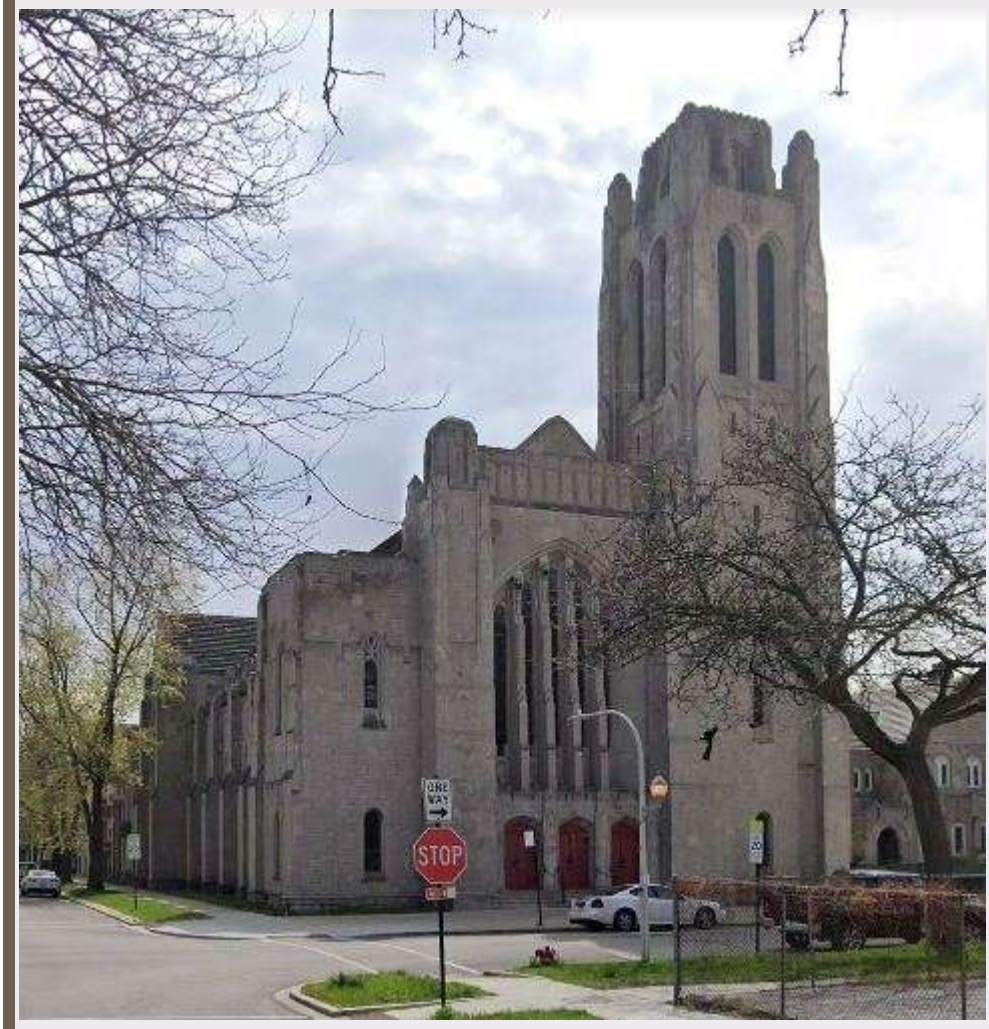
60-Unit Affordable Housing Building Planned Near California Pink Line Station In Little Village; If approved, rents would start at $410-
unit in the transit-oriented development, according to Ald. George Cardenas' office. Mauricio Pena, Block Club Chicago, 9/10/19



## WIN: Exterior and Sanctuary of St. James Methodist Church In Kenwood To Be Part of Adaptive Reuse Project




*St. James United Methodist Church, 4611 S. Ellis Ave. Photo Credit: ChicagoPC.info*




*St. James United Methodist Church, Tallmadge & Watson, 1925, 4611 S. Ellis Ave. Photo Credit: Google Maps*

“Almost a decade after the St. James United Methodist Church said goodbye to its congregation, developers are preparing to submit building into apartments. If the developers’ request to rezone the property at 4611 S. Ellis Ave. is approved, the church would be con units.

"That’s down from the 43 originally planned, according to owner Ibrahim Shihadeh, who cut back after seeing the “beauty” of the ch chandeliers and stained glass. Instead, the sanctuary will be restored to its original condition and used as a cooperative working spac long tables and cubicles would combine for a total of 15 co-working spaces.

"Ald. Sophia King (4th) hosted the developers as they gathered feedback at a community meeting Tuesday evening. King said she wa group’s “good ideas” for reusing the old church building.

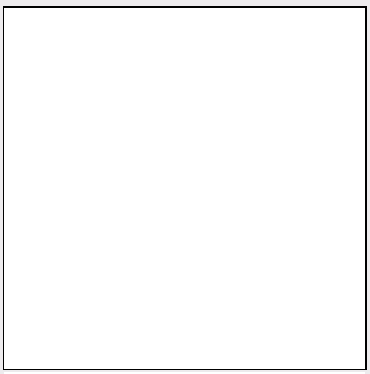
“I’m just happy that they want to preserve everything,” King said. “If we deal with the parking and get the blessing to go forward … th would be an enhancement to the community.” (Evans, 9/18/19)

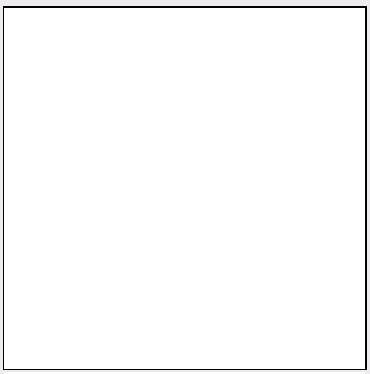
St. James United Methodist Church is a beautiful building and Preservation Chicago encourages the developer to take the steps to de a Chicago Landmark. In addition to providing it recognition and long-term protections, it could make the building eligible for a variety

**Read the full story at Block Club Chicago**

Amid Conversion To Apartments, Co-Working Spot; Residents raised concerns about the plan's impact on parking near the closed chu Maxwell Evans, Block Club Chicago, 9/18/19

Historic Kenwood church could become apartments, coworking space; The revised proposal for St. James Methodist Church would p sanctuary, Jay Koziarz, Curbed Chicago, Oct 1, 2019





## WIN:
## Restoration Work Progresses at the First Church of Deliverance




*First Church of Deliverance, 4315 S. Wabash Avenue, Walter T. Bailey, 1939. Photo Credit: Mary Lu Seidel / Preservation Chicago*



*First Church of Deliverance, 4315 S. Wabash Avenue, Walter T. Bailey, 1939. Photo Credit: Eric Allix Rogers*



*First Church of Deliverance, 4315 S. Wabash Avenue, Walter T. Bailey, 1939. Photo Credit: Eric Allix Rogers*

If you have never visited the First Church of Deliverance at 4315 S. Wabash in Bronzeville, please consider visiting it during the Open
on October 19 and 20. The church is also open for worship services every Sunday at 11 a.m.

The iconic, Art Moderne-style church is unlike most churches you will see in Chicago. Designed in 1939 by the first African-American
Illinois, Walter T. Bailey, it was built around an old hat factory. A second story was added and the building was expanded 50 feet to th

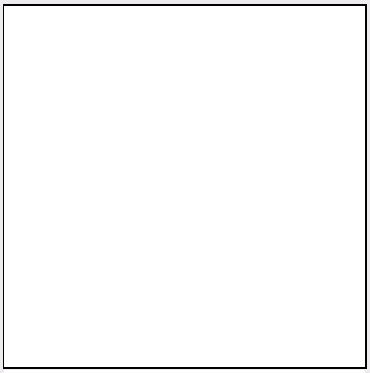
original hat factory footprint. The unique bands of colored terra-cotta blocks are representative of the Art Moderne style. Following r
following a fire in 1945, the distinctive towers were added to the church's façade.

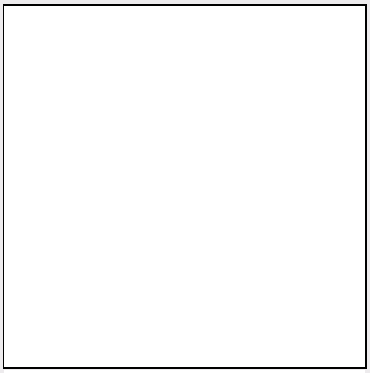
It is in the midst of a significant restoration effort, thanks in part to a $228,000 Chicago Adopt-A-Landmark Grant. First Church of Deli
a Chicago Landmark in 1994 making it eligible for Adopt-a-Landmark funds.

First Church of Deliverance received a $228,000 restoration grant from the Chicago Department of Planning and Development Adopt
January 2018. The congregation has used the Adopt-a-Landmark funds to restore the façade, do some tuckpoint, restore its historic r
Chicago-based artist Fred Jones and restore the large wooden front doors. The congregation also replaced the foyer tile in 2018. Fun
Landmark program is provided by new development projects in exchange for receiving zoning bonuses.

The founding Paster Rev. Clarence H. Cobbs and his Assistant Rev. Mattie Thornton grew the congregation, and led services that trans
This incredible church and its devoted congregation are emblematic of the spirit and commitment to save a house of worship that pi
broadcasts of its services and changed the sound of gospel music with the addition of a Hammond electric organ. Additionally, the Fi
Deliverance played a significant role in the history of gospel music. Since the 1940s, its gospel music broadcasts established it as an i
center for the growth and innovation of this musical genre. At one time, it had a 200-person choir. Over the years, gospel and jazz mu
Louis Armstrong, Nat King Cole, Dinah Washington and Sallie Martin performed at the church for its nationally syndicated Gospel rad

Chicago is experiencing an extraordinary construction boom with record-breaking levels of new construction and investment. Preserv
the City of Chicago and its efforts to divert a portion of the massive capital investments in downtown super-tall projects to Chicago L
neighborhoods through the Adopt-a-Landmark Fund. This a powerful, successful, and effective tool to help all of Chicago to move for
provide much-needed renovation funds to important Chicago Landmarks located in the neighborhoods and underserved communitie
these funds will continue to flow into the neighborhoods to help restore Chicago Landmarks suffering from years of deferred mainte
Chicago encourages owners of Chicago Landmark buildings to nominate their landmarks to this Adopt-a-Landmark program. Link to A
program and link to download an application.





## LOSS:
## Rest In Peace Crawford Power Plant
## (Chi 7 2019 and 2014)




*Crawford Power Station during demolition summer 2019. Photo Credit: Mary Lu Seidel*

The demolition continues on the Crawford Power Station in Little Village. As it works its way through the environmental remediation
of demolition, Hilco Redevelopment Partners is tearing its way through history.

Little Village residents rallied against Hilco's plans to demolish the historic building and develop a large distribution warehouse on the
Village Environmental Justice Organization, led by Kim Wasserman and a remarkable team of organizers and community advocate, di
organize and speak up for the Little Village residents who have decades of environmental inequality.

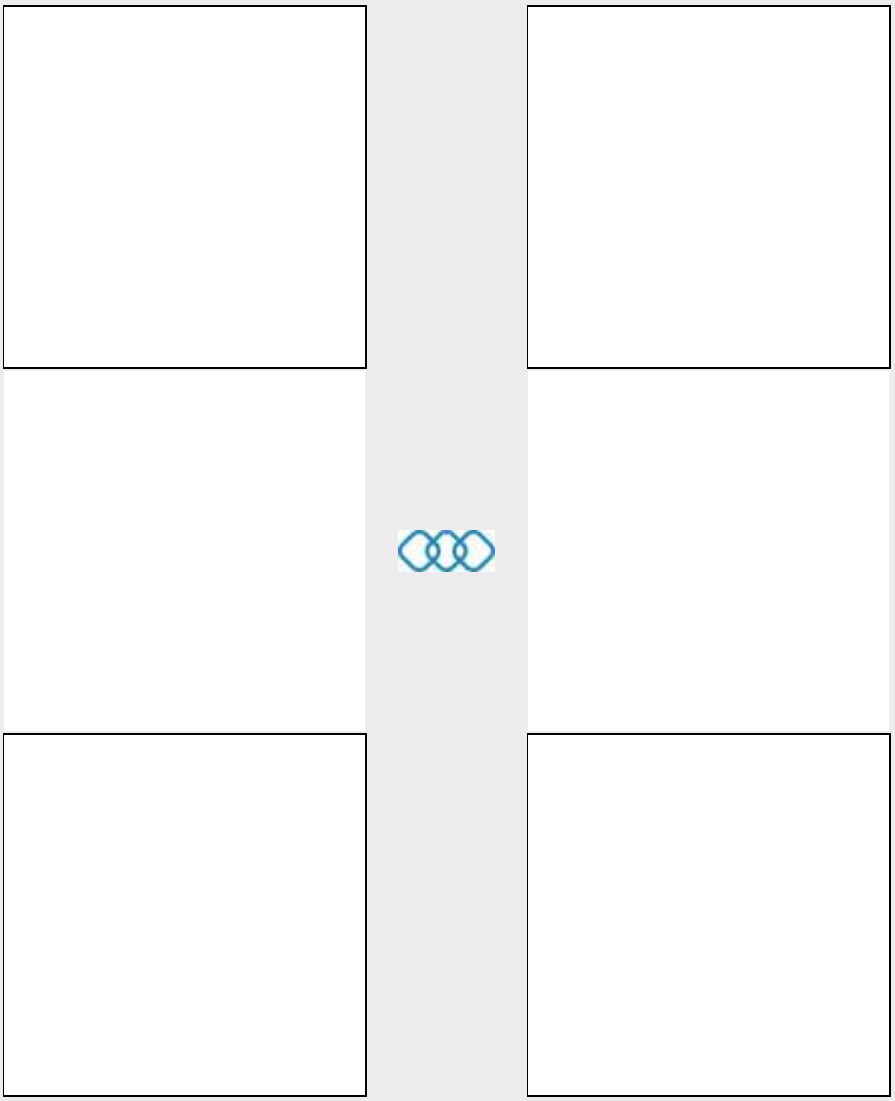
The community fought successfully to close down the former electric-generating, coal-burning power plant, and they wanted to have
had been a symbol of pain and pollution to become a site of hope and renewal through adaptive reuse.

Hilco was unwavering in its plans to demolish the Crawford Power Plant and develop a use that will significantly increase truck traffic neighborhood – further polluting the air and roadways of Little Village.

While we mourn the loss of this historic plant designed by Graham, Anderson, Probst & White and built in 1926, we need to mobilize from doing the same destruction at the Fisk Power Plant in Pilsen. It was designed by Shepley, Rutan and Coolidge, the successor firm the architects of the Chicago Cultural Center. It was built in 1903 by Commonwealth Edison and industrialist Samuel Insull, president

The Fisk Station, among many firsts, was also the home of the world's largest transformer at the time, built by Westinghouse and inst 375,000 pounds. Fisk was also responsible for many years providing direct current-DC to the Chicago Transit Authority substations an

Later additions to the Fisk Power House complex were designed by Daniel H. Burnham & Company and Shaw, Naess and Murphy. Sev "orange-rated" in the Chicago Historic Resources Survey. Fisk is situated on the South Branch of the Chicago River.



THREATENED: After a site visit, Alderman stands by her comments about S Nature Sanctuary

*"All dead…it's been dead for some years."*

(Chicago 7 2017, 2018 & 2019)



*South Shore Nature Sanctuary. Photo Credit: Susannah Ribstein*



*South Shore Nature Sanctuary. Photo Credit: Eric Allix Rogers*



*South Shore Nature Sanctuary. Photo Credit: Eric Allix Rogers*



*South Shore Nature Sanctuary. Photo Credit: Eric Allix Rogers*



*South Shore Nature Sanctuary. Photo Credit: Eric Allix Rogers*



*South Shore Nature Sanctuary. Photo Credit: Eric Allix Rogers*



*South Shore Nature Sanctuary. Photo Credit: Eric Allix Rogers*

Ald. Leslie Hairston (5th) proclaimed in the Sun-Times that the cherished South Shore Nature Sanctuary is “actually all dead…it’s bee years.” (Sun-Times, 8/9/19)

“Ald. Leslie Hairston (5th) has drawn outrage from locals after falsely claiming the South Shore Nature Sanctuary is “dead” and has no

"Hairston told the Sun-Times that she’d like to take Mayor Lori Lightfoot on a tour of the sanctuary “because it’s actually all dead, and some years.” She was trying to convince the mayor that plans to merge the Jackson Park and South Shore golf courses wouldn’t be di area.

"All one has to do to prove otherwise is take a visit to the sanctuary, said Brenda Nelms, co-president of Jackson Park Watch. “It is a l local residents as a place of community, solace and recreation,” Nelms said in a statement. “We hope that Mayor Lightfoot will tour J Shore, with Alderman Hairston or on her own, with an eye to seeing what would be lost.” (Evans, 8/15/19)"

**Read the full story at Block Club Chicago**

"Whenever she gets the chance, Anne Holcomb takes the homeless youth she assists in her role at a Chicago nonprofit to the South S a 6-acre lakefront site with paths that bring visitors up close with a variety of trees, plants and flowers.

"Toward the end of the visit, Holcomb brought the group to a circular seating area and asked the youth to close their eyes and sit in s Afterward, a teen in the group described how he was able to hear birds chirping and water splashing, something he had never exper way.

“It was just so incredibly peaceful,” Holcomb said, “and everybody enjoyed it so much. They didn’t want to leave.”

"The sanctuary, which sits adjacent to the South Shore Cultural Center, is at the center of the debate over the $30 million project led Woods to upgrade and merge the Jackson Park and South Shore golf courses.

"Earlier last month, Ald. Leslie Hairston, whose 5th Ward includes the sanctuary, was ridiculed after saying that the sanctuary has be years” because of a lack of maintenance.

"On Thursday, Hairston said she stands by her comments. “I do,” she told WTTW News." (Ruppenthal, 9/19/19

Read the full story at Chicago Tonight WTTW Chicago

Ald. Leslie Hairston Stands By Comment That Nature Sanctuary is ‘Dead, Alex Ruppenthal, Chicago Tonight WTTW, September 19, 20

Ald. Leslie Hairston accused of lying about nature sanctuary as part of ‘marketing campaign’ to jump-start golf course merger; Hairst Shore Nature Sanctuary has been “dead for some years … because there was nobody to maintain it.” But Jackson Park Watch posted prove the sanctuary is alive and well and distributed them at a Chicago Park District board meeting.Fran Spielman, Chicago Sun-Time

Hairston’s claim on South Shore Nature Sanctuary is political self-interest; Far from being dead, it’s one of Chicago’s few thriving exam lakeshore habitat, Letters to the Editor, Chicago Sun-Times, 8/19/19

South Shore Nature Sanctuary Is Far From ‘Dead,’ Neighbors Say After Ald. Hairston Pushes To Replace It with Golf Courses; Hairston Medinah Country Club, where Tiger Woods — who's backing a plan to remove and replace the sanctuary for a PGA-level course — w tournament, Maxwell Evans, Block Club Chicago, 8/15/19

Fight for South Shore Nature Sanctuary is latest environmental justice flashpoint; Ald. Leslie Hairston’s recent comments highlight the officials and community activists working for environmental equity. Curtis Black, The Chicago Reporter, 8/22/19

WATCH: Have You Discovered the South Shore Nature Sanctuary? Openlands, June 28, 2018




LOSS: Historic
Wachowski-Ray House in Jefferson Park Demolished



*Wachowski-Ray House, 5374 W. Lawrence Avenue, by J.F. Knudsen circa 1914. Demolished September 27, 2019. Photo Credit: Nadig N*

"A 105-year-old home in Jefferson Park where the first Mass for Saint Constance Parish was held [has been] demolished, although th Historical Society [was] hoping that the structure [could] be preserved due to its historical and architectural significance.

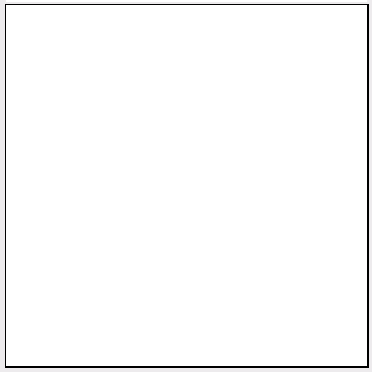
"An application to demolish the Wachowski-Ray House at 5374 W. Lawrence Ave. [was] pending with the city Department of Building Knudsen, designed a wide variety of homes and small commercial buildings in the city, according to the historical society.

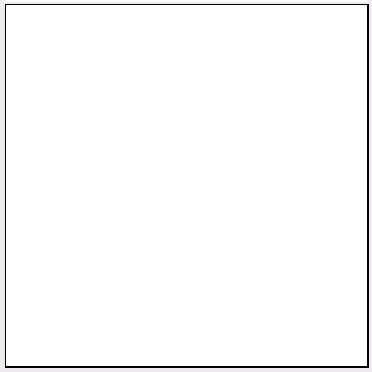
"The house [was] not listed on the Chicago Historic Resources Survey, but earlier this year city planning officials identified the home a potential residential landmark district, which would include several prominent Jefferson Park homes, historical society researcher Fra

"According to county records, the property was sold on Aug. 7 to PFH Homes Inc., which could not be reached for comment. The pro would allow for a mixed-use building with up to nine residential units to be built on the 9,500-square-foot parcel, but there are repo may be sought for the site's redevelopment." (Nadig, 9/5/19)

Read the full article at Nadig Newspapers

Wachowski-Ray House at 5374 W. Lawrence Ave may be demolished, Historical group hopes to preserve century-old Jefferson Park h demolished, Brian Nadig, Nadig Newspapers, 9/5/19



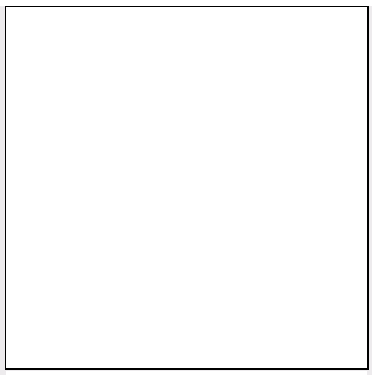
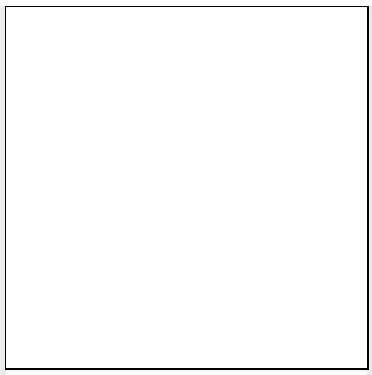
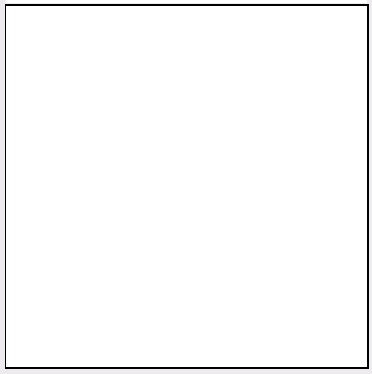
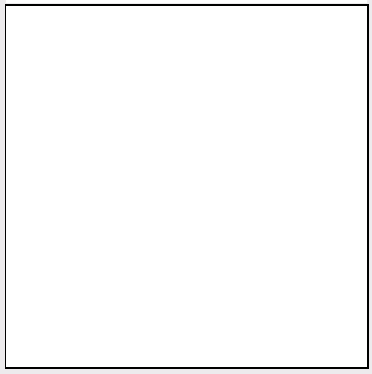


THREATENED: 4403
S. Oakenwald Needs a Savior



*4403 S. Oakenwald in 2019 Photo Credit: Debbie Mercer*

4403 S. Oakenwald from circa 1880 is located in the North Kenwood Historic District. The building's condition is approaching unsalva
promoting this building in hopes of finding a buyer to step forward and prevent an emergency demolition. This building would qualif
and a property tax assessment freeze. (Thanks to dristeen @53viroqua for alerting us via Twitter)

## THREATENED: 90-Day Demolition Delay List Highlights

The Demolition-Delay Ordinance, adopted by City Council in 2003, establishes a hold of up to 90 days in the issuance of any demo historic buildings in order that the Department of Planning and Development can explore options, as appropriate, to preserve the bu limited to Landmark Designation.

The ordinance applies to buildings rated “red” and “orange” in the Chicago Historic Resources Survey (CHRS). These buildings are zoning map. The delay period starts at the time the permit application is presented to the department's Historic Preservation Div extended beyond the original 90 days by mutual agreement with the applicant. The purpose of the ordinance is to ensure tha resource can be demolished without consideration as to whether it should and can be preserved.

**Additional Reading**
City of Chicago Demolition Delay Hold List (2019)




Address: **3714 N. Southport Ave.**
#100836477
Date Received: 05/23/2019
Ward: 44th Ward Alderman Tom Tunney
Applicant: Viewpoint Services, DBA Brophy Evacuation
Owner: Southport 2018 LLC

Permit
Description: Wreck and removal of a 2-story, multi-unit, residential and commercial masonry building
Status: Under Review

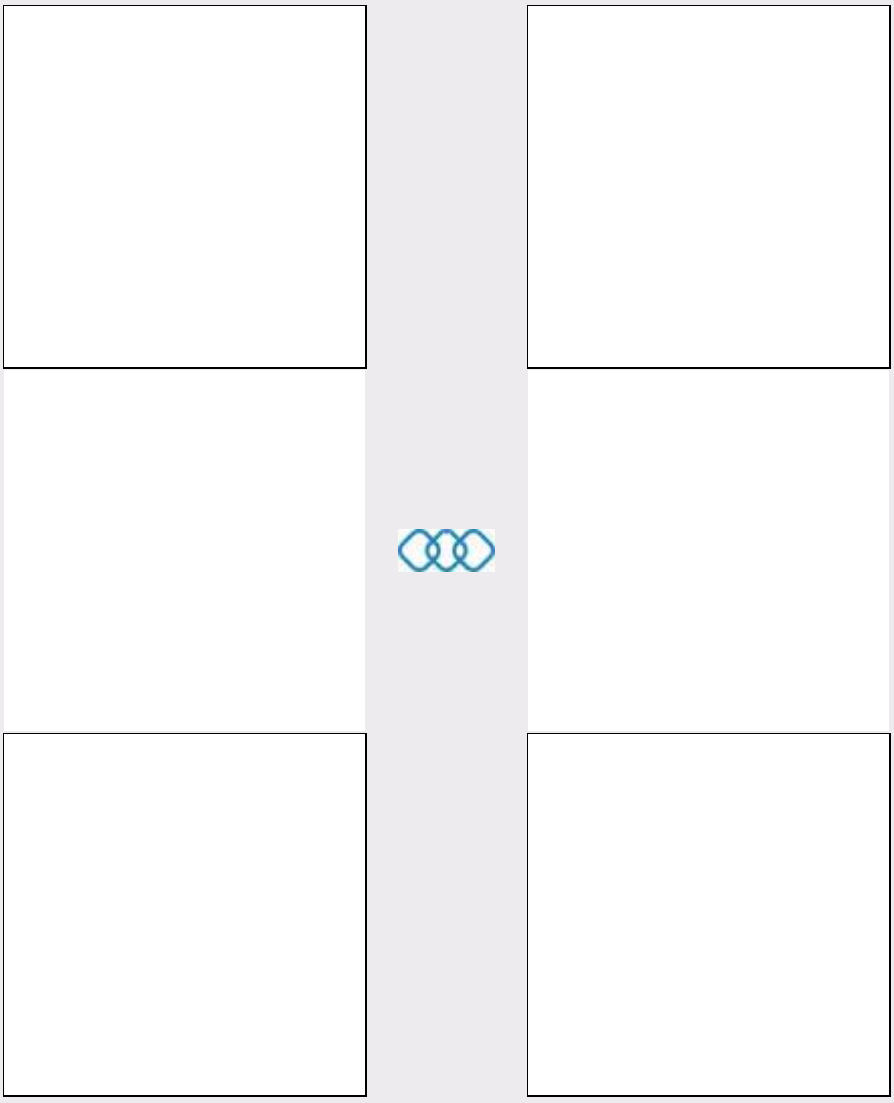


Address: **16 W. Maple St.**
#100817848

Date Received: 05/23/2019
Ward: 2nd Ward Alderman Brian Hopkins
Applicant: Taylor Excavating & Construction, Inc.
Owner: Twelve West Maple, LLC
Permit Description: Demolition and removal of an existing four-story, multi- , mixed-use masonry building.
Status: **Released 8/20/19**

**Update**: Preservation Chicago has been working with urgency to save this building from demolition. We have been in regular contact
Alderman Brian Hopkins, the Alderman's office, and the developer David Pisor. The architect, Larry Booth, has been unresponsive.

At this point with the demolition delay expired and the demolition permit issued, we are advocating for the retention of the 3-story f
incorporated into the base of the new construction tower. It would serve as a highly beautiful entrance and maintain a pedestrian-or
level. The developer expressed interest in this concept and we continue to pursue this alternative might prevent a total loss.



LOSS: “Spotlight on Demolition”
310 N. Michigan Avenue, Loop,
Fabbri Sausage Company,1100 W. Randolph St., West Loop
Anshe
Russia/Poile Zedeck, 1333 S. Harding St., North Lawndale
4431 N. Hamilton Avenue, Ravenswood

## 2020 W. Armitage Avenue, Bucktown

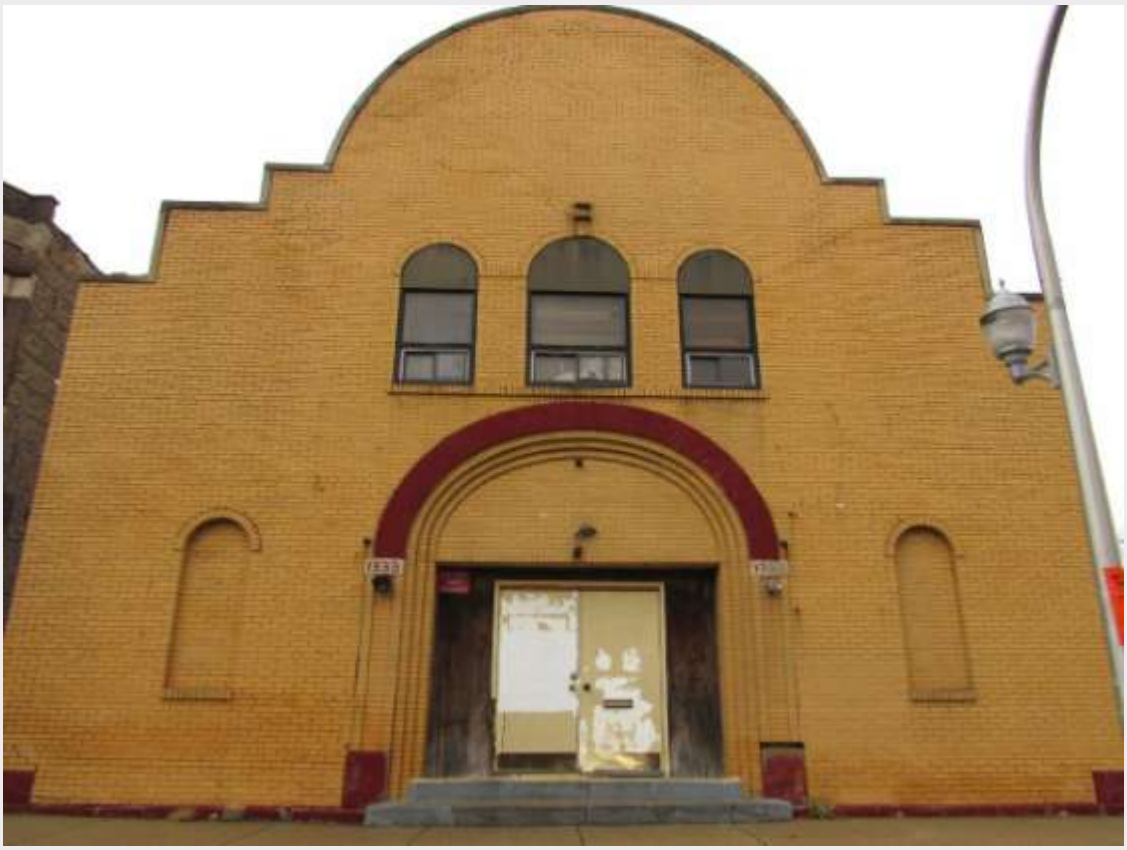
*"It's an old, common cry in a city where demolition and development are often spoken in the same breath, and historic homes from the wrecking ball can feel as futile as trying to stop the snow. My Twitter feed teems with beauti vanish in the time it takes to say 'bulldozed.' Bungalows, two-flats, three-flats, greystones, workers' cottages. T people who lament the death of Chicago's tangible past, flit through my social media feed like a parade of the conde guillotine,"* [mused Mary Schmich in her Chicago Tribune column on July 12, 2018]




*310 N. Michigan Avenue, Loop, Demolished September 2019. Photo Credit: Google Maps*



*Fabbri Sausage Company, 1100 W. Randolph Street, Demolished September 2019. Photo Credit: Google Maps*



*Anshe Russia/Poile Zedeck, 1333 S. Harding Street, North Lawndale, Demolished September 2019. Photo Credit: Debbie Mercer*



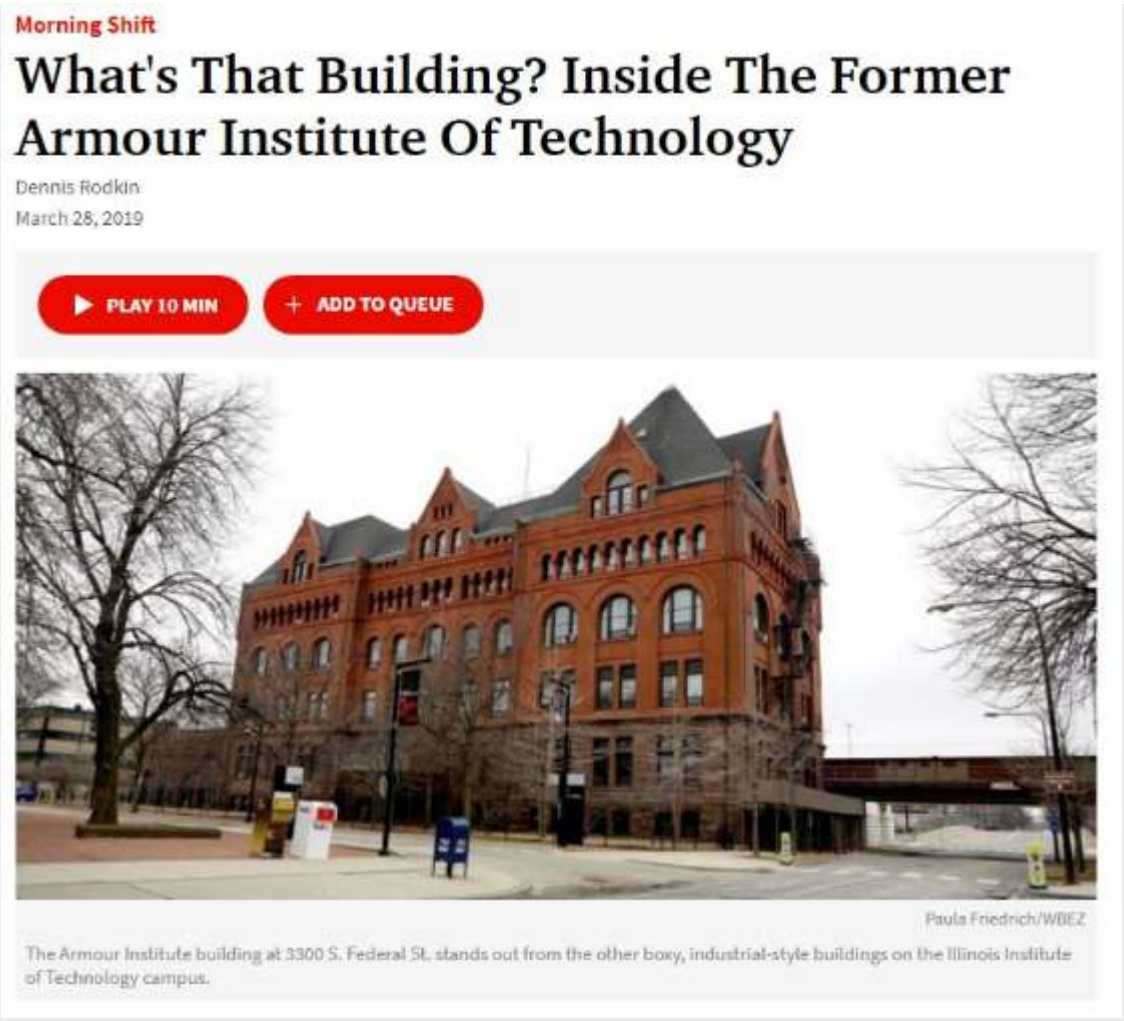
*4431 N. Hamilton Avenue, Ravenswood, Demolished September 2019. Photo Credit: Hot Pads*



*2020 W. Armitage Avenue, Bucktown, Demolished September 2019. Photo Credit: Google Maps*

## Preservation In the News

### RADIO:
### What's That Building? Inside The Former Armour Institute Of Technology




*AUDIO: What's That Building? Inside The Former Armour Institute Of Technology, Morning Shift, WBEZ Chicago 91.5. Photo Credit: Chicago 91.5*

"Amid the many modernist steel-and-glass buildings on the campus of the Illinois Institute of Technology stands a red brick Victorian entire block.

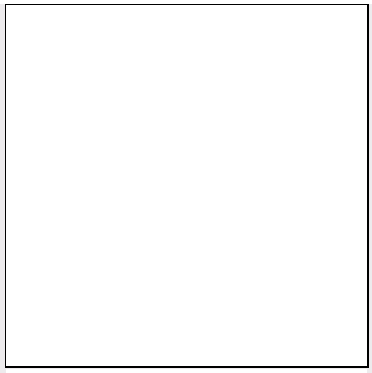
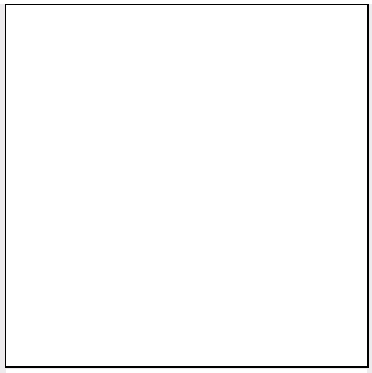
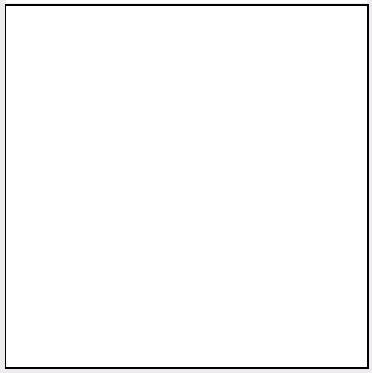
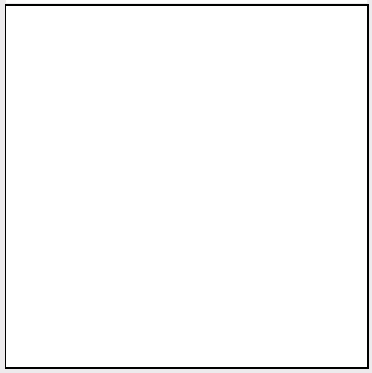
"It caught the eye of a "What's That Building?" fan, who asked about the history of the "huge red brick building — maybe part of IIT."

"It was built in 1893 to house one of IIT's predecessors: the Armour Institute of Technology. IIT was created in 1940 when the Armou the Lewis Institute, a West Side school. Students attended classes in the Armour building until it closed in the early 2000s. IIT sold it i development group plans to gut the inside and turn the Chicago landmark into an apartment building.

"That work hasn't started, so the spot is vacant for now. But a look inside reveals a building still filled with hints of its history."

**Hear the full story on the Morning Shift, WBEZ Chicago 91.5**

AUDIO: What's That Building? Inside The Former Armour Institute Of Technology, Dennis Rodkin, Morning Shift, WBEZ Chicago 91.5,

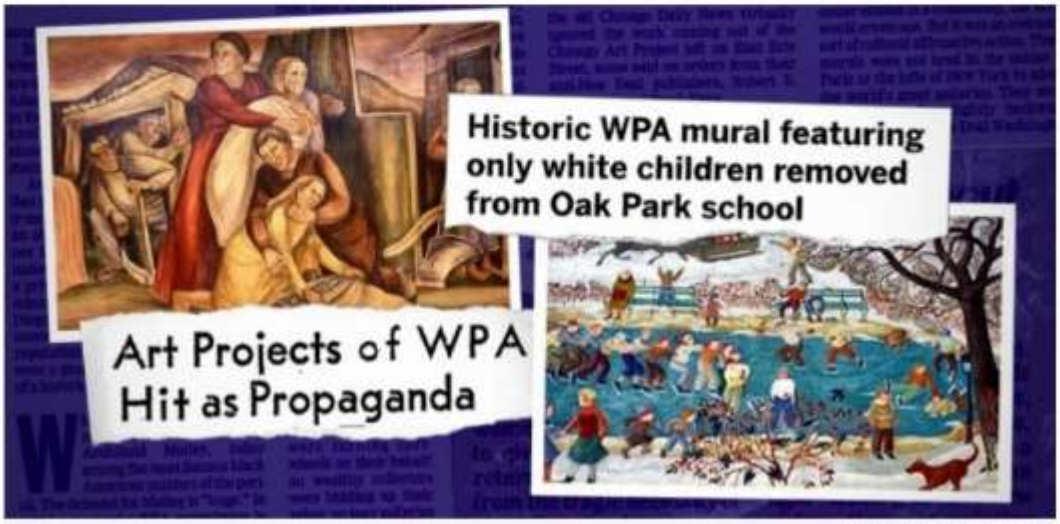
RADIO: Why Chicago's Depression-Era School Murals Sparked Debates Abo
Politics For 80 Years

Curious City

# Why Chicago's Depression-Era School Murals Sparked Debates About Art And Politics For 80 Years

Char Daston
August 10, 2019

PLAY 9 MIN  + ADD TO QUEUE




Katherine Nagasawa/WBEZ

*AUDIO: Why Chicago's Depression-Era School Murals Sparked Debates About Art And Politics For 80 Years, Curious City, WBEZ Chica*
*Katherine Nagasawa/WBEZ Chicago 91.5*

"Earlier this year, Lake View resident Pamela Monaco read about a debate dividing the Chicago suburb of Oak Park. Three schools the of removing government-funded,Depression-era murals after some students at those schools raised concerns that the art didn't refle student body.

"As a supporter of preserving historic art, this concerned Pamela. So she turned to Curious City with a question:

"How many government-funded, Depression-era murals are left in the Chicago area, and how many have been destroyed or removed

"According to the book Art for the People by Heather Becker, nearly 500 murals were created in Chicago during the Great Depression creation programs, chief among them the Works Progress Administration, or WPA.

"However, according to Art for the People, almost half of those murals — or at least 220 — are no longer on display. Many have been painted over, or sold, while others — as is the case in Oak Park — have been deliberately removed due to pushback from local reside

"Some of these objections happened soon after the paint dried, while others occurred years later, as views of sensitive subjects like r evolved. Below are the stories behind just a few area murals that have sparked controversy over the years. Taken together, they illust of the value and purpose of public art."

Hear the full story on the Curious City, WBEZ Chicago 91.5

AUDIO: Why Chicago's Depression-Era School Murals Sparked Debates About Art And Politics For 80 Years, Curious City, WBEZ Chicag

## EVENTS

Bravo to Ward Miller for his outstanding and well received September lectures in

- Chicago Build 2019: "Preservation and Adaptive Reuse in Chicago"
- 21st Annual Arts and Crafts Conference: "The Arts & Crafts Movement: Chicago & Enviro
- Second Urbanism Conference in Islamabad, Pakistan: “Revisiting The Plan of Chicago an

## Successful Community Survey Event Documents and Honors Roseland's Historic Char



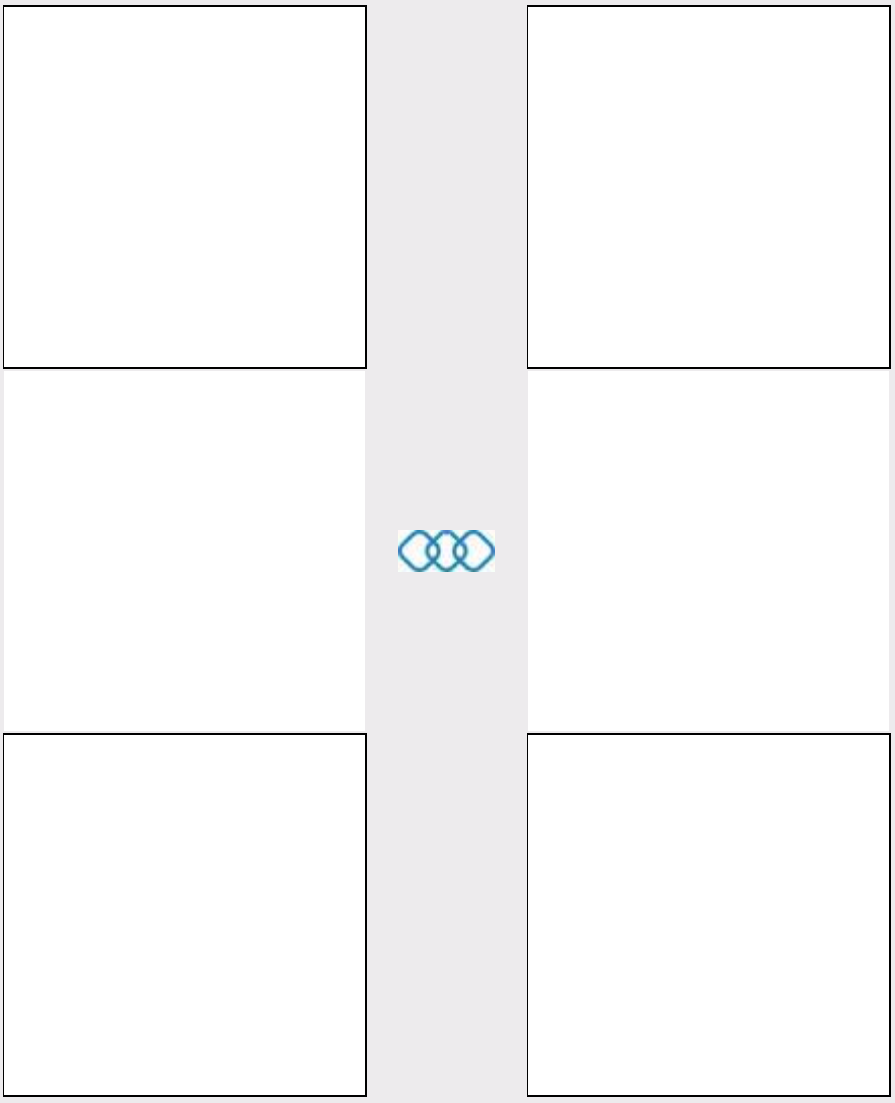

At one time, Roseland was called the Jewel of the South Side.

Volunteers turned out at the end of August to survey properties along the Michigan Avenue commercial corridor in Roseland to docu
remain standing and which have historic character.

The survey event was sponsored by the Greater Roseland Chamber of Commerce, with support from Seaway, a credit union located a Avenue. Preservation Chicago provided access to the surveying program and training on how to conduct the survey. Data from the su assess what is remaining of Roseland's historic fabric and to make a case for its restoration and revitalization.

The Ware Ranch Steak House hosted the meet-up on Saturday, August 24. Volunteers spent the morning surveying properties along between 103 rd and 116 th Streets. When they returned to the Steak House, the energy and excitement was palpable. People shared the buildings they came across, they shared memories of what it was like growing up in Roseland, and they began to imagine that it c the future.

It was a day mixed with skepticism but ultimately hope. Community members who showed up have seen Roseland face deterioration for decades – with illicit activities, drug dealers and business owners concerned only with making money with little to no regard for t live there. Despite the struggles that have brought the community down, volunteers were hopeful that something could be done to t



## Preservation Chicago Hosts Chicago Architecture Biennial 2019 Events:

- Chicago 7 Bus Tour, Sat., October 5 (sold out)
- Benefits for All: Historic Preservation and Affordable Housing, Tuesday October 1 but waiting list is active)
- Community, History, Place and Equity, Tuesday November 12

CHICAGO ARCHITECTURE BIENNIAL




*...and other such stories, the 2019 Chicago Architecture Biennial. Logo Credit: Chicago Architecture Biennial*

## Highly Successful, Sold Out Preservation Chicago's Chicago 7 Most Endangered Coach Tour - October 5

Tour hosted by Ward Miller of Preservation Chicago, and Jacob Kaplan of Forgotten Chicago

- Air conditioned coach
- Limited seats available
- Saturday, October 5
- 10 am to 3 pm

1. Jackson Park, Midway Plaisance and South Shore Cultural Center
2. Laramie State Bank in Austin
3. Loretto Academy/Institute of the Blessed Virgin in Woodlawn
4. Justice Hammer/Lu & Jorja Palmer Mansion in Bronzeville
5. Second Church of Christ, Scientist in Lincoln Park
6. James R. Thompson Center/State of Illinois Building in the Loop
7. Roman Catholic Churches throughout Chicago

Learn why these Chicago buildings and sites are endangered and why they would be a significant loss to the city and community if th
landmarked. Some of the stops this year will include:

Registration Link

## Benefits for All: Historic Preservation and Affordable Housing - October 29 (Sold out , but waiting list

Does historic preservation contribute to the reduction of affordable housing in communities? Does it promote affordable housing? A
stories that support a "yes" answer to both questions. A more important question is: What can the historic preservation movement d
growth of affordable housing and ensure that existing affordable housing in an area is better retained? What tools do we have now t
goals, and what new tools do we need?

Preservation Chicago will moderate a panel discussion including:

- 25th Ward Alderman Byron Sigcho-Lopez
- Department of Housing representative (not yet confirmed)
- Peter Holsten, Holsten Development
- Win Curran, Associate Professor at DePaul University who studies affordable housing and gentrification
- Alyssa Frystak, author of report "Small But Mighty: Combating the Affordable Housing Crisis Through Small-Scale Historic Reha

Location: National Public Housing Museum, 625 N. Kingsbury St., Chicago
Date Options: Tuesday, October 29
Time: 1 hour 30 minutes (5:30 to 7 p.m.)

Preservation Chicago protects and revitalizes Chicago's irreplaceable architecture, neighborhoods and urban green spaces through di
education and technical assistance.

Registration Link

## Community, History, Place and Equity - November 12

In some of Chicago's historically disinvested communities, the preservation of historic places and the history of community that surro
been equitable. Preservation Chicago initiated a Neighborhood Outreach Program in 2019 to contribute to the turning of the tide. Dr
members and facilitated by Preservation Chicago, we work collaboratively to identify historic assets in targeted community areas and
preserve the more vulnerable of those buildings.

As the preservation community advocates for the City of Chicago to commit resources for an updated Chicago Historic Resource Surv
has embarked with community residents on parcel surveys in targeted areas defined by the community. Current CHRS data will be im
based system, and new information can be exported and shared with the City of Chicago.
The program strategies are to:

1. Raise awareness of preservation as a strategy to strengthen healthy communities
2. Develop strategies to protect the most vulnerable historic assets
3. Develop network of community-based preservation and community development advocates
4. Advance policies to expand tools for preservation
5. Increase capacity of neighborhood preservation partners
6. Connect people to resources

Stories will be collected and shared to remind people of the glory of these places and their importance to connect people to their his
Bronzeville and Roseland neighborhoods is well underway. We have begun the same outreach South Chicago. While the program wil
neighborhoods across Chicago, the program's first two years will focus predominantly on neighborhoods with historic resources that
overlooked and at great risk of being lost. Greater focus needs to be invested in implementing and developing tools and resources to
Chicago's historic assets. Historic preservation is an effective tool to contribute to healthier communities with stable housing, pride o
that tell the story of the community.

The format of this event will be a panel presentation and discussion, including:

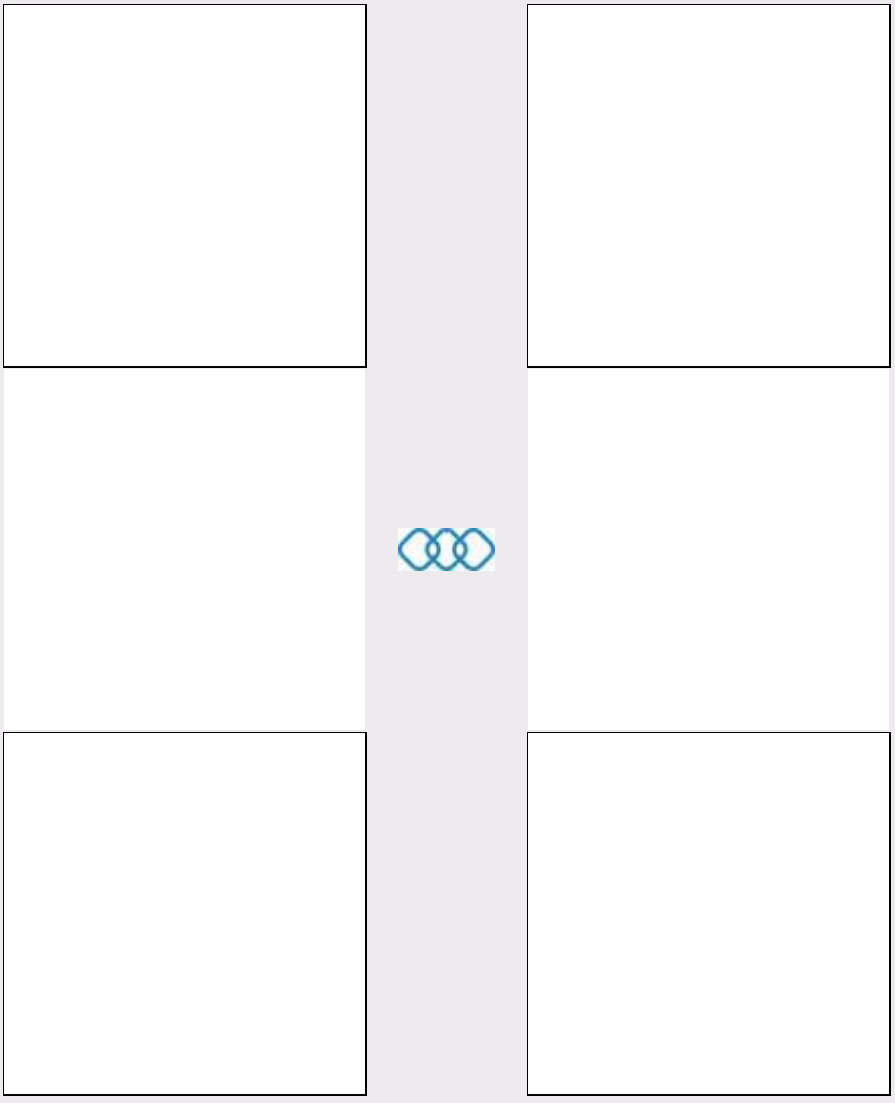
- Mary Lu Seidel, Director of Community Engagement for Preservation Chicago
- Bernard Loyd, Preservation Bronzeville representative
- Andrea Reed, Preservation Roseland representative
- A third community representative
- An alderman or city representative

Ms. Seidel will give a brief program overview. Each of the community representatives will share the story of their work done to date.
questions from the moderator (Ms. Seidel) and the audience.

Location: National Public Housing Museum
Date: November 12, 2019
Time: 5:30 to 7 p.m.

Preservation Chicago protects and revitalizes Chicago's irreplaceable architecture, neighborhoods and urban green spaces through d
education and technical assistance.

Registration Link



Jazz
Age Party at Glessner House
Thursday, October 10, 2019
6 to 9 PM



Link to purchase tickets for the Glessner House Jazz Age Party

It's October 1919 and Prohibition has just been signed into law - come drink and party before it's enforced. Enjoy music, dancing, ent
and food. Then party like it's 1919.

You're invited to a Jazz Age party with an open bar and appetizers - a specialty cocktail will be stirred up!

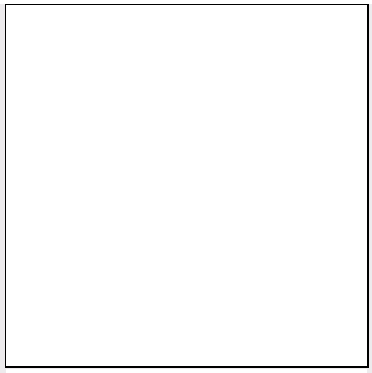
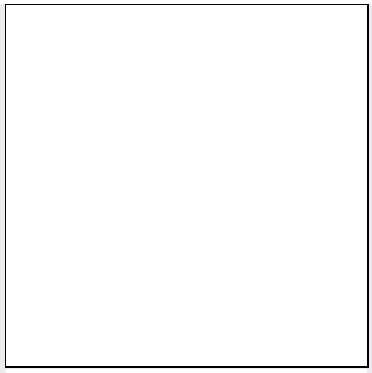
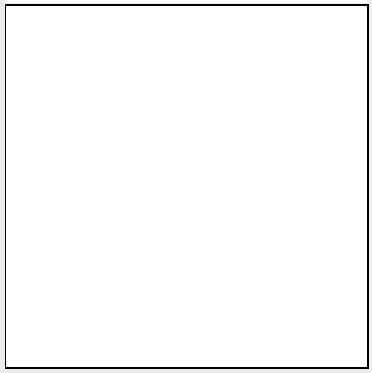
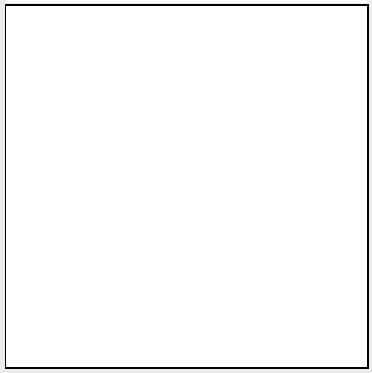
October marks the 100th anniversary of the passing of Prohibition. So, get your flapper on and celebrate with Glessner House for thi
actors from Stockyards Theatre Project.  Meet some characters of the time with different views on the ills of drinking.

Vintage dapper dress encouraged!

$50 per person. This is a fundraiser for Glessner House so membership discount does not apply.

Jazz Age Party
Thursday, October 10, 2019
6:00 PM 9:00 PM
Glessner House
1800 South Prairie Avenue, Chicago, IL

More information at the Glessner House website.

[Volunteers Still Needed for Open House Chicago 2019]




*Volunteer for Open House Chicago. Photo Credit: Michael Courier/ Open House Chicago*

Link to volunteer for Open House Chicago 2019

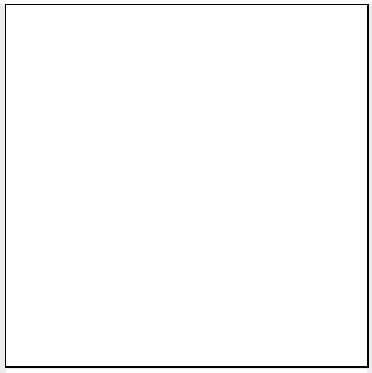
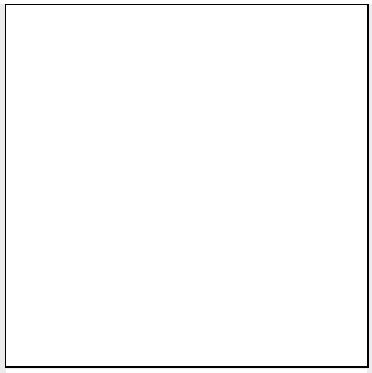
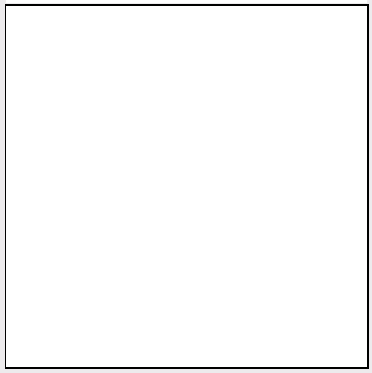
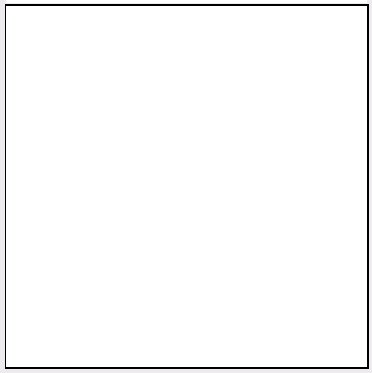
WHAT DO OHC VOLUNTEERS DO?
Volunteer Greeters are assigned to all OHC sites to welcome and count guests, answer questions and assist with crowd control and li
Greeters typically work one four-hour shift, which leaves plenty of time to explore the city the remainder of the weekend.

Leadership Volunteers help us keep OHC running smoothly by working a full-day shift, overseeing either a cluster of nearby sites, or
downtown site.

WHY SHOULD I VOLUNTEER FOR OHC?
In addition to meeting visitors from all over the world who share your enthusiasm for the city and its architecture, OHC volunteers re

A Priority Access pass and admission to Members Only sites for two
Discounted CAC membership
Discount coupon to use at the CAC Store
OHC t-shirt souvenir
Two free CAC walking tour passes
Additional benefits for Leadership Volunteers
HOW DO I SIGN UP?
If you are interested in volunteering for OHC 2019, please fill out this form. In mid-August, when volunteer registration for OHC 2019
receive an email with additional information about the shift selection process and t-shirt pickup options.

The list of participating sites will be released after Labor Day, and shortly after that, registered volunteers will be able to select your

Open House Chicago 2019
Saturday and Sunday October 19 and 20
Free
behind-the-scenes access to more than 350 buildings across Chicago







*Open House Chicago 2019, Saturday and Sunday October 19 and 20, Free behind-the-scenes access to more than 350 buildings acros*
*Open House Chicago 2019*

START PLANNING YOUR OPEN HOUSE CHICAGO ITINERARY TODAY!
OHC WILL TAKE PLACE OCTOBER 19-20, 2019.
The Chicago Architecture Center's Open House Chicago is a free public festival that offers behind-the-scenes access to more than 350 Chicago.

Explore the hidden gems and architectural treasures of Chicago's diverse neighborhoods—all for free.

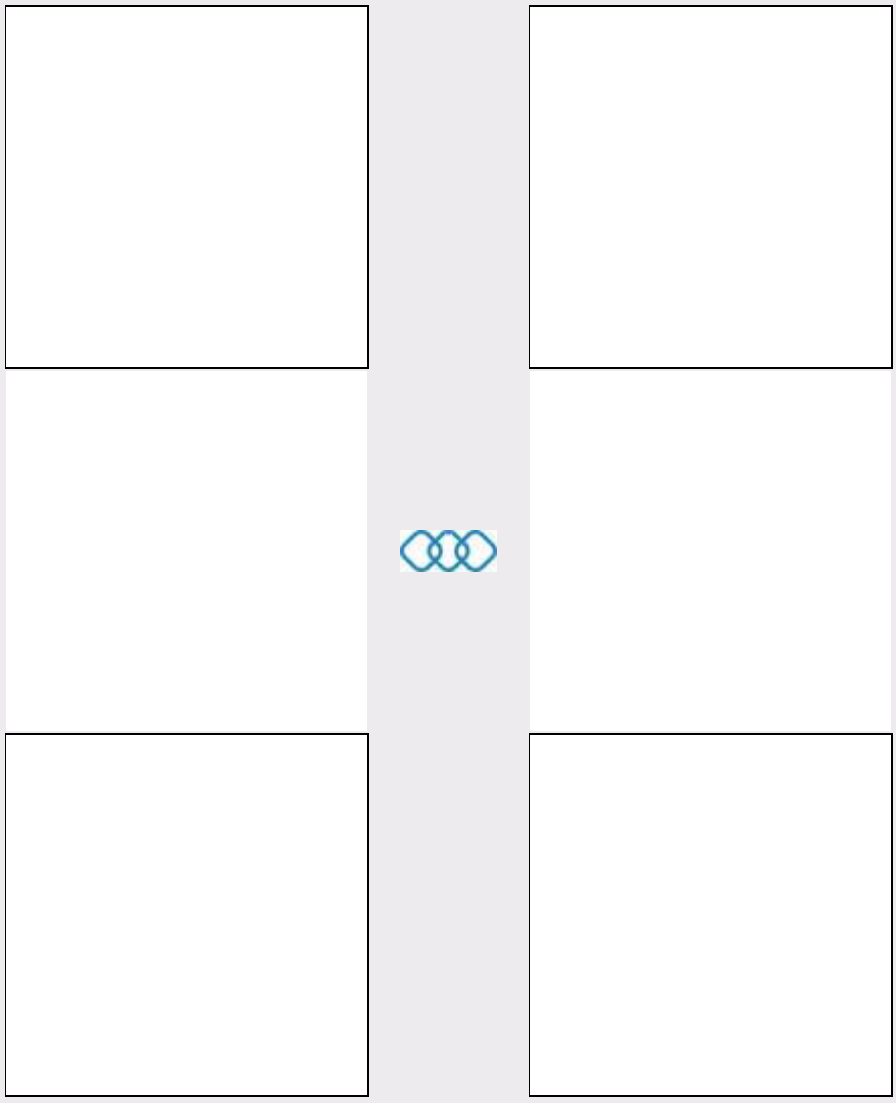
Have you ever walked by a building and thought, "I wish I could see what's inside?" Now you can. Tour soaring skyscrapers, repurp theaters, exclusive private clubs, private offices and breathtaking sacred spaces.

The Chicago Architecture Center's Open House Chicago (OHC) is the city's annual architecture festival. For one weekend in October y most iconic and unique architectural treasures. From mansions to sacred spaces, theaters to private clubs, hotels to secret rooms—O behind-the-scenes look at many of the city's great spaces that are rarely, if ever, open to the public.

Here's your chance to venture into new neighborhoods, learn the stories of Chicago's buildings and experience the rich and diverse c community.

OHC is completely free-of-charge—no registration or tickets are needed. So gather your friends, plan your itinerary and mark yo 19-20, 2019!

More information and a full list of sites at OpenHouseChicago.org.



46th
Annual Historic Pullman House Tour
October 12 & 13, 2019




46TH
PULLMAN
HISTORIC
HOUSE TOUR
OCT. 12-13 2019



*Pullman Rowhouses. Photo Credit: Eric Allix Rogers*

46th Annual Historic Pullman House Tour
October 12 & 13, 2019
11:00am - 5:00pm

Co-sponsored by the: Pullman Civic Organization and the Historic Pullman Foundation

**Link to purchase tickets.**

One weekend each year, Pullman residents open their homes to the public for the annual Historic Pullman House Tour. These 120-ye
range from executive mansions to 14-foot wide worker's cottages to multi-unit apartments, all with a charm and uniqueness that is p
experience.

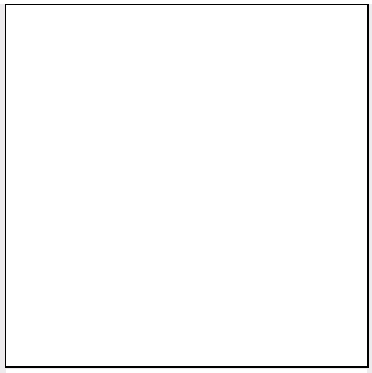
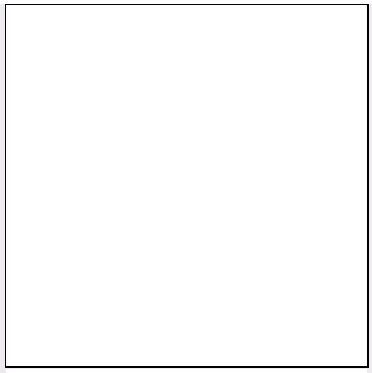
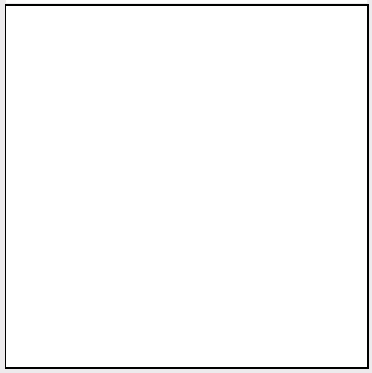
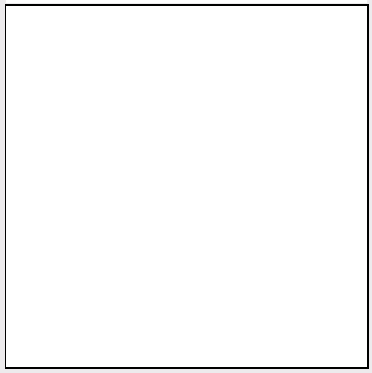
Tour homes are chosen to present a cross-section of the different types of housing in Pullman and the many ways that homeowners
present in their historic homes.

Come visit Pullman and see behind the beautiful facades into the interiors of these landmark homes.

House Tour Weekend also will include tours of the Pullman National Monument, music at our bandstand, food, an antique car show,
much more!

Proceeds from the Historic Pullman House Tour will help fund restoration and preservation projects in the Historic Pullman District.

Tour Information: 773.785.8901
Historic Pullman Visitor Center
11141 S. Cottage Grove Avenue

Schweikher
House Tour on Docomomo Tour Day Oct 12th from 10 to 2




The Schweikher House Tour
October 12, 2019
10:00am - 2:00pm

Co-sponsored by the: The Schweikher House Preservation Trust and DOCOMOMO

**Link to purchase tickets.**

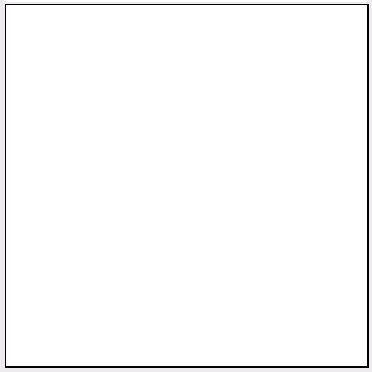
Upon its completion in 1938, the Schweikher House was a simple and modest assemblage of 2,400 square feet. In essence it is a thre
ture with beautiful spaces for living, sleeping and working. Located on a farm field on the rural edge of Chicago's urban energy, the h
distinctive position in the world of Prairie School evolution, international modernism, and Wright's yet-to-be-defined/built Usonian i

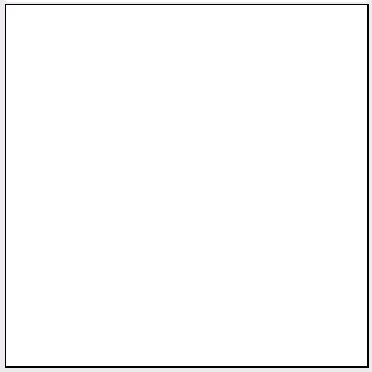
Tours of the house will feature Schweikher's masterful integration of brick, glass and wood, including an iconic brick fireplace, passiv
cantilevered construction, exposed wood beams, built-in furniture, and gardens designed by the noted Midwestern landscape archit
Schweikher House Preservation Trust invites you to join a tour of this beautiful structure, both inside and out.

When: Saturday October 12, 2019. Pre-scheduled, 50-minute guided tours will run from 10 AM to 2 PM, starting on the hour.

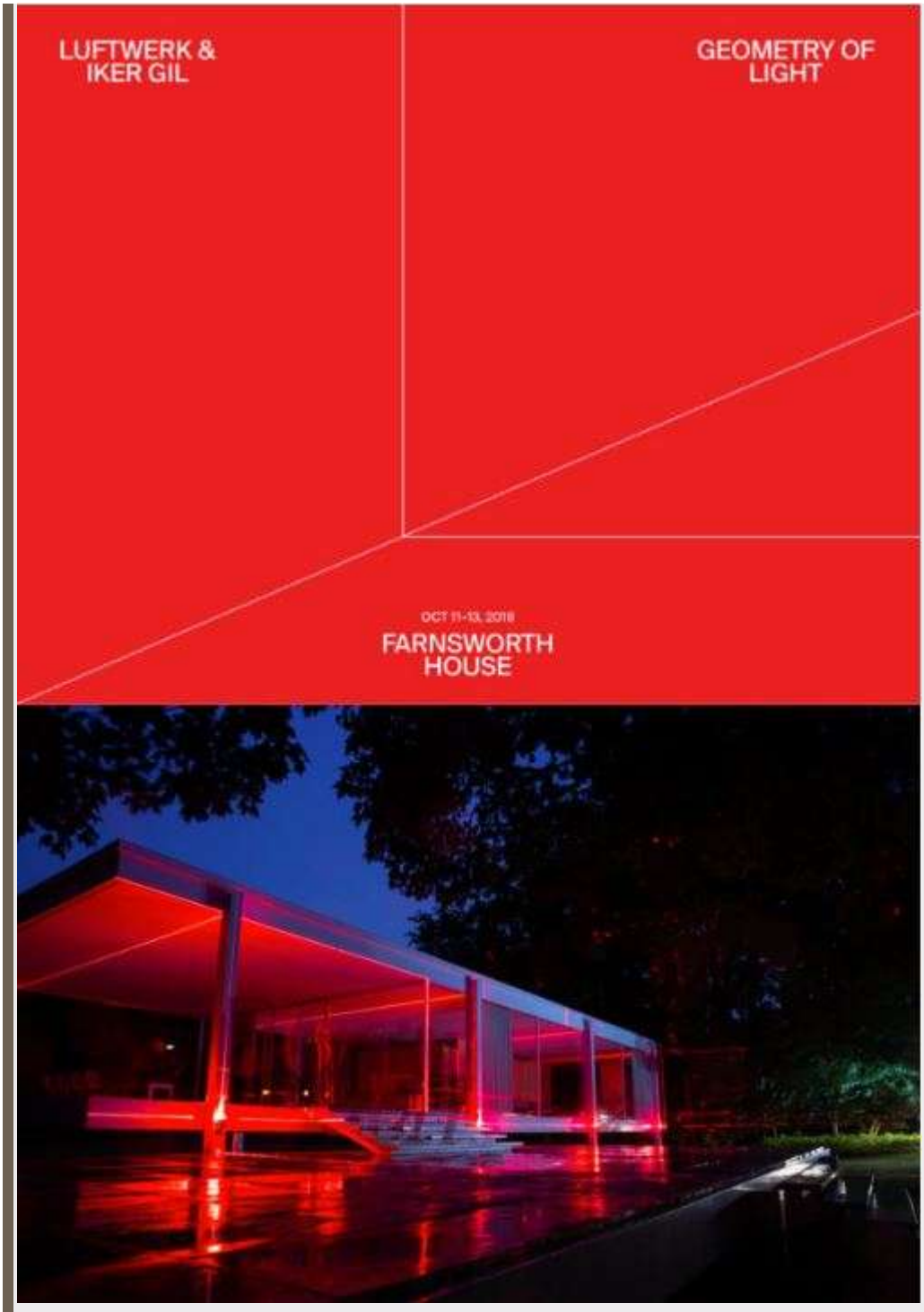
Where: 645 S. Meacham Road, Schaumburg, IL 60193

Cost: The cost of the tours will be $20/per person, paid in advance of the event, with a maximum of 12 persons per tour.





Geometry of Light by Luftwerk & Iker Gil
at
National Trust Historic Site Farnsworth House
October 11, 12 & 13, 2019




*Geometry of Light by Luftwerk & Iker Gil. Image Credit: Farnsworth House*

As part of the 2019 Chicago Architecture Biennial, National Trust Historic Site Farnsworth House is participating with an installation y
anywhere else: Geometry of Light, a light-based art intervention by Luftwerk in collaboration with Iker Gil.

During this site-specific installation taking place October 11-13, 2019, light and patterns will be projected both inside and on the grou
Farnsworth House. Presented in concert with a sound-piece developed by Oriol Tarragóin in direct response to the site, this interven
underlying geometries that relate the house to its river floodplain site, topography, and natural landscape.

Luftwerk is the artistic collaboration of Petra Bachmaier and Sean Gallero, and we sat down with them to learn more about Geometr
relationship to the Farnsworth House.

Photography will be allowed on the site during the exhibition for personal use only; please note that all policies are in effect from ou
including the required waiver signatures and equipment restrictions.

VIP Opening: Friday, October 11th | 7:00 PM | $75 | Beverages from Virtue Cider and Revolution Brewing, hors d'oeuvres, & shuttle
Metra station included in ticket price

General Admission: Saturday & Sunday, October 12-13th | 7:00 PM | $35 | Shuttle service to/from Aurora Metra station available fo
of 15 or more please email us at farnsworth@farnsworthhouse.org for group rate information.

**Link for Ticket Purchase**



James
R. Thompson Center Historical Society Lunch Hour Tours
October 17, 24 and 31, 2019



*James R. Thompson Center / State of Illinois Building. Photo Credit: Serhii Chrucky*

The James R. Thompson Center (JRTC) is a public, postmodern office building commissioned, owned, and occupied by the State of Illi
offices and mixed-use retail. Designed by architect Helmut Jahn in Chicago and put into service in 1985, the 17-story building is wide
threatened cultural asset as state legislators continue to push for the sale of the valuable central Loop property.

The mission of the James R. Thompson Center Historical Society (JRTCHS) includes Generating new affinities for the JRTC among Chic leading tours and producing programming and activities that invites the public to learn about the building and share stories about th

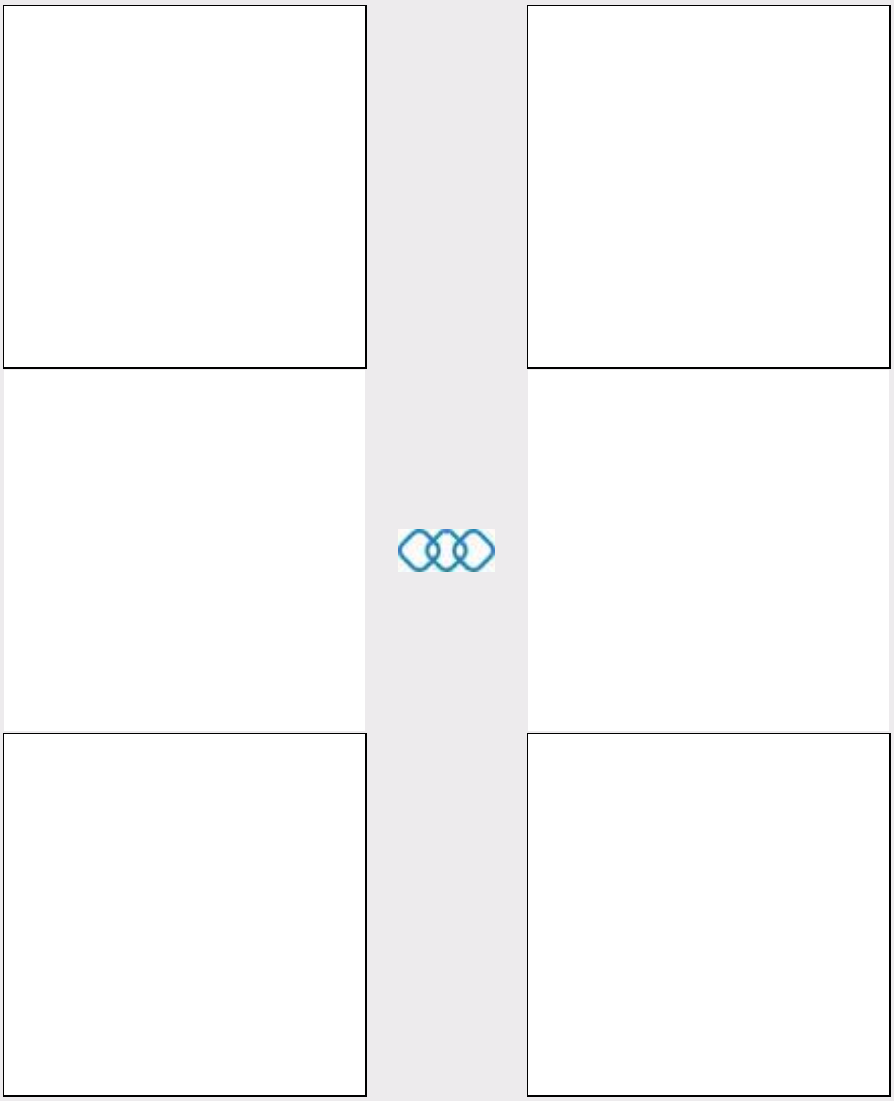
Thursday, October 17, 12:00 p.m. — Join the JRTCHS for its inaugural tour. The tour will explore the building's public spaces on the fi as well as atrium level to learn about the cultural context of the State of Illinois Center.

Thursday, October 24, 12:00 p.m. (partnering with Docomomo) — Explore the political, cultural and occupational history of the form Building and the role of the postmodernist architectural movement in Chicago and beyond.

Thursday, October 31, 12:00 p.m. — Bring your favorite '80s outfit or costume and enjoy a walk through the Thompson Center's lowe where visitors will learn about the forgotten history and present peril the building faces.

**Tickets are FREE but registration is required at this link**

More information at the James R. Thompson Center Historical Society www. PreservationFutures.org



## Monadnock
## Building Tours With Chicago Detours
### Free 30 Minute Walking Tours
### Fridays in Novembers at Noon



*Monadnock Building. Photo Credit: Eric Allix Rogers*

This free Chicago walking tour of the Monadnock Building showcases its monumental architecture, gorgeous interiors and fascinating groundbreaking restoration of this 19th-century skyscraper demonstrates the value of preserving historic architecture.

Gratuities for this brief and mostly indoor tour, which is available for a limited time, will benefit Preservation Chicago!

FREE CHICAGO WALKING TOUR DETAILS
On this free Chicago walking tour, you'll discover the elegant architecture of the Monadnock Building, one of the oldest skyscrapers o
During your 30-minute-long architectural walking tour, your professional tour guide will share the larger-than-life story and structure
skyscraper. You'll enter the building to experience the Monadnock's inspiring interiors. The tour will be inside 75% of the time, mean
comfortable on this tour even in inclement weather. Please note that because we are walking and standing on the tour we have to ca
but we are not walking much distance at all.

The tour group starts in a cafe at noon, and then steps outside to consider the monumental architecture of the Monadnock's exterio
Monadnock, it's like stepping back to 19th-century Chicago. Tour guests see architectural details like intricate brass doorknobs, glam
and old-fashioned mailboxes. You'll also see old-time businesses like a haberdashery and florist.

Unique to this tour, as compared to other architectural building tours, is that Chicago Detours will share the big ideas of design behin
In the 1980s, the building's owner undertook a painstaking restoration under the direction of award-wining preservation architect Jo
foresight, business acumen and creativity, the Monadnock has the authentic feeling of a 19th-century commercial building while bei
functional for the building's current tenants. To design this free walking tour, Executive Director Amanda Scotese consulted with two
Monadnock's transformation: official city historian Tim Samuelson and Preservation Chicago Executive Director Ward Miller.

The Monadnock Building demonstrates how crucial it is to preserve Chicago's incredible architecture. Chicago Detours is committed t
save our city's historic architecture. Thus our tour guides are donating 100% of all gratuities received on this free walking tour to Pres
non-profit organization "protects and revitalizes Chicago's irreplaceable architecture, neighborhoods and urban spaces."

This tour is free and offered weekly on Fridays from November 2nd until December 8th. Reservations are required! Please book now

Walking tour begins inside Dollop Coffee in the Fisher Building, 343 S Dearborn (use the entrance on Van Buren) - NOTE that the tour
from the Monadnock.

WHY ARE WE OFFERING THIS WALKING TOUR FOR FREE?
As a top-rated tour company, with professional (not volunteer) tour guides, why are we offering this Chicago walking tour by foot for

- To give back to the community! Tour guides will donate all gratuities to Preservation Chicago.
- To welcome new walking tour guests! Come experience our style of walking tour.
- To thank our previous tour guests and see them again!
- Lastly, the Monadnock Building is our office home. We love sharing our appreciation for the Monadnock Building's incredible walking tour.

Tickets are FREE but registration is required at this link

More information at Chicago Detours

## PETITIONS

### Petition: Make Chicago Vocational School a Historical Landmark Receives 
### signatures!




*Chicago Vocational School, 2100 E. 87th Street, Architect John Christensen, 1941. Photo Credit: Lee Bey*



*Chicago Vocational School, 2100 E. 87th Street, Architect John Christensen, 1941. Photo Credit: Lee Bey*

A Chicago Landmark designation for the Chicago Vocational School will significantly help the Avalon Park neighborhood:

- Create tourism revenue and increase their property value to allocate for development and community upgrades.
- Validate the rich history that our district and school had while educating the nation of their unique role in World War II and c Architecture.
- Support the potential eligibility for grants, tax credits, and other opportunities to maintain its historic character and contr neighborhood.

Construction began on the Art Moderne Chicago Vocational School in 1939, and it was opened in 1941. Costs for construction we Progress Administration. During World War II the vocational school served the war effort and it trained many United States Navy mec

"Chicago Vocational's original concept was revolutionary. The school system figured out the world of the 1940s and beyond would auto mechanics, electricians, architectural draftsmen, food service experts, sheet metal workers, complex printing machine opera built a school to fill the need. The school was built for 6,000 students, all male, originally, who would graduate with certificates ready." (WBEZ, Bey)

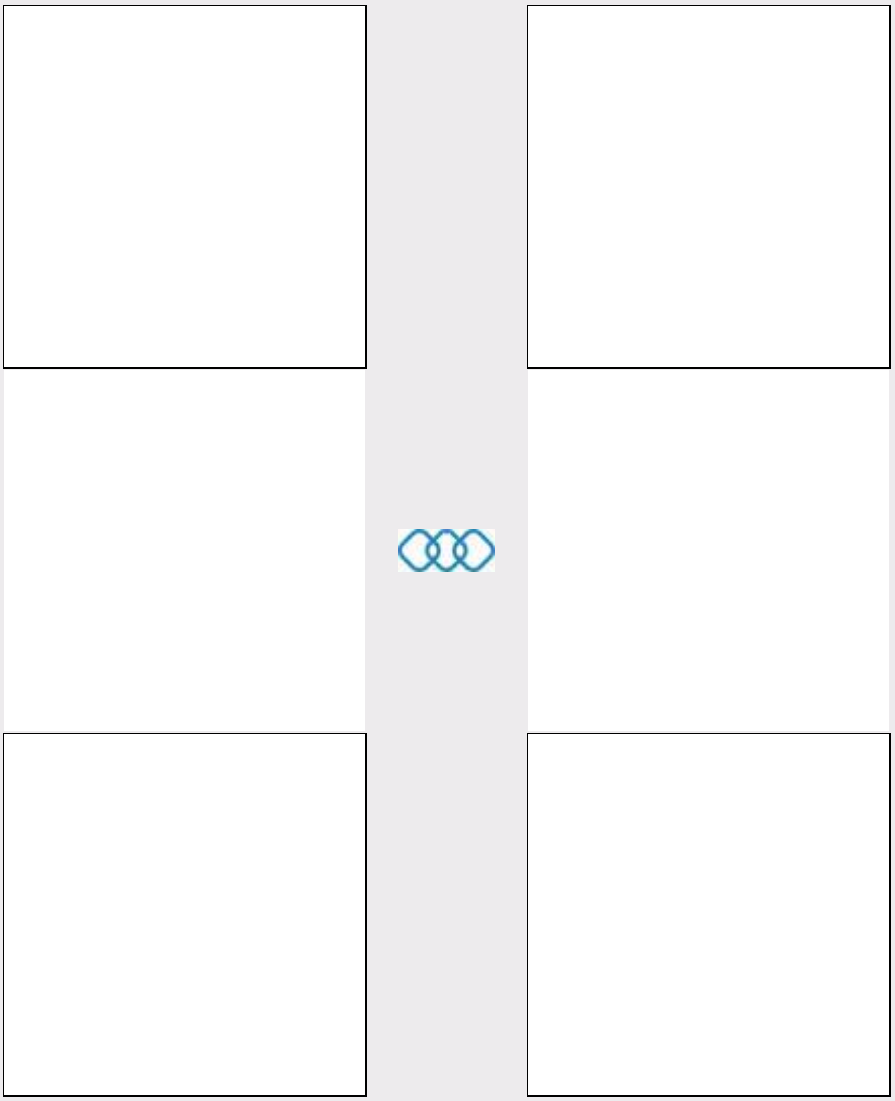
"The interior ornament incorporated Art Deco influences, while the exterior was fashioned in the Art Moderne style. The mostly incorporated a series of bas relief sculpted panels depicting individual trades taught at the school. Chicago Vocational Schoo modernism in the Chicago Public Schools." (Context Statement, Bauer Latoza Studio)

**Please click here to view the petition**

**Additional Reading**

CHICAGO PUBLIC SCHOOL BUILDINGS,PRE-1940 CONTEXT STATEMENT, Bauer Latoza Studio

School of architecture: A look at sprawling Chicago Vocational, Lee Bey, WBEZ Chicago, May 21, 2012



## Petition:
## Halt the Demolition of One of Bronzeville's Historic Substations



*ComEd Substation, Herman von Volst, 626 E. 40th Street, 1931. Photo Credit: Google Street View*

Built in 1931, the ComEd substation at 626 E. 40th Street once provided power for the now-defunct Kenwood L line. Designated significance in the context of the surrounding community during the Chicago Historic Resources Survey, the substation's demolition of its 90-day hold on January 31, 2019. ComEd has not yet confirmed its intentions for this site. Without intervention, Bronze beautiful monument to its rich history. Preservation Chicago is actively engaging in conversations with ComEd, the community and this historic building and return it to a vibrant use.

We urge ComEd to halt the demolition of its Herman von Volst-designed substation at 626 E. 40th Street in Chicago and work w neighborhood leaders to find a preservation-sensitive use for the historic building.

**Please click here to sign the petition**

**Additional Reading**
Crain's Chicago Business published an op-ed in where an elevated linear trail similar to the 606 is proposed for the South Side embankments. It suggest that this ComEd substation as an access point and park space.

A 606 for the South Side; A former elevated railway on the South Side vacated decades ago provides the opportunity for a 606 en Kenwood CTA line into Chicago's newest park—a much-needed amenity for the underserved South Side. Andre Brumfield, Crain's Ch

## LOST CHICAGO...BUT NOT FORGOTTEN

Diana
Court at Michigan Square Building
by Holabird & Root
Built in 1930. Demolished in 1973




*Diana Court at Michigan Square Building, 540 N. Michigan Avenue, Chicago, by Holabird & Root. Built in 1930. Demolished in 1973*
*Fred G. Korth, Holabird & Root Archive, Art Institute of Chicago Ryerson & Burnham Archives: Archival Image Colle*



*Diana Court at Michigan Square Building, 540 N. Michigan Avenue, Chicago, by Holabird & Root. Built in 1930. Demolished in 1973*
*Chicago Art Deco Society*



*Diana Court at Michigan Square Building, 540 N. Michigan Avenue, Chicago, by Holabird & Root. Built in 1930. Demolished in 1973*
*Holabird & Root Archive, Art Institute of Chicago Ryerson & Burnham Archives: Archival Image Collection*



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*Holabird & Root Archive, Art Institute of Chicago Ryerson & Burnham Archives: Archival Image Collection*



*Socatch Bakery Interior at Michigan Square Building, 544 N. Michigan Avenue, Chicago, by Holabird & Root. Built in 1930. Demolishe*
*Credit: Architecture Lantern Slide Collection, Art Institute of Chicago Ryerson & Burnham Archives: Archival Image Co*

Diana Court at Michigan Square Building
Architect: Holabird & Root
Location: 540 N. Michigan Avenue between Grand Avenue and Ohio Street
Built: 1930
Demolished: 1973

"The architects of another of Chicago's exciting enclosed public spaces found their inspiration far from Imperial Rome. For the Diana Square Building of 1930, Holabird and Root looked to the Exposition Internationale des Arts Decoratifs held in Paris in 1925, from wh Deco. But their inspiration was even more specific, relating to the ocean liner design of the late 1920s and early 1930s, when the nev *Normandie* made other ships seem old-fashioned and influenced land-based structures as well. There is about this room the sense o transatlantic liner. The marble and bronze fountain that gave the court its name was by the Swedish sculptor Carl Milles. The Michiga the subtle room over which the ancient huntress presided sailed into a cloud of wrecker's dust in 1973." (Lost Chicago, David Lowe, p

Surviving art from the Diana Court can be viewed at the Art Institute of Chicago.

## SUPPORT

### Give a Damn. Give a Dime (or Two). Please Support *Preservation Chicago* !



*Demolition of Crawford Power Station, by Graham, Anderson, Probst and White, built 1926. Demolished May 2019. Photo Cred Preservation Chicago*

- **Be Generous!** Donate to Preservation Chicago to support our tireless advocacy!

- **Spread the Word!** Read and share our Facebook , Twitter and Instagram posts!
- **Be Informed!** Sign up to receive the Month-in-Review eNewsletter!
- **Be Heard!** Attend community meetings and make your voice heard!
- **Be Counted!** Take a moment to sign our online petitions!

**THANK YOU from your friends at Preservation Chicago!**

Your financial support allows Preservation Chicago to advocate every day to protect historic buildings throughout Chicago. For a sma dollar counts. Preservation Chicago is a 501(c)(3) non-profit so your donation is tax-deductible as permitted by law. Donating is fast, e the efforts to protect Chicago's historic legacy.

For larger donors wishing to support Preservation Chicago, please contact Ward Miller regarding the Preservation Ci schedule of events. wmiller@preservationchicago.org or 773-334-8800.

www.PreservationChicago.org



