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# PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

## June 2020 Month-in-Review Newsletter




*The Music Box Theatre with Rainbow During Chicago Pride 2020. Music Box Theatre, 3733 N. Southport Avenue, built in 1929 by architects Edward Steinborn and Louis I. Simon. Photo Credit: Joshua Mellin @JosuaMellin [www.joshuamellin.com](http://www.joshuamellin.com)*

[Music Box Theatre Begins Phased Reopening This Weekend With Prince's 'Purple Rain']

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SUPPORT

- Help Restore Louis Sullivan's Holy Trinity Cathedral
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- Support "Saving the Sacred" Film
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- Raise the Roof! Fund The Forum! Campaign

SUPPORT PRESERVATION CHICAGO

- Chicago 7 Posters and Swag Now on Sale
- Support Preservation Chicago

# Advocacy

## LOSS: The Wrecking Ball Is Response To Preservation Chicago's Written Offer for $1.5 Million to Move Chicago Town and Tennis and Petition with 3,000 Signatures (Chicago 7 2020)



*The Demolition of Chicago Town and Tennis Club/Unity Church, 1925, George W. Maher and Son, 1925 W. Thome Avenue. Photo Credit: Joe Ward / Block Club Chicago*



*Link to T witter video of Demolition of Chicago Town and Tennis Club/Unity Church, 1925, George W. Maher and Son, 1925 W. Thome Avenue. Photo Credit: Joe Ward / Block Club Chicago*

Link to petition to Save Chicago Town and Tennis Club / Unity Church

It is with great sadness to inform you that after an extensive advocacy campaign to save the historic building, the Chicago Town and Tennis Club / Unity Church has been demolished. With its loss, the hope for a new fieldhouse for the children of Emmerson Park has been extinguished.

It is deeply disappointing that decision makers failed to take the necessary steps to avoid squandering this extraordinary win-win opportunity.

A community meeting was held on June 17, 2020, ten weeks prior to the August 31, 2020 deadline to have the building removed from the site. Prior to the community meeting, an offer to move the building and the petition (with over 3,000 signatures) and comments were presented to the decision makers.

The written offer to cover the $1.5 million cost of physically moving the historic building into Emmerson Park to create a joint fieldhouse and community center was presented by one of Chicago's most successful immigrant and refugee support nonprofit organizations in cooperation with Preservation Chicago.

Misericordia could have saved the $250,000 demolition cost and the Chicago Park District could have gained a first-class $20 million fieldhouse for free.

For literally "ten cents on the dollar" the children of West Ridge could have the amazing fieldhouse they deserve.

The response to this incredible offer came the following morning when local media posted video of a demolition excavator chewing into the side of the historic building.

Link to Chicago Town and Tennis Club / Unity Church demolition Video

In this plan, all parties would have benefited. It is heartbreaking that this process and time frame was cut short. The rush to demolition is especially perplexing as the demolition of the historic building was completed in only a few days and the building permit for Misericordia's new construction is not likely to be issued until September.

It is with deep gratitude that we express our thanks to all of the supporters of the petition to Save Chicago Town and Tennis / Unity Church. The petition generated over 3,000 signatures and served to powerfully inject the voice of the community into this process.

The plan proposed by Preservation Chicago in close cooperation with neighborhood preservation partners including Neighbors for Emmerson Park, Rogers Park/West Ridge Historical Society, The Edgewater Historical Society and Landmarks Illinois was both creative and intuitive, audacious and obvious, and ultimately a workable plan. A special thanks to Amy Brennan for all of her extraordinary community outreach efforts and Bob Remer of the Edgewater Historical Society.

The building in question was the Chicago Town and Tennis Club / Unity Church, a lovely, beautifully-renovated, historic 1920s-era tennis clubhouse with vaulted ceilings, slate roof, and grand spaces by the great architect George Maher.

The 3.1 acre Unity Church site and building had been purchased by Misericordia to build new housing for disabled individuals. Misericordia had no use for the historic building, so an agreement was reached between the City of Chicago and Misericordia , that if a qualified entity could be secured by June 17, 2020, this qualified entity would have until August 31, 2020 to move the building off the site.

Misericordia would give the building away to the qualified entity and they would avoid $250,000 in demolition costs.

Emmerson Park is adjacent to the Chicago Town and Tennis Club grounds. The current fieldhouse is little more than a modified “comfort station” or public restroom building and as result, the children of Emmerson Park have suffered for decades.

New Chicago Park District fieldhouses can cost upwards of $15 million. Even minor renovations to fieldhouses can cost over $1 million.

As recently as May 20, 2020, Chicago Department of Planning and Development announced the funding for four more park projects. We strongly support park reinvestment projects but urged the Chicago Park District not leave out Emmerson Park!

- Brighton Park, $50 million to support a new Chicago Park District headquarters and park space
- Clarendon Park, $13 million to support renovations to Clarendon Park fieldhouse
- Williams Park, $6 million to support a new Williams Park fieldhouse.
- Blackhawk Park, $3 million to support renovations to the Blackhawk Park fieldhouse.
- Avondale Park, $2.9 million to support renovations to the Avondale Park fieldhouse.
- Kosciusko Park $1.8 million to support renovations to the Kosciusko Park fieldhouse.
- Revere Park $1.5 million to support renovations to the Revere Park fieldhouse.
- Chopin Park, $700,000 to support renovations to Chopin Park fieldhouse.

Preservation Chicago received multiple quotes which confirmed the cost to move the historic building 250 feet into Emmerson Park and install it on a new foundation was $1.1 million. The additional $400,000 would have covered miscellaneous improvement costs. But all of these costs would have be paid for by a sponsoring organization so that the Chicago Park District would have gained a beautiful grand fieldhouse at no cost.

Between March and June 2020, Preservation Chicago conducted an extensive advocacy and fundraising campaign. Despite the formidable challenges presented by the pandemic and unrest, approximately $250,000 in pledges were secured.

The fundraising breakthrough came when one of Chicago’s most successful immigrant support nonprofit organizations offered to cover the $1.5 million costs for moving and restoring the historic building into Emmerson Park in order to create a joint fieldhouse and community center.

Thank you to all you signed this petition and took the moment to make your voice heard. Many of the petition comments are truly inspirational. Here are a handful of the inspiring comments that your fellow supporters added to the petition.

*"I would love to see this building preserved. I support this great idea."*

*"A phenomenal building with significant history. Deserves to be saved. And this plan offers a brilliant solution."*

*"A beautiful and much less expensive way to serve this diverse community!"*

*"My daughter did summer camp at Emmerson almost 15 years ago. The building is woefully inadequate and we stopped going there as she got bigger because of the lack of space. Seems like a no brainer to seriously explore this option."*

*"Beautiful building which qualifies for landmark status and a cost effective way to save it? Makes sense to me!"*

*"I'm a Chicagoan, and love the beauty of our old buildings. This would be a wonderful boon for the kids. Save the $$$, save the building, build the future on the foundation of the past!"*

*"Preserving history preserves the identity of a place, its past shaping its future. This is a remarkable plan to recycle a building, reduce expenditures, and reuse an historically significant building while benefiting city tax payers and most importantly children."*

*"It would be criminal to do anything BUT move this building for a mere $1.5 million to be used as s fieldhouse. We're watching. What will you do?"*

*"It is a beautiful historic building and can be useful for years to come. The style and craftsmanship of this building adds to the cultural richness and value of our neighborhood and should be preserved."*

*"The building is precious and can and should be saved."*

*"This is more than a building- it is a part of our cultural identity. It MUST be saved"*

*"This is a beautiful building and must be repurposed. Please do not tear down part of our architectural history."*

*"Preserving structures such as the Chicago Town & Tennis Club/Unity Church maintains a legacy that if lost can never be restored."*

*"This building is unique, has a pedigree, and could be easily incorporated into a wide variety of adaptive re-uses. I would move my bookstore there immediately!"*

*"We need to preserve the rich history of Chicago and not drown in modern boring architecture devoid of details and personality. This is the last of these grand ladies in Chicago and is a beautiful landmark."*

*"There is a magical quality about this building. While attending Unity, I was always taken in by the beauty of the room and building."*

*"Purchased in a very distressed condition by Unity, the Town & Tennis Club's building was first renovated with the hard work of dozens of congregants. Over Unity's 24 years there, over 300 people donated substantial time and effort to renewing this unique building, and the church spent about $425,000 on varied upgrades and ongoing fixes. It was inspired by a desire to look exactly like Wimbledon, the masonry work alone a wonderful job, plus a Vermont slate roof & copper gutters (all repaired and partly replaced over ten years), and set in its own park with over an acre of gardens. So yes, it would be great if one of the proposed ways to keep the building in use works out. Thanks for bringing the building to the attention of those in the preservation community!"*

Additional reading

Preservationists Race to Save Historic West Ridge Building, Nick Blumberg, WTTW Chicago Tonight, 16/11/20

Misericordia Tears Down West Ridge Building, Ending Fight To Save 1920s Tennis Club;
A last-ditch effort to save the building fell short just the night before demolition began, Joe Ward, Block Club Chicago, 6/18/20.

Petition to Save Chicago Town and Tennis Club/ Unity Church

Read the full Chicago Town and Tennis Club reuse options in the Chicago 7 2020 write-up

wttw

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ARTS & ENTERTAINMENT

# Preservationists Race to Save Historic West Ridge Building

Nick Blumberg | June 11, 2020 5:29 pm




The celebrated West Ridge nonprofit Misericordia is looking to expand its campus by demolishing a historic building next door. Preservationists have a plan to save that building, but the timeline is tight.

*Ward Miller Interviewed on WTTW Chicago Tonight regarding efforts to save Chicago Town and Tennis/ Unity Church. Image Credit: WTTW Chicago Tonight*

## WIN: Schlitz Tied House at 9401 S. Ewing Avenue Granted Preliminary Landmark Status!




*Schlitz Brewery-Tied House, by architect Charles Thisslew in 1907, located at 9401 S. Ewing Avenue. Photo Credit: Eric Allix Rogers*




*Schlitz Brewery-Tied House, by architect Charles Thisslew in 1907, located at 9401 S. Ewing Avenue. Photo Credit: Eric Allix Rogers*




*Schlitz Brewery-Tied House, by architect Charles Thisslew in 1907, located at 9401 S. Ewing Avenue. Photo Credit: Eric Allix Rogers*

On June 4, 2020, the Commission on Chicago Landmarks voted to award preliminary Landmark designation to the former Schlitz Brewery-Tied House located at 9401 S. Ewing Avenue in Chicago's East Side community. If approved by Chicago City Council, it would become the 10th Tied House Landmark in Chicago. Preservation Chicago applauds the owner Mike Medina who plans a preservation-oriented restoration and use as a tavern, and 10th Ward Alderman Susan Garza for her strong support.

*Preservation Chicago Testimony presented to the Commission on Chicago Landmarks by Ward Miller on June 4, 2020.*

"Preservation Chicago, is very pleased to recommend the Schlitz Tied House, located at 9401 S. Ewing Avenue as a Chicago Landmark.

"We have worked alongside owners Laura and Mike Medina, Alderman Susan Garza and DPD-Historic Preservation Staff at the City of Chicago, to encourage designation of this building as a Chicago Landmark. Such a designation and recommendation would join this structure to the other remarkable Schlitz Tied Houses across Chicago and a Schlitz Stable Building, which received Chicago Landmark Designation in 2011.

"The building, designed by architect Charles Thisslew in 1907, is a wonderful representation of these company-owned tied house buildings, once located in communities across Chicago. Thisslew also designed another Schlitz Tied House on Chicago's North Side at 2159 W. Belmont, which is part of the Schlitz Tied House District of five buildings and the stable. So, there is a precedent for this building to be considered for this honor and designation.

"This Schlitz Tied House structure is located in Chicago's East Side Community, adjacent to South Chicago, and in an area of the City, which has few Designated Chicago Landmarks. We therefore

highly encourage the designation of this structure, in addition to others, looking to the future, as this community was once part of the industrial might and the heart of the steel industry in Chicago, much of which has vanished.

"A special thanks to owner Mike Media, Alderman Susan Garza, the Department and the City for supporting and recognizing this landmark-quality building." (Preservation Chicago, 6/4/20)

*From Chicago Patterns*
"How much should be read into the disappearance of a single stained glass window? For the forlorn Bamboo Lounge at 9401 S. Ewing, could it be a warning of worse to come? A distinctive time capsule of a neighborhood tied house tavern, the building clings – for now – to the ragged frontier between the industrial past and the uncertain future of Chicago's far southeast side. But for how much longer?

"Tied Houses: The corner tavern is a dying species in Chicago. Many of those remaining are on borrowed time, licenses set to expire with their current proprietors. A creeping block-by-block rebirth of Prohibition has overtaken much of the city, leaving a once-ubiquitous Chicago institution on the brink.

"Even more rare is the tied house: a bar built by a particular brewer to serve a particular brand of beer. The efforts of early Temperance advocates led to escalating licensing fees, which advantaged well-financed brewers over small tavern keepers. Tied houses were an ingenious achievement in vertical integration, and boomed along with the brewing and beer-shipping industry of Chicago.

"Tied houses used distinctive and high-quality architecture to carve out brand identity and convey an air of respectability. Their substantial buildings were nearly always sited on valuable real estate at prominent corners, where the side doors that could be kept open overnight and on Sundays just so happened to face a street too.

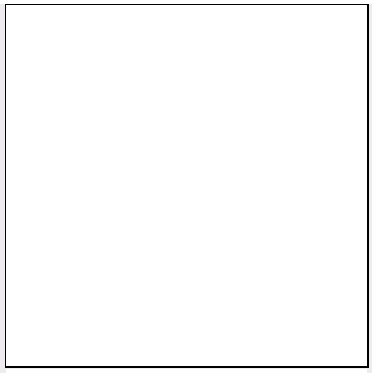
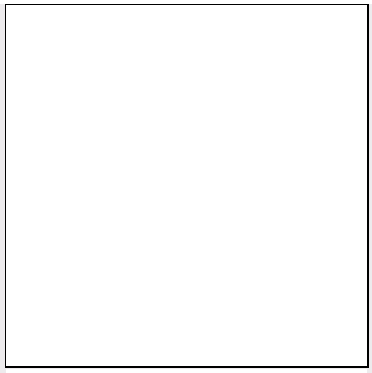
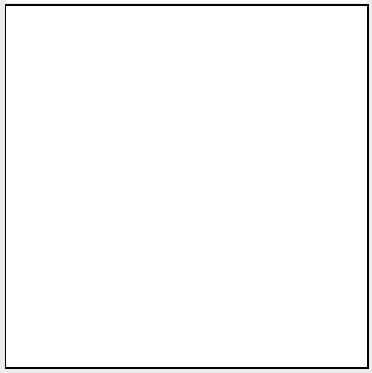
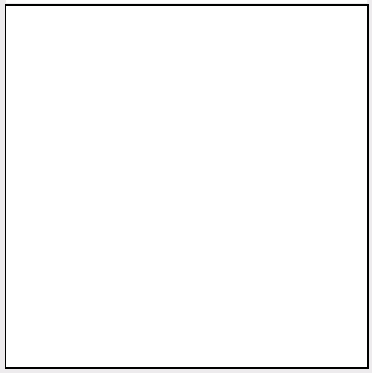
"Many were built in Chicago around the start of the 20th century, but their heyday was short. Prohibition took a harsh toll, and vertical integration in the alcohol business was made illegal when it was repealed.

"Some tied houses have survived as ordinary bars in extraordinary buildings. Others were repurposed. In 2011, the City of Chicago officially recognized their significance as a category, granting several of them Chicago Landmark status – and the protections and tax benefits it confers. At that time, at least 41 tied houses were known to remain in Chicago, but only five were selected for landmarking – all built by Schlitz.

"Schlitz was the third biggest brewer in America in that era, and while it was based in Milwaukee, it had substantial distribution and business operations in Chicago. Company Vice President Edward G. Uihlein oversaw the most ambitious program of tied house construction in the city, putting up 57 over the course of about a decade. They were widely distributed outside of downtown in neighborhoods with immigrant industrial workers. Schlitz tied houses were instantly recognizable thanks to the prominent use the 'belted globe' insignia." (Rogers, 2/15/17)

The Bamboo Lounge, Eric Allix Rogers, Chicago Patterns, 2/15/17 (Photos and history)

Tied Houses, Serhii Chrucky, Forgotten Chicago, 1/11/2009

## WIN: West Side YMCA/YWCA Adaptively Reused for Residential Apartments



*West Side YMCA/YWCA complex, 1513-1539 W. Monroe Street, Rendering Credit: Cedar Street Co.*

"A set of red brick buildings that over the course of a century held first a YMCA/YWCA and later the Salvation Army is set to reopen as apartments for the hot West Loop market. The first renters move in July 1.

"Keeping the buildings standing rather than replacing them with new construction 'is good news for the great, historic West Side, which has lost so many of its buildings in clearance after the 1968 riots, clearance to build the (Eisenhower) Expressway, clearance to build the United Center,' said Ward Miller, executive director of Preservation Chicago.

"Wrapping the southeast corner of Monroe Street and Ashland Avenue at the western edge of the West Loop, the connected structures, built between 1907 and 1928 and in differing styles, will have 260 units, all studios and one-bedrooms, positioned as a lower-priced alternative to the increasingly luxury-priced housing options in the West Loop. In that, they're true to the site's heritage: In the early decades of the 20th century, newcomers to Chicago often stayed at the Y while looking for a job and housing.

"Turning the old dormitory-style buildings into apartments 'is an authentic use for these structures, and I feel great about that," said Mark Heffron, managing partner and chief development officer of Cedar Street, the development firm behind the revamp.

"Cedar Street has previously converted several vintage buildings into apartments, including an Uptown synagogue and the palatial Bush Temple of Music on Chicago Avenue.

"The buildings at Monroe and Ashland will be christened the Duncan, evoking the old name Duncan YMCA/YWCA, which honored a financial endowment for the Y provided by Joseph Duncan, the inventor of the Addressograph labeling machine. It had previously been called the West Side YMCA/YWCA.

"The rehab preserves one of the old Y gymnasiums, swimming pool and a sports yard in the back, all to be used as tenant amenities. The Duncan will also have a large lobby that doubles as a social area, coffeehouse and a bar. Those last two will be open to the public. The second gymnasium was converted into apartments, some of which still have the old-fashioned hardwood basketball floor." (Rodkin, 6/24/20)

“The West Side YMCA/YWCA complex is a handsome and intact grouping of Classical Revival and Georgian Revival buildings. Stretching over two city blocks, the West Side YMCA/YWCA buildings form a cohesive complex. The complex served as a regional headquarters for the Chicago YMCA and an important center for social, educational, and recreational activities on the Near West Side neighborhood for nearly seventy years.

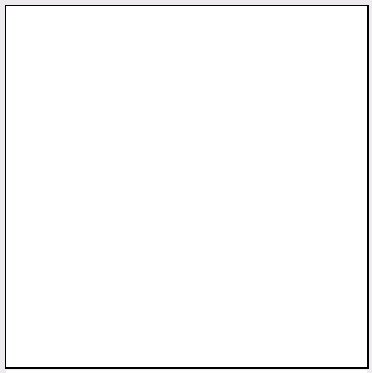
“During the first half of the twentieth century, the YMCA and YWCA developed a comprehensive roster of programs and services at its West Side complex that helped young men and women, many of whom were recent immigrants, to assimilate, learn English, find jobs, and maintain a moral compass while living in the city. With dormitories for men and women, the West Side YMCA/YWCA also offered clean and safe lodging for hundreds of young people. During World War I and World War II, 'the Y' was also an importance center of services and activity for soldiers and returning veterans.

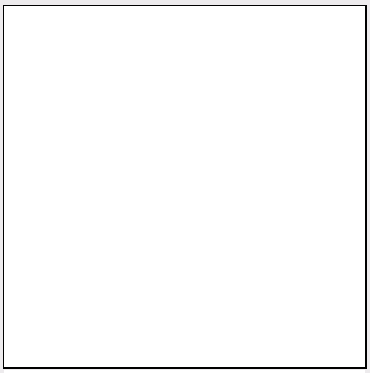
“Architecturally, the buildings in the West Side YMCA/YWCA complex reflect a range of classical influences, with each building designed with slightly different but compatible ornament and detailing. The organization took seriously their responsibility to build facilities that were not only functional but also visually pleasing and an asset to their neighborhoods. The various architects that designed the different phases of the West Side YMCA/YWCA complex were all well respected Chicago firms that designed other 'Y' facilities in Chicago and throughout the country.

‘The complex is located at the corner of Monroe Street and Ashland Avenue on Chicago’s Near West Side. The buildings, which range in height from three and a half to six stories, are all faced with red brick and have limestone and/or terra cotta trim, offering a fairly uniform appearance from the street. 1513-15 W. Monroe was designed by architect Robert C. Berlin in 1907. The façade is trimmed with brick-quoins at the corners, and has a limestone belt courses. 1521 – 1529 W. Monroe was designed by architect Robert C. Berlin in 1912. This building combines Classical Revival features with stone detailing characteristic of the Prairie Style. Duncan Hall at 1531 – 1539 W. Monroe was designed by architect Perkins, Chatten & Hammond in 1928 with Georgian Revival-style building elements." (Preliminary Landmarks Report, City of Chicago, June 7, 2018)

Read the full story at Crain's Chicago Business

Historical YMCA/YWCA buildings to reopen as West Loop apartments, the 260 units, all studios and one-bedrooms, are positioned as a lower-priced alternative to the increasingly luxury-priced housing options in the neighborhood, Dennis Rodkin, Crain's Chicago Business, 6/24/20





# THREATENED: Jackson Park Remains Threatened by Obama Center Development, But Some Positive Movement as Illinois State Historic Preservation Office Letter Calls for "Additional Design Review"



*The Planned Obama Presidential Center 20-Story Tower Looming over the Museum of Science & Industry and Jackson Park. Rendering Credit: Obama Foundation*

To many observers it appears that the city, state and federal agencies required to review the proposed Obama Center plans in Jackson Park have accepted the development as a *fait accompli*, and have chosen to minimize the scope of their respective reviews to avoid challenging the plan.

So it took many by surprise when the Illinois State Historic Preservation Office issued a letter which directly addressed many of the central concerns raised by organizations and individuals that other agency reviews had so carefully avoided.

Some issues raised in the Illinois State Historic Preservation Office letter include:

1. Mitigating the disturbance to the archaeologically significant and sensitive site
2. Restoring other historic features in Jackson Park including the Cheney-Goode Memorial Sculpture, the Statue of the Republic Sculpture and the English Comfort Station.
3. Restoring or reconstruction of the Woman's Garden
4. Potentially shifting the Obama Center campus southward to avoid demolishing the Woman's Garden.
5. Requiring that changes to the Midway Plaisance meet historic standards.

6. Requiring that the pedestrian path that is planned to replace Cornell Drive will be a reconstruction of the original Olmsted design that was lost when Cornell Drive was widened in the 1960s.

Read the full Illinois State Historic Preservation Office letter

"Reconfiguring the site or outright moving the center out of Jackson Park have been the two most common themes among opponents of the center's design and location, according to FHWA.

"That the Illinois State Historic Preservation Office echoed some of those same thoughts was a welcome surprise to groups that have been attempting to put the brakes on the center's fast track to approval and, ultimately, construction.

"'It was significant they came out as they did. They had been basically silent, they had not shown their cards. It wasn't known how they would fall,' said Brenda Nelms, a Hyde Park resident and co-president of Jackson Park Watch, an organization opposed to the center's site in Jackson Park.

"ISHPO seems to be focused on preserving the spirit of Frederick Law Olmsted's design for Jackson Park, Nelms said, and perhaps that will lead to some kind of compromise." (Wetli, 6/25/20)

State Preservation Agency Finally Weighs In on Obama Center, Calls for Design Review, Patty Wetli, WTTW Chicago, 6/25/20

A Surprise Delay for the OPC, The Cultural Landscape Foundation, 7/1/20

# LOSS: Crawford Station's Turbine Hall Facade Demolished (Chicago 7 2014 & 2019)




*Link to video of demolition of Turbine Hall facade at Crawford Power Station. Photo Credit: La Villita, Chicago Facebook Page*





*Portion of Turbine Hall at Crawford Power Station Still Standing on April 16, 2020. Photo Credit: Ward Miller*

"Companies that win multimillion-dollar tax incentives to bring industrial jobs to Chicago could be stripped of those benefits if they “betray the public’s trust” under a plan set to be considered Wednesday by the Chicago City Council.

"The non-binding resolution cleared the City Council’s Committee on Economic, Capital and Technological Development on Friday after Ald. Mike Rodriguez (22nd Ward) said the city needed a way to 'clawback' incentives from firms that hurt Chicago communities.

"Rodriguez was spurred to act after Hilco Global Partners demolished the smokestack at the former Crawford Power Plant, sending a plume of dust over six blocks of homes in Little Village.

"Before Rodriguez was elected in 2019, the City Council agreed to grant Hilco a $19.7 million property tax break over the next 12 years after it announced plans to tear down the red-brick power plant, built in 1924 and shuttered in 2012, and replace it with a warehouse." (Cherone, 6/13/20)

Crawford Power Station was a Preservation Chicago Most Endangered in 2014 and 2019. When Crawford Station was built in 1926, it was considered an engineering wonder of the world. It was designed by one of Chicago's most respected architectural firms Graham, Anderson, Probst and White, who also designed Chicago Union Station, Soldier Field, Field Museum, Merchandise Mart, Shedd Aquarium and Chicago’s Main Post Office.

The increased pollution from hundreds of idling diesel trucks at the proposed 1-million-square-foot truck distribution facility will have a powerfully negative health impact on the community, and it should not be allowed to move forward.

The $19.7 million of public funds allocated to the redevelopment of the Crawford site should be reallocated to a responsible, community-oriented developer. At the very least, Crawford's Turbine Hall facade should have been converted to a use that met the needs of the community.

In 2019, Hilco acquired the Fisk Generating Station at 1111 West Cermak, another significant historic power station in the Pilsen community. Our city’s history should not be erased in the name of one company’s profits.

Fisk Power Station in Pilsen was a Preservation Chicago Most Endangered in 2014. Immediate steps must be taken to prevent Hilco from demolishing Fisk Power Station.

In London, a once shuttered coal-fired plant built in 1947 was adaptively reused and is now the celebrated Tate Modern. This river-front art museum has become the third most visited attraction in the UK with 5.8 million visitors in 2016. That building faced repeated threats of demolition for nearly 20 years prior to its reuse in 2000. In Savannah, Georgia, the former Georgia Power Plant located on the Savannah River is being turned into a 670,000-square-foot, mixed-used development by Marriott.

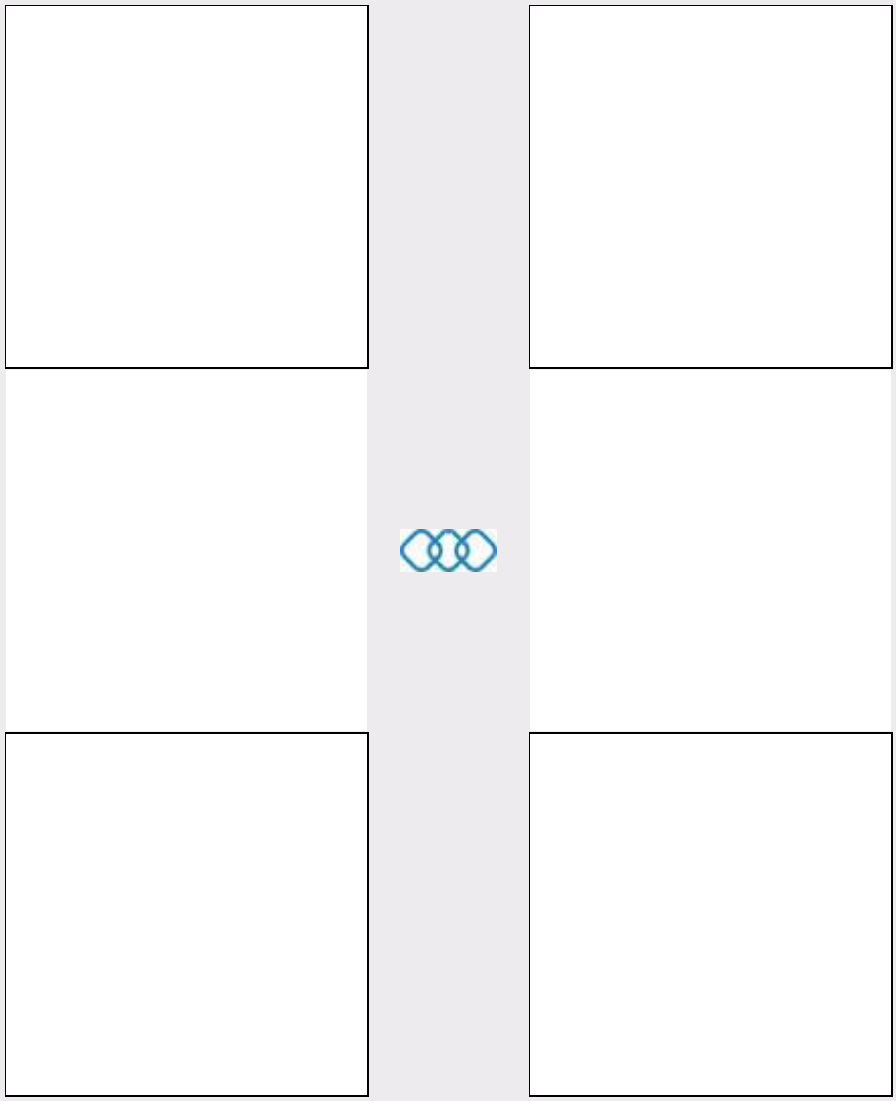
**Additional Reading**

Aldermen Endorse Effort to Revoke Tax Incentives After Botched Smokestack Demolition
Heather Cherone, WTTW Chicago, 6/13/20

As Little Village Demolition Restarts, Dust Seen Billowing At Hilco Site In New Video
After a dust cloud descended on Little Village, city officials said a few bricks would be removed at a time when demolition resumed. But new video shows large parts of the building being torn out,
Mauricio Peña, Block Club Chicago, 6/15/20

Building at Former Crawford Power Plant to be Demolished June 5, Heather Cherone, WTTW Chicago, 5/29/20

Residents Question Hilco’s Commitment to Neighborhood Ahead of Demolition, Kristen Thometz
WTTW Chicago, 5/24/20



THREATENED: New Residential High-Rise Tower Tower Approved to Replace Cassidy Tire Building by Architect Henry Schlacks




*Wm. J. Cassidy Tire Building, originally known as the Tyler & Hippach Mirror Company Factory, by Henry J. Schlacks in 1902 at 344 N. Canal Street. Photo Credit: Google Street View*




*Wm. J. Cassidy Tire Building, originally known as the Tyler & Hippach Mirror Company Factory, by Henry J. Schlacks in 1902 at 344 N. Canal Street. Photo Credit: Google Street View*



*Tracks Built to Move the Entire 6,000-ton Tyler & Hippach Building approximately 220 feet in 1908. Photo Credit: The Engineering Record, Vol 58, No. 12, September 19, 1908, Pages 317-319.*

On June 17, 2020, the Chicago City Council approved a plan to demolish the Cassidy Tire building to and replace it with a new 33-story residential tower. Preservation Chicago had advocated for an adaptive reuse of the building and the historic facade in community meetings and with decision makers.

"A plan to demolish the old Cassidy Tire building at 344 N. Canal Street and replace the nearly 120-year-old warehouse with a shiny apartment tower is advancing. Developer The Habitat Company and Chicago-based architecture firm Solomon Cordwell Buenz envision a 33-story building with 343 apartments and 124 parking spaces at the Fulton River District site, according to an email form Alderman Brendan Reilly (42nd).

"A casualty of the high-rise development will be the historic Cassidy Tire building, which started life in 1902 as a factory and warehouse for the Tyler & Hippach glass company. The five-story masonry structure was designed by architect Henry J. Schlacks, who is primarily known for creating a number of significant Chicago churches such as Woodlawn's Shrine of Christ the King, Noble Square's St. Boniface Church, and Pilsen's St. Adalbert Parish.

"In addition to being a rare surviving example of Schlacks's industrial work, the old structure is also notable for being moved more than 200 feet from its original location in 1908. At that time, the undertaking was considered an engineering marvel and was even featured in that year's The Engineering Record publication, according to research by Preservation Chicago.

"Alderman Reilly has yet to declare his support for the proposal, which will require a zoning change to switch from commercial to residential use." (Koziarz, 11/27/19)

The building is an excellent example of a "Chicago School" or "Chicago Commercial Style" and is a fine example of a steel-framed structure of its era. Schlacks, who began his architectural career working in the office of Dankmar Adler & Louis Sullivan, is better known for designing many of Chicago's most beautiful churches. The factory remains largely intact from its original appearance. Most of the original windows remain in place, with the exception of in-filled openings and newer units on the first and second floors on the north and south elevations.

Preservation Chicago believes the building could be considered for Chicago Landmark designation as it was designed by a prominent architect. Other structures by Henry Schlacks are protected under a Chicago Landmark designation, and this is a rare surviving example of an industrial building by him. Additionally, in 1908, it was reportedly the largest building move ever completed (with a large published article and photographs in "The Engineering Record" for September 19, 1908–page 317). Other notable details include the remarkable contribution of the original owners to Chicago's architecture and their tragic personal story. Additionally, this is the site Wolf Point which dates back to the very earliest history of Chicago and deserves special care and attention.

Noting all of these factors, Preservation Chicago encourages the City of Chicago to take steps to create a Chicago Landmark designation and encourage the developer to incorporate the Cassidy/Tyler & Hippach Glass Company Building into the larger residential development proposed for this site. There is ample room for both new and old to coexist. We have outreached to 42nd Ward Alderman Brendan Reilly to encourage a reuse of the building or the incorporation of it into the proposed development.

With special thanks to Matt Wicklund for his outstanding historic research.

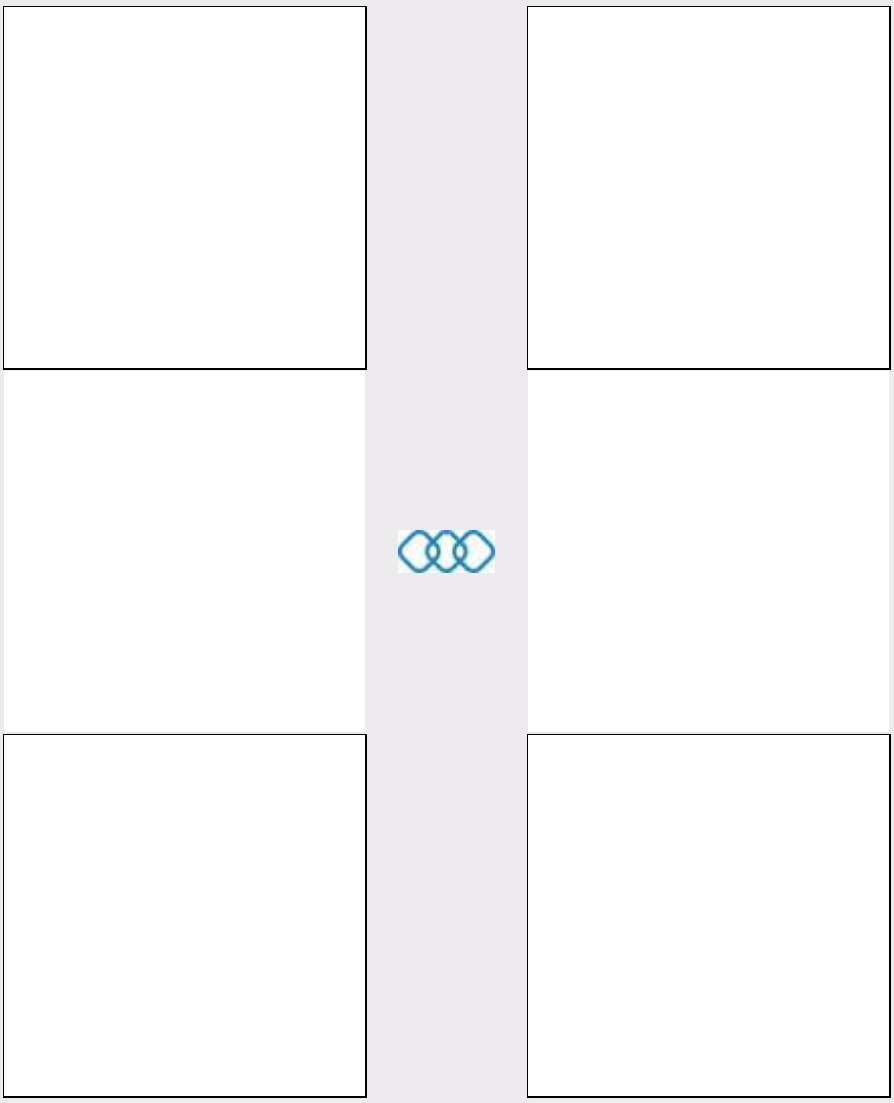
Read the full story at Curbed Chicago

Rendering reveals 33-story apartment tower replacing Cassidy Tire warehouse; The Fulton River District proposal calls for 343 rental units, Jay Koziarz, Curbed Chicago, 11/27/19

AUDIO: What's That Building? The Cassidy Tire Building — And Its Unusual Escape From Demolition
Dennis Rodkin, Morning Shift, WBEZ 91.5 Chicago, June 6, 2019

Developer plans 33-story Fulton River District apartment tower, "It's the perfect point between the West Loop and the Loop." Habitat President Matt Fiascone said of the 343-unit building he plans at 344 N. Canal St., Alby Gallun, Crain's Chicago Business, 5/8/19

Moving a Large Brick Factory Building, The Engineering Record, Vol 58, No. 12, September 19, 1908, Pages 317-319



## THREATENED: Demolition Permit Released for *Jeffery Theater and Spencer Arms Hotel*
## (Chicago 7 2014)



*Jeffery Theater Building and Spencer Arms Hotel, 7054 S. Jeffery Blvd/952 E. 71st Street, by William P. Doerr in 1923. Photo Credit: Ward Miller/ Preservation Chicago*



*Jeffery Theater Building Complex, 7054 S. Jeffery Blvd/952 E. 71st Street, by William P. Doerr in 1923.*
*Photo Credit: Ward Miller/ Preservation Chicago*



*Jeffery Theater Building Complex, 7054 S. Jeffery Blvd/952 E. 71st Street, by William P. Doerr in 1923.*
*Photo Credit: Ward Miller/ Preservation Chicago*



*Aerial photo of Spencer Arms, Jeffery Theater Building and former South Shore Bank Building with vacant rear yards, 7054 S. Jeffery Blvd/952 E. 71st Street, by William P. Doerr in 1923. Photo Credit: Google Maps*




*Jeffery Theater Building and Spencer Arms Hotel, 7054 S. Jeffery Blvd/952 E. 71st Street, by William P. Doerr in 1923. Photo Credit: Vanished Chicagoland*



*Jeffery Theater Building Historic Lobby, 7054 S. Jeffery Blvd/952 E. 71st Street, by William P. Doerr in 1923. Photo Credit: Vanished Chicagoland*



*Spencer Arms Hotel and Jeffery Theater Building with Euclid Avenue Pedestrian Gateway to Jackson Park Highlands. Photo Credit: Albert David*




*Proposed Development to Replace Jeffery Theater. Rendering Credit: Inner City Entertainment*

A Preservation Chicago 7 Most Endangered in 2014, the historic Jeffery Theater is located at the crossroads of what was once the bustling heart of the South Shore business district located at the northwest corner of 71st Street and Jeffery Boulevard adjacent to the Jackson Park Highlands Landmark District of fine historic homes. Built in 1923 it was opened as a vaudeville venue and movie house.

The Jeffery Theater was originally constructed as a vaudeville house but also featured a single movie screen when it opened in 1923. The building also includes storefronts and apartments along 71st Street. It was located in the heart of the South Shore commercial center between Eucline Ave. and Jeffery Blvd. with the adjoining South Shore National Bank and later ShoreBank and successors abutting the east wall of the theater.

It was designed by architect William P. Doerr in a neoclassical style with a tall vertical neon sign that was visible down the length of 71st Street. It once boasted a fine marquee as well.

In the late 1990s, the building was purchased by ShoreBank. They remodeled the former theater interior into offices and added a drive through facility for the bank. However, the terra cotta ornamented façade remains largely intact as well as most of the historic lobby.

In 2010, the Federal Deposit Insurance Corporation closed Shore Bank as a failed institution. Its assets and deposits were assumed by a newly chartered institution. In 2014, news broke that the property, which has been on the market, was under contract for sale and development as a McDonald's. This development fell through, and it has remained vacant for a number of years.

In 2015, an aspiring developer Alisa Starks, owner of Inner City Entertainment, purchased the building with plans to demolish the historic theater and replace it with a new theater. The plan was first announced in September 2017. There is considerable skepticism in the community about the likelihood of this development being completed. The developer has the support of 5th Ward Alderman Leslie Hairston.

If the historic façade of the Jeffery Theater together with its storefronts and apartment building is demolished, it would undermine the commercial 'small town' feel of 71st Street and may negatively

impact the Jackson Park Highlands Chicago Landmark District directly to the north. If the new development were to proceed, the historic theater facade and lobby would be an asset to the new development and should not be demolished.

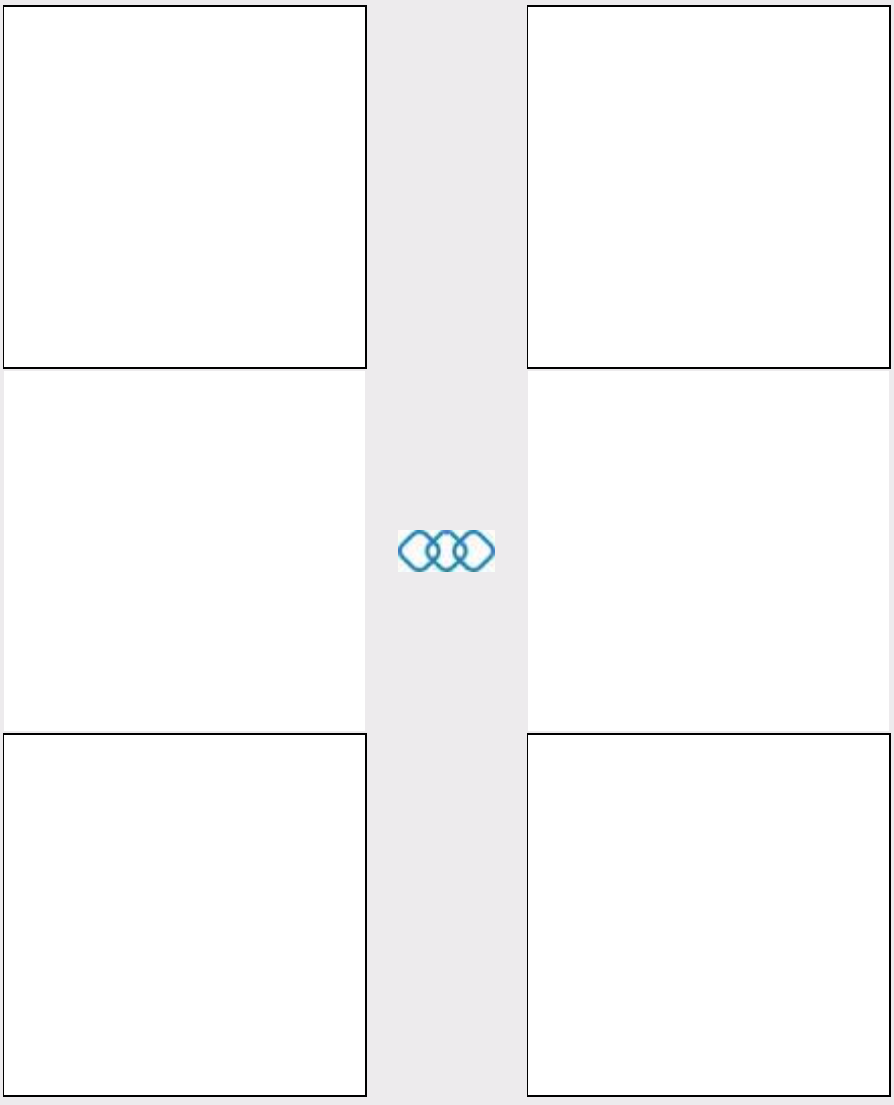
Decades ago the loss of the theater's auditorium space located behind the lobby resulted in much of the original building being lost. However, the historic façade and lobby survive and still retain much of the original historic fabric and ornamentation. The Jeffery Theater remains an important community landmark in the once-bustling commercial district and should be incorporated into any future development.

Read more at Block Club Chicago

City Lifts Hold On Tearing Down Jeffery Theater, But Developer Doesn't Plan To Demolish Immediately. City law delays permits to tear down historically significant structures, but the hold on Jeffery Theater expired in late May, Maxwell Evans, Block Club Chicago 6/9/2

South Shore Entertainment Complex Project Is 'Shovel-Ready,' Developer Says, But Funding Has Been A Setback; Plans for a dine-in cinema, bowling alley and event space were stalled by the government shutdown last winter, but developer Alisa Starks still hopes the center can open by November 2020. Maxwell Evans, Block Club Chicago, 8/15/19

Jeffery Theater and Spencer Arms Hotel, Wikipedia



# WIN: Invest South/West Funds Adaptive Reuse of 839 W. 79th St. in Auburn Gresham




*Lifestyle Hub at 839 W. 79th Street by Greater Auburn-Gresham Development Corporation. Rendering Credit: Greater Auburn-Gresham Development Corporation*

"Auburn Gresham and North Lawndale are getting $11 million in funding for two health-focused projects as part of Invest South/West. The funding will allow an Auburn Gresham development group and Mount Sinai Hospital System to build separate health-focused centers on the South and West sides. Officials said they hope the centers will allow residents increased access to health care and will revitalize the communities, which have suffered from years of disinvestment.

Auburn Gresham is getting $4 million to build the Healthy Lifestyle Hub at 839 W. 79th St. The Greater Auburn-Gresham Development Corporation is leading the project, which will turn a long-vacant building into a community hub that provides health care to residents. Residents will be able to go to the hub for physical, oral and mental health care.

"'This healthy hub will be here decades to come, and that's what we're looking for,' Maurice Cox, commissioner of planning and development, said at a Monday press conference announcing the grants. "The fact that it's owned by a Black development corporation that will be here for as long as the work is to be done, it's a way for us to increase Black wealth in a neighborhood that we care so deeply about."

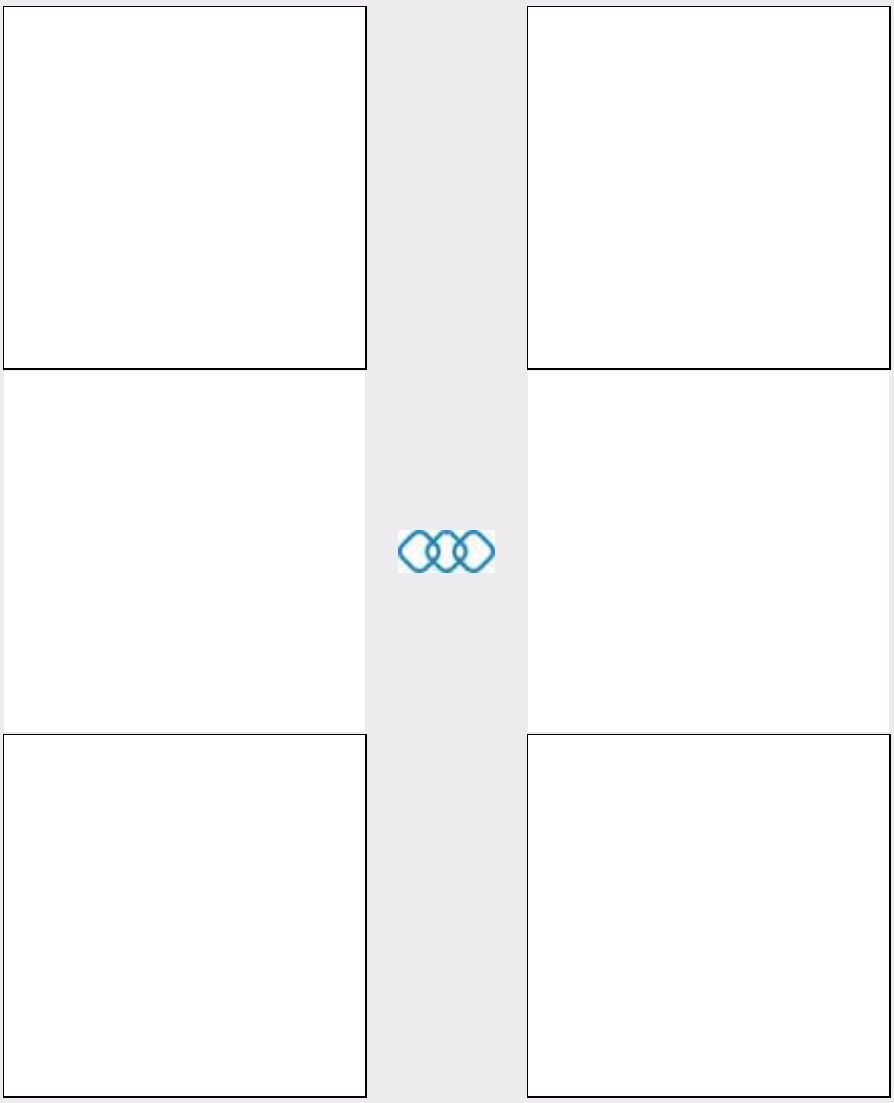
Carlos Nelson, CEO of the Greater Auburn-Gresham Development Corporation, said 'this disinvestment was rampant, has been rampant. Buildings became derelict and demolished. Other buildings sat vacant for years. This is what systemic and structural racism will do. We're standing on the representation of systemic and structural racism. For generations, our families, our children ... have moved through our community with vacant lots and vacant buildings as the backdrop of our existence.'

"'Lightfoot said the mission of Invest South/West is to address 'structural inequities' in the neighborhoods, and the health centers will help address lifespan discrepancies and chronic health conditions for people on the South and West sides. The initiative is focused on getting city money and

resources to fund improvements to retail, transportation, public space and other sectors in 10 neighborhoods that have seen disinvestment include Auburn Gresham, North Lawndale, Austin, Englewood, Humboldt Park, Quad Communities, New City, Roseland, South Chicago, and South Shore." (Bauer, 2/29/20)

Read the full story at Block Club Chicago

Auburn Gresham, North Lawndale Getting $11 Million For New Health Centers; Officials hope the centers will allow residents increased access to health care and will revitalize the communities, which have suffered from years of disinvestment, Kelly Bauer, Block Club Chicago, 6/29/20



## THREATENED: Old Irving Park Historic Church and Home Threatened with Demolition



*Iglesia de Cristo church at 4300 N. Kedvale Avenue to be demolished. Photo Credit: Google Maps*



*4242 N. Kedvale Avenue to be demolished. Photo Credit: Google Maps*

"Two nearly 100-year-old buildings in Old Irving Park are going to be demolished to make way for housing developments. Several single-family homes are planned for the site of Iglesia de Cristo at 4300 N. Kedvale Ave., according to a spokesman for Alderman Samantha Nugent (39th).

"The project's developer is in the process of obtaining a permit to demolish the church and plans to build the homes under the site's existing RT-4 zoning, the spokesman said. The property reportedly was purchased in June for about $1.1 million. Details of the project were unavailable by press time, but the spokesman said that the developer has agreed to discuss the project with representatives of the Old Irving Park Association.

"Preservation Chicago executive director Ward Miller said that the planned demolition of the church demonstrates the need for better laws in Chicago to help slow down the demolition process for older buildings.

"'We aren't anti-development, (but) there's no reason why these buildings can't be repurposed for multiple apartments, condos ... or even rowhouses,' Miller said. He added that the brick church is a 'bit of a showstopper' and 'really a fine building.'

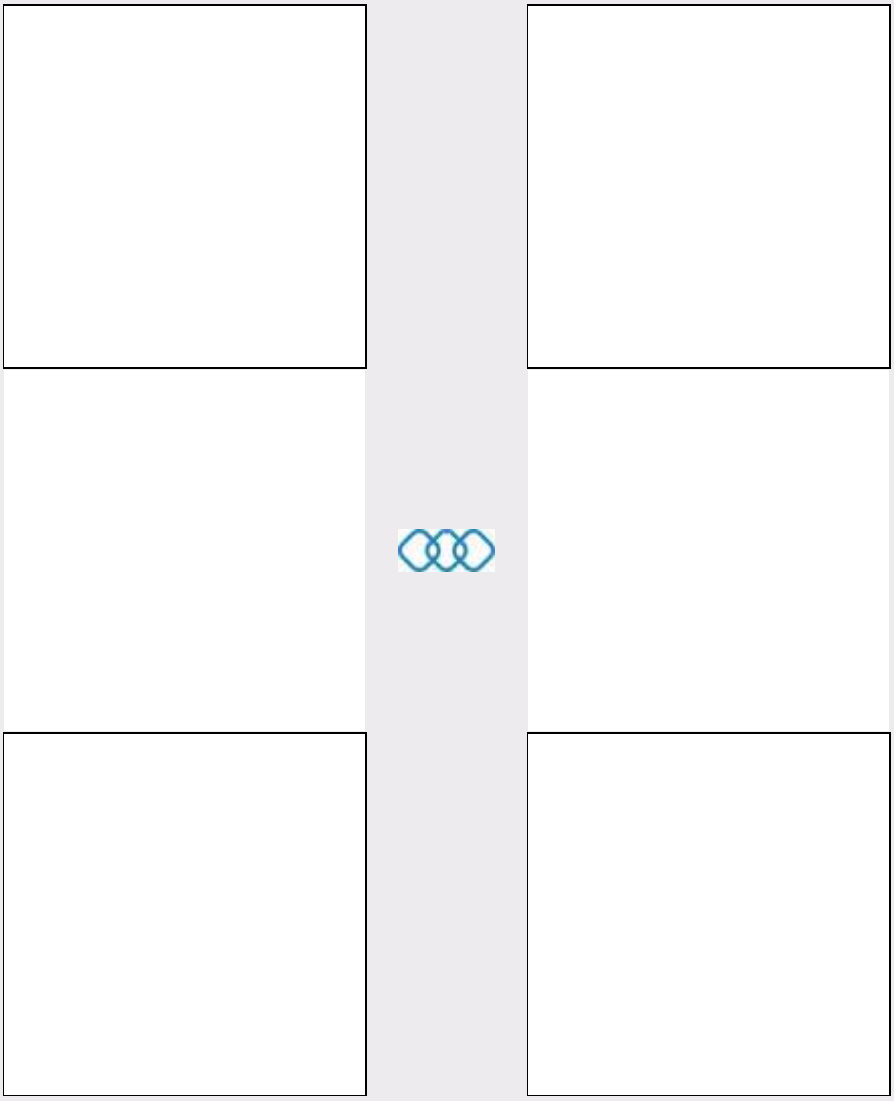
"Miller said that Chicago should follow the lead of other municipalities and place an automatic hold on permit applications seeking to demolish any building 50 years or older. The local alderman, a community group and the city Department of Planning could use this time to discuss preservation options when appropriate with the developer, he said. The city's existing demolition delay process was developed 25 years ago and leaves out many said.

The home (in reference to 4242 N. Kedvale Ave) is on the Chicago Historic Resources Survey, which includes about 17,000 properties, about a quarter of which are city landmarks. The survey was geared toward identifying existing and potential landmarks, but the home did not meet the city's existing demolition delay standards, which do not apply to all buildings listed in the survey.

(Nadig, 7/1/20)

Read the full story at Nadig Newspapers

Old Church, Home Face Demolition, Nadig Newspapers Chicago's Nortwest Side Press, Brian Nadig, 7/1/20



## LOSS: Made Famous From‘Blues Brothers’ Film Scene, Ray’s Music Exchange Building and Mural Demolished After Arson



*300 E. Prairie Street Arson Fire. Located in Chicago's Bronzeville neighborhood, the building was featured as Ray's Music Exchange in "The Blues Brothers" featuring the building at in neighborhood. Image Credit: The Blues Brothers*




*Ray's Music Exchange Shake A Tail Feather scene from The Blues Brothers featuring the building at 300 E. Prairie Street in Chicago's Bronzeville neighborhood. Image Credit: The Blues Brothers*

"The Ray's Music Exchange mural in Bronzeville that celebrated Black musicians and drew "Blues Brothers" fans from around the world for the past 40 years is no more, demolished with the building it was painted on after vandals set fires last month. There never was an actual store called Ray's Music Exchange. The mural on the Prairie Avenue side of the building at 300 E. 47th St. was painted during the production of "The Blues Brothers" in 1979 and remained until last week, when May 31 fire damage to the building forced the city to demolish the empty store and two others attached to it. The building with the mural was actually home to pawnshop Shelly's Loan & Jewelry from 1946 until about 18 months ago."

"In a famous scene, the Blues Brothers visit Ray's Music Exchange and talk to Ray Charles about an electric piano, prompting him to come out from behind the counter to play "Shake A Tail Feather" while people dance on the street in front of the mural. The dancers were all people from the neighborhood, the Shelly's employees said. Ever since the movie was released, people from around

the world would visit, some even “shaking their tailfeather” on 47th Street in front of the store, employees said.

"The mural was refurbished in 2000 but had faded by the demolition. It was the focus of a proposal by community groups looking to revamp it and use it as the anchor to include it in the 2020 Year of Chicago Music that was started earlier this year by the Department of Cultural Affairs and Special Events.

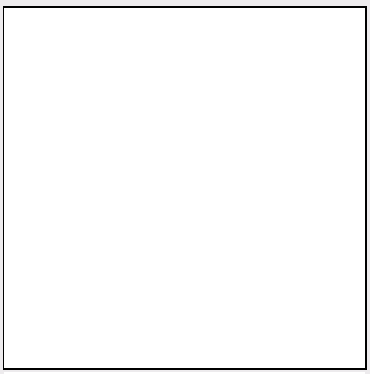
"Bernard Loyd, founder and president of Urban Juncture, a Bronzeville business incubator, said the demolition signals more than just the loss of a building. 'It’s a huge loss in respect to what the mural represented. Unfortunately, it is also a marker of how we are not invested in this culture that is so rich and has such a big place in this community,' Loyd said, noting 50 years ago there were at least a dozen blues clubs along nearby 43rd Street.'We were working with Chicago Blues Revival and other partners to restore that mural and really celebrate blues across Bronzeville.'

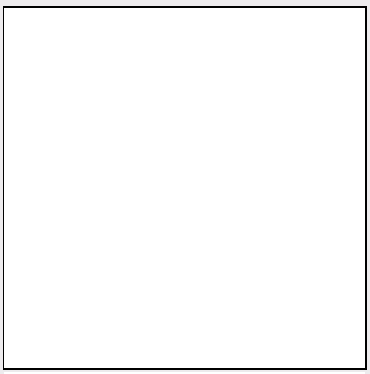
"City historian Tim Samuelson said with the 40th anniversary of the movie this year, there were talks with star Dan Aykroyd and Jim Belushi, brother of deceased star John Belushi, to come to Chicago to celebrate the movie and visit the mural site. That led to the realization no one is sure who the original artist is.

"'They were going to come in, they were going to do different things around Chicago and were interested in visiting some of the movie sites,” Samuelson said. 'They contacted me about it and the big question that came up was, ‘Who actually created the mural?’ It was a product of the movie studio’s art department, but there had to be an artist behind it. We came up with some possibilities, but most were dead and one who might have been involved was in poor health and couldn’t communicate. There could have been multiple players involved.' (Chiarito, 6/16/20)

Read the full story and see all the photos at Block Club Chicago.

Iconic Ray’s Music Exchange Mural From ‘Blues Brothers’ Dance Scene Lost After Building Burns During Unrest; In the famous scene, the Blues Brothers visit Ray Charles, who plays “Shake A Tail Feather” while people dance in front of the mural, Bob Chiarito, Block Club Chicago, 6/16/20





# THREATENED: Englewood Brewery Renovation Grinds to Halt Due to Lease Dispute



*Former location for Englewood Brews in historic building at 821 W. 63rd Street. Photo Credit: Google Maps*

"Englewood Brews, once a promising enterprise planned for a beleaguered Southwest Side neighborhood, may be dead in the water as owners, a local development corporation and the area's alderman clash over the project.

"Roth blamed the Greater Englewood Community Development Corporation, which held the lease on the building, but officials for the organization denied shutting down any work. Leaders did confirm the group canceled Englewood Brews lease in spring of this year after months of legal wrangling, though they provided few details. But Derrick Warren, executive director of the Greater Englewood Community Development Corporation, said the group long supported the project despite numerous roadblocks and a "lack of respect" from Roth and Marchese.

"Englewood Brews was to be the first taproom and brewery in a predominantly Black neighborhood. It has been a four-year-long labor of love for owner Lesley Roth and her partner, Steve Marchese. The pair raised tens of thousands of dollars and started construction on the project last year in a vacant storefront at 821 W. 63rd St. Then the work stopped.

"The purpose of the community-minded Englewood Brews venture was twofold: to give Englewood's economy a much-needed shot in the arm while broadening access to an industry that has traditionally shut out Black and indigenous people of color.

"Roth and Marchese launched an IndieGoGo campaign in December to raise $50,000 in hopes of completing the buildout of their space. The campaign has netted nearly $36,000 so far.

"Construction started that month but was abruptly halted. Roth claims their contractor found asbestos, which she said isn't uncommon. She said they notified the development corporation and U.S. Bank, which owns the building.

"'U.S. Bank totally understood the issue and was fine, since we were paying for the remediation, and encouraged us to keep going,' Roth said. "But GECDC used this as leverage to ask us for additional assurances that we would pay them a contribution.'

Officials with the development corporation said Englewood Brews subleased the space for free, even though they valued it at $15,000 a month. They also said the lease contained certain terms Roth and Marchese violated, but they said they could not be more specific.The two sides went back and forth through their attorneys for a year. The development corporation gave the owners one last chance to comply with the lease before it was ultimately terminated in April." (Nesbitt Golden, 6/6/20)

Read the full story at Block Club Chicago

Amid Bitter Feud, Long-Planned Englewood Brewery Grinds To A Halt
In one corner, a brewery promising to bring economic development to Englewood. In the other, a nonprofit organization out of patience, Jamie Nesbitt Golden, Block Club Chicago, 6/16/20

# BUYER WANTED: Argus Brewery in Roseland/Pullman Landmark for Sale




*Argus Brewery, 11314 S. Front Avenue, c.1907. Photo Credit: Google Maps*

"Argus Brewery, which quietly stopped operating on Chicago's Far South Side in late March, is available on the people's internet marketplace for $2.5 million. Included in sale: the 9,700-square-foot (Designated Chicago Landmark) building in the Roseland neighborhood, brewing equipment, furniture, electronics, a delivery van and Argus' intellectual property.

"The building was originally home to a horse stable for the Schlitz beer company, a relic of when beer 'was distributed by horse drawn wagons and sold in lard-lined buckets in one of the nation's first planned industrial communities,' according to the posting. Also included: 'A large freight elevator with original motor, designed by Nikola Tesla, (that) still works!'"

"Brewery founder Bob Jensen wasn't aware of the posting until Tuesday; he said his real estate agent must have made the listing. He has been trying to sell the brewery since April. Jensen said he has had interest from two current breweries in the Chicago area and three different people interested in getting into the beer business.

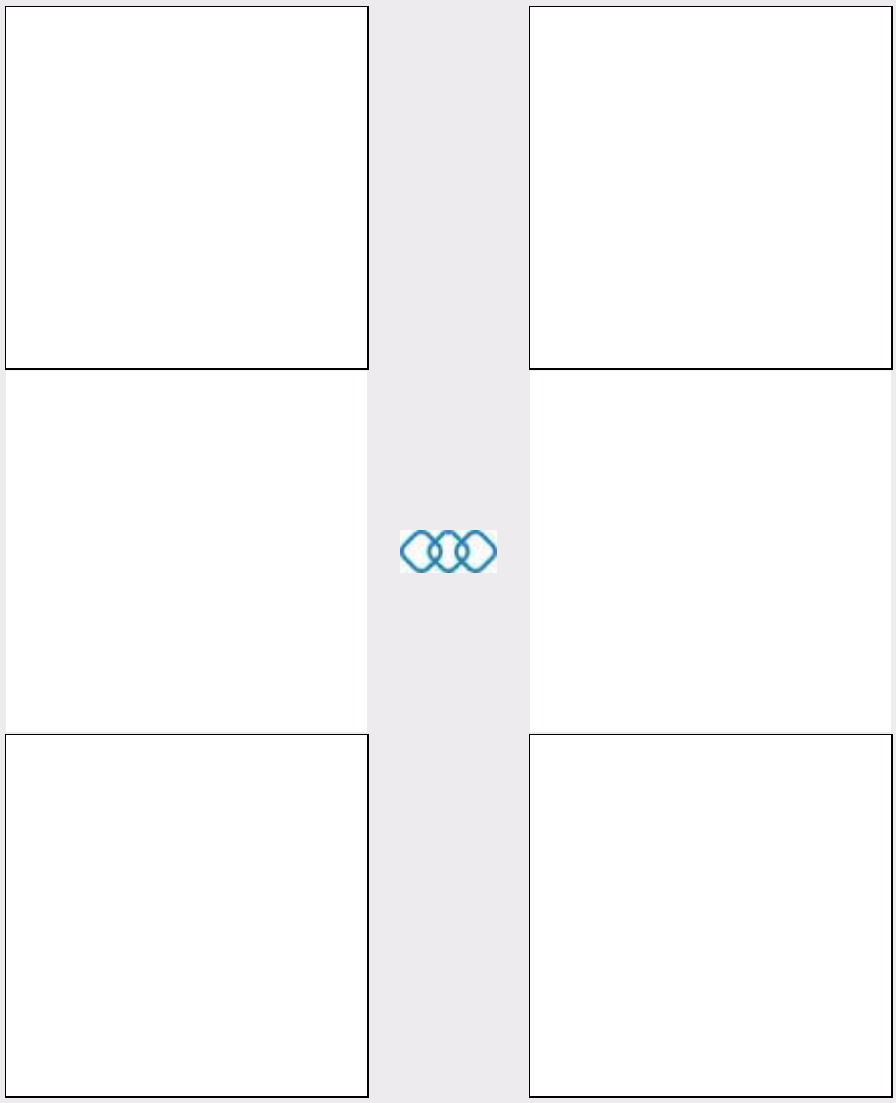
"Jensen bought the building as an investment before launching Argus in 2009. The brewery struggled with quality and consistency for several years before revamping its staff and approach and ultimately winning medals at highly regarded beer competitions.

"In April, word emerged that Jensen had shuttered the brewery, something he has said he was considering for months due to slow sales and a failure to gain a foothold in one of the nation's most competitive beer markets. The coronavirus pandemic pushed him to do it." (Noel, 6/9/20)

Read the full story at Chicago Tribune

A Chicago brewery is available for $2.5 million — on Craigslist, Josh Noel, Chicago Tribune, 6/9/20

Argus Brewery: Serving Up Stories Of Chicago Vice, Jared Foretek, National Trust for Historic Preservation, Savingplaces.org, 2/9/17



## BUYER WANTED: 4607 N. Magnolia Avenue Needs a Preservation-Oriented Buyer!



*4607 N. Magnolia Avenue. Photo Credit: Google Maps*

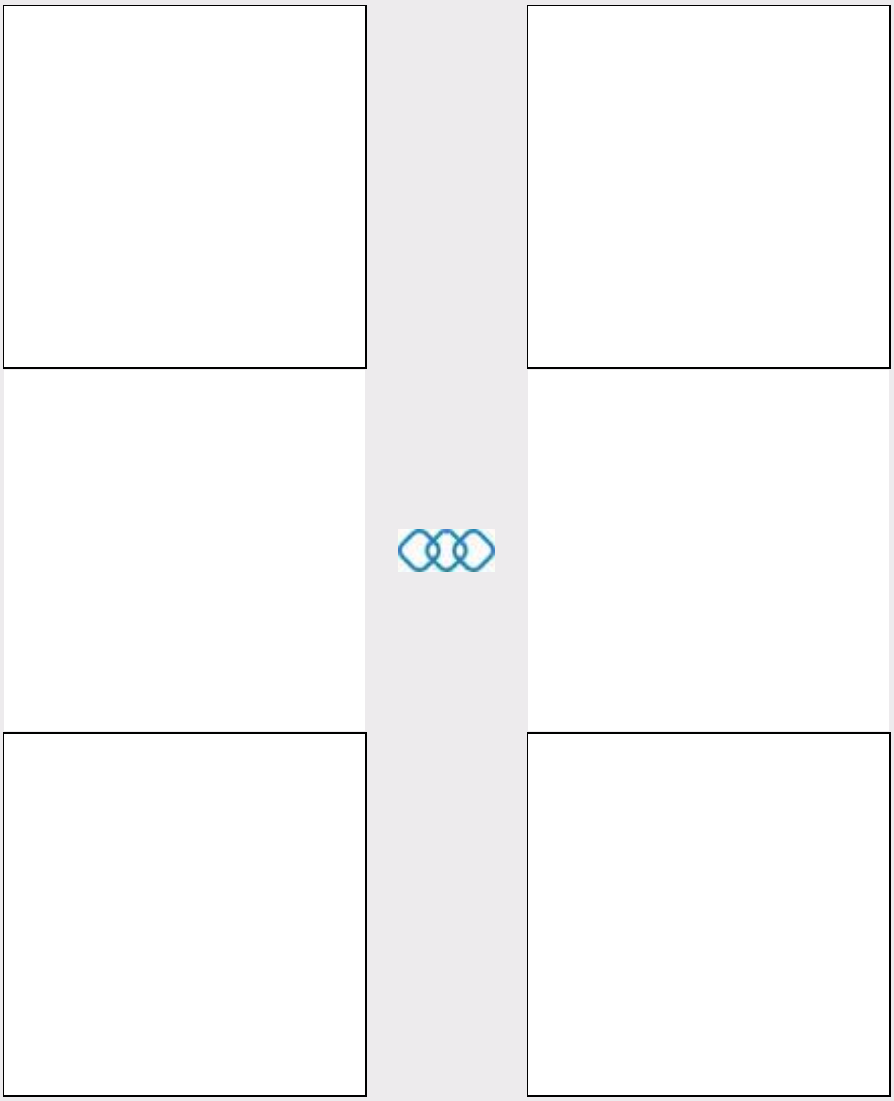
Preservation Chicago is working with Sheridan Park neighbors to bring the beautiful historic home at 4607 N. Magnolia Avenue in the Sheridan Park National Register District to the attention of preservation-oriented buyers.

4607 N. Magnolia Avenue is a large Queen Anne home with a large half-moon wrap around porch and turret. Located on a double lot in historic Sheridan Park, this is a wonderful "this old house" rehab opportunity.

Built by Niels Buck in 1897-1898, the home has 6 bedrooms, 2.1 baths, a front door with original glass, a grand staircase with built-in window seat, a double parlor living room with pocket doors, a gas fireplace with a cast iron inset, a formal dining with built-in hutch, a maids stairwell, and hardwood floors with mahogany, birch and maple inlays. The 3rd floor has a ballroom, a maid's bedroom, 2nd kitchen and bath as well as a sun room. Property includes a large, four car garage.

Preservation Chicago has been working with Sheridan Park neighbors, community and elected officials for over a decade to encourage a larger Chicago Landmark District that would encompass the Sheridan Park National Register District.

4607 N. Magnolia Avenue listing and virtual walk-through tour



## THREATENED: 90-Day Demolition Delay List

The Demolition Delay Ordinance, adopted by City Council in 2003, establishes a hold of up to 90 days in the issuance of any demolition permit for certain historic buildings in order that the Department of Planning and Development can explore options, as appropriate, to preserve the building, including but not limited to Landmark designation.

The ordinance applies to buildings rated Red and Orange in the Chicago Historic Resources Survey (CHRS), but it should be modified to include all buildings included in the survey. These buildings are designated on the city's zoning map. The delay period starts at the time the permit application is presented to the department's Historic Preservation Division offices and can be extended beyond the original 90 days by mutual agreement with the applicant. The purpose of the ordinance is to ensure that no important historic resource can be demolished without consideration as to whether it should and can be preserved.

Preservation Chicago is advocating to extend the existing Demolition Delay Ordinance to at least 180 days or longer, in order to create the time community members, stakeholders, decision makers, and elected officials need to conduct robust discussions regarding the fate of these historic buildings and irreplaceable Chicago assets. The support of the Mayor and City Council is necessary to advance this effort.

**Additional Reading**

City of Chicago Demolition Delay Hold List (2019)
City of Chicago Demolition Delay Hold List (2020)

Address: **1319-1325 S. Ashland Avenue/1544-1554 W. Hastings Street, Near West Side**
#100875210
Date Received: 05/22/2020
Ward: 28th Ward Alderman Jason Ervin
Applicant: Alpine Demolition Services, LLC
Owner: 130 Ashland Opportunity, LLC
Permit Description: The demolition of a three-story masonry church, while preserving the foundations and footings.
Status: Under Review



*St. Stephenson M.B. Church/former Zion Evangelical Lutheran, Theodore Duesing in 1905, 1321 S. Ashland Avenue, built 1905. Photo Credit: Gabriel X. Michael*

Preservation Chicago has advocated for St. Stephenson for many years. We found multiple developers interested in adaptively reusing this historic building for a residential use. Multiple offers for purchase that were presented, but the church ownership declined all offers.

Address: **2114 N. Lincoln Avenue, Lincoln Park**
100855857
Date Received: 04/22/2020
Ward: 43rd Ward Alderman Michele Smith
Applicant: JAR Corp.
Owner: Frederic Boyer
Permit Description: Partial demolition to accommodate third floor additions and a side addition.

Status: 90-day hold extended to 10/19/2020 by mutual agreement



*2114 N. Lincoln Avenue. Photo Credit: Google Maps*

Address: **Jeffrey Theater and Spencer Arms Hotel, 7054 S. Jeffery Boulevard / 1952 E. 71st / 1950 E. 71st Street, South Shore** **(a Chicago 7 Most Endangered 2014)**
#100850960
Date Received: 02/11/2020
Ward: 5th Ward Alderman Leslie A. Hairston
Applicant: Spirit Wrecking & Excavation, Inc.
Owner: South Shore Commercial Properties, LLC
Permit Description: Demolition of a 3-story masonry commercial building.
Status: **Released 05/21/2020**



*Jeffrey Theater Building Complex, 7054 S. Jeffery Blvd./1952 E. 71st Street by William P. Doerr in 1923. Photo Credit: Preservation Chicago*

Address: **3246 W. Bryn Mawr Avenue, North Park**
#100863883
Date Received: 03/25/2020
Ward: 39th Ward Alderman Samantha Nugent
Applicant: John Hanna
Owner: 3244-50 Bryn Mawr LLC
Permit Description: Partial demolition of an existing 1-story commercial building; the front façade will remain with a new 4-story addition (with a 6-foot setback from the front façade)
Status: 90-day hold extended to 09/21/2020 by mutual agreement




*3246 W. Bryn Mawr Avenue Facade Detail View. Photo Credit: Ward Miller / Preservation Chicago*

Preservation Chicago has advocated along with the community for the preservation of this facade and restoration as part of the redevelopment plans for this site. We attended community meetings with the developer and neighborhood groups to advance this goal.

LOSS: “Spotlight on Demolition”

4242 N. Kedvale, Old Irving Park

2418 W. Lyndale, Logan Square

5859 S. Halsted, Englewood

4200 W. Belmont, Kilbourn Park

3831

& 3827 N. Hamilton, North Center

2811 S. Homan, Little Village

1831 N. Hermitage, Bucktown

4019 N. Keystone, Old Irving Park

1657 N. Mayfield, North Austin

2125 W. Shakespeare, Bucktown

10815 S. St Louis, Mt. Greenwood

*“It’s an old, common cry in a city where demolition and development are often spoken in the same breath, and where trying to save historic homes from the wrecking ball can feel as futile as trying to stop the snow. My Twitter feed teems with beautiful houses doomed to vanish in the time it takes to say ‘bulldozed.’ Bungalows, two-flats, three-flats, greystones, workers’ cottages. The photos, posted by people who lament the death of Chicago’s tangible past, flit through my social media feed like a parade of the condemned en route to the guillotine,”* mused Mary Schmich in her Chicago Tribune column on July 12, 2018.



*4242 N. Kedvale Avenue. Demolished July 2020. Photo Credit: Google Maps*



*2418 W. Lyndale Street. Demolished June 2020. Photo Credit: Google Maps*



*5859 S. Halsted Street. Demolished June 2020. Photo Credit: Google Maps*




*4200 W. Belmont Avenue. Demolished June 2020. Photo Credit: Google Maps*



*3831 and 3827 N. Hamilton Avenue. Demolished June 2020. Photo Credit: Google Maps*



*2811 S. Homan Avenue. Demolished June 2020. Photo Credit: Google Maps*



*1831 N. Hermitage Avenue. Demolished June 2020. Photo Credit: Google Maps*



*4019 N. Keystone Avenue. Demolished June 2020. Photo Credit: Google Maps*



*1657 N. Mayfield Avenue. Demolished June 2020. Photo Credit: Google Maps*



*2125 W. Shakespeare Avenue. Demolished June 2020. Photo Credit: Google Maps*



*10815 S. St Louis Avenue. Demolished June 2020. Photo Credit: Google Maps*

## Preservation In the News

### Curious City on WBEZ: Making Chicago's Boystown; Political activism and businesses helped shape the city's gay neighborhood, but there’s a debate about its future




*Curious City: Making Chicago's Boystown. Photo Credit: Katherine Nagasawa / WBEZ Chicago 91.5*

Curious City: Making Chicago's Boystown, Political activism and businesses helped shape the city's gay neighborhood, but there's a debate about its future.

"Jack Floyd came to Chicago in 2010 to attend Loyola University and when he wanted to go out, he often ended up in the neighborhood called Boystown. "As a gay person, I just started going there with friends to be with other people like myself," he says.

"Boystown is a gay neighborhood located within the larger Lakeview East area and it's hard to miss — it's marked with giant rainbow pillars. Boystown stretches roughly from Belmont Avenue up to Addison Street, and it spans from Halsted Street to Broadway.

"'There's this gay neighborhood in Chicago that's not really like anything else in America, or in the world, so it made me question what kind of forces are at play — whether they be geographical, cultural, demographic — that came together and allowed this neighborhood to become officially recognized as some sort of gay entity and destination,' Jack says.

"His question for Curious City: 'What is the history of Boystown? What made it become and gain traction as an LGBTQ neighborhood?'

"The answer is tied to persecution, perseverance, and slow societal change.

"Even though it's not the only Chicago gay enclave, the neighborhood has played a central role in the LGBTQ community's struggle for legal equality and social acceptance. It's been home to many successful businesses and has been at the center of important civil rights battles. But as it has grown, the neighborhood has struggled to be a place where all members of the community feel included." (WBEZ, 5/7/17)

Hear and read the full story and explore the interactive map at WBEZ Chicago

Curious City: Making Chicago's Boystown, Political activism and businesses helped shape the city's gay neighborhood, but there's a debate about its future, Steven Jackson and Jason Nargis with Photo by Katherine Nagasawa, WBEZ Chicago 91.5, 5/7/17

Chicago Sun-Times: Take this tour of 17 Chicago LGBTQ landmarks…to highlight some key places and event in the city's gay life and history.




*Pride Flag. Photo Credit: Eric Allix Rogers*

"Chicago has long been a hub of LGBTQ life and culture and advocacy for LGBTQ rights. There's a rich queer history that includes hosting what's believed to be the nation's first pride parade, in June 1970, passing a pioneering human rights ordinance in 1988 offering protections from discrimination and electing Lori Lightfoot in 2018 as the city's first LGBTQ mayor.

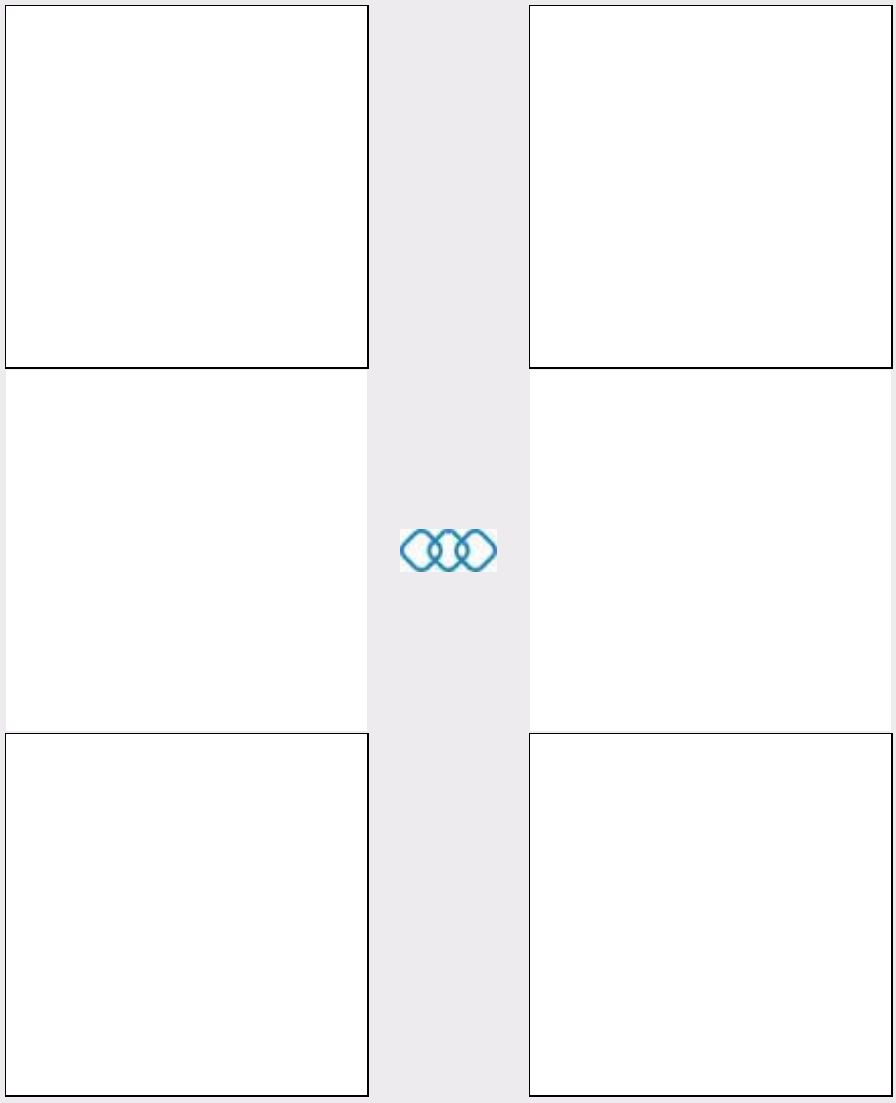
"There's no Chicago Pride Parade this year because of the coronavirus pandemic. So we put together this list to highlight some key places and moments in the city's LGBTQ life and history." (Proctor and Yan, 6/26/20)

- Bughouse Square, 901 N. Clark St.
- The Picasso, 50 W. Washington St.
- The Legacy Walk, 3245-3704 N. Halsted St.
- Center on Halsted, 3656 N. Halsted St.
- Boystown, East Lakeview
- AIDS Garden, 3003 N. Lakefront Trail
- Women & Children First, 5233 N. Clark St.
- Leather Archives & Museum, 6418 N. Greenview Ave.
- Aragon Ballroom, 1106 W. Lawrence Ave.
- Medinah Temple, 600 N. Wabash Ave.
- Henry Gerber House, 1710 N. Crilly Ct.
- Gerber/Hart Library and Archives,. 6500 N. Clark St.
- Chicago Coliseum, 1513 S. Wabash Ave.
- Jane Addams Hull-House Museum; 800 S. Halsted St.
- Jeffery Pub, 7041 S. Jeffery Blvd.
- La Cueva, 4153 W. 26th St.
- Finnie's Balls, 38th Street and Michigan Avenue

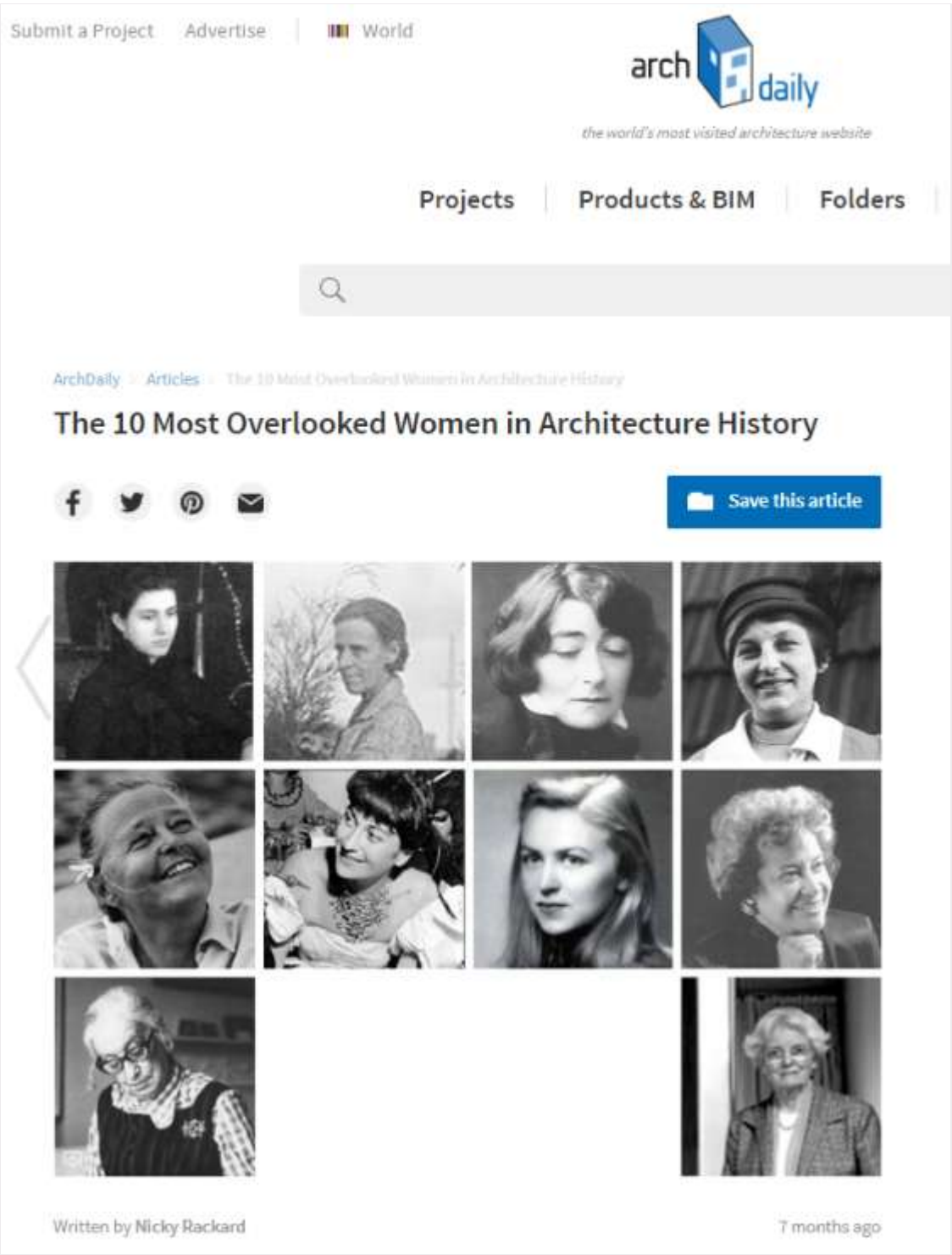
Read the full story at Chicago Sun-Times

Take this tour of 17 Chicago LGBTQ landmarks; There's no Chicago Pride Parade due to the pandemic. So this Pride Month we put together this list to highlight some key places and event in the city's gay life and history, Clare Proctor and Jade Yan, Chicago Sun-Times, 6/26/20

Chicago's Oldest Gay Bars Have Stories to Tell; As the world recognizes the 50th anniversary of Stonewall, we sent photographers to three of the city's oldest gay bars — one on the South Side, one on the North Side, and one right in between, Chicago Magazine 6/28/20



ArchDaily: The 10 Most Overlooked Women in Architecture History including Sophia Hayden and Marion Mahony Griffin




*The 10 Most Overlooked Women in Architecture History, Image Credit: ArchDaily*

"Looking back on architectural history, you could be forgiven for thinking that women were an invention of the 1950s, alongside spandex and power steering - but this couldn't be further from the truth. Big names like Le Corbusier, Mies, Wright, and Kahn often had equally inspired female peers, but the rigid structure of society meant that their contributions tended to be overlooked.

"Sophia Hayden - Born in 1869 in Santiago, Chile to a Chilean father and American mother, Sophia Hayden Benett was the first woman to receive an architecture degree from MIT when she graduated in 1890. The degree, however, did not guarantee work; after searching fruitlessly, Hayden Benett resigned to accepting a job teaching technical drawing in a Boston High School.

"In 1891, Hayden came across an announcement calling on women architects to submit designs for the Woman's Building, which would form part of Daniel Burnham's gargantuan World's Columbian Exposition in Chicago. Hayden's proposal, based upon her college thesis, was for a three-story building in the Italian Renaissance style. Hayden's design won the first prize out of the field of thirteen entries. Only twenty-one at the time, Hayden received one-thousand dollars for her design, which was a tenth of what many men received for theirs.

"However, during the construction of the building, Hayden suffers constant micro-management and compromises demanded by the construction committee. So much stress was put on the young woman that she suffered from a break-down and was placed in a sanitarium for a period of enforced rest; leading many at the time to highlight it as proof that women had no place in the world of architecture. After the exhibition, Hayden never worked as an architect again.

"Marion Mahony Griffin - Marion Mahony Griffin was not only one of the first licensed female architects in the world but was the first employee of Frank Lloyd Wright.

"Born in 1871, she studied architecture at MIT. After graduating in 1894 she began working for her cousin, who happened to share a building with several other architects, including Wright, who hired Mahoney in 1895. Being his first employee, Mahoney exerted a considerable influence on the development of the Prairie style, while her watercolor renderings soon became synonymous with Wright's work. As was typical for Wright at the time, he credited her for neither.

"Their collaboration ended in 1909 when Wright left for Europe, offering to leave the studio's commissions to Mahony, who declined. However, she was subsequently hired by Wright's successor, under the condition that she was in full control of the design.

"In 1911 she married Walter Burley Griffin, who also worked with Wright. The two set up a practice together and before long they won the commission to design the new Australian capital Canberra. The couple moved to Australia to oversee the project and later moved to India, where they continued to work until Griffin died in 1937. After his death, Mahoney refrained from working in architecture until her death in 1961." (Rackard, ArchDaily, 12/4/2019)

- Eileen Gray
- Lilly Reich
- Charlotte Perriand
- Jane Drew
- Lina Bo Bardi
- Anne Tyng
- Norma Merrick Sklarek
- Denise Scott Brown

Read the full article at ArchDaily

The 10 Most Overlooked Women in Architecture History, Nicky Rackard, ArchDaily, 12/4/2019



# Chicago Sun-Times “The Blues Brothers” 40th Anniversary Coverage: Here’s the Southeast Side church where the Blues Brothers see the light — thanks to James Brown




*'Do You See the Light' Scene from The Blues Brothers featuring the Pilgrim Baptist church at 3235 E. 91st Street in Chicago's East Side community. Image Credit: The Blues Brothers*

"In 'The Blues Brothers,' John Belushi’s character was so inspired by preacher James Brown he glowed — radiating in a beam of light — and then he flip-flopped down the center aisle of the Triple Rock Church.

"In real life, on any given Sunday, arm-waving children, dressed in bright purples, blues, yellows and greens, dance enthusiastically at the Pilgrim Baptist Church of South Chicago, where the movie was

filmed. Colorful bonnets — from turquoise to pink to white — dot the pews. The music is loud and powerful, and the Rev. Hillard Hudson, holding his hands in the air and wearing a coat laced with crosses, screams, 'There is nothing wrong with celebrating for Jesus!' Parishioners shout back, 'Hallelujah!' and 'Praise the Lord!' It's a scene only slightly less energetic than Brown's over-the-top rendition of 'The Old Landmark' in 'The Blues Brothers.' The scene pays homage to Chicago as the birthplace of gospel.

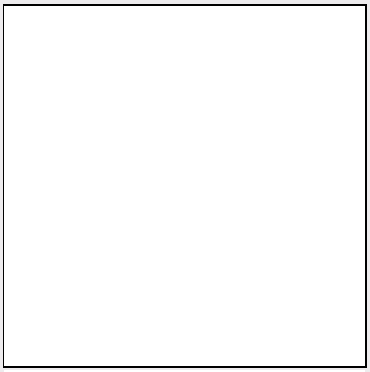
"The 103-year-old Pilgrim Baptist church is still alive and well at 3235 E. 91st, although it has gone through changes since the Blues Brothers went to 'get wise' and 'get to church,' as Cab Calloway, in the role of their orphanage mentor Curtis, urged them to do.

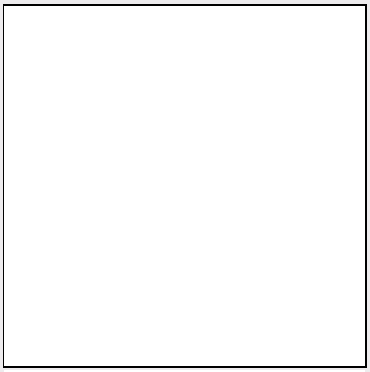
Although the interior of the church was shot in Hollywood, the re-creation was so exact that the pastor at the time wondered if film crews had sneaked inside. As it was, crews filmed outside — a glorious shot that showed off the large, leaning cross atop a high steeple — and in a vestibule as the Blues Brothers head inside. That steeple — which led locals to coin the name 'Church with the Crooked Cross' — was why director John Landis decided to film there, he said.

The movie producers paid to install stained-glass windows in front of the church to match the intricate ones in the rest of the building. Since then, however, most of the original stained glass sits covered in dust in a back storage area because the church can't afford to have them repaired." (Newbart, 6/21/20)

Read the full story at Chicago Sun-Times

Here's the Southeast Side church where the Blues Brothers see the light — thanks to James Brown; Sundays at Pilgrim Baptist Church jump and ring with praise and hallelujahs, Dave Newbart, Chicago Sun-Times, 6/21/20





# Chicago Sun-Times Editorial: Chicago fails to live up to its motto — City in a Garden — with every tree lost; The longer the city waits to restore its magnificent tree canopy, the harder the job gets.



*Section of historic two-flats without parkway trees. Photo Credit: Eric Allix Rogers*

"A century ago, Chicago was a leader in shading its neighborhoods with an urban forest. But as Chicago continues to lose trees, other cities have caught up and surpassed us.

"For a host of environmental and quality-of-life reasons, It's time Chicago worked to regain its status as exceptional when it comes to tree-lined streets. Since 2010, due to disease and other factors, Chicago has lost an average of 10,000 more trees than it has planted every year. That's 200 fewer trees in each of the city's 50 wards on average each year.

"Trees benefit cities and human health in many ways. They cool areas that otherwise would be heat islands. They filter the air, helping people with respiratory problems, and absorb carbon dioxide, a greenhouse gas. They soak up stormwater that otherwise results in flooding. They create habitat for wildlife, including birds that fly through on semiannual migrations. Tree-lined streets make daily life in the big city more pleasant.

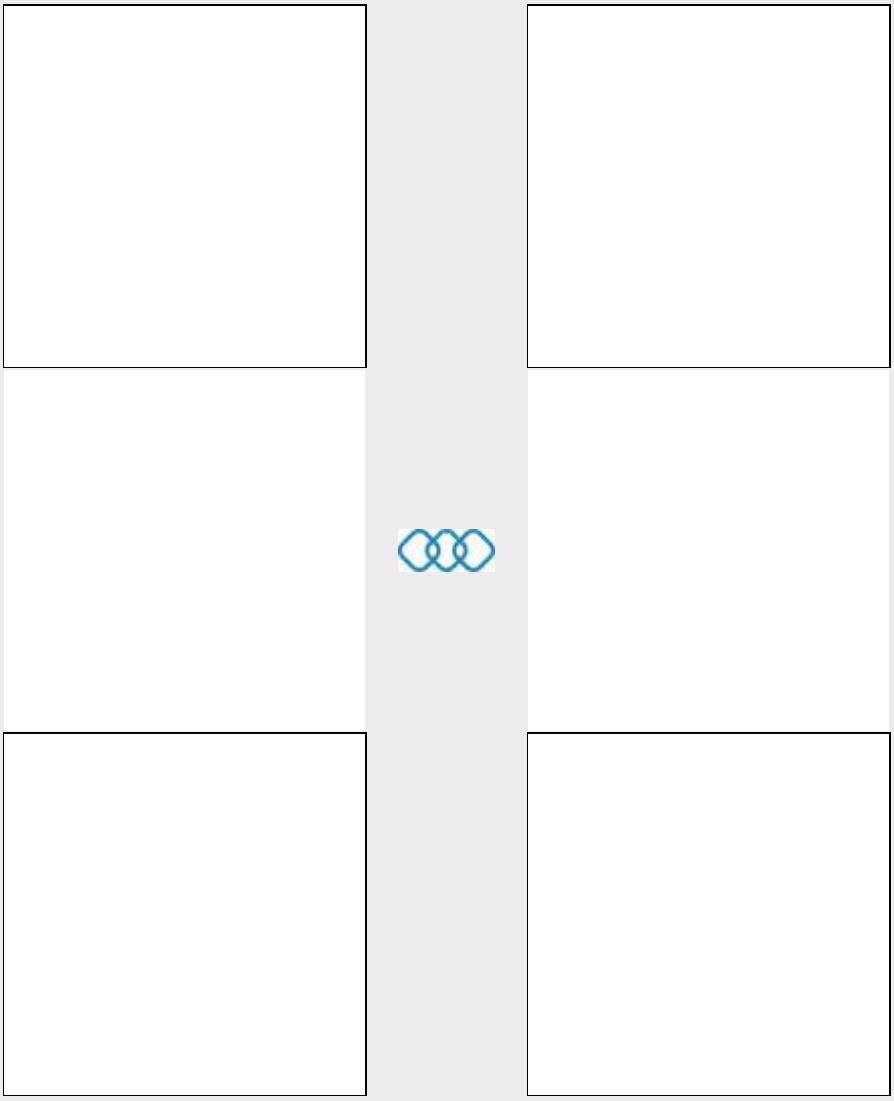
"But Chicago not only is failing to replace trees, it also is cutting down perfectly good ones. The city has a bad habit of removing healthy parkway trees just because some resident puts in a request. Developers are allowed to cut down mature trees for no justifiable reason.

“It keeps getting worse instead of better,” Openlands Vice President for Community Conservation Daniella Pereira told us.

"Chicago’s official motto is 'urbs in horto' — City in a Garden. Let’s live up to it." (Chicago Sun-Times, 6/21/20)

Read the full story at Chicago Sun-Times

Chicago fails to live up to its motto — City in a Garden — with every tree lost; The longer the city waits to restore its magnificent tree canopy, the harder the job gets. New trees need many years to grow to maturity, Chicago Sun-Times Editorial Board, 6/21/20



## Chicago Sun-Times Investigative Reporting Into Cook County Land Bank: Cook County agency that’s under two reviews gave big bonuses to $225,750-a-year boss



*Washington Park National Bank was purchased by the Cook County Land Bank. After receiving three redevelopment proposals, the Cook County Land Bank selected the developer who's proposal called for demolition and new construction. The other two proposals called for adaptive reuse of the historic building. Photo Credit: Eric Allix Rogers*

"A Cook County agency now under two separate reviews over insider dealings gave its $225,750-a-year executive director a $45,000 performance bonus last year — and plans to give him another for the same amount this year.

"Since Robert Rose Jr. was hired in 2015 to run the Cook County Land Bank Authority, he has been paid more than $1.1 million — including $107,500 in bonuses, records show. Rose was given those bonuses under the terms of employment contracts signed by Bridget Gainer, the elected Cook County Board member who, with Cook County Board President Toni Preckwinkle, founded the land bank and chairs its board of directors. The extra payouts were for meeting specific performance goals that Rose set for himself. But Gainer and other land bank officials won't provide documents to show what Rose did to merit the additional tens of thousands of dollars a year he's been paid. Nor will they explain why they gave him bigger bonuses than his contract calls for.

"The two reviews that the Land Bank now faces began after the Chicago Sun-Times reported in November that the agency had made a deal with Chester Wilson, chief of staff to Ald. Carrie Austin (34th), to take ownership of a dilapidated, tax-delinquent South Side building Wilson owned — and wipe out the more than $200,000 in back property taxes, penalties and interest that he failed to pay for 10 years. The land bank then sold the building for $40,000 over to Lisa Livingston, a day care-center operator Wilson had recommended as a buyer. Livingston, who promised to rehab the property, also was a Wilson business partner — which Wilson didn't disclose and land bank officials failed to discover.

"Asked in November about the May 2018 transaction, Rose said the insider deal never should have been allowed and called it "an absolute aberration" for the land bank. But he said he wouldn't move to void the sale because Livingston already had invested in rehabbing the building. The Sun-Times' report prompted Preckwinkle to order an audit of Rose's agency and Patrick Blanchard, the county government's inspector general, to investigate. Both reviews are continuing.

"Rose faced another controversy when the Sun-Times reported in February that the land bank sold his assistant Natasha Cornog a house in Oak Lawn, rejecting a higher offer. Cornog took homestead property tax exemptions on that home and two others at the same time — only one is allowed — to get a total of more than $16,000 in tax breaks. Rose ended up firing Cornog, and the Cook County assessor's office said it would ask her to repay $5,911.

"Rose won't talk about any of this. He declined interview requests, didn't respond directly to questions and, in a written statement provided for him by his lawyer, said 'I am proud of the tremendous work that I and my team have done at the Cook County Land Bank Authority. I have served as Chief Operating Officer of the Chicago Community Loan Fund, and I managed a $170 million loan fund portfolio as Director of Commercial Real Estate for Urban Partnership Bank. I worked on transactions totaling over $1 billion while at GE Capital, and I earned an MBA from Cornell University. My personal financial matters have no bearing on my ability to manage the work of the land bank.'

"'On Friday, after this article was posted online, the lawyer, Peter M. Katsaros, sent a letter calling Rose 'an outstanding business executive who has led the Cook County Land Bank Authority very capably over the last five and a half years.' Katsaros also wrote 'the article you posted this morning sports a racist point of view suggesting that Mr. Rose has to justify his salary and bonuses over the years to the public.'" (FitzPatrick and Novak, 6/12/20)

Read the full story at Chicago Sun-Times

The Cook County Land Bank Authority won't show what Robert Rose Jr. did to merit the extra tens of thousands of dollars nor say why he got bigger bonuses than his contract calls for, Lauren FitzPatrick and Tim Novak, Chicago Sun-Times, 6/12/20

# PETITIONS & EVENTS

## Chicago Bungalow Association's Annual Bungalow Garden Contest Entries Due July 7!




*Bungalow Garden Contest. Photo Credit: Chicago Bungalow Association*

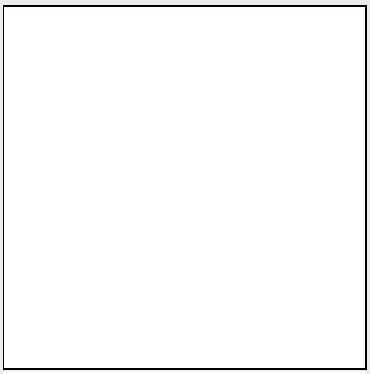
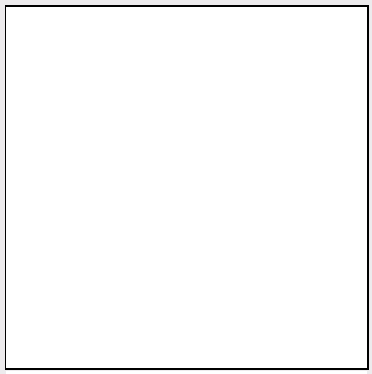
"Across the city, Chicago bungalow owners demonstrate their love for nature by beautifying their blocks with inspiring home gardens. For the fourth year in a row, the Bungalow Garden Contest aims to celebrate the hard work of our members, and draw attention to how gardens not only enhance a home's architecture, but can also promote a healthier ecosystem and uplift a community.

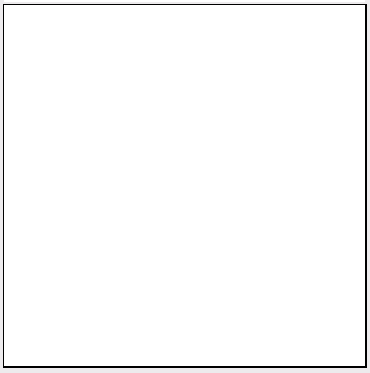
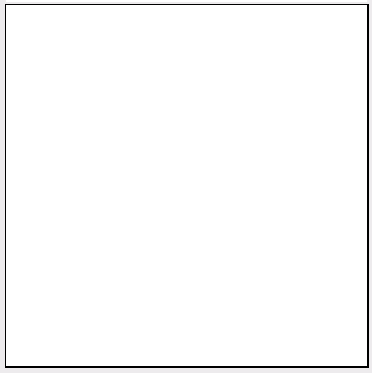
"The public votes for winners online! This year, for every eligible* garden contest entry we receive, $25 will be donated to South and West Side Chicago community gardens. (Do you know a community garden that could benefit from donations? Send CBA an email!)

"The winner in each category will receive:

- $250 cash prize
- $150 gift certificate to City Grange garden centers
- free 1-hour garden consultation ($100 value) and MODGY expandable flower vase from Prairie Godmothers
- personalized garden award plaque made by Craeft LLC
- feature on our website and social media including a garden walk-thru video
- PLUS: 5 randomly selected entrants will be given a free rain barrel donated by the Metropolitan Water Reclamation District!"

Read more at the Chicago Bungalow Association website

## Chicago
## Architecture Center Reopened July 3

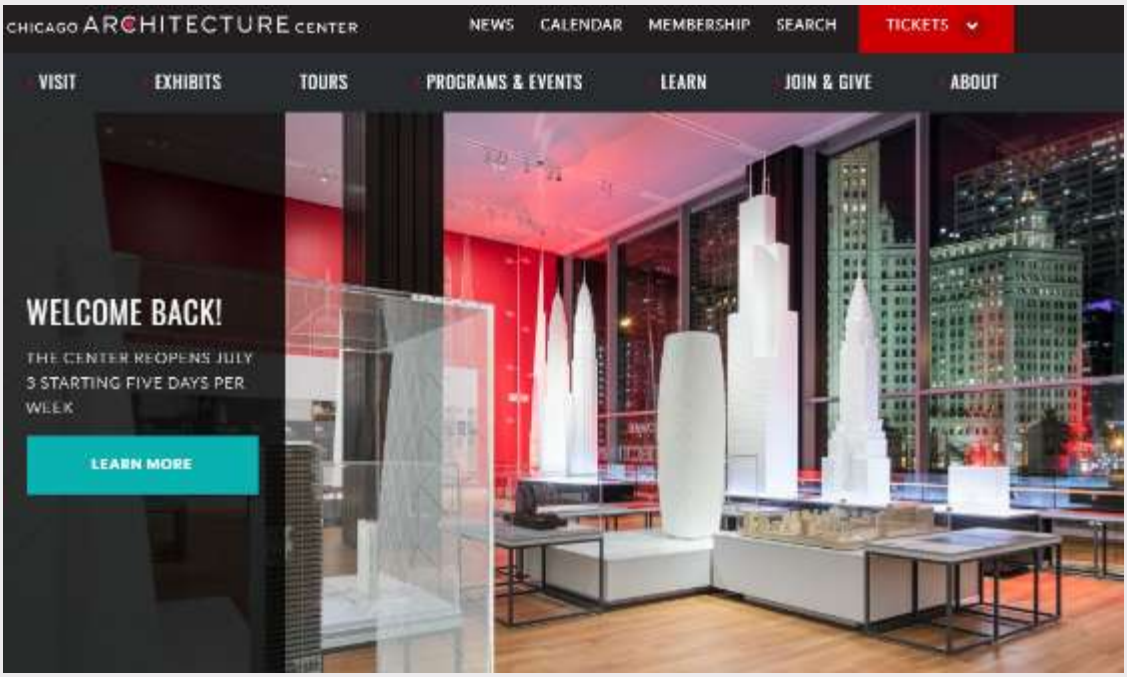



*Image Credit: Chicago Architecture Center*

"Opened to the public in 2018, the Chicago Architecture Center's riverfront location is in the heart of the city, where Michigan Avenue meets the Chicago River, featuring nearly 10,000 square feet of exhibition space filled with super-sized models—and views—of iconic skyscrapers.

"The Center is also your gateway to more than 50 CAC walking tours plus Chicago Architecture Foundation Center River Cruises aboard Chicago's First Lady.

"Center exhibits focus on Chicago's diverse neighborhoods, housing types, leading architects and future projects, and include the largest scale model of the city, with more than 4,250 miniature buildings, interactive touchscreens, and a cinematic backdrop animating key moments in its history.

"As of July 3, 2020, the Chicago Architecture Center has reopened in accordance with safety measures and precautions mandated by public health officials. Please review the CAC's COVID-19 safety policies for visitors prior to your arrival. While we're delighted to welcome you back to the Center's galleries and the CAC Design Store, the ArcelorMittal Design Studio and Gand Lecture Hall remain temporarily closed."

Learn more at the Chicago Architecture Center website

# SUPPORT

## Help Restore Louis Sullivan's Holy Trinity Cathedral



*Holy Trinity Cathedral, Louis Sullivan, 1903, 1121 N. Leavitt Street. Photo Credit: Eric Allix Rogers*

"On June 7th, 2020, Holy Trinity Cathedral designed by Louis Sullivan celebrated its 128-year anniversary of its founding as the oldest Orthodox community in Chicago. The goal is simple – we need to finish our restoration of the main cathedral and are in the final stretch of accomplishing this. We need $85,784 to:

1. Fix the cracks in the stucco: $50,784
2. To paint the exterior of the cathedral: $35,000

"This community was founded by hard working immigrants and even saints of the Orthodox Church. It serves as a prominent holy site for the Orthodox Church in America and is an important monument of

architecture within the city of Chicago. This beloved landmark was built by the famous architect, Louis Sullivan and is the only church he design that still exists today. Please help us preserve history while securing the future."

Watch the Video

Support the Campaign



## Support Glessner House with Donation $25 or More & Receive Beautiful William Morris Face Mask Thank You Gift




*William Morris Face Mask Thank You Gift. Photo Credit: Glessner House*

"The COVID-19 pandemic has created special challenges for Glessner House, as we cancel all tours and programs for an extended period, while expenses go on all the same. Donations, large and small, are greatly appreciated to keep us going during this difficult time, and to allow us to plan for the time when we can open the house once again to visitors from around the world, providing memorable experiences.

"Donors of $25 or more can receive a William Morris face mask as a thank you gift, if so indicated during check out. These face masks are exclusive to Glessner House, utilizing the many wonderful Morris designs that Frances Glessner selected to decorate her home. Thank you for your support! The mask shown above is representative; the actual mask you receive may be of a different pattern.

"Since 1966, Glessner House has been leading the effort to preserve and celebrate the legacies of architect Henry Hobson Richardson, the Glessner family, and Prairie Avenue, while also helping to launch and encourage the historic preservation movement city-wide. Over the last half-century, the House has successfully restored H. H. Richardson's residential masterpiece; preserved the Glessner family's fine collection of Arts & Crafts era furnishings; celebrated the illustrious history of late 19th and early 20th century Chicago; and introduced tens of thousands of visitors from Chicago, the United States, and around the world to the rich history embodied in the House and its collections."

Support the Glessner House COVID-19 Relief Fund Today!

More information at the Glessner House website

## Support "Saving the Sacred" Film




*Support "Saving the Sacred" Film Campaign. Photo Credit: Regina*

"Regina's first film uncovers the hidden heroes of the Catholic world — the people who are giving their all to save our beautiful, historic churches.

"Regina went on the road, traveling the low-budget way to dozens of parishes in England, Ireland and the USA. Regina climbed into steeples, flew drones around, slept on couches, interviewed priests,

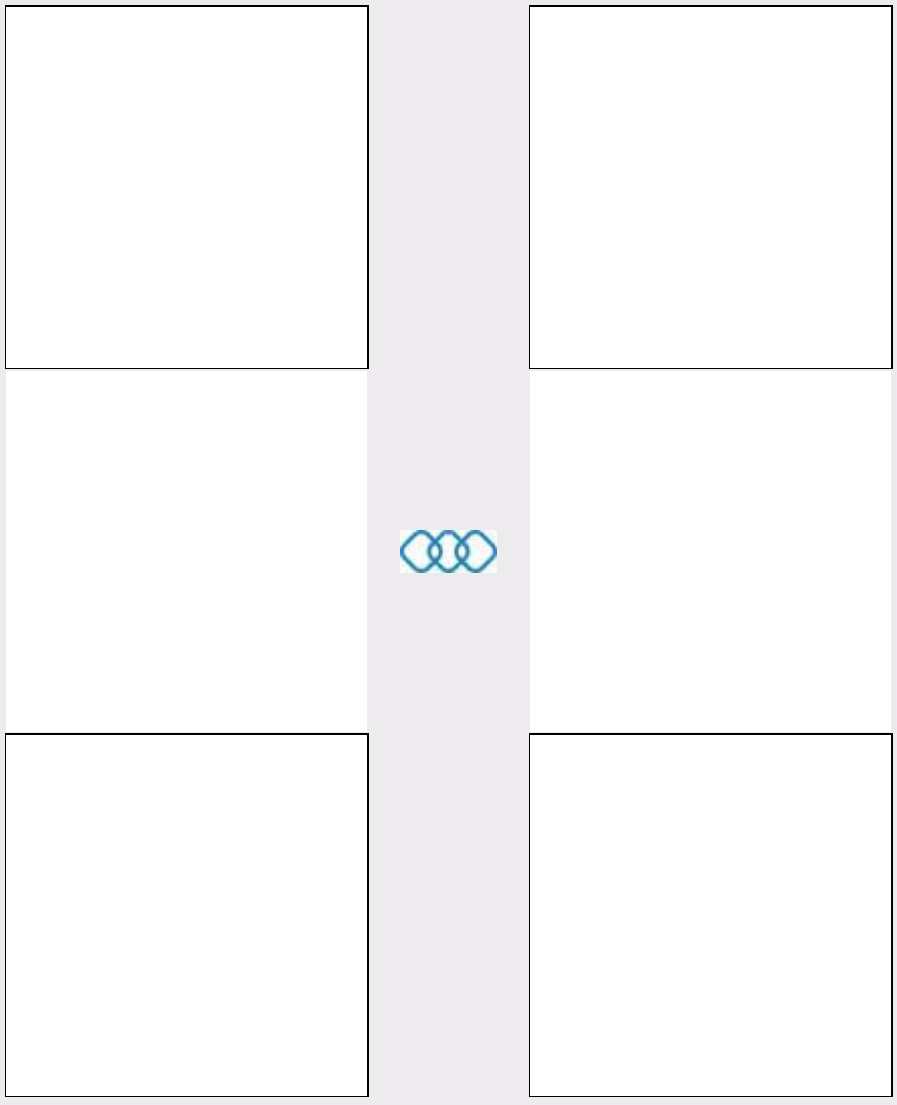
architects, maintenance experts and ordinary people who are in this fight together to save our endangered heritage. And had success! The filming is now complete — all of it for just $8K donated by Regina fans. Film by Alexander Anthony Choong

"Now we're ready for Phase Two: Creating the actual film. And this is where where you come in. We need $23,000 to edit this film and create a one hour documentary that will be shown around the world — and inspire others to save their churches too.

"This is our legacy, and our heritage. Do your part to help save it! Please consider making a tax-deductible donation."

Watch the Film Trailer

Support the Campaign



## Minnekirken GoFundMe Campaign Launched for Restoration Project




*Minnekirken Restoration GoFundMe Campaign. Photo Credit: Erin Brown*

"For the Next Century, For det Neste Århundre"

"Over the past 108 years, The Norwegian Lutheran Memorial Church (aka Minnekirken) has been sitting proudly on Logan Square. The physical structure of 'The Red Church' has also been exposed to the Chicago elements, and it is now in need of restoration.

"Visual assessments by local architects and engineers led to the hiring of several restoration professionals in the fall of 2019 to closely and thoroughly examine the structure. The façade of the church was stabilized with masonry repairs, and it was determined that further structural maintenance and restoration is imperative to ensure the long-term stability of the church.

"This restoration project comes at a critical time, when the Logan Square traffic pattern in front of the church is planned to be redirected, and there is addtional work upcoming at nearby CTA properties. With heavy, earth-moving machinery expected to operate not far from the church's doorstep, there is an increased sense of urgency to further stabilize the physical structure of Minnekirken."

Support the Campaign!

Learn more about The Norwegian Lutheran Memorial Church (aka Minnekirken)

## Raise the Roof!
## Fund The Forum!
## Fundraising Campaign




*The Forum, 318-328 East 43rd Street, Samuel A. Treat of Treat & Foltz Architects, 1897. Photo Credit: The Forum Bronzeville*

"Fund Bronzeville's future by helping us repair a piece of its past.

"Before its decline in the late 20th century, The Forum served as a hub of Bronzeville commerce, culture, and community. It included one of the most significant assembly spaces on the South Side, hosting politicians, unions, social clubs and fraternal organizations, above first floor storefronts that provided the commercial core of the 43rd Street retail corridor.

"The imposing brick building contains Forum Hall, Bronzeville's first assembly hall and home of possibly the oldest hardwood dance floor in the city. This is the floor upon which musical luminaries like Nat King Cole, Captain Walter Dyett, and Muddy Waters performed, and national civic movements such as the Chicago Council of the National Negro Congress, Stockyard Congress of Industrial Organizations, and Freedom Riders organized.

"Since 2011, Urban Juncture Foundation has worked in partnership with the owner of The Forum to stabilize the building and rehabilitate it as a community venue that will once again host weddings, political meetings and musical performances, as well as provide an abundance of retail amenities. In July 2019, we won a $100,000 grant from the National Trust for Historic Preservation to replace The Forum's decaying roofs. However, this generous award falls $50,000 short of our requested amount, meaning we can afford to replace only one of two roofs this spring.

"Help us raise the roof and fund The Forum! By contributing to this campaign, you not only help preserve a unique monument to Black history, but also help fund a future where commerce, culture and community once again thrive in Chicago's historic Black Metropolis."

Help fund the Raise the Roof! Fund The Forum! by Urban Juncture Foundation

Read more and see photos at The Forum Bronzeville website

## SUPPORT PRESERVATION CHICAGO

### Now on Sale! "Chicago 7 Most Endangered" Posters, Mugs & More!






*Preservation Chicago 2020 Chicago 7 Poster and Mug now on sale at the Preservation Chicago web store. Photo Credit: Preservation Chicago*

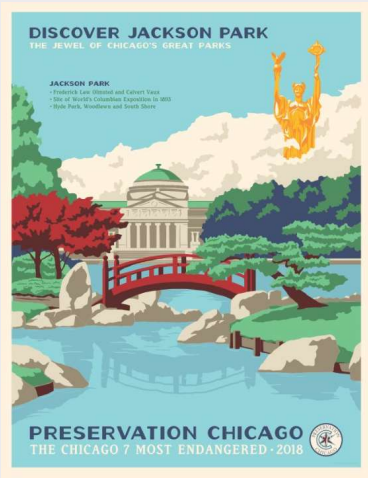
Due to popular demand, the 2020 Thompson Center “Chicago 7 Most Endangered” poster is now available for sale on the Preservation Chicago webstore.

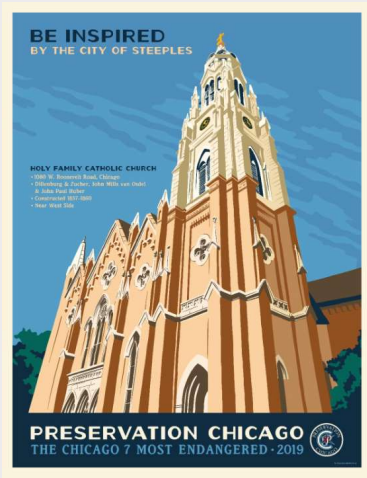
Previous years' “Chicago 7 Most Endangered” posters including Union Station Power House, Jackson Park, and Holy Family Church are also available. The posters are available in three sizes; 8x10, 16x20 and 24x36.

Additionally, we've begun to offer additional Chicago 7 swag including mugs and bags featuring the wonderful Chicago 7 artwork. Please let us know what you’d like to see offered, and we can work to make it happen.

Please note that between 30% and 40% of the sales price helps to support Preservation Chicago and our mission.



Every Donation Counts.
Please Support *Preservation Chicago* !



*Demolition of American Taxi Service building, built 1928, at 5608 S. Stony Island Avenue. Demolished November 2019. Photo Credit: Eric Allix Rogers*

- **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!**

Preservation Chicago is committed to strengthening the vibrancy of Chicago's economy and quality of life by championing our historic built environment.

Preservation Chicago protects and revitalizes Chicago's irreplaceable architecture, neighborhoods and urban green spaces. We influence stakeholders toward creative reuse and preservation through advocacy, outreach, education, and partnership.

Thank you from your friends at Preservation Chicago for your support of the mission of Preservation Chicago and our tireless advocacy.

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

For larger donors wishing to support Preservation Chicago, please contact Ward Miller regarding the Preservation Circle details and a schedule of events at wmiller@preservationchicago.org or 312-443-1000.

www.PreservationChicago.org

