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PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

August 2020 Month-in-Review Newsletter



"We Love Chicago" on the Chicago Theatre Marquee. The Chicago Theatre, originally known as the Balaban and Katz Chicago Theatre, designed by Rapp and Rapp in 1921, 175 N. State Street. The Chicago Theatre became a Designated Chicago Landmark in 1983
Photo Credit: Joshua Mellin instagram.com/joshuamellin
www.joshuamellin.com

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- PRINT: Chicago Reader: Chicago at the turn of the century through the eyes of Rudolph F. Michaelis
- PRINT: JBachrach.com: Anna Baird: Early 20th Century Developer and Builder of High-Grade Apartments in Chicago
- PRINT: Crain's Chicago: New Book Explores Chicago's Best Modernist Homes, 'Modern in the Middle: Chicago Houses 1929-1975'
- PRINT: Chicago Magazine: Walking Chicago With Robert Loerzel. A new book offers guides to 35 urban trails around the city.
- PRINT: Metropolitan Planning Council: It's time to get serious about preserving Chicago's two- to four-unit apartment buildings
- PRINT: Chicago Tribune Humor Column: The giant green frog from Chicago's Rainforest Cafe must be preserved. Maybe it can help fight coronavirus?

EVENTS

- Preservation Chicago presents Chicago's Historic Preservation Marathon!
- Chicago Art Deco Society presents Monuments of Art Deco: Touring the Modern Argentinian Designs of Francisco Salamone

- Biketropolis and Arcadia Publishing Announce Chicago's Mansions Self-Guided Cycling Tour - North Side Edition
- Modern in the Middle: Chicago Houses 1929–75: A new book by Susan Benjamin and Michelangelo Sabatino

SUPPORT

- Help Restore Louis Sullivan's Holy Trinity Cathedral
- Support Glessner House & Receive William Morris Face Mask
- Support "Saving the Sacred" Film
- Minnekirken GoFundMe Campaign
- Raise the Roof! Fund The Forum! Campaign

SUPPORT PRESERVATION CHICAGO

- Chicago 7 Posters and Swag Now on Sale
- (and last but not least) Support Preservation Chicago!

Advocacy

WIN: After Years of Advocacy, Emmett Till Home Designated Preliminary Chicago Landmark!



Emmett Till Home, 6427 S. St. Lawrence Avenue, Chicago. Photo Credit: Anthony Vazquez / Chicago Sun-Times

"Preservationists and the family of Emmett Till moved a step closer in efforts to landmark the childhood home of the Chicago teen whose murder propelled the Civil Rights Movement, as the Commission on Chicago Landmarks takes up the request Thursday.

"Ald. Jeanette Taylor (20), whose ward includes the home at 6427 S. St. Lawrence where Till spent the last years of his life, submitted a long awaited letter in support of the effort on Friday, which was the 65th anniversary of the seminal event in America's race history." (Ihejirika, 8/31/20)

"As the nation commemorates the 65th anniversary of the murder of Emmett Till — the 14-year-old Chicagoan whose lynching lit fire to the Civil Rights Movement — one can virtually tour all the historic sites central to this gruesome chapter in American racism. The tour is found on the Emmett Till Memory Project, a downloadable app launched on the 64th anniversary of the seminal event — to enable thoughtful engagement with Till's story.

"The 2,308-square-foot home at 6427 S. St. Lawrence where Till spent the last years of his life is part of the app's national tour, funded by the National Endowment for the Humanities and the Institute of Museum & Library Services.

"Five sites are in the Chicago area, two in the city. The other is Roberts Temple Church of God In Christ in Bronzeville, where Till's historic open casket funeral was held on Sept. 3, 1955 — drawing 100,000 people to pay their respects, after international outrage sparked by Till-Mobley's decision to show the world the face of racism.

"In August 1955, Gordon lived in the brick two-flat building in Woodlawn where Till and his mother, Mamie Till-Mobley, occupied the second floor, another aunt and uncle the first floor, and 7-year-old Till family member Ollie Gordon, her parents and four siblings, the basement unit.

"Roberts Temple was designated a Chicago landmark in 2006. But the home where Till lived before leaving on that fateful train trip Down South on Aug. 20, 1955, remains at risk of deterioration or demolition after failure of previous landmark efforts, most recently in 2017.

"The city has not ascribed to any urgency on preserving the home, which has been plastered with city Department of Buildings code violations in recent years while changing hands several times. With the building's last remaining tenant serving notice he was moving last month, preservationists and Till family members say preservation must take on an urgency.

"'There was only one tenant living in the second-floor apartment — the Till-Mobley apartment. They said they were moving out because there were issues with the building, pipes bursting in the basement and whatnot. This building is likely now vacant,' said Ward Miller, executive director of Preservation Chicago, which is leading renewed efforts to save it. 'It's more pertinent than ever that it be landmarked, as it's now extremely vulnerable,' he said.

"'We've been very sensitive about this building, engaging for the past year in conversations with the Till family to request their permission, even though they're no longer affiliated with the building. This home represents the legacy carried on by Till's mother and family. It should be a site of pilgrimage.'

"Preservation Chicago filed a landmark proposal for the property Monday with the city Department of Planning & Development. With approval, that department would submit the request before the Chicago Commission on Landmarks. Designation would prevent any demolition or changes to the original exterior.

"It was on Dec. 1, 1955, 100 days after Till's murder, that Rosa Parks refused to give up her seat to a white passenger on a Montgomery, Alabama, city bus, later saying she thought of Till in that moment. That would spark the Montgomery Bus Boycott led by the Rev. Martin Luther King.

"And King, who described Till's murder as 'one of the most brutal and inhuman crimes of the twentieth century' went on to deliver his iconic 'I Have a Dream' speech at the March on Washington on Aug. 28, 1963 — eight years to the day that Till was murdered.

"'That home in Woodlawn is history. That's the home that Emmett lived in. That was the home he left to board the train to go to Mississippi. It's history in and of itself, but it's also part of the Civil Rights Movement, so that home is absolutely deserving of historical status,' family member Gordon said.

"'Chicago needs to act. We can't let efforts to preserve it falter again.'" (Ihejirika, 8/27/20)

Read the full story with photos at The Chicago Sun-Times

65 years after Emmett Till murder, his family urges landmark status for Woodlawn home; Preservationists and the family of Emmett Till are urging landmark status for the Woodlawn home where the teen lived before a visit to family Down South ended with his brutal lynching on Aug. 28, 1955 — for allegedly whistling at a white woman. The home has many building code violations, has changed hands several times in recent years and now is believed to be vacant, Maudlyne Ihejirika, Chicago Sun-Times, 8/27/20

Emmett Till's childhood home granted preliminary landmark status; The Commission on Chicago Landmarks granted preliminary landmark status Thursday to the home of Emmett Till, at 6427 S. St. Lawrence Ave. in Woodlawn, Maudlyne Ihejirika, Chicago Sun-Times, 9/3/20

Emmett Till's house gets landmark panel OK; The next step: Chicago's City Council, Dennis Rodkin, Crain's Chicago Business, 9/3/20

Commission on Chicago Landmarks to weigh designation for Emmett Till childhood home; Preservationists and the family of Emmett Till are a step closer in efforts to landmark the Woodlawn home where the teen lived before the trip Down South that ended with his brutal lynching on Aug. 28, 1955. The alderman wrote a letter supporting the designation, which Thursday goes before the Commission on Chicago Landmarks, Maudlyne Ihejirika, Chicago Sun-Times, 8/31/20

Emmett Till's home, a launching pad for the civil rights movement, deserves landmark status, Landmark status would further honor Emmett and Mamie Till's tragic but critical role in American history, Chicago Sun-Times Editorial Board, 9/1/20

Column: Emmett Till House takes first step toward landmark status as questions are raised about its future, Blair Kamin, Chicago Tribune, 9/3/20

Emmett Till's Chicago Home Given A Preliminary Landmark Status, Carlie Porterfield, Forbes, 9/3/20

A 'small but necessary step': Emmett Till's Chicago home granted preliminary landmark status, Grace Hauck, USA Today, 9/3/20

Column: Emmett Till house poised to take first step toward official landmark status, Blair Kamin, Chicago Tribune, 9/1/20

Emmett Till's Family Home Given Preliminary Landmark Status, Patty Wetli, WTTW Chicago, 9/3/20

Vision for Emmett Till's Woodlawn Home Goes Beyond Landmark Status, AJ LaTrace, WTTW Chicago, 8/29/20

Emmett Till House Moves One Step Closer To Landmark Status; The home at 6427 S. St. Lawrence is where Till lived with his family at the time he was killed in Mississippi in 1955, Bob Chiarito, Block Club Chicago, 9/3/20

Groups renew push to landmark Emmett Till's Woodlawn home, as Taylor says she will support effort, Christian Belanger, Hyde Park Herald, 8/10/20

Commission Board to vote on Emmett Till's Woodlawn home becoming Chicago Landmark, Karen Jordan, ABC 7 Chicago, 9/3/20

[A Matter of Urgency; Preservationists push for the landmarking of Emmett Till's Chicago home, Matt Hickman, The Architect's Newspaper, 8/31/20]

Preservation Chicago testimony presented by Ward Miller to the Commission on Chicago Landmarks on September 3, 2020 in support of the Landmark Recommendation for the Emmett Till and Mamie Till-Mobley House.

Dear Mr. Chairman and Members of the Commission on Chicago Landmarks;

We at Preservation Chicago fully and wholeheartedly support the consideration of The Emmett Till and the Mamie Till-Mobley House, in Chicago's West Woodlawn community as a Designated Chicago Landmark.

We recognize the importance of the building, located at 6427 S. St. Lawrence Avenue, as the home of Emmett Till and his family, residing on multiple floors of the building, with Emmett and his mother, Mamie Till-Mobley, living on the second floor, with aunts and uncles on the first floor and cousins and extended family, living in the garden apartment. It was truly a family-oriented building in every regard.

The house is a direct connection and link to Emmett Till's life in Chicago—a child, a person, who walked to the nearby McCosh Elementary School, now renamed in his honor, and he was known for his acts of kindness, helping elderly neighbors and was well liked in the community.

Emmett Till's visit to Money, Mississippi, to spend time with his extended family, resulted in a tragic and almost unimaginable series of events, which are still difficult to comprehend, even 65 years later. The tragedy of those frightful days have been well documented, and part of history, so we should never forget—the murder of a young teenage child of 14-years of age from Chicago, caught in a world and nation of double standards and injustice.

Today's meeting of the Commission on Chicago Landmarks—September 3rd , marks the 65th anniversary of the beginnings of Emmett Till's visitation and funeral, held in part at Robert's Temple Church of God in Christ, on Chicago's South Side. A place where tens-of-thousands of mourners—some estimates placed at 100,000 individuals, gathered to pay respects to Emmett's mother and family, and to bear witness--by an open casket visitation, of such a heinous crime. It is almost provident that we are here today—on this 65th anniversary day, to encourage and support the Chicago Landmark Designation of his beloved Chicago home.

Emmett Till's death impacted the community and a nation, and had "sparked" many aspects of the Civil Rights Movement in the late 1950s and early 1960s. The dedication of his mother, Mamie Till-Mobley, to share the story of her son's senseless death to the world, inspired many, including Dr. King, Rosa Parks, Congressman John Lewis and others.

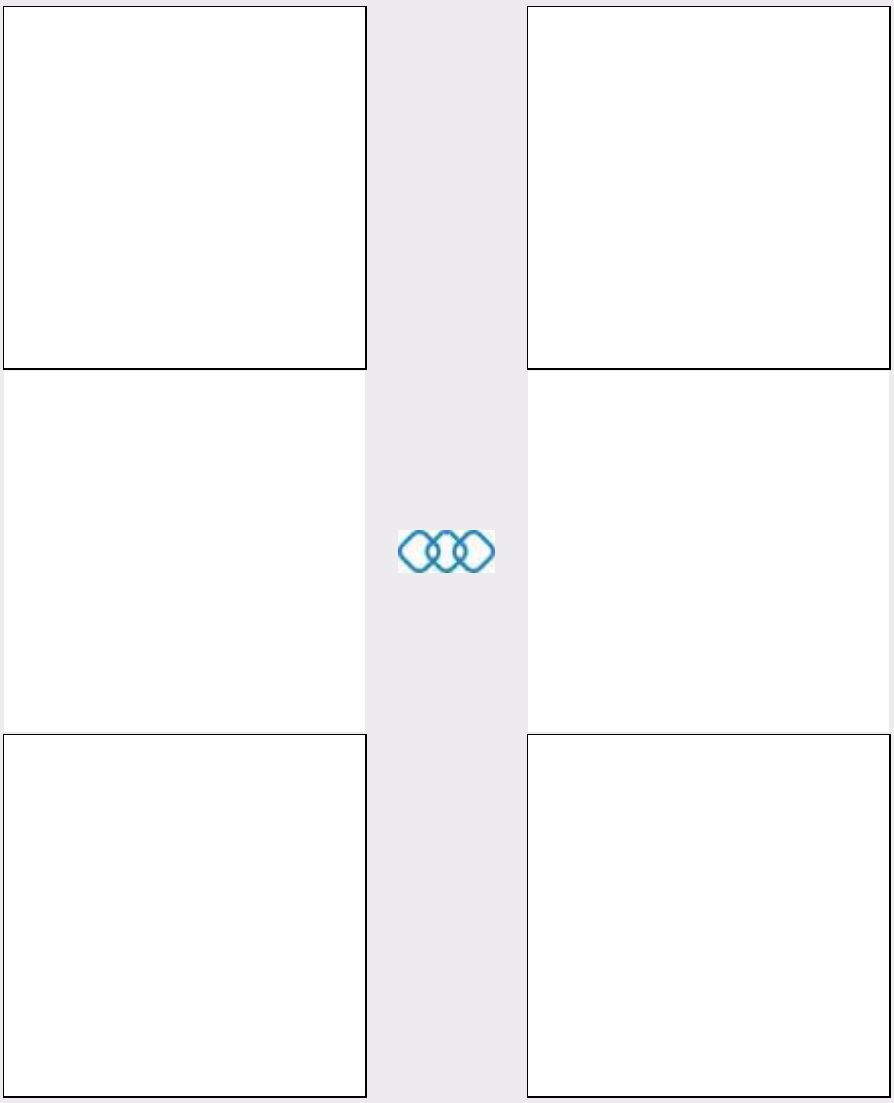
Today, in a time of social unrest in our nation, Emmett Till's name is still relevant and heard among peaceful protestors and on placards.It is important, perhaps now more than ever to protect the legacy of Emmett Till and his mother, Mamie Till–Mobley. And this house—their home, is a direct link to the life of Emmett and the work of his mother to make others aware of injustices in our nation and world and to further peace, equality and healing.

This building and it's potential Chicago Landmark Designation---a great honor bestowed upon this home, will help to further that story, while also being a place of reflection, and also perhaps connecting us in some way to a child that became caught-up in a terrible nightmare of injustice, which fueled many changes and policies in the decades that followed. We therefore, without hesitation, recommend Chicago Landmark Designation of the Emmett Till and Mamie Till-Mobley House.

Special thanks to the family of Emmett Till and Mamie Till-Mobley, including their cousins, Ollie Gordon and Mr. & Mrs. Wheeler Parker Jr., Alderwoman Jeanette Taylor, Members and neighbors of

the West Woodlawn Community, including Naomi Davis of "Blacks in Green," the Hyde Park Historical Society—Michel Safer and Jack Spicer, William Eager, Senior Vice President of POAH-Chicago and Mr. Blake McCreight, owner of the property, who has consented to the designation. Also, Commissioner Cox, Dijana Cuvalo, Matt Crawford and Kandalyn Hahn of the Department of Planning & Development DPD-Historic Preservation Division; and to Mary Lu Seidel of Preservation Chicago and Jonathan Solomon of The School of the Art Institute of Chicago, for their research and dedication to this project and compilation Preliminary Landmark Designation Report.

On behalf of so many supporters across Chicago and extending far beyond our City, we thank you for your support of this Preliminary Landmark Designation today.



THREATENED: After Owners Reject Sale to Foundation for Community Performance Arts Center, Residential Tower Proposed for Second Church of Christ, Scientist in Lincoln Park (Chicago 7 2019)



Second Church of Christ, Scientist, by Solon S. Beman in 1901, at 2700 N. Pine Grove Avenue. A Chicago 7 Most Endangered 2019. Photo Credit: Eric Allix Rogers



Magnificent interior of Second Church of Christ, Scientist, by Solon S. Beman in 1901, at 2700 N. Pine Grove Avenue. A Chicago 7 Most Endangered 2019. Photo Credit: Eric Allix Rogers



Second Church of Christ, Scientist, by Solon S. Beman in 1901, at 2700 N. Pine Grove Avenue. A Chicago 7 Most Endangered 2019. Photo Credit: Ward Miller



Proposed new residential tower to replace all but facade of Second Church of Christ, Scientist, by Solon S. Beman in 1901, at 2700 N. Pine Grove Avenue. A Chicago 7 Most Endangered 2019. Rendering Credit: Booth Hansen



Second Church of Christ, Scientist with adjacent parking lot, by Solon S. Beman in 1901, at 2700 N. Pine Grove Avenue. A Chicago 7 Most Endangered 2019. Photo Credit: Eric Allix Rogers

The Second Church of Christ, Scientist at 2700 N. Pine Grove Avenue has been an architectural masterpiece in the Lincoln Park community for nearly 120 years. It was dedicated on Easter Sunday, 1901 with four services and over 10,000 attendees. Today the congregation has dwindled to a handful and the decision was made to sell the property.

The proposed development at the August 5, 2020 virtual community meeting envisions the complete demolition of the interior of the building and a new residential mid-rise building constructed within the historic limestone walls. Despite being designed by the celebrated architect Solomon S. Beman, this majestic Beaux-Arts building has no landmark protections and current zoning allows a taller building to be built.

As disclosed at the November 14, 2017 community meeting, the congregation hired a broker to quietly market the site to potential buyers including developers, schools and others. From neighborhood preservation partners, Preservation Chicago learned early about this potential sale and began to advocate to all stakeholders to protect this landmark-quality building and find an alternate use that would allow the magnificent 700-seat theater to be used for community cultural and artistic purposes. We identified a major Chicago foundation with the interest and capacity to fully restore and convert the magnificent building into Lincoln Park Community Cultural Arts Center. The purchase offer presented in December 2017 included Sunday church access for the congregation to continue to conduct their religious services.

While there were some statements about the congregation's preference to see the building saved, the congregation leadership's true intentions were made clear by their swift rejection of the foundation's purchase offer. It was correctly assumed that they were working with a high-rise developer who could offer a higher purchase price.

Ward Miller, Executive Director of Preservation Chicago, spoke at the public meeting to encourage preservation and landmarking of the historic building and for a cultural use for the historic gem.

As reported by Peter Von Buol in the Skyline, Ward Miller said, “We do not need another residential high-rise at this site. It will adversely affect the quality of life, sunlight, air and throw shadows on adjacent buildings. What we do need collectively, is a great and amazing resource and cultural center,

for an already dense neighborhood. This is a once-in-a-life-time chance. Let's not blow it, with another embarrassing loss and demolition of one of Chicago's great architectural treasures."

"'The church mentioned they will consider a donation of the building to a good steward, so let that steward be all of us collectively and let's all advocate for a collective reuse that benefits all Chicagoans, looking to the near future,' said Miller, who added that Preservation Chicago will work with the congregation and the community to help make the community-center vision a reality.

"Built in 1901, the classical façade of the building recalls one of Beman's most celebrated design, the 'Merchant and Tailors' Building" of Chicago's Columbian Exposition of 1893. "The World's Fair building had received numerous awards for its designs. Beman worked with members of the Christian Science Movement and its leaders, including Mary Eddy Baker, the faith's founder and leader, to design "a most perfect church prototype' for subsequent Christian Science buildings. Beman included few, if any, traditional religious symbols and symbolism, in designing a beautiful light-filled sanctuary and with an auditorium and assembly-space as a sanctuary," added Miller.

"'The sanctuary of the church, with its art glass and gilded dome, its magnificent column-free space, with wide arches and honey-colored art windows; its rare Austin organ, could be an unparalleled space for concerts, cultural events, music, lectures, presentations affiliated with the local museums and institutions, including The Lincoln Park Conservatory, the Lincoln Park Zoo and The Peggy Notebaert Nature Center. This would all be located a mere half-block from Lincoln Park, and would be an amazing resource for the Lincoln Park community, and for all of Chicago,' suggested Miller.

"'The Chicago Cultural Center was constructed as the Chicago Public Central Library in 1897. It was rethought as the Chicago Cultural Center in 1977 and has been one of the best reuse projects in the city's history. It's still a remarkable center and proof of a visionary series of decisions that were made in the 1970s, by elected officials, city leaders, and philanthropic organizations. Let's continue to have that visionary outlook and reuse the church building for everything both cultural and imaginative. Let's ask the church, city, elected officials to work together with our Chicago philanthropy community to make this vision a reality,' Miller said." (Von Buol, Skyline, 11/22/17)

Additional Reading

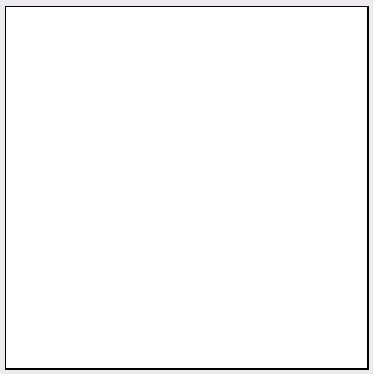
Preservation Battle of Lincoln Park's Second Church of Christ,, Alex Bean, Chicago Detours, 7/19/18

Lincoln Park congregation mulls fate of historic Pine Grove Building, Peter Von Buol, Skyline, 11/22/17

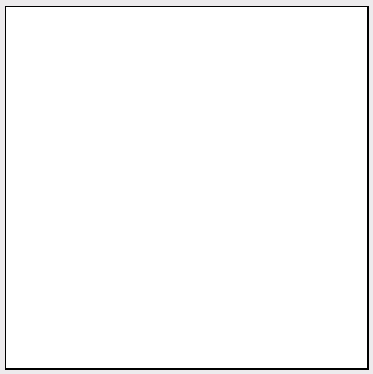
Will this Lincoln Park church go residential? Dennis Rodkin, Crain's Chicago Business, 11/15/17

Open House Chicago Site: Second Church of Christ, Scientist (photos)

A 2019 Chicago 7 Most Endangered: Second Church of Christ, Scientist, Solon S. Beman, 1901, 2700 N. Pine Grove Avenue, Chicago







THREATENED: Rear Brick Walls of Pilgrim Baptist Church/ KAM Synagogue Collapse in Storm (Chicago 7 2007)



The south wall of the landmark Pilgrim Baptist Church collapsed in the storm that hit Chicago on Monday, Aug. 10, 2020. Pilgrim Baptist Church / KAM Synagogue, 1890, Adler & Sullivan, 3301 S. Indiana Avenue. Photo Credit: Photo Credit: Debbie Mercer



Rendering of the proposed National Museum of Gospel Music at Pilgrim Baptist Church. Rendering credit: Wight & Company



Pilgrim Baptist Church / KAM Synagogue, 1890, Adler & Sullivan, 3301 S. Indiana Avenue. Historic Photo Credit: Art Institute of Chicago Ryerson & Burnham Archives

"It didn't take long for Cynthia Jones to find out how badly Pilgrim Baptist Church had been damaged when winds of nearly 100 mph tore through the city Monday afternoon. By 4:15 p.m., Jones, chair of the church's board of trustees, had gotten calls from plenty of neighbors.

"Tuesday afternoon, heaps of bricks rested in front of what used to be the south wall of the church, at 3301 S. Indiana Ave. in Douglas. Now, only two walls remain intact — the north and west walls, made of limestone and braced by metal beams. The building has been a shell since January 2006, when it was gutted by fire.

"Since 2017, the church has been fundraising for a plan to build the National Museum of Gospel Music. The project was to be completed this fall but already had been delayed to 2022, Jones said.

"Instead of halting plans for the museum, Don Jackson — founder and CEO of Chicago-based Central City Productions and the "visionary" behind the museum project — called the collapse a 'godsend.' 'This forces the urgency," Jackson said. 'This has been a blessing for the project that says that we need to get started,' adding that he still thinks the museum can open in September 2022.

"The state has allocated $2.1 million to the museum, but Jackson said the church has yet to receive the money. He expects the state and city each will contribute about $10 million total to the project, now estimated to cost $48 million, Jackson said. Monday's destruction could expedite state and city action, he said.

"Ward Miller, executive director of Preservation Chicago, a nonprofit advocacy organization, said though he "loves the idea of a gospel museum," operating and maintaining a museum is expensive. Still, he would welcome 'anything' to preserve the space, such as an open-air concert venue, a community center or a fieldhouse. 'It's still an important component to save,' Miller said. 'It has a lot of significance to the nation and to the world, culturally in music and, of course, architecturally.'

"'Built in 1890 and designed by famous architects Dankmar Adler and Louis Sullivan, the building originally operated as a synagogue before the church purchased the property in 1922. Thomas A. Dorsey, considered the 'father of gospel music' was a choir director at the church, which many consider to be the music style's birthplace.

"Jones, who's in her 70s, said she's attended the church since she was baptized there at age 7. The church now meets across the street at 3300 S. Indiana Ave. Monday's destruction is a "hiccup" compared to the "day and night of devastation" of the 2006 fire.

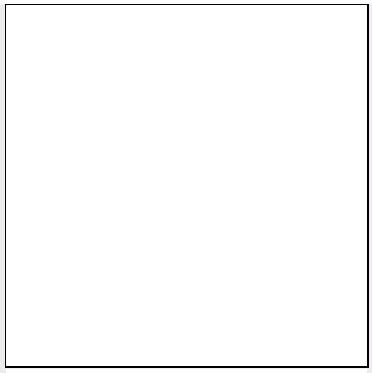
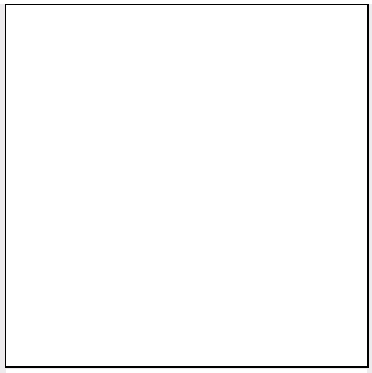
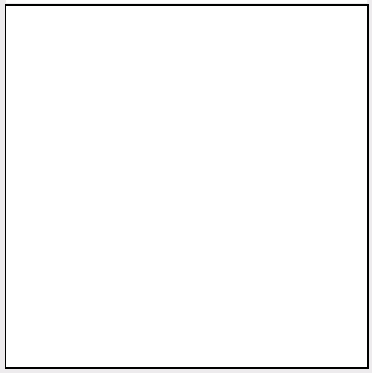
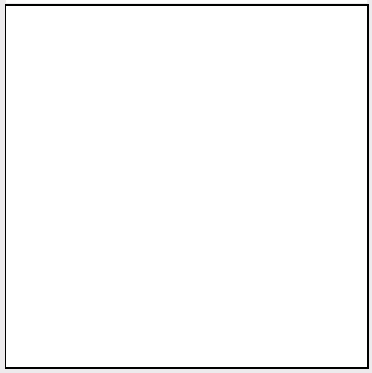
"Jones is 'confident' there will be a museum, she said — it's only a matter of time. She anticipates Monday's damage could delay the project a year. "We're very positive that's going to come to fruition,' she said. 'It should be here. Where else would it be besides Chicago?'" (Proctor, 8/11/20)

Read the full story at the Chicago Sun-Times

Historic Pilgrim Baptist Church damaged by windstorm; The historic building's limestone shell was going to be renovated and expanded to become home to the National Museum of Gospel Music. But the damage sustained Monday could delay that project, Clare Proctor, Chicago Sun-Times, 8/11/29

Storm Collapses Wall Of Historic Pilgrim Baptist Church, Birthplace Of Gospel Music; The church at 3301 S. Indiana Ave., best known as the birthplace of gospel music and a rare surviving religious building by renowned architects Dankmar Adler and Louis Sullivan, was largely destroyed in a 2006 fire, Bob Chiarito, Block Club Chicago, 8/11/20

Gospel's Birthplace Nearly Leveled By Chicago Storm; Pilgrim Baptist Church — set to become gospel museum — reduced to two walls, Brenna Ehrlich, Rolling Stone, 8/12/20

THREATENED: Court Rules that Public Citizens Have No Standing in Public Trust Doctrine and Public Land Use Case Regarding Jackson Park
(Chicago 7 2017 2018, 2109, & 2020)



Proposed Obama Presidential Center Tower Looming over Jackson Park Lagoons and the Museum of Science and Industry. Rendering Credit: Obama Foundation

"A lawsuit over the planned Obama Presidential Center's campus in Jackson Park has stalled after a federal appeals court panel ruled the plaintiffs did not suffer actual harm and that much of their grievances were not within the court's jurisdiction.

"The 7th Circuit for the U.S. Court of Appeals issued the ruling on Friday, more than two years after community group Protect Our Parks Inc. filed suit alleging the Chicago Park District and the city of Chicago improperly transferred public parkland to the Obama Foundation for private use.

Among other things, Protect our Parks argued the $500-million, four-building complex's proposed location on 19.3 acres of the historic Jackson Park violates the public trust doctrine governing use of public land for the greater good of citizens, according to the lawsuit.

"On Friday, the panel decided the plaintiffs did not have standing to argue the city's agreement with the Obama Foundation violates the public trust doctrine, according to the ruling.

"'The plaintiffs are nothing more than 'concerned bystanders,' and concerned bystanders are not entitled to press their claims in federal court,' the ruling said.

"The panel also agreed with the district court's dismissal of the argument that the transfer of public park property violated the Fifth and 14th amendments. It ruled the plaintiffs failed to prove they have a private property interest in Jackson Park that would render its sale to the Obama Foundation as unconstitutional.

"Finally, the panel affirmed the lower courts' denial of the plaintiffs' challenge to appeal its lawsuit based on the National Park Service and Federal Highway Administration review that Jackson Park alterations would have an "adverse effect" on its listing in the National Register of Historic Places. Again, the federal appeals and district courts both lack jurisdiction to resolve a public trust claim, according to the ruling.

"Herbert Caplan, founder of Protect Our Parks, said in a phone interview that the group plans to file a motion for rehearing. Should that falter, Caplan said he remains hopeful of a long-shot chance at consideration by the U.S. Supreme Court.

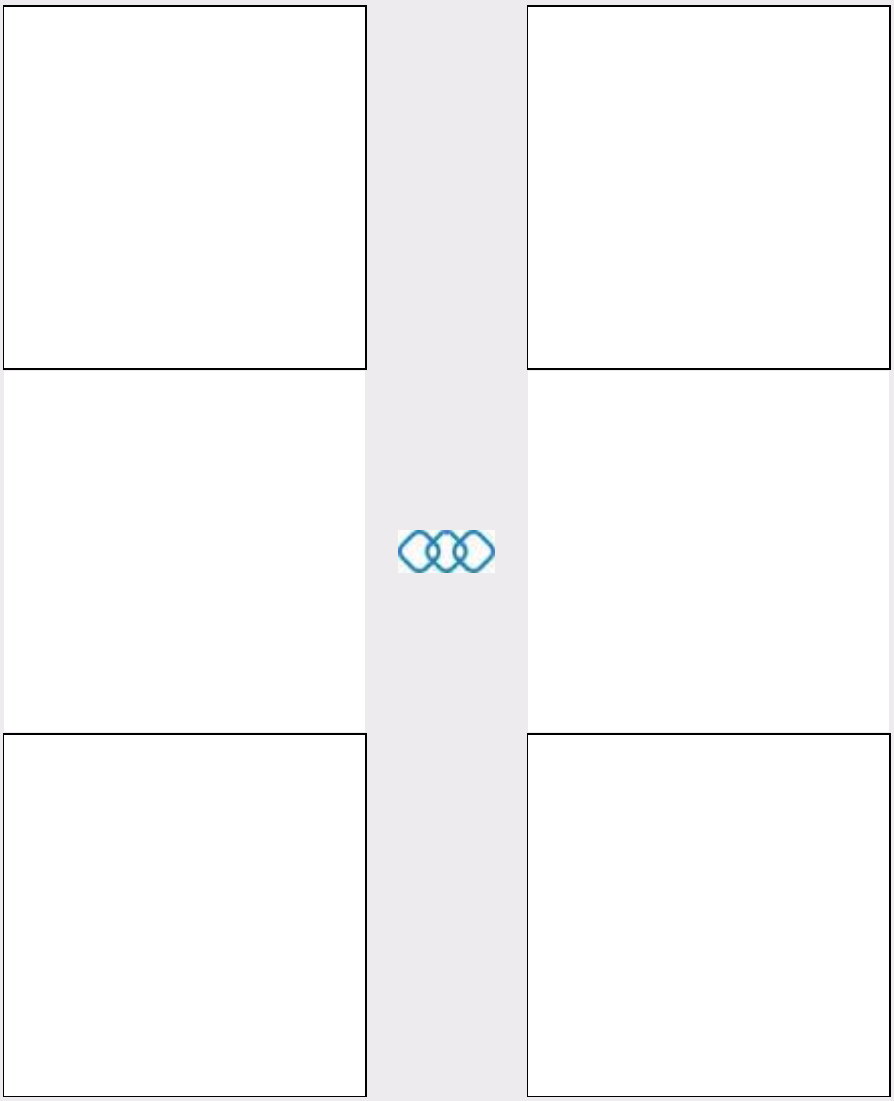
"'From the moment I researched this case and we decided to file a lawsuit, I didn't think there was any doubt that we were right,' Caplan wrote. 'I still think that all the arguments that we had raised in

the complaint were never really countered or answered, and they're of such importance that they need to be addressed. And that's what keeps us going.' (Yin, 8/25/20)

Read the full story at the Chicago Tribune

Obama Presidential Center timeline moves forward after lawsuit dismissed by federal appeals court, Alice Yin, Chicago Tribune, 8/25/20

Lawsuit seeking to block the Obama Presidential Center loses federal appeal; A three-judge appellate panel affirmed the U.S. District Court ruling, but said they couldn't rule on some matters it considered to be under state, not federal, jurisdiction, Manny Ramos, Chicago Sun-Times 8/21/20



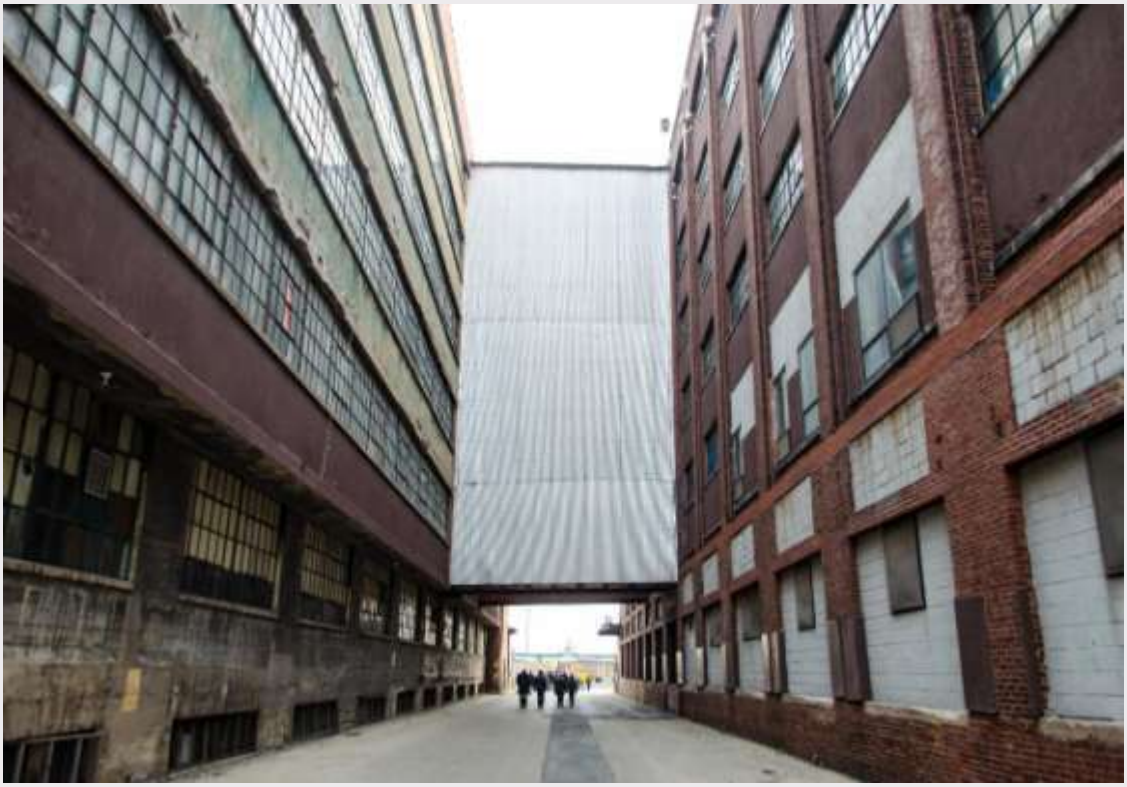
THREATENED: Asphalt Plant's Toxic Pollution Blocks Affordable Housing Adaptive Reuse of Key Central Manufacturing District Building (Chicago 7 2014 & 2020)



Central Manufacturing District (CMD), Pershing Road. Photo Credit: Eric Allix Rogers



Central Manufacturing District (CMD), Pershing Road. Photo Credit: Eric Allix Rogers



Central Manufacturing District (CMD), Pershing Road. Photo Credit: Eric Allix Rogers



Neighbors for Environmental Justice Tweet Protesting the MAT Asphalt plant adjacent to Central Manufacturing District (CMD), Pershing Road. Neighbors for Environmental Justice is a grassroots 501(c)3 organization located in southwest Chicago that advocates for the environment and health of our region. Photo Credit: Twitter

"Chicago planning officials are exploring whether a McKinley Park asphalt plant owned by a politically connected businessman can be moved to another location following two years of numerous complaints from neighbors.

"In a letter to developers of a proposed affordable housing project near MAT Asphalt on Pershing Road, Chicago Department of Housing Commissioner Marisa Novara said that the city's Department of Planning and Development 'is investigating alternative locations" for the business 'that are more appropriately located' and away from schools, homes and the community's namesake park.

The letter was sent after Novara recently rejected a request to fund the housing project that would create 120 affordable apartments in one of the historic buildings constructed over a century ago for the Central Manufacturing District on Pershing Road. Novara cited the planned apartments' proximity to the asphalt plant as a reason to reject funding needed for the redevelopment.

In her letter, sent via email Friday, she said the asphalt plant is close to two schools and the park, which is across Pershing Road from MAT." (Chase, 8/28/20)

"Mayor Lori Lightfoot's administration is denying funding for an affordable housing project in McKinley Park, citing the proximity of an asphalt plant that neighbors have been trying to shut down for two years.

"Developers say they worked with the city for roughly the same period of time on a proposed $40 million plan to convert a building in the historic Central Manufacturing District on Pershing Road to 120 affordable apartments.

"Developers received an email in July from the city's Department of Housing stating it "has outstanding concerns about the location of the development in relation to the asphalt plant." Chicago Housing Commissioner Marisa Novara told developers in a Zoom call last week she would not help fund the almost $8 million of the project.

"The housing project, which developers hoped would begin construction this fall, was to be the first of two phases of redevelopment. Another building is being considered for a commercial and office space, adding another boost for Latino-majority McKinley Park, Roldan said.

"'To the extent this asphalt plant becomes the impediment for future investment, it's going to doom the community,' said Roldan. 'It's a slap in the face of the Latino community.'

"Residents have raised numerous concerns about MAT Asphalt, built across from the community's namesake park, but many of those same neighbors support the housing project and now are doubly upset."

"'Not only is MAT Asphalt harming our quality of life and our park, but now it's obvious they are sabotaging the type of investment our neighborhood deserves,' said Robert Beedle, a member of Neighbors for Environmental Justice. 'It's frustrating to keep hearing about Chicago's commitment to investing in neighborhoods like ours, but when it comes down to it none of these plans or promises materialize.'

"In an email sent to Beedle and other residents, a Novara staffer said the commissioner was requesting the city "research more appropriate possible locations for the [asphalt] plant." That research is underway, Lightfoot spokeswoman Eugenia Orr said."

"The Lightfoot administration “continues to explore other options to create much needed affordable housing in McKinley Park as well as looking into other ways in which city funds could make such a project viable” at the Pershing Road location, Orr said."

"Tom Brantley said the developers also hoped to get historic preservation tax credits. The Central Manufacturing District, built near the Union Stock Yards around the turn of the 20th Century, was the country’s first industrial park. The buildings targeted for development have been vacant for years as past redevelopment efforts failed" (Chase, 8/28/20)

Read the full story at The Chicago Sun-Times

City rejects affordable housing funding for McKinley Park, citing nearby asphalt plant; Developers sought almost $8 million from city housing department for redevelopment of historic Central Manufacturing District, Brett Chase, 8/28/20

City explores moving controversial McKinley Park asphalt plant; Residents have been complaining about the operation for years, but owner Michael Tadin Jr. says he hasn’t discussed a move with Chicago officials, Brett Chase, Chicago Sun-Times, 8/28/20

The Hedges Are Gone, But Protesters Now Want Wealthy Lakeview Homeowner To Close His Southwest Side Asphalt Plant; Michael Tadin Jr. co-owns the controversial MAT Asphalt plant in McKinley Park. When it opened in 2018, bringing noise and pollution to the area, neighbors had no advanced notice it was coming, Colin Boyle and Justin Laurence, Block Club Chicago, 7/2/20

WIN: City Launches $750 million Invest South/West Initiative to Revitalize Disinvested Communities With a Focus on Neglected Historic Neighborhood Buildings & Commercial Corridors



Laramie State Bank, 1929, Meyer & Cook, 5200 W Chicago Avenue. A Chicago 7 Most Endangered 2019. Photo Credit: Debbie Mercer



Laramie State Bank, 1929, Meyer & Cook, 5200 W Chicago Avenue. Rendering Credit: Perkins + Will

"Mayor Lori Lightfoot's administration has spent the past 10 months preparing to reshape blighted commercial corridors on the city's South and West sides. Now it's ready to find out whether real estate developers will join in.

"Kicking off a crucial new phase of the $750 million Invest South/West initiative the mayor's office announced in October, the city today is issuing a request for proposals for the first three of 10 South and West side neighborhoods the administration has prioritized as potential catalysts for badly needed economic development.

"The city is hunting for developers to take the reins on the first batch of sites—projects in Englewood, Auburn Gresham and Austin (see details at Crain's Chicago Business) and laying out the menu of tax incentives available to help lower some of the financial hurdles that real estate investors have long cited as one of the main reasons for decades of neighborhood disinvestment. Those roadblocks may be even more onerous now in a COVID-19-induced recession and after episodes of looting and riots this summer wreaked havoc on both small businesses and national retail chains that historically have been hard to retain for those communities.

If the city's plan works as intended, new developments in the designated neighborhoods would be financed and under construction as soon as 18 months from now, said Chicago Department of Planning & Development Commissioner Maurice Cox. And the bigger victory would be spurring other investors to follow suit.

"'This is us setting the stage for what equitable development on the South and West sides will look like,' said Cox, who has helped organize monthly in-person and virtual community meetings since November, gathering input from stakeholders in designed Invest South/West neighborhoods about their most pressing needs. Those discussions formed the basis for the RFPs, which give prospective developers guidelines for what local residents and business owners would like to see built and include renderings of possible designs generated by firms including Skidmore, Owings & Merrill, Perkins & Will and SCB.

AUSTIN

"The Austin site on the 5200 block of West Chicago Avenue would be anchored by the Laramie State Bank building, a dilapidated structure that would be fixed up and supplemented by new construction next to it, according to the RFP.

"Cox said residents in the area are 'trying to create a place that has an African American cultural anchor' that includes food and beverage retail offerings and a public plaza. The idea is that 'you won't be able to get home, if you live in Austin, without passing by a vibrant corridor,' he said. Multifamily housing above ground-floor retail and improved streetscapes are also part of the community's vision, according to Cox. The site is one of 10 the city identified along Chicago Avenue in Austin that are ripe for redevelopment to help revitalize the corridor." (Ecker, 8/24/20)

Read the full story at Crain's Chicago Business

City hunts for developers to revive South, West Side corridors: Sites in Englewood, Auburn Gresham and Austin kick off the crucial first phase of Mayor Lori Lightfoot's $750 million Invest South/West initiative.Danny Ecker, Crain's Chicago Business, 8/24/20

Historic building could get new lease on life, City accepting development proposals for Laramie State Bank Building, Igor Studenkov, Austin Weekly News, 8/19/20

City solicits plans to improve three commercial areas; The communities listed in the request for proposals are among those prioritized in Mayor Lori Lightfoot's Invest South/West initiative, David Roeder, Chicago Sun-Times, 8/24/20

City picks sites in Austin, Auburn Gresham and Englewood for its Invest South/West program, Ryan Ori, Chicago Tribune, 8/24/20

Column: Time to stop planning and start building: It's crunch time for Lightfoot's drive to revive South and West sides, Blair Kamin, Chicago Tribune, 8/26/20

INVEST South/West RFP City of Chicago Department of Planning and Development website

Request for Proposals Laramie State Bank from Chicago Department of Planning and Development

WIN: New Chicago Program Designed to Stabilize Distressed Housing Stock



Distressed Rowhouse. Photo Credit: Debbie Mercer

"Mayor Lori Lightfoot and the Community Investment Corp. are set to announce today a $330 million lending commitment for private landlords to buy and rehab up to 7,000 units of affordable housing on Chicago's South and West sides.

"'This new investment will not only create and preserve affordable rental opportunities but also increase access to credit for entrepreneurs and small-business owners who are committed to neighborhood development on the South and West sides,' the city said in a press release.

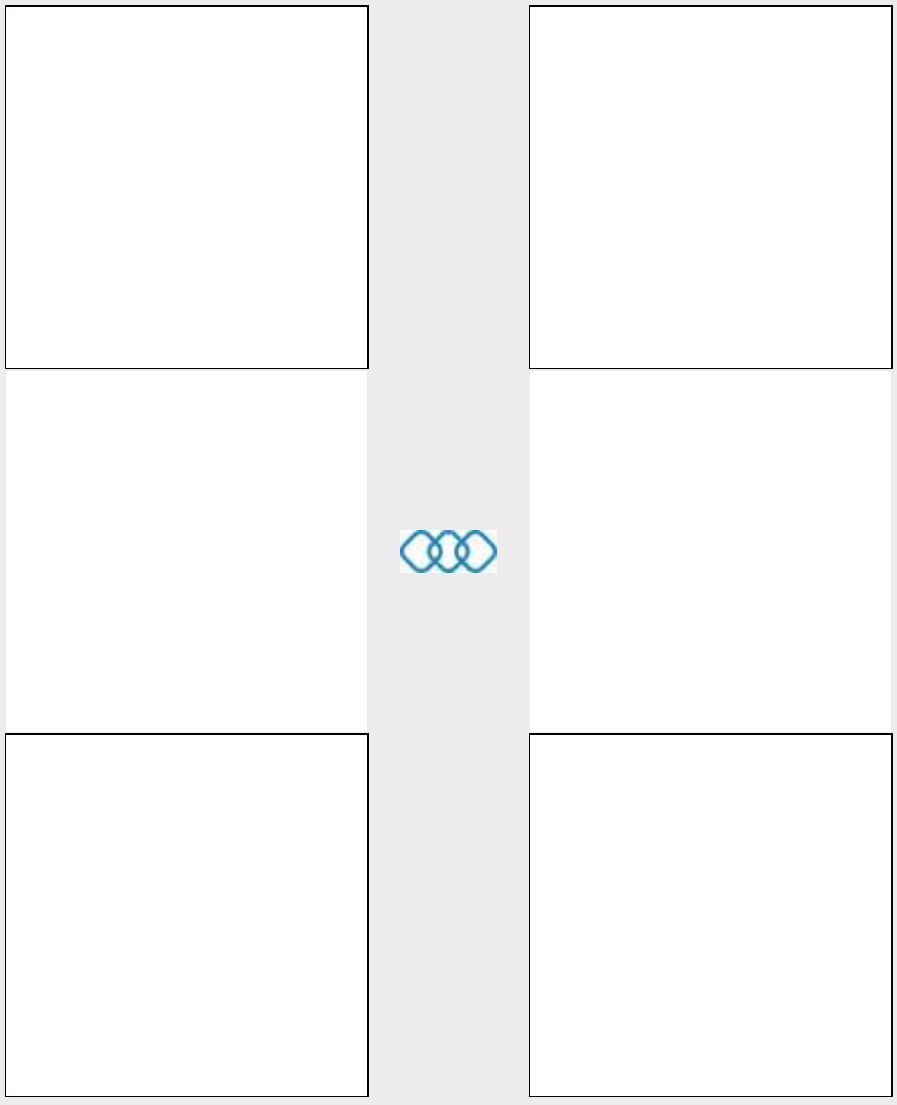
"Forty Chicago-area banks are participating in the program. They are expected to finance affordable units in as many as 400 buildings over the next five years.

"The city's partner, Community Investment, is a community development financial institution that finances the purchase, rehab and preservation of affordable housing and also offers property management training and energy retrofitting.

The goal of the loan pool is to 'counter the historic disinvestment in many Chicago communities" with private dollars, CIC CEO Jack Markowski said. "When we say affordable housing here, we're not talking about public housing redevelopments, we're not talking about low-income housing tax credits or other developments built with large public subsidies. Instead we're talking about what's called naturally occurring affordable housing" that's privately owned and financed. "This type of housing actually accounts for 75 percent of the affordable rental housing in Chicago and across the country.' (Quig, 9/3/20)

Read the full story at Crain's Chicago Business

$330 million loan pool to fund affordable housing on South, West sides
The latest rollout under the banner of Mayor Lori Lightfoot's Invest South/West program is expected to help rehab or buy 7,000 units over the next five years, A.D. Quig, Crain's Chicago Business, 9/3/20



THREATENED: Palmer House Receives Foreclosure Suit



Palmer House Hilton, 1927, Holabird & Roche, 17 E. Monroe Street. Photo Credit: Eric Allix Rogers



Palmer House Hilton, 1927, Holabird & Roche, 17 E. Monroe Street. Photo Credit: Ward Miller

"The owner of Chicago's second-biggest hotel has been hit with the city's largest foreclosure lawsuit in years, an early case in what could be a historic wave of distressed downtown property as COVID-19 wallops the hospitality sector.

"New York-based investor Thor Equities defaulted on a $333.2 million loan tied to the Palmer House Hilton hotel after failing to make mortgage payments since April, according to the complaint filed this month in Cook County Circuit Court. Lender Wells Fargo last week asked the court to appoint a receiver for the property at 17 E. Monroe St. as it seeks to take control of a hotel that is now worth nearly 40 percent less than what Thor owes on it, according to a recent appraisal. Wells Fargo represents investors in Thor's 2018 mortgage, which was packaged with other loans and sold off to bondholders.

"The complaint is the largest and highest-profile foreclosure lawsuit against the owner of a downtown property since the coronavirus pandemic triggered widespread economic shutdowns starting in March. Hotels have arguably endured the worst of the outbreak's assault on commercial property, with business and leisure travel sapped for months and no sign of when they'll come back in a meaningful way. That has forced many to suspend operations and some to stop paying their mortgages or plead with lenders to modify terms of their loans to account for the worst crisis for hotels on record.

"With demand all but evaporated, the Palmer House is now worth just less than $306 million, according to an appraisal done earlier this month. That's 45 percent less than the $560 million it was appraised at just more than two years ago when Thor refinanced the hotel amid surging tourism to Chicago.

"Wells Fargo asked the court to immediately transfer control of the property to a receiver because Thor doesn't have the funds to cover critical operating expenses, 'putting the hotel at physical risk' and threatening the lender's interest in the hotel, the complaint said.

"The Palmer House could be the first of several downtown hotels staring down potential foreclosure lawsuits if COVID continues to stunt the economy. Signs of impending distress among hotels with CMBS loans started popping up in May, when the delinquency rate on such loans among Chicago-area hotels jumped to a record-high 33.5 percent from 2.5 percent in April, according to New York-based research firm Trepp" (Ecke, 8/31/20)

"One of the city's most famous hotels has been a Chicago mainstay since the 1870s. The Great Chicago Fire destroyed the Palmer House Hotel, which had opened just 13 days earlier. It quickly rose again from the ashes. Three decades later, it was replaced by the 24-story hotel that stands on the same spot today. The present Palmer House was the largest hotel in the world when completed in 1927. It features a grand gilded lobby designed in the French-Empire style with a formal staircase and Tiffany light fixtures, as well as several unique and colorful ballrooms. In 1945, the hotel was sold to Conrad Hilton, and it remains a Hilton Hotel to this day. A recent, thorough renovation restored this legendary landmark to its original grandeur." (Open House Chicago)

Read the full story at Crain's Chicago Business

Palmer House hit with $338 million foreclosure suit; The owner of the city's second-largest hotel is facing one of the largest foreclosure lawsuits for a downtown property in years as COVID-19 hammers the hospitality sector. Danny Ecker, Crain's Chicago Business, 8/31/20

Owner of Palmer House Hilton sued for $338 million unpaid loan, Ryan Ori, Chicago Tribune, 8/31/20

THREATENED: Long-Stalled Congress Theater Restoration Plan Hit with Foreclosure Suit



Congress Theater, A Lubliner & Trinz Theater designed by Fridstein & Co. in 1926, 2135 N. Milwaukee Avenue. Rendering Credit: PalMet Venture

"The developer behind a $69 million city-subsidized plan to overhaul the shuttered Congress Theater in Logan Square is in danger of losing the landmark property, which has been hit with a $24 million foreclosure suit.

"A Los Angeles-based lender filed the foreclosure suit in early August, alleging that the owner of the theater, a venture led by Chicago developer Michael Moyer, defaulted on $14 million in loans on the property nearly four years ago.

"The suit could deliver the knockout blow to Moyer's ambitious proposal to restore and redevelop the historic theater at 2135 N. Milwaukee Ave., which closed in 2013. The Emanuel administration made the property's resurrection such a high priority that a city panel in 2018 approved $9.7 million in tax-increment financing for the project.Moyer never received the city money, nor did he raise the rest of the funds to start the $69 million development. Moyer and his attorney did not return calls.

"With the economy and real estate market in the dumps, finding financing for risky real estate projects has become a lot tougher for developers, even in Logan Square, one of the city's hottest neighborhoods before the coronavirus. After waiting to be repaid for nearly four years, the foreclosure suit may be a sign that Moyer's lender, a venture of AEG Worldwide, has finally decided it's a lost cause.

"Built in 1926, the Congress Theater was added to the National Register of Historic Places in 2017, representing a golden era in the 1920s when ornate movie palaces opened across the country. Renovating it seemed like the right job for Moyer, who in the late 1990s redeveloped another faded theater next to City Hall into the Cadillac Palace Theatre and Hotel Allegro.

"Moyer's plan for the Congress included restoring the theater, which would total 4,900 seats, and building out the rest of the 160,000-square-foot building with 14 apartments and a 30-room hotel. Moyer also planned a 72-unit apartment building next door in a later phase." (Gallun, 8/31/20)

Read the full story at Crain's Chicago Business

Will foreclosure suit doom the Congress Theater's comeback? The Chicago developer who wanted to restore the landmark Logan Square theater took a big step in 2018 when he obtained preliminary approval for a $9.7 million city subsidy for the project. Now he's in danger of losing the property. Alby Gallun, Crain's Chicago Business, 8/31/20

Congress Theater Developer Hit With $24 Million Foreclosure Lawsuit: Report, Mina Bloom, Block Club Chicago, 9/1/20

Congress Theater Chicago Landmark Designation Report, 8/2/20

THREATENED: Chicago Landmark Leiter II Building Heads Into Foreclosure



Leiter II Building, 403 S. State Street, William LeBaron Jenney, 1891, Designated a Chicago Landmark on January 14, 1997. Photo Credit: Eric Allix Rogers

"Renowned as one of the nation's most important early examples of skeletal-frame commercial architecture, Leiter II Building is discussed in every major history of American architecture. A National Historic Landmark, it was designed by William Le Baron Jenney, the so-called "father of the

skyscraper." This building was erected by Levi Leiter; later, it was leased by Sears, Roebuck & Co. for its flagship department store. It is the city's oldest surviving department store, a type of building that contributed to State Street's development as a retailing thoroughfare. The so-called "first Leiter" building, built in 1879 at Wells and Monroe, was demolished in 1972." (City of Chicago, Chicago Landmarks)

"The owner of a historic State Street office building is on track to give up control of the property a few months after losing its only tenant and watching the COVID-19 crisis devastate demand for workspace downtown.

"A lawyer representing 401 S. State St. owner Rampante Realty said the Tampa, Fla.-based investor won't fight a foreclosure lawsuit filed against it this week for allegedly defaulting on a $47.8 million loan tied to the property.

"Instead of trying to hold onto the vintage 487,000-square-foot property, which served as the home of Robert Morris University from 1996 until the end of March, Rampante will respond to the lawsuit today acknowledging the default in hopes of handing over the keys to the property as soon as possible, said attorney Ariel Weissberg.

"The timing of the pandemic-induced recession couldn't have been much worse for Rampante, which bought the State Street landmark for $68.1 million in 2016. After merging with Roosevelt University, Robert Morris moved out of the building at the end of March and stopped paying rent, effectively walking out on the remaining four years of its lease, according to a lawsuit a Rampante venture filed in April in Cook County Circuit Court. That lawsuit is pending.

"The 129-year-old William LeBaron Jenney-designed building, which used to be a flagship Sears department store, was designated a national historic landmark in 1976 and a Chicago landmark in 1997." (Ecker, 8/27/20)

Read the full story at Crain's Chicago Business

Investor set to give up vacant Loop landmark; The owner of Robert Morris' former home at 401 S. State St. plans to hand over the keys to the vintage property after being hit with a foreclosure suit this week, Danny Ecker, Crain's Chicago Business, 8/27/20)

WIN: The Forum Completes New Roof Installation With Help From National Trust Grant From African American Cultural Heritage Action Fund



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



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



The Forum, 318-328 East 43rd Street, Samuel A. Treat of Treat & Foltz Architects, 1897. Historic photo circa 196. Photo Courtesy: Bernard Loyd

"From its iconic structure to its historic influence, The Forum in Chicago stands as a visual representation of the everlasting impact of landmarks on their communities. Thanks to social entrepreneur and owner Bernard Loyd, the late Classical Revival style building is on the verge of jump-starting its legacy as a cultural hub for Chicagoans in the Bronzeville neighborhood with a grant from the National Trust for Historic Preservation's African American Cultural Heritage Action Fund. What once was a place of Black civil engagement and creativity, The Forum is now on its way to reigniting cultural and economic prosperity in the South Side of Chicago.

"Constructed in 1897, The Forum is the oldest community meeting and performance hall in Chicago's Bronzeville neighborhood. It is known to be the oldest assembly hall in the community and may have the oldest hardwood dance floor in the city. The building was a prominent location for African Americans to gather during the Great Migration. Conveniently situated on the 43rd Street commercial corridor and close to the 43rd Street CTA Green Line station, The Forum was known as the epicenter of the "Black Metropolis" where Black achievement reigned.

"'The Forum has been the civic center of this [Bronzeville] community from the day it was built, and this community was initially an ethnic European community," said Loyd who lives a block away from the building. "When the community turned African American, as a result of the Great Migration in the late-19 teens and early 1920s, The Forum became the civic and retail center of that community.'

"For over 75 years, The Forum served as a cultural anchor for many Black Americans to share ideas, perform, and buy commerce. Many significant memories are held inside the walls of the retail, hospitality, and performance building where Black entertainers and Bronzeville natives, such as Nat "King" Cole, Muddy Waters, and Louis Armstrong, shared their creative talents with community.

"Despite economic disinvestment caused by structural racism, which resulted in the loss of many neighborhood businesses, residents, and amenities in the second half of the 20th century, The Forum stands to this day waiting to revive its history and impact in the community. The building is the only structure remaining from its era and was vacant for over 40 years, until Loyd bought the building in July 2011. Loyd, who is also the founder of community development corporation, Urban Juncture, bought The Forum just days before its demolition. The Chicago native has since been working with a team and leads "Bring Back The Forum" to revitalize the building into a cultural and social hub where it can create more memories and share the community center's rich history.

"Loyd has been cleaning and working on the building for almost a decade and it is set to make a major comeback in 2022. Still, the building's exterior and interior structure needs major repairs due to decades of neglect. But, thanks to the $100,000 grant from the Action Fund, the roof and key masonry repairs have been completed. Additional repairs will be made during the rehab.

"'We just replaced the roof, but the entire building needs to be rehabilitated,' Loyd said. 'The roof is so important because it prevents water from coming in, and it preserves the hall and other parts of the building while we raise the money and do the work to rehabilitate it.'

"The Forum was recently added to the National Register of Historic Places in 2019, which will make the community center eligible for historic tax credits to subsidize development costs and gain wider recognition. The total rehab cost is estimated at $15 million, but that hasn't stopped Loyd and his vision for what he describes as a 'compelling destination."' He wants people to visit, enjoy, and learn about the city, while also connecting with other neighborhoods.

"'We are working to create a broader platform on 43rd Street,' Loyd said. 'We're looking to partner with the folks who are doing Muddy Waters' home. There are also several other initiatives that are happening on 43rd Street. We want to partner with the folks leading those initiatives and pull together an effort that really embraces all of 43rd Street and figure out how we can utilize the rich culture to create a new 43rd Street that is anchored in that history, but does wonderful new things.' "(Rhodes, 8/27/20)

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

Read the full story at SavingPlaces.org, the website of the National Trust for Historic Preservation

The Forum: Bringing Economic and Cultural Revitalization to Chicago, Brianna Rhodes, SavingPlaces.org, 8/27/20

WIN: Rescued from Demolition, Daniel O. Hill House to Be Adaptively Reused



Daniel O. Hill House, 1902, Frederick Perkin, 448 W. Barry Avenue. Photo Credit: Redfin

"A landmarked, historic Lakeview mansion, known as the Daniel O. Hill House and once at risk of demolition, sold Aug. 31 for $1.7 million.

"The organization listed the mansion in 2016, and it became the subject of a yearslong tussle. Ald. Tom Tunney, 44th, backed efforts to get the home on the city's preservation list as the museum sought to demolish it.The city landmarked it in 2018, which barred owners from demolishing the historically significant home. At the time, museum leaders said the move would be a financial hit for a cultural organization already suffering 'extreme hardship.'

"As of Aug. 31, developer Campbell Street Asset Management has bought the mansion and intends to rehab the building and convert it to apartments, co-founder Gabriel Horstick told Elite Street.

'That's the game plan, while preserving the historical significance and as much detail as we can," he said. 'We're preservationists at heart,' Horstick said. 'My group essentially buys historic or vintage Chicago properties, tries to preserve and maintain the original character, and find the highest and best use through creative design planning and construction. It's going to be fabulous.'

Noted architect Frederick Wainwright Perkins designed the nine-bedroom house, which was named after its first owner. The 11,403-square-foot, American Foursquare-style mansion was built in 1902 and sold as-is. It has seven full bathrooms, two half-bathrooms, six fireplaces, 12-foot-high ceilings, a theater and a full basement. The 0.3-acre property is also equipped with a coach house." (Goldsborough, 9/2/20)

Read the full story at the Chicago Tribune

Lakeview's historic Daniel O. Hill House, once at risk of demolition, set to become apartments after selling for $1.7 million, Bob Goldsborough, Chicago Tribune, 9/2/20

THREATENED: Francis Parker School Consolidates Control Over Historic Belden Courtyard Buildings



300 Block of West Belden. Photo Credit: Google Maps

"A private school near the Lincoln Park Zoo is moving forward with a controversial plan to expand its campus, as it nears the purchase of a historic condo building on Belden Avenue.The Francis W. Parker School plans to seek a zoning amendment that would allow for the future expansion, and the school will discuss its plans in a virtual meeting next month, it said in an email sent Monday morning to neighbors.

"The school is close to completing the purchase of a condo building at 317-325 W. Belden. It also owns several units in the Belden by the Park condo building at 327-335 W. Belden, and is interested in owning that entire building.

"Parker's plans have rankled residents of nearby condominium buildings, who have criticized what they view as a lack of transparency around the school's long-term plans. Neighbors have said efforts to buy individual units and entire buildings has created instability and infighting among residents.

"Opponents have protested the moves by signing petitions, passing out flyers opposing the expansion and speaking out in community meetings. In May, the condo board of Belden by the Park filed a lawsuit against the school, describing efforts to buy up units there as a "covert scheme" to gain control of the entire 15-unit building at 327-335 W. Belden. The lawsuit remains unresolved.

"The city is considering a proposal to create a landmark district that would include the two brick buildings Parker wants to redevelop. The school plans to keep the facades whether or not they become city landmarks, but the email does not indicate whether the entire buildings would be preserved.

"'We make this commitment irrespective of whether or not the buildings become part of an official landmark district,' the email said. 'We also make this commitment in addition to our prior commitments that include limiting the height of any renovation to be essentially consistent with the current buildings in the interest of maintaining the feel of the existing streetscape.

"The school will unveil more details, including plans to preserve the historic buildings' facades, in the Sept. 16 virtual meeting to be hosted by 43rd Ward Ald. Michele Smith, according to the email." (Ori, 8/24/20)

Read the full story at the Chicago Tribune.

Lincoln Park private school Francis W. Parker moving ahead with controversial plan to expand 6-acre campus, Ryna Ori, Chicago Tribune, 8/24/20

Homeowners Accuse Lincoln Park Private School Of 'Hostile Takeover' Through Campus Expansion Plans; Francis W. Parker School is buying up units in a condo building to take control of the condo's board, neighbors say. The school has "shattered our dreams of staying in our dream house," a neighbor said, Jake Wittich, Block Club Chicago, 8/26/20

WIN: Givins Beverly Castle Restoration Progressing



Givins Beverly Castle, built 1887, 10244 S Longwood Drive . Photo Credit: Castle Restoration Task Force



Givins Beverly Castle, built 1887, 10244 S Longwood Drive . Photo Credit: Eric Allix Rogers

"The castle — the only one in Chicago — is going through a major exterior rehab and work is being done to fix up the its three limestone turrets, which were given the nicknames Papa, Mama and Baby because of their sizes. The turrets (towers) were vulnerable and exposed and if the winds blew hard enough in that area, that could have set back this million-dollar project considerably. There was a sigh of relief among many people involved, including Dolton-based Mark 1 Restoration, when the storm passed without damaging the iconic structure.

"'The construction company worked hard to protect everything possible,' said Jean Hardy Robinson, who is in charge of fundraising for the Givins Beverly Castle Restoration Task Force.

"While that storm has passed, the restoration project is still looking for $30,000 in August to help this phase of the project be completed by November. A $30,000 gift was donated anonymously with a dollar-for-dollar provision to match public donations this month. Through a Save the Castle campaign, the project had already been granted $850,000.

"Robert Givins, a real estate developer and writer, had the castle built as his home, and it was completed in 1887, according to “Chicago’s Only Castle,” a 2017 book by Errol Magidson. It became the Chicago Female College in 1895 and was also owned by the Burdett and Siemens families before its current owner, the Beverly Unitarian Church, purchased it in 1942.

"Members of the church have maintained this property and pledged more than $400,000 to this restoration campaign. The rebuild committee has been awarded grants from Landmarks Illinois, the Chicago Adopt-a-Landmark Fund and the Mansueto Foundation. More than 150 individual donors have supported the project. A Rebuild Illinois capital budget grant has been announced, but funds may not be disbursed for several years according to officials.

"The castle has been recognized by the Chicago Landmarks Commission as a contributing structure to the Longwood Drive District. It is also part of the Ridge Historic District, listed on the National Register of Historic Places by the National Park Service, U.S. Department of the Interior.

"Aside from being used as a church, Wilbon said the castle and its property host a preschool, Alcoholics Anonymous meetings, yoga classes, meditation classes, meetings for social justice issues, weddings, parties and concerts. There is even an apartment in the facility. 'It really is a community resource,' she said.

"Robinson said she hopes new donors will consider contributing to this August challenge as well as past donors. If the fundraising totals reach $1 million overall there is a chance the castle will have an elevator installed.

"To make a donation online, go to www.givinsbeverlycastle.org. Check donations may be made to the Castle Restoration Fund at 10244 S. Longwood Drive, Chicago IL 60643. Gifts are tax deductible.

Read the full story at the Daily Southtown

Donors sought as renovation continues on 'Chicago's Only Castle' in Beverly, Jeff Vorva, Daily Southtown, 8/16/20

Learn more at Givins Beverly Castle Restoration Campaign Website

Donate to the Givins Beverly Castle Restoration Campaign

THREATENED: 125 W. Maple Threatened by Proposed High-Rise New Construction



125 W. Maple Street. Photo Credit: VHT Studios

"Add the local alderman and a pending lawsuit to the list of obstacles developer Fifield Cos. must overcome before its 43-story apartment proposal on the Near North Side can move forward.

"Less than a month since the first public meeting for the project, 2nd Ward Ald. Brian Hopkins said the high-rise developer has a long way to go to win his support for the 406-unit tower proposed for a site at 125 W. Maple St.

"'I'm viewing this project with skepticism right now,' Hopkins said. 'It's far from a point where I would support it.'

"Meanwhile, Fifield's plan to buy and demolish a smaller condominium building on the site could be held up by a lawsuit filed by one owner, who wants a judge to halt the sale while the case plays out.

"Although Fifield isn't named in the complaint, the lawsuit further complicates an already controversial process to gain zoning approval for the project.

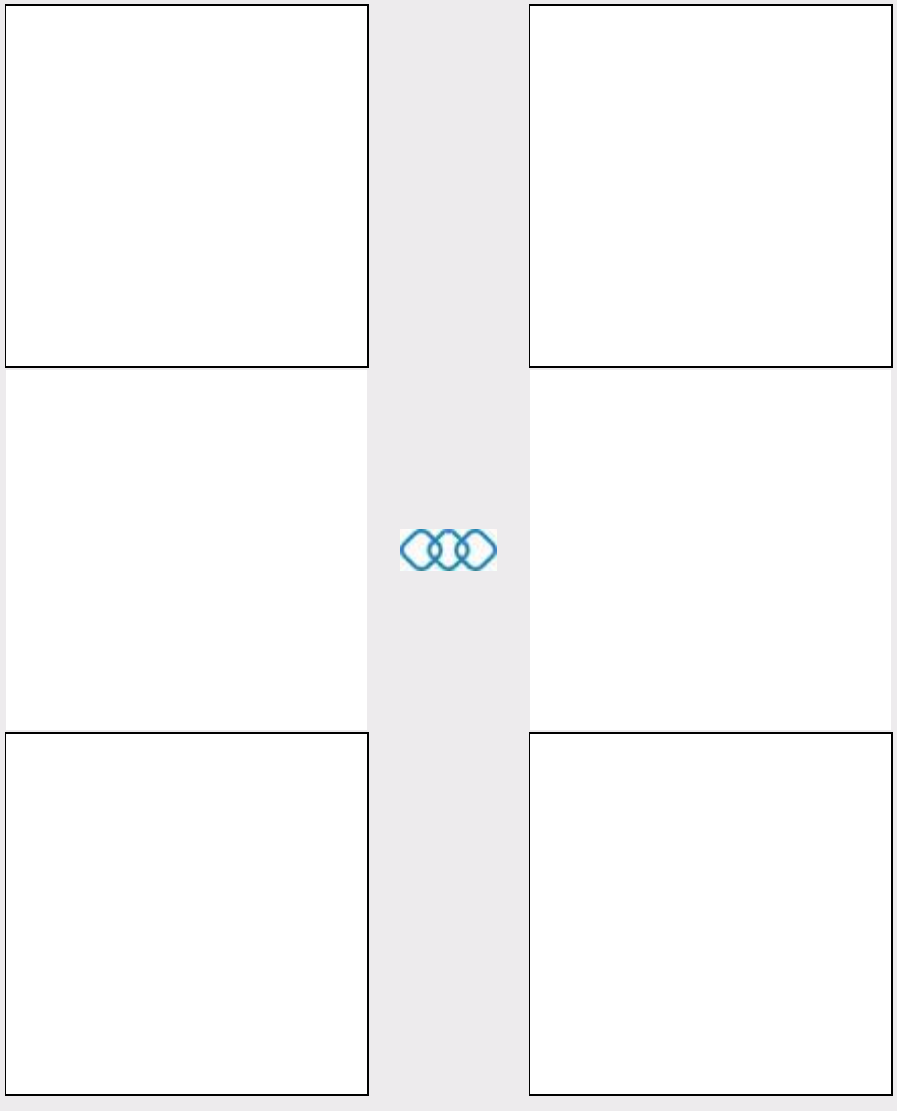
"Even before the first public meeting, the Tribune in June reported that residents of the neighboring Gold Coast Galleria condo tower were vowing to stop the Fifield project, saying it was too close to their building, too tall and would increase congestion in the area.

"Troublesome aspects of the proposal include its 457-foot height, just 20 feet from the neighboring condo tower at 111 W. Maple, as well as Fifield's plan to purchase air rights from the neighboring Annunciation Greek Orthodox Cathedral to contribute toward the tower's height, the alderman said.

"Separate from winning community and city support, Fifield still must gain control of the site at Maple and LaSalle Drive. The developer has a deal to buy the low-rise LaSalle Manor condo building at 1039 N. LaSalle, which would be knocked down and replaced by the high-rise." (Ori, 8/13/20)

Read the full story at the Chicago Tribune

'A long way to go' for 43-story apartment proposal on Near North Side, alderman says, Ryan Ori, Chicago Tribune, 2/13/20)



WIN: Former Logan Square Synagogue Adaptively Reused as Residential Apartments



The Grand Palmer Lodge, formerly the Temple-Beth El Synagogue and Logan Square Boys and Girls Club, 3228 W. Palmer Street. Built 1920's. Photo Credit: New Era Chicago

"A building that for a century served Palmer Square neighbors, either through religious services or after-school programming, has been transformed into more than a dozen high-end apartments. And the apartments, most of which are renting for $2,650-$2,795, are going fast.

"Despite the challenges facing Chicago's real estate market amid the pandemic, it's only taken the development team about four months to rent all but one of the apartments at The Grand Palmer Lodge, 3228 W. Palmer St. Now the developers are selling the building for $6 million.

"'When you have a new unique property, it tends to get a lot of interest," said Jordan Gottlieb, principal of Essex Realty, the brokerage firm selling the building. 'There's not many of these around.'

"Built in the 1920s, the main building was originally home to Temple-Beth El's community space. The Boys & Girls Club took over the building in 1955 and went on to offer after-school programming and services for local kids and their families at the location for 60 years.

"In 2018, the Logan Square Boys & Girls Club announced it would be leaving the building, putting the future of the historic building in doubt. Preservationists worried the structure would be torn down.

"But New Era Chicago and development partners, Campbell Coyle Real Estate and Ranquist Development Group, stepped in and pitched an adaptive reuse project, assuaging fears. As part of the renovation, the developers removed the 1950s annex on the site and built a parking lot in its place. They also established a pocket park and a community garden next to the building.

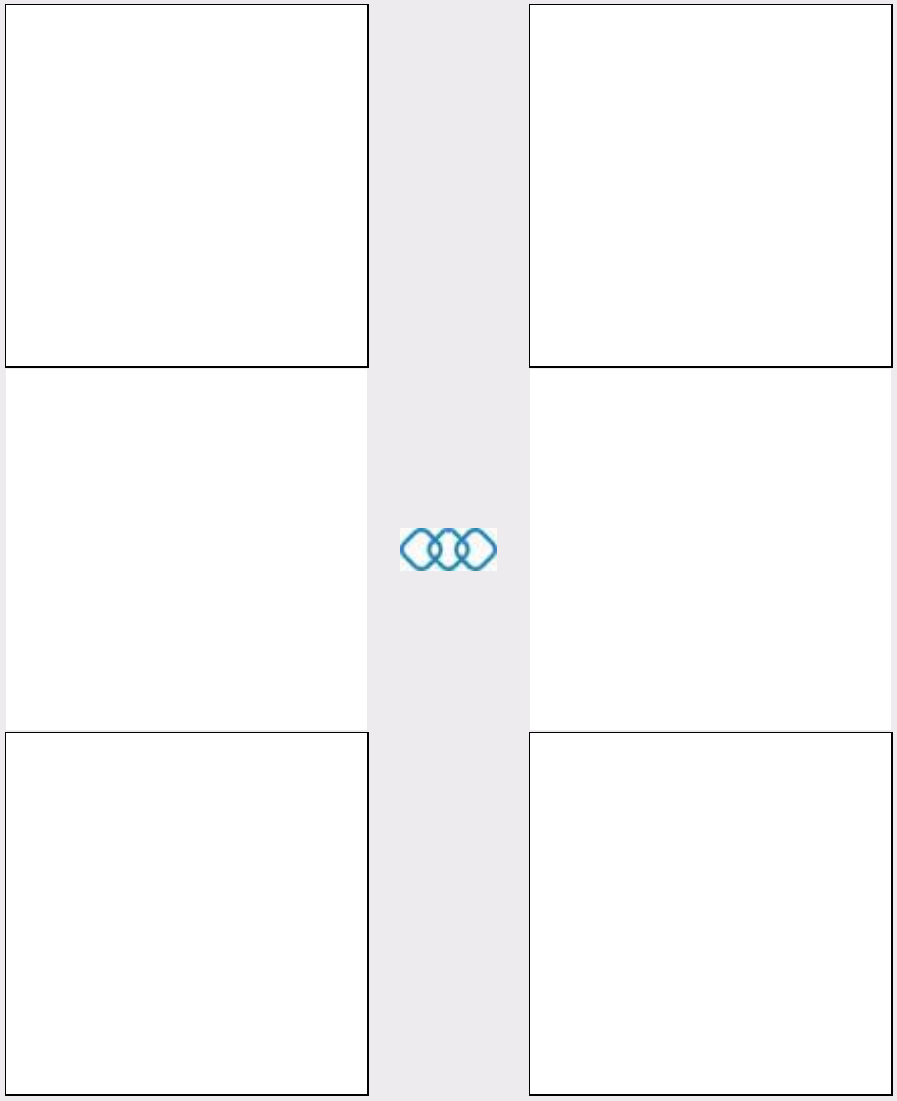
"'We really partnered with the community to develop this thing,' Hagenson said. 'We're lucky that everyone's aligned and we were able to preserve this building in a way that keeps it active and avoided a teardown that someone else might've done.' (Bloom, 7/21/20)

Logan Square Preservation and Preservation Chicago have been working with the owners and 32nd Ward Alderman Scott Wageusepak for over two years and applaud all the stakeholders for helping to

create this outstanding preservation-oriented outcome. We'd encourage owners and City of Chicago to consider a Chicago Landmark Destination of the front facade of the building to honor its legacy.

Real the full story and see the gallery of photos at Block Club Chicago

Century-Old Logan Square Synagogue Converted Into High-End Apartments: Here's A Look Inside; The apartments, most of them renting for $2,650-$2,795, have original exposed brick and large picture windows, as well as modern finishes, Mina Bloom, Block Club Chicago, 7/6/2020



WIN: Adaptive Reuse of Historic Little Village Corner Building Moving Forward



Xquina Cafe, 3523 and 3525 W. 26th St., Built 1888. Image credit: Little Village Chamber of Commerce

"A long-planned cafe, incubator and co-working space in Little Village is now slated to be built across the street from its original proposal — and more than double in size.

"Xquina Cafe is now expected to be built in two buildings at 3523 and 3525 W. 26th St., allowing it to increase from a planned 6,000 square feet to 13,000 square feet, according to the the Little Village Chamber of Commerce.

"The project is estimated to cost $4.6 to $4.8 million. A combination of funding from the city, state, foundations and private capital will be used to launch Xquina. The chamber is awaiting on final City Council approval to increase its Neighborhood Opportunity Fund grant from $250,000 to $1.5 million, Chamber Executive Director Blanca Soto said.

"The Neighborhood Opportunity Fund program allows developers to pay a fee to build bigger and taller projects Downtown. The money they pay into the fund is then used to support projects in city neighborhoods.

"The Xquina project is being broken up into two phases. Later this year, the chamber wants to start the first phase, which includes restoring the exterior of the 1888 building and completing the first floor interior. Officials expect to have the first phase done by next spring or early summer.

"'We are doing this for our community. It belongs to the community but it's not without sacrifice,' Saldana said. The project is community led at every level from design to construction to programming, Saldana said.

"It is a 'preservation project,' Saldana said. 'We want to preserve not only the integrity of the building but also the culture of the community.'

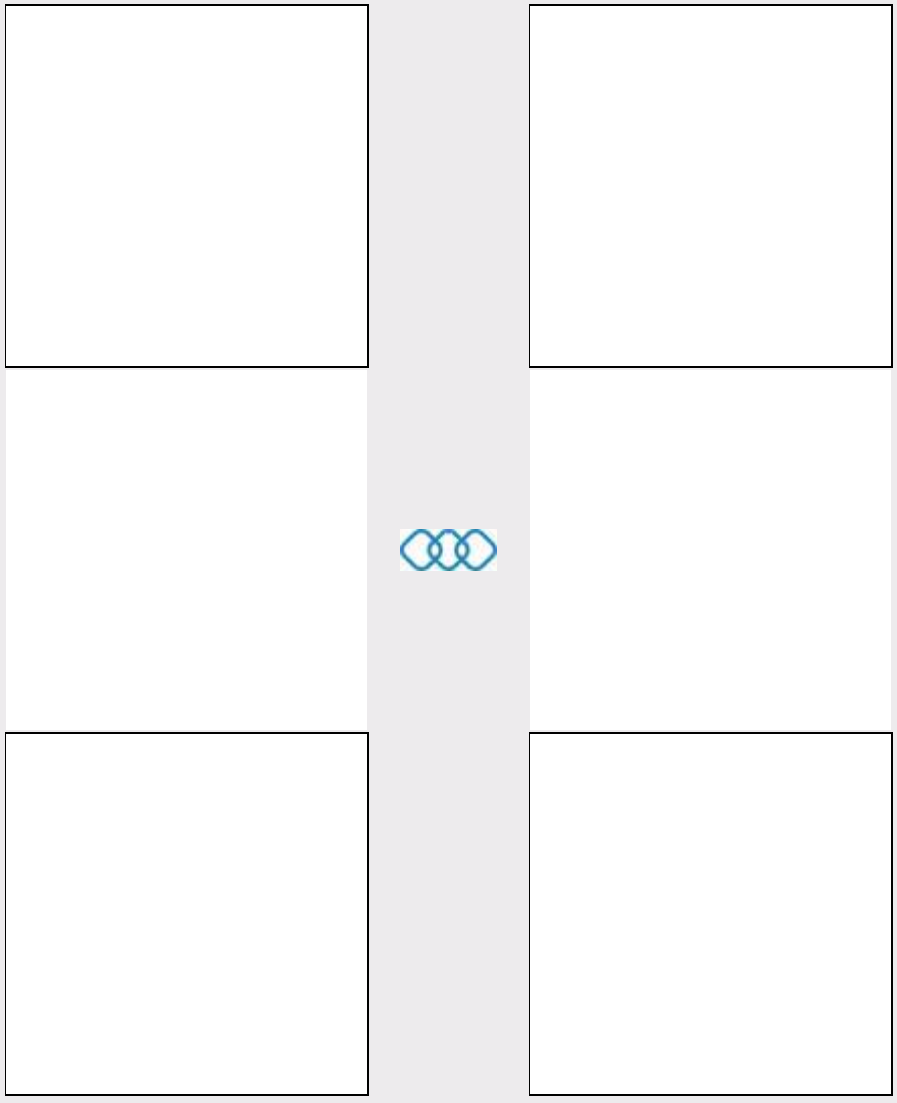
"While the project has grown in size, Saldana said the mission hasn't changed. The project aims to bring more resources to "create more community wealth" through various programming and partnerships and help "revitalize portions of the 26th Street corridor," Saldana said." (Peña, 8/21/20)

Read the full story at Block Club Chicago

Little Village's Xquina Cafe And Incubator Will More Than Double In Size, Move Across The Street; The planned project will now include a shared commercial kitchen and gallery event space. Mauricio Peña, Block Club Chicago, 8/21/20

Chicago Department of Planning and Development Press Release, 7/22/20

Neighborhood Opportunity Fund Website



WIN: A Look at the Spectacular Penthouses inside the Chicago Tribune Tower



Chicago Tribune Tower, Howells & Hood, 1922. Image Credit: Tribune Tower Residences



Interior Penthouse Renderings, Chicago Tribune Tower, Howells & Hood, 1922. Rendering Credit: Tribune Tower Residences



Interior Penthouse Renderings, Chicago Tribune Tower, Howells & Hood, 1922. Rendering Credit: Tribune Tower Residences

"Nearly a full century ago in 1922, the Chicago Tribune launched a contest for bids to build its new home. More than 250 architectural firms from around the world—from Australia to Cuba to Luxembourg to Mexico—submitted proposals. The win went to Howells & Hood, the New York duo behind Rockefeller Center who became renown for their Art Deco style.

"Completed in 1925, the neo-Gothic Tribune Tower at 435 N. Michigan Ave. housed the newspaper and its affiliates until 2018. You might say it's now been given a massive edit: going from offices to 162 luxury residences, as well as retail and restaurant spaces, all built to exceed Chicago's sustainability standards.

"The 36 stories will include condos ranging from one to four bedrooms, with the largest units, called 'architectural masterpieces,' taking over some full floors. In the 24 'architectural masterpieces,' expect to see soaring ceiling heights as well as preserved original details and elements gussied up to be even more beautiful. Prices for those range from $2 million to $8 million.

"And that historic Chicago Tribune sign? It's staying." (O'Leary, 8/24/20)

Read the full story at Robb Report

You Can Now Buy a Home Inside Chicago's Landmark Tribune Tower
The penthouses inside the renovated Tribune tower are headline-makers, Janice O'Leary, Robb Report, 8/24/20)

Tribune Tower Website and Video

BUYER WANTED: 4706 Malden Needs a Preservation-Oriented Buyer!



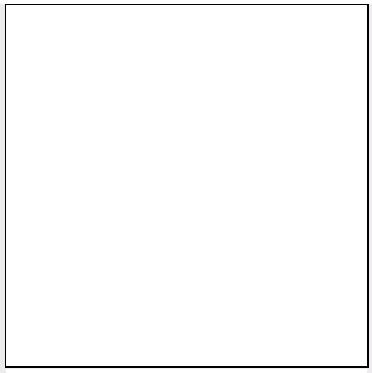
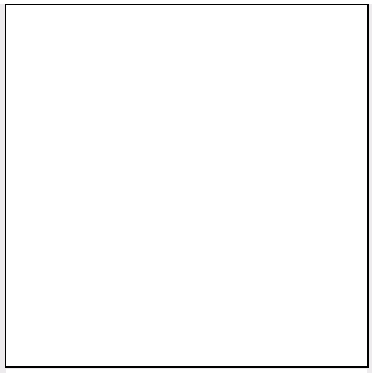
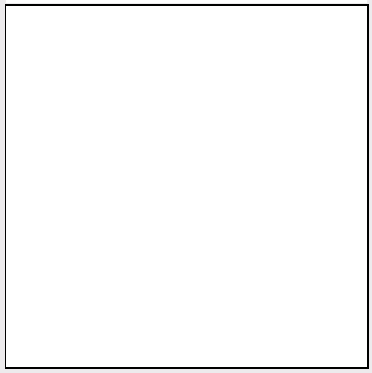
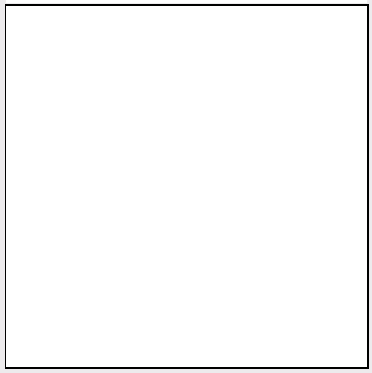
4706 Malden Street, Chicago. Photo Credit: Keller Williams

Preservation Chicago is working with Sheridan Park neighbors to bring the beautiful historic home at 4706 N. Malden Street in the Sheridan Park National Register District to the attention of preservation-oriented buyers.

"Victorian home with elaborate trim and interior woodwork. Nestled on Malden street with mature trees and an iron gate fence, this home features a large driveway, front yard, elaborate cone tower on the left side of the house. Seven bedrooms and a basement give plenty of room for bringing this home to its former glory. Wood and iron wrap around staircase leads to the second floor. This can be a perfect home to renovate to all of your specific tastes and desires. Additional six parking spaces in the rear of the property are rented out for additional income. Needs work from water leak damage."

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.

4706 N. Malden Street listing

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



4607 N. Magnolia Avenue. Photo Credit: Google Maps

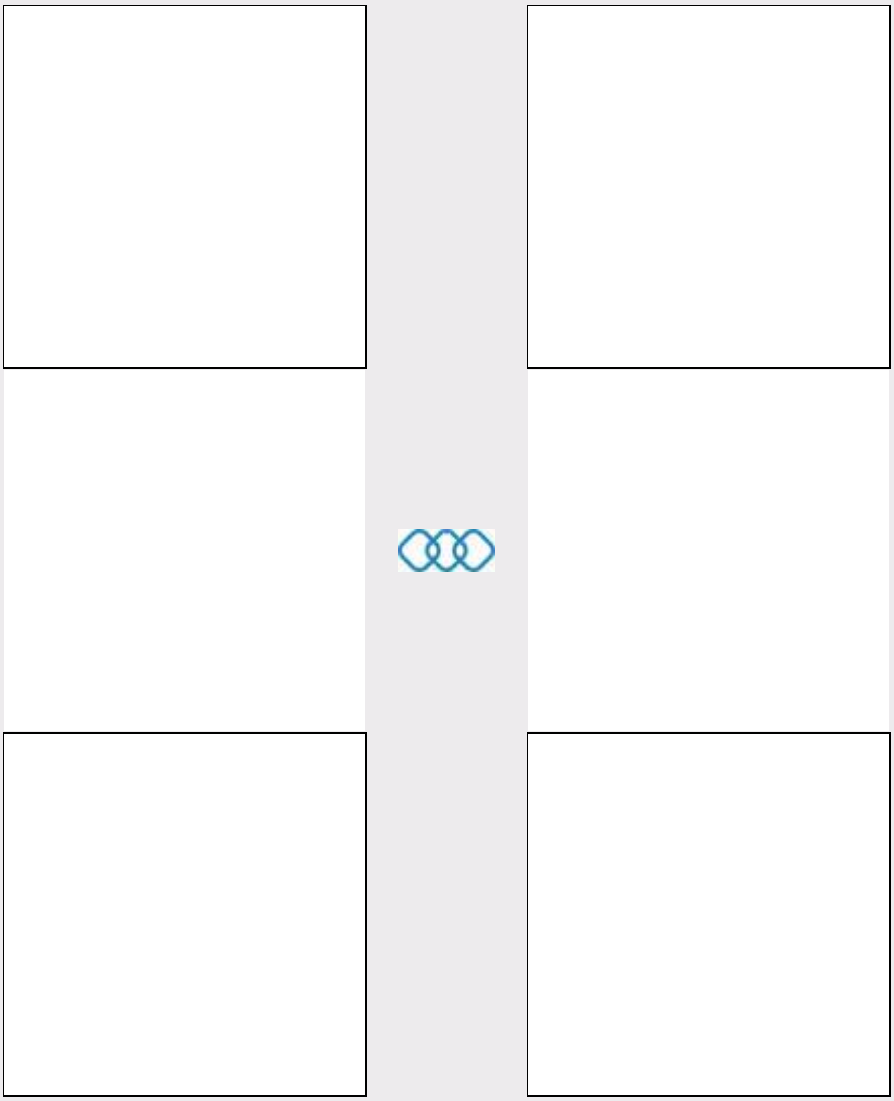
Preservation Chicago is working with Sheridan Park neighbors to bring the beautiful historic home at 4607 N. Magnolia Avenue in the Sheridan Park National Register District to the attention of preservation-oriented buyers.

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: **4500 N. Spaulding Ave.**
#810086753
Date Received: 08/13/2020
Ward: 33rd Ward Alderman Rossana Rodriguez
Applicant: Taylor Excavating & Construction, Inc.
Owner: Chicago Milal Church
Permit Description: Demolition and removal of a 2-story masonry church building.
Status: Under Review



4500 N. Spaulding Avenue. Photo Credit: Google Maps

Address: **1500 N. Wieland Street**
#100883600
Date Received: 07/23/2020
Ward: 27th Ward Alderman Walter Burnett
Applicant: Precision Excavation, LLC
Owner: Ner Holdings, Inc. C/O Nader W. Hindo
Permit Description: Wreck and removal of a 2.5-story masonry, multi-family residential building.
Status: Under Review



1500 N. Wieland Street. Photo Credit: Google Maps

Address: **10057 S. Michigan Avenue, Roseland** [(a Chicago 7 Most Endangered 2020)]

#100878866
Date Received: 07/17/2020
Ward: 9th Ward Alderman Anthony A. Beale
Applicant: McDonagh Demolition
Owner: City of Chicago
Permit Description: Emergency wreck and remove 2-story brick and frame multi-unit residence.
Status: Released 07/17/2020 [Per Administrative Order issued by the Department of Buildings to address dangerous and hazardous conditions.]



Pieter Boone House, 10057 S. Michigan Avenue, c. 1870. Demolished July 2020. Photo Credit: Serhii Chrucky

This was an early house belonging to Pieter Boone at 10057 S. Michigan Avenue c. 1870 and part of a later wave of Dutch immigrants. It was constructed from locally made De Jong Brick and was among the earliest structures of Roseland.

Read the full story at Preservation Chicago's Roseland Michigan Avenue Commercial District 7 Most Endangered Article

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. We continue to outreach to ownership regarding potential alternative, but they have been unresponsive.

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

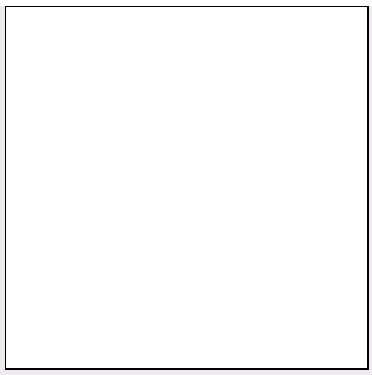


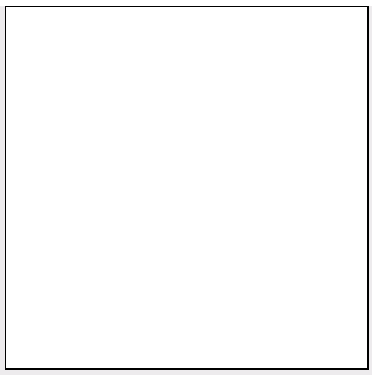
2114 N. Lincoln Avenue. Photo Credit: Google Maps

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





LOSS: “Spotlight on Demolition”

5616 S. Maryland, Hyde Park
1733 N. Mohawk St, Old Town
2652 W. Cortez St, Ukrainian Village
1844 N. Whipple St, Logan Square
1359 W. Marquette Rd, Englewood
1520 W. Thomas St, Noble Square
2502 S. Christiana Ave, Little Village
5754 S. Honore St, Englewood
2237 N. Magnolia Ave, Lincoln Park
4300 N. Kedvale Church, Old Irving

“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.

Chicago Cityscape

"Spotlight on Demolition" is sponsored by Chicago Cityscape

See all 51 demolitions during August 2020 at Chicago Cityscape's Demolitions Tracker



5616 S. Maryland, Hyde Park. Demolished August 2020. Photo Credit: Google Maps



1733 N. Mohawk St, Old Town. Demolished August 2020. Photo Credit: Google Maps



2652 W. Cortez St, Ukrainian Village. Demolished August 2020. Photo Credit: Google Maps



1844 N. Whipple St, Logan Square. Demolished August 2020. Photo Credit: Google Maps



1359 W. Marquette Rd, Englewood. Demolished August 2020. Photo Credit: Google Maps



1520 W. Thomas St, Noble Square. Demolished August 2020. Photo Credit: Google Maps



2502 S. Christiana Ave, Little Village. Demolished August 2020. Photo Credit: Google Maps



5754 S. Honore St, Englewood. Demolished August 2020. Photo Credit: Google Maps



2237 N. Magnolia Ave, Lincoln Park. Demolished August 2020. Photo Credit: Google Maps



4300 N. Kedvale Ave, Old Irving. Demolished August 2020. Photo Credit: Google Maps

Preservation In the News

Chicago Tribune Editorial: Cure for the Chicago Blues: Save Muddy Waters' House



Muddy Waters House, 4339 S. Lake Park Avenue, built 1889. Photo Credit: Debbie Mercer

"Blues music, that romping, stomping, wailing, grieving art form, came out of the singing and storytelling traditions of the African American South. But it reached its peak of power here in sweet home Chicago.

"Peak of power as in exciting, electrified blues, amplified to be heard above the din of crowded clubs. Peak of power as in the brilliant collection of blues musicians who came to Chicago as part of the Black migration to live and play on the South and West sides. Those singers, writers, guitarists, harmonica players and others are mostly gone now.

"We're not writing an elegy. We're not trying to sing the blues. The music will never die. What's frustrating is there are too few physical landmarks in Chicago properly honoring the history of blues — not enough sites of significance in the city for visiting music fans to pay homage. That oversight feels especially obvious given the national conversation about the need for statues and monuments that respect the Black experience in America.

"So it's time to do more to honor Chicago blues, and it should start at 4339 S. Lake Park Ave. That's the former home of Muddy Waters, the artist who got his mojo working in Chicago, who used his powerful, emotive voice to sing of being a hoochie coochie man and rollin' stone and become one of the greatest blues performers of all time.

"Waters, born McKinley Morganfield in Mississippi, came north in 1943 and owned the house in North Kenwood from 1954 to 1974. He lived there and used the basement as a rehearsal space; members of his band stayed there. Waters died in 1983. The home is vacant and in disrepair, but Waters' great-granddaughter, Chandra Cooper, wants to convert the two-flat, red-brick residence with a coned rooftop into the Muddy Waters MOJO museum. This month, her plan got a jump-start when the National Trust for Historic Preservation awarded a $50,000 grant to Cooper's nonprofit organization as part of a series of contributions to projects that preserve African American history.

"'I want to keep my great-grandfather's legacy alive,' Cooper tells us. 'Beyond his legacy, this is the story of the Chicago blues. There are only a couple of things we have that represent the Chicago blues. We have the Chess Records building (at 2120 S. Michigan Ave.) and we have this.' She says she needs to raise $150,000 more to stabilize the property, the first step in her vision to create a museum and community center, with a lounge and recording studio in the basement and an outdoor space.

"Blues artist Paul Oscher, a member of the Muddy Waters Blues Band from 1967 to 1971, lived in the basement. He says Waters, his home and the neighborhood are integral to the blues story. The home is sanctified ground, he tells us. 'If Chopin has a house, that's a museum. If Mozart has a house, that's a museum. Muddy Waters needs a house that's a museum.' (Chicago Tribune, 7/27/20)

Read the full story at the Chicago Tribune

Editorial: Cure for the Chicago Blues: Save Muddy Waters' House, The Chicago Tribune Editorial Board, Chicago Tribune, 7/27/20

Muddy Waters' house gets renovations grant from African American Cultural Heritage Action Fund, Aaron Gettinger, Hyde Park Herald, 7/20/20

Column: Push to turn Muddy Waters' house into museum gets boost with grant, Blair Kamin, Chicago Tribune, 7/20/20

Mojo Museum Website

Chicago Tribune: Harry Caray's is haunted by Chicago's past; Landmark building was a mobster's hideout, has secret rooms and sits on Chicago's block No. 1



Harry Caray's Restaurant Group CEO Grant DePorter outside the historic 33 W. Kinzie building in Chicago's River North neighborhood. Photo Credit: E. Jason Wambsgans / Chicago Tribune

"It is tough all over but Grant DePorter, the CEO of Harry Caray's Restaurant Group, oversees the operation of seven restaurants. On this day he was standing in Harry Caray's, 33 W. Kinzie, in a small

room on the building's fourth and highest floor and showing me a fascinating item and talking about the past..."

"'This,' he says, picking up a thick book comprised of brittle pages filled with florid longhand writing (a bit faded by still quite legible), 'is my Rosetta Stone.'

'What he means is that this book charts the lengthy history of this piece of land, which was designated the city's first block in 1830, seven years before it was incorporated as a city. The original owner was a man named Alexander Wolcott Jr., who had arrived here by canoe and became the area's first doctor. He married Ellen Kinzie, the first non-Native American born here, daughter of settlers John and Eleanor Kinzie.

"More firsts? John Kinzie committed the first murder here in 1812 when he stabbed to death an unfortunate fellow named Jean La Lime. The Wolcott-Kinzie union was the first marriage in Chicago. The property was later purchased by William B. Ogden, the city's first mayor and owner of the city's first brewery. The building there later housed the law offices of lawyer Grant Goodrich, who practiced with Abraham Lincoln, co-founded Northwestern University and was an ardent advocate for the temperance movement

"The 'modern' history of the property begins in 1892 when the land was purchased by the Chicago Varnish Company, which hired architect H.I. Cobb to design the Dutch Renaissance building that was finished in 1895 and still stands

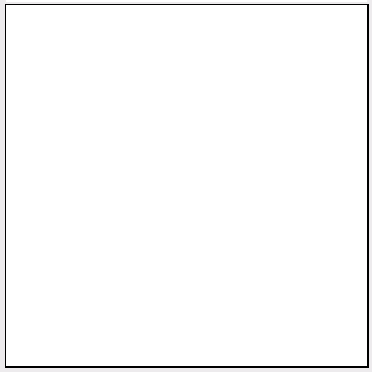
"Of course, the Kinzie-Dearborn building is filled with visual tributes to its namesake, that charming broadcasting legend who died in 1998. It also is liberally decorated with photos and other memorabilia of sports figures and celebrities. The place has long been a magnet for such folks, and for the tourists and locals who pile in for the food and drinks and star-studded ambiance.

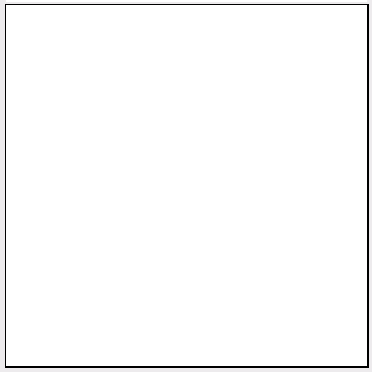
"That's all fine and admirable, but on a deeper level DePorter is also a passionate historian and the ancient building's walls are filled with thousands of documents (newspaper clippings, photos and more) that make it — if you're be wise enough to wander about and look and read — something of an artful and accessible history museum. Wildly entertaining too.

"Much of this material is from a checkered past, when the building was a speakeasy and was later owned by Frank Nitti and his wife. Nitti, often obscured by the scar-faced shadow of his associate Al Capone, is an under-appreciated gangster, who ran the Chicago Outfit from 1932 until his death in 1943. His third wife, Annette, was also a formidable presence and owned the building until 1969."

Read the full story with photos at The Chicago Tribune

Harry Caray's is haunted by Chicago's past: Landmark building was a mobster's hideout, has secret rooms and sits on Chicago's block No. 1, Rick Kogan, Chicago Tribune, 8/26/20





Chicago Reader: Chicago at the turn of the century through the eyes of Rudolph F. Michaelis

Chicago at the turn of the century through the eyes of Rudolph F. Michaelis

From 1900 to 1905, his photographs captured slices of everyday life.

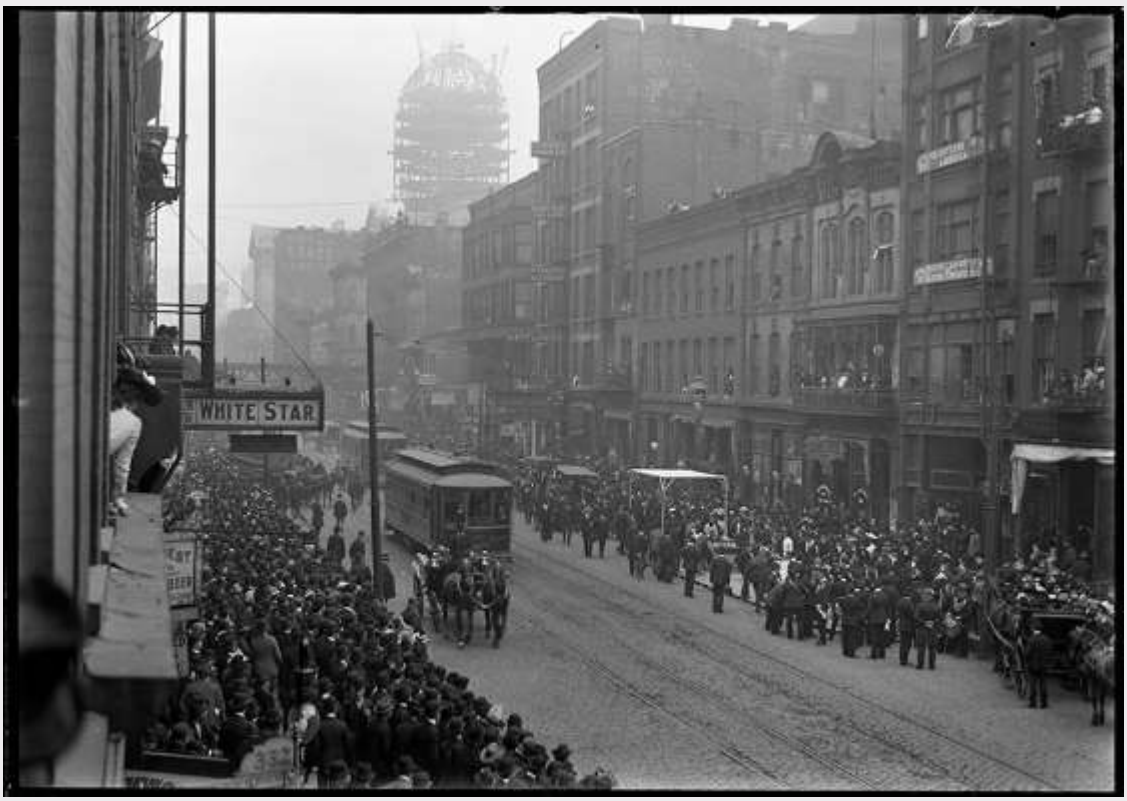
By Jeff Nichols @backwards_river

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Crowds stroll along a promenade in Lincoln Park.
RUDOLPH F. MICHAELIS / COURTESY NEWBERRY LIBRARY

Crowds stroll along a promenade in Lincoln Park. Rudolph F. Michaelis / Newberry Library



Funeral procession for Sam Moy, "King of Chinatown," in May 1902. Photo Credit: Rudolph F. Michaelis / Newberry Library

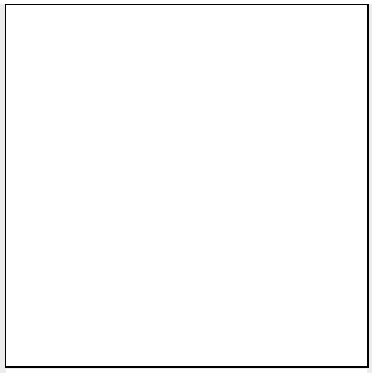
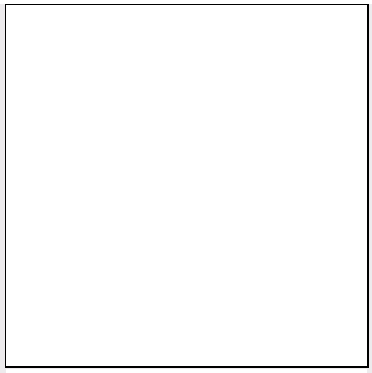
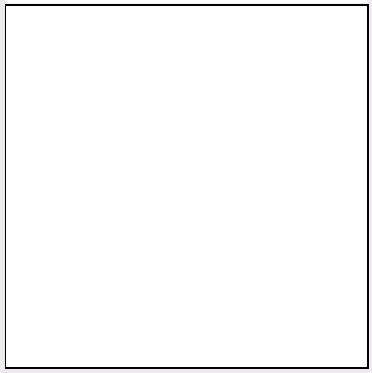
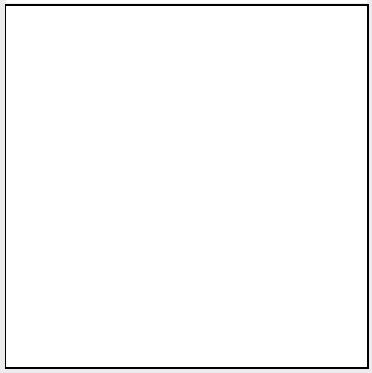
"It's a pity that Rudolph F. Michaelis never got his due as an artist during his time in Chicago. Born in Marion County, Missouri, in 1869 to German immigrants, Michaelis came to Chicago in the early 1890s. He worked for J.P. Sullivan & Co., a south-side interior design shop. In 1905, he relocated to Berkeley, California, where he set out as a self-employed house painter.

"Glass-plate photographs discovered in Michaelis's attic in Berkeley nearly eight decades after his death show that Rudolph was not much of a painter. He photographed a few of his canvases, which included ho-hum scenes of the lakefront and an awkward composition of cats playing musical instruments. But his photographs of Chicago are absolutely beautiful. From roughly 1900 to 1905, Michaelis took pictures of peaceful city parks, burned-out apartment buildings, lonely streets, and bustling crowds.

"While it's too bad that Michaelis didn't stick with photography, we are fortunate in that his collection was donated to the University of California-Berkeley's Bancroft Library. The Bancroft Library offered the Newberry Library the photographs Michaelis shot in the midwest." (Nichols, 8/5/20)

Read the article and see a selection of photos at Chicago Reader

Chicago at the turn of the century through the eyes of Rudolph F. Michaelis; From 1900 to 1905, his photographs captured slices of everyday life, Jeff Nichols, Chicago Reader, 8/5/20

Anna Baird: Early 20th Century Developer and Builder of High-Grade Apartments in Chicago



Anna Baird erected these three 6-flats on the 6800 block of S. Cornell Avenue in 1915. Photo credit: Julia Bachrach

"In honor of the centennial of the ratification of the 19th Amendment to the US Constitution, Landmarks Illinois has launched “Women Who Built Illinois,” a database of places in our state designed, developed, engineered, and built by women between 1879 and 1979. I’m so excited about this project! This month, I’d like to share the story of Anna Baird, an early-20th-century developer of high-grade apartment buildings in Chicago. Although many of the structures Anna Baird built were later demolished, others remain, and they are surely good candidates for the database.

"The daughter of German immigrants, Anna (née Schucking) Baird (1872-1936) was born and raised in Quincy, Illinois. By the early 1890s, she was living on the South Side of Chicago. In 1893, she married Harry P. Baird, a Tennessee-born college graduate who worked as a guard at the World’s Columbian Exposition. Five years later, the couple had their first of three children, William McKinley Baird. By that time, Harry had become a Chicago police officer.

"Anna Baird began developing apartment buildings around 1906. She said that as a young girl she had always loved the sound of a hammer, and that later, after moving to Chicago, she 'watched with the keenest delight, the construction of the World’s Fair buildings and every small detail was a source of pleasure' to her. Anna was inspired to become a builder. So, as she told Clara W. Harmon, a reporter for the American Lumberman, she 'set to work to study the fundamental principles of the construction of high-grade apartment buildings from a systematic and practical standpoint.'

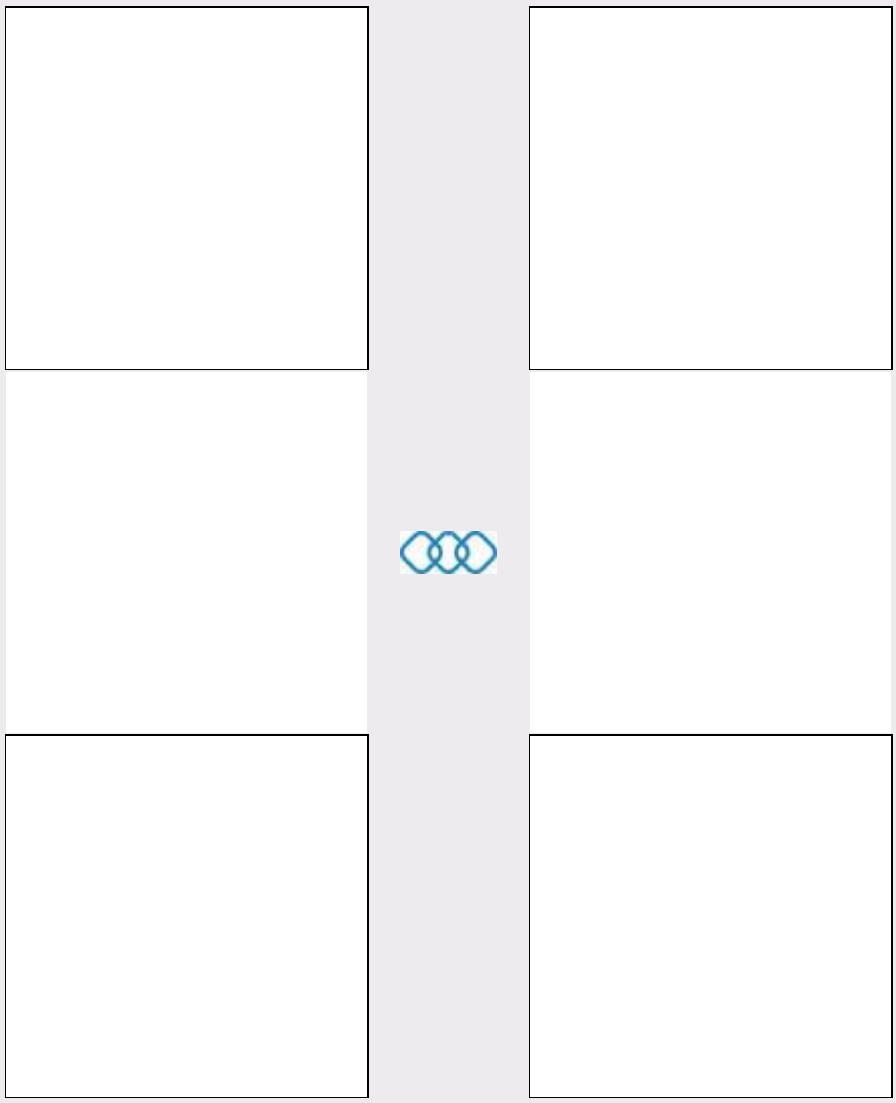
"By 1912, Anna Baird had already erected and sold several brick apartment buildings. All of her projects were on the South Side and, early on, most were two- and three-flats. At first, Anna had several different architects prepare the plans for her buildings. But in 1914, she began to work with architect Anders G. Lund on a regular basis. A Swedish immigrant who had his office in Chicago’s nearby Englewood neighborhood, Lund had been specializing in South Side apartment buildings for nearly two decades.

"In early 1916, the Chicago Tribune described Mrs. Anna Baird as 'one of the remarkable business women of Chicago.' The newspaper explained that during her first decade in business, she had

already built around 30 or 40 South Side structures, for which 'she superintended' the 'work in person.' It noted that she had amassed a fortune estimated at $50,000. (According to an on-line inflation calculator, that sum would be worth more than $1 million today.) By this time, Anna and Harry Baird had three children—William, Charlene, and Rodney, ages 14, 10, and 6 years."

Read the full story with photos at jbachrach.com

Anna Baird: Early 20th Century Developer and Builder of High-Grade Apartments in Chicago, Julia Bachrach,jbachrach.com, 9/1/20



Crain's Chicago: New Book Explores Chicago's Best Modernist Homes, 'Modern in the Middle: Chicago Houses 1929-1975'



Ralph Helstein House, Bertrand Goldberg & Associates, 1951, 5804 S. Blackstone Avenue, Hyde Park, Chicago. Photo Credit: Chicago History Museum Hedrich-Blessing Collection

"Michelangelo Sabatino says he understands why midcentury modern homes are so hot right now. With their informal layouts and big windows framing views of the natural surroundings, 'they gave freedom, openness, distance from the density of the city,' he says.

"At a time when people are feeling trapped at home by COVID, Sabatino said, the feeling of liberty at home helps explain why a midcentury house by Edward Humrich in Riverwoods listed at $589,000 attracted 57 buyers to an open house and was under contract five days after it went on the market in August.

"'These homes have the optimism of the post-World War II years,' Sabatino said, and perhaps a new generation of buyers in a challenging era “want to get back to that.”

"Sabatino is co-author of 'Modern in the Middle: Chicago Houses 1929-1975,' a new book that tells the stories behind a few dozen samples of the rich stock of 20th-century modernist homes in Chicago and the suburbs. Published Sept. 1 by the Monacelli Press, the 344-page book costs $60.

"A professor of architecture at the Illinois Institute of Technology, Sabatino teamed up with Susan Benjamin, a writer and preservationist who has researched hundreds of Chicago buildings for her two previous books and countless nominations she has submitted to the National Register of Historic Places.

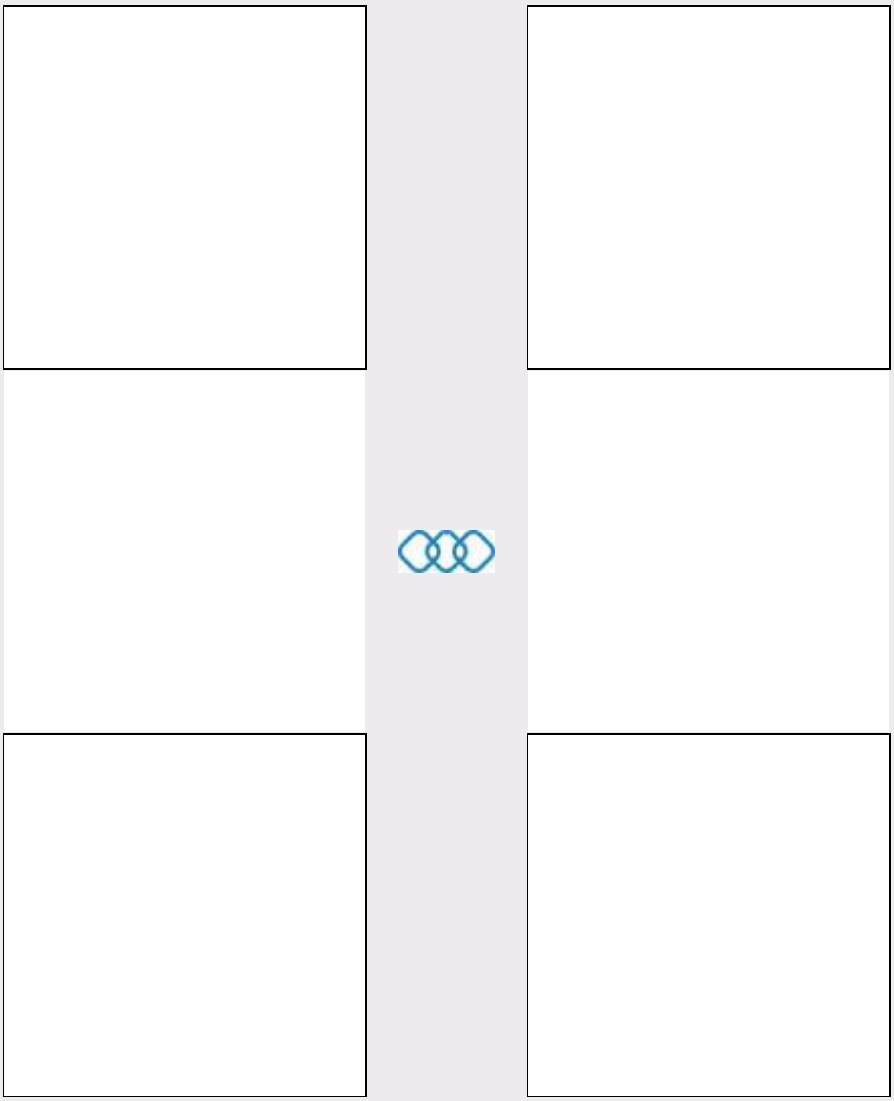
"While modern residential architecture certainly wasn’t limited to the Chicago area, it was especially good here and well accepted, the authors said, in large part because of the two Chicago titans of 20th-century architecture, Frank Lloyd Wright and Ludwig Mies van der Rohe. The two innovators had very different styles—Wright used brick, wood and concrete to create seemingly organic structures, and Mies used glass and steel in strictly rectilinear forms—but “they both embraced nature with their designs,” Benjamin said." (Rodkin, 8/31/20)

Real the full story with photos at Crain's Chicago Business

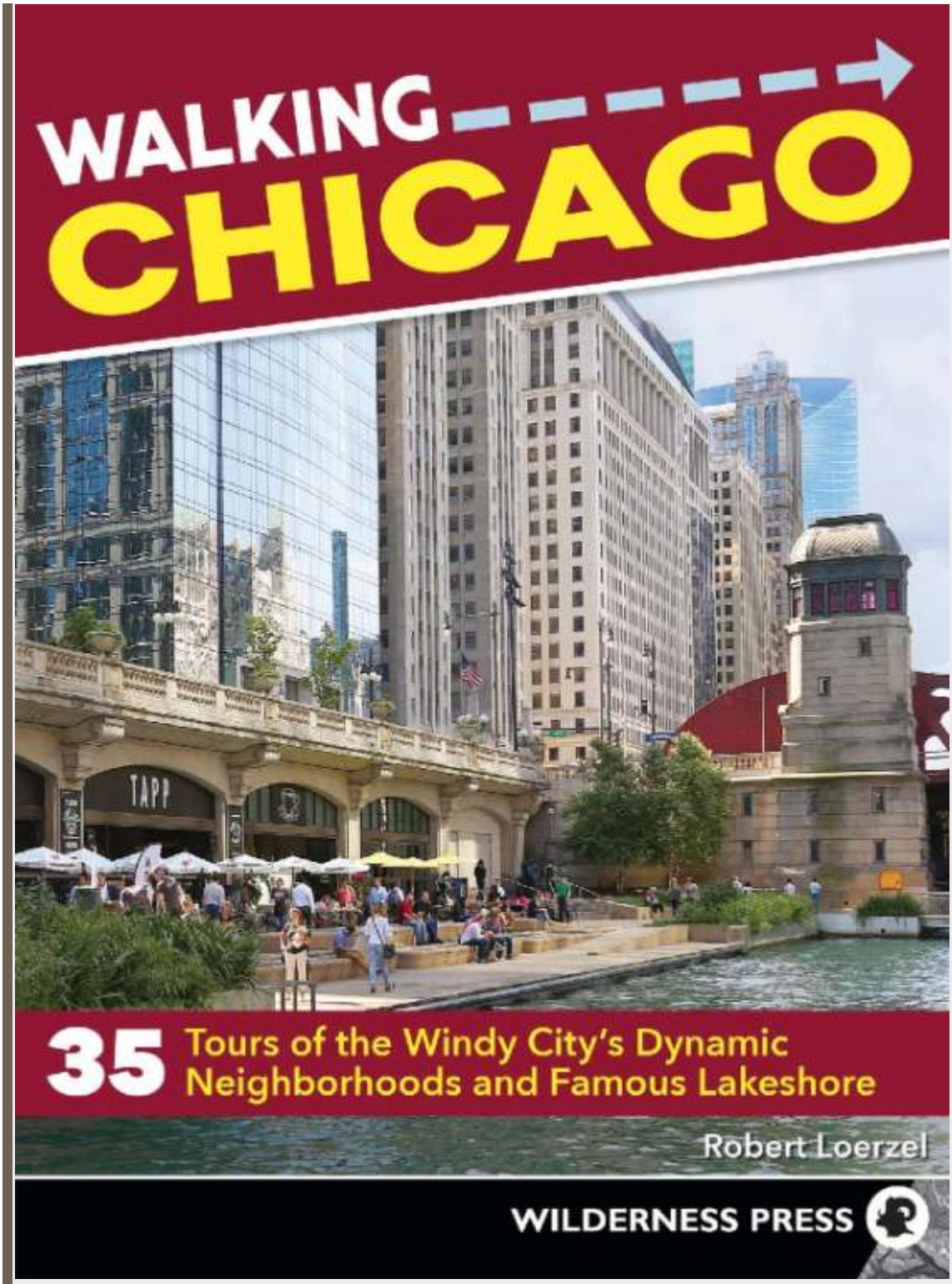
New book explores Chicago's best modernist homes; One reason midcentury homes are so hot now is they embody an optimism that some people would like to recapture in this gloomy era, one of the authors said, Dennis Rodkin, Crain's Chicago Business, 8/31/20

Purchase a copy at Monacelli Press

Purchase a copy ay Bookshop.org. Bookshop.org is an online bookstore with a mission to financially support local, independent bookstores.



Chicago Magazine: Walking Chicago With Robert Loerzel. A new book offers guides to 35 urban trails around the city.



Walking Chicago; 35 Tours of the Windy City's Dynamic Neighborhoods and Famous Lakeshore by Robert Loerzel. Image credit Wilderness Press

"The timing of Robert Loerzel's Walking Chicago — his revamp of Ryan Ver Berkmoes's 2008 book of the same name — couldn't be better. Long before shelter-in-place made boulevardiers of us all, the writer, Tribune and Chicago copyeditor, and man-about-town regularly documented his jaunts around the city on Twitter. His eagle-eyed observations and zest for local wildlife has charmed thousands of followers, many of whom replicate his itineraries. Loerzel recalls once live-tweeting his stroll around Big Marsh Park on the city's southeast side; as he exited the trail, he saw an editor at the Tribune entering. 'I saw your tweets and wanted to check it out myself,' the editor said.

"On Monday, the day before Walking Chicago hit bookshelves, Loerzel and I followed an abbreviated version of a route close to his heart: through Andersonville to Uptown, where Loerzel has lived for the last 14 years. We walked south down Clark from Bryn Mawr, cutting through St. Boniface Cemetery, then east on Argyle to Broadway. We ended at Lawrence, in front of the Green Mill. The following is an edited account of our conversation." (Edgar, /8/13/20)

Read the full story at Chicago Magazine

Walking Chicago With Robert Loerzel: A new book offers guides to 35 urban trails around the city. We walked the author's hometown route, Hannah Edgar, Chicago Magazine, 8/13/20

Purchase your copy of Walking Chicago: 35 Tours of the Windy City's Dynamic Neighborhoods and Famous Lakeshore at Bookshop.org. Bookshop.org is an online bookstore with a mission to financially support local, independent bookstores.



Metropolitan Planning Council: It's time to get serious about preserving Chicago's two- to four-unit apartment buildings

MetropolitanPlanningCouncil

Menu

It's time to get serious about preserving Chicago's two- to four-unit apartment buildings

Preventing displacement in the wake of the COVID-19 crisis



Flickr user LincolnSquareInsider (CC)

It's time to get serious about preserving Chicago's two- to four-unit apartment buildings; Preventing displacement in the wake of the COVID-19 crisis. Image credit: Metropolitan Planning Council

"The plight of Chicago's small, two to four-unit buildings, has received research and media attention for nearly a decade, yet little by way of coordinated and comprehensive action. This needs to change.

"This iconic housing stock has long housed over a third of the city's working-class residents and has been a crucial source of affordable homes, especially those that include basement apartments that tend to be among the most affordable in the city. Yet Chicago has been losing these affordable homes for nearly a decade due to foreclosure, abandonment, flipping and deconversion. The coronavirus pandemic threatens to accelerate the loss of this crucial affordable housing, with significant displacement consequences for Chicago's vulnerable renters, low income and households of color, threatening to further widen spatial and racial inequities in our city.

"If we care about black and brown families in Chicago's disinvested as well as gentrifying neighborhoods, we need to protect this housing stock now.

"Following the 2008 foreclosure crisis, nearly one third of two- to four-flat buildings in weaker housing market neighborhoods were affected by a foreclosure filing, contributing to mass

displacement on the South and West sides and the loss of Chicago's Black population. The foreclosure crisis and ensuing displacement wave resulted in significant community trauma, neighborhood distress and the staggering loss of wealth in Black communities. While new financing that targeted redevelopment of the 1-4 flat stock in the wake of the 2008 crash helped, the economic impacts of COVID-19 threaten to further destabilize these disinvested communities.

"The City of Chicago has declared its commitment to reversing decades of disinvestment and segregation through its Invest South/West initiative, yet stabilizing affordable housing in these areas has yet to officially become part of the effort. To ensure the health, wellbeing and stability of residents in these communities, it's imperative to ensure they have access to affordable housing. City-wide, nearly 40% of the city's affordable stock is in buildings with 2-4 units[2] and the neighborhoods with the highest concentration of two- to four-flats are majority black and brown neighborhoods with high poverty rates on the city's south and west sides.

"In gentrifying areas, two- to four-unit buildings are often swept up by speculators, flipped, and/or "deconverted" into single family homes, resulting in a significant decline in the number of affordable units in stronger housing markets. This trend contributed to the significant loss of Latinx households from these desirable neighborhoods. To achieve the diversity, economic mobility and access to opportunity the City's values, we also need to protect the two-to-four housing stock in stronger, gentrifying markets.

"Preventative action is needed if we want to keep history from repeating itself. Due to the diversity of Chicago's housing market and building types, one sized solutions to the housing impacts of the pandemic may bypass huge swaths of the city. And preserving this stock is far less expensive than producing a new unit (affordable or not), so there are cost savings alongside anti-displacement benefits to preserving this stock as well. Now is the time to act and take the preservation of this critical affordable housing stock seriously." (Zuk, 6/29/20)

Read the full story at Metropolitan Planning Council

It's time to get serious about preserving Chicago's two- to four-unit apartment buildings; Preventing displacement in the wake of the COVID-19 crisis, Miriam Zuk, Metropolitan Planning Council, 6/29/20

Chicago Tribune Humor Column: The giant green frog from Chicago's Rainforest Cafe must be preserved. Maybe it can help fight coronavirus?



Cha! Cha!, the 27-foot-long red-eyed frog perched atop the Rainforest Cafe at the corner of Ohio and Clark streets in Chicago. Photo credit: Zbigniew Bzdak / Chicago Tribune

"Chicago is on the brink of losing a historic landmark: The giant green frog that for years has stood like a silent amphibian sentry over the doors of the city's Rainforest Cafe, a classic meeting spot for tourists and residents who enjoy eating a Jungle Turkey Wrap in the presence of marginally realistic animatronic animals.

"The restaurant in the Near North neighborhood shut down in March due to the coronavirus pandemic, but now we learn it's closed for good and everything will be moved out by the end of the month.

"According to a report by my colleague Ryan Ori, the huge animatronic gorilla that delighted kids and adults (me in particular) will be turned over to the building's owner, Sean Conlon, who I hope invites me to his home to visit the gorilla.

"But the most consequential uncertainty is this: “It’s unclear what will happen to ‘Cha! Cha!’, the 27-foot-long red-eyed frog perched atop the building at 605 N. Clark St.”

"Indeed, what will happen to Cha! Cha!?

"In the interest of historic preservation, I have some ideas I hope Conlon as well as officials from the Rainforest Cafe’s parent company, Landry’s Restaurants, and city leaders will consider. The year 2020 has already been hard enough. We can’t let our city lose its giant green frog.

"Idea 1: Use Cha! Cha! as a coronavirus deterrent.

"While the city has enacted relatively strict rules to slow the spread of COVID-19, we’re still seeing ample signs of people not wearing masks, gathering for large lakefront parties and generally acting like they deserve to be frightened by a 27-foot-long red-eyed frog.

"By removing Cha! Cha! from atop the Rainforest Cafe and attaching it to a hydraulic arm mounted to a tractor-trailer bed, Mayor Lori Lightfoot could preserve one of the city’s most-beloved landmarks and use it as a Mobile Frog-Based Jerk-Terrifying Machine (M.F.B.J.T.M.).

"Any time people are congregating in large groups, not wearing masks or respecting social distancing rules, the M.F.B.J.T.M. could pull up and stealthily plunge Cha! Cha! down next to the crowd, scaring some sense into them.

"If a bar or restaurant isn’t following city coronavirus restrictions, Cha! Cha! could be temporarily placed outside the establishment. The frog’s giant red eyes would peer menacingly through the windows, unnerving customers enough that they clear out.

"With a little innovation, Cha! Cha! could be the city’s best ally in the fight against the coronavirus.

"Idea 2: Replace one of the lions outside the Art Institute of Chicago with Cha! Cha!

"I know this will be controversial, but let’s be honest. The dual lions “guarding” the museum have been there since they were unveiled in 1894. It’s way past time to shake things up, and in this economy, it seems a bit extravagant to have two lions.

"A giant tree frog would add a much-needed “WOW!” factor to the front of the Art Institute, and it would entertain those who don’t particularly care for art. Also, at Christmas, the frog’s bright red eyes would mix perfectly with a massive green wreath around its neck, or whatever frogs have that is the equivalent of a neck.

"Idea 3: Install Cha! Cha! on one of the city’s water cribs in Lake Michigan.

"This is arguably the best idea. The water cribs that protect Chicago’s offshore intakes on Lake Michigan are visible from the shore, and it would be OUTSTANDING to occasionally see a tourist look out at the cribs and say, 'Hold up, is that a giant frog out there?'

"I mean, really, you can’t buy that kind of entertainment. It would be a wonderful way to preserve Cha! Cha!‘s important legacy." (Huppke, 8/14/20)

Read the full comic column at The Chicago Tribune

Column: The giant green frog from Chicago’s Rainforest Cafe must be preserved. Maybe it can help fight coronavirus?, Rex Huppke, Chicago Tribune, 8/14/20

EVENTS

What would you do if you were training for the Chicago marathon and it was cancelled due to COVID-19? Introducing Chicago's Historic Preservation Marathon!



The perfect starting point for a Chicago Historic Preservation Marathon...Old Fashioned Donuts!
Image credit: Ward Miller / Preservation Chicago

What would you do if you were training for the Chicago marathon and it was cancelled due to COVID-19?

For Preservation Chicago's Director of Community Engagement Mary Lu Seidel, the answer was clear.

Run her own marathon.

But this marathon will focus on traditionally disinvested neighborhoods on Chicago's South Side. This marathon will run past and highlight some extraordinary historic buildings and some great people who are restoring them.

"When I got the email saying I could roll my registration over to the 2021 marathon, I thought, 'As if I'm ever going to train for and run a marathon again!'" Seidel said. "I decided it would be way cooler to map my own marathon route – one that would not likely be picked up by the Chicago Marathon organizers."

Preservation Chicago's mission is to protect Chicago's historic built environment, so Seidel chose to focus on a route that highlights the great history on the West and South Sides – especially some places that are currently raising money to restore that history.

The marathon will start at Old Fashioned Donuts on South Michigan Avenue in Roseland, amongst the rich historic buildings that line that street. It will head over to South Chicago, stopping off at the Schlitz Tied House at 9401 S. Ewing being restored by owners Laura Coffey and Mike Medina. It will head north through South Shore, into Jackson Park, going west to run past the Washington Park National Bank Building, and then the home of Emmett Till and Mamie-Till Mobley at 6427 S. St. Lawrence – currently under consideration for Landmark status.

From there it will run through Washington Park, heading north up Dr. Martin Luther King Jr. Drive to 43rd Street. The route turns west on 43rd Street to stop at The Forum Hall in Bronzeville (318-24 E. 43rd Street), being restored by Urban Juncture and Bernard Loyd.

The route turns north on Halsted to Pershing, heading west past the Central Manufacturing District and McKinley Park. The Neighbors for Environmental Justice will be out to meet and greet, sharing their efforts to stop environmental pollutants in McKinley Park caused by the MAT Asphalt Plant.

Heading north on Western Avenue, the route will turn west on Roosevelt Road. Dipping into the newly renamed Frederick Douglass Park, the marathon will end at the Central Park Theater (3531-39 W. Roosevelt Road). The theater's owner, the House of Prayer Church of God in Christ, is working with Preservation Chicago and a strong coalition of nonprofits on a restoration plan for the iconic theater which was the first Balaban & Katz/Rapp & Rapp movie palace collaboration.

The historic preservation marathon will be a fundraiser for Preservation Chicago as well as community organizations along the route, including:
- The Greater Roseland Chamber of Commerce
- Mike Medina and Laura Coffey for the Schlitz Tied House
- Jackson Park Watch
- Blacks in Green™
- My Block, My Hood, My City
- Neighbors for Environmental Justice
- Central Park Theater
- Little Village Environmental Justice Organization
- Chicago Coalition for the Homeless

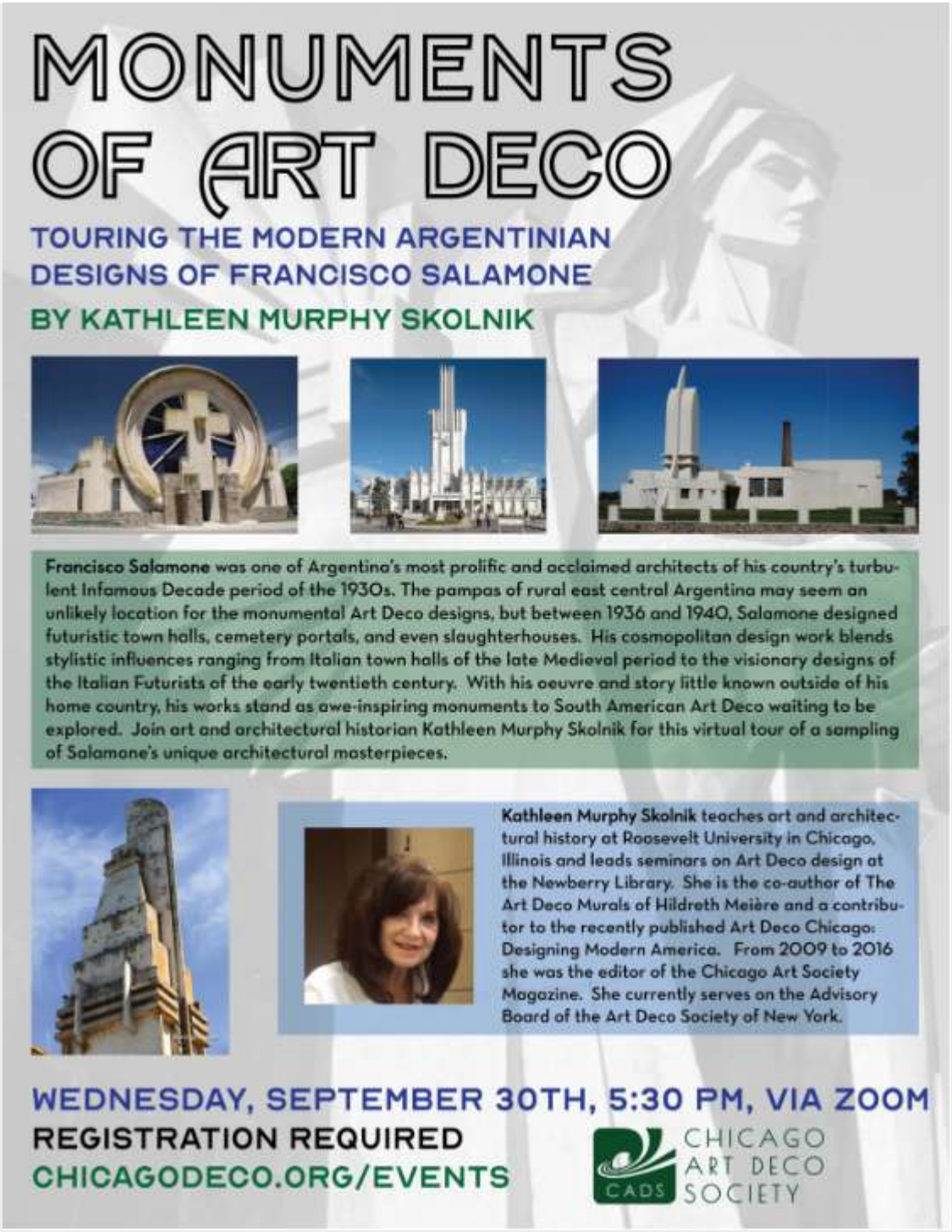
Preservation Chicago will also be generating a map of locally owned businesses along the route for people to support.

"The South and West Sides are rich with culture, history and community," Seidel said. "I am looking forward to spending the day enjoying them – well as much as one can enjoy anything while running a marathon!"

The Preservation Chicago website has a page devoted to the marathon, for donations, highlighting the route, the businesses near the route, and list of historic buildings along the way. Here's the link for more information.



Chicago Art Deco Society presents Monuments of Art Deco: Touring the Modern Argentinian Designs of Francisco Salamone



Chicago Art Deco Society presents Monuments of Art Deco: Touring the Modern Argentinian Designs of Francisco Salamone. Image credit: Chicago Art Deco Society

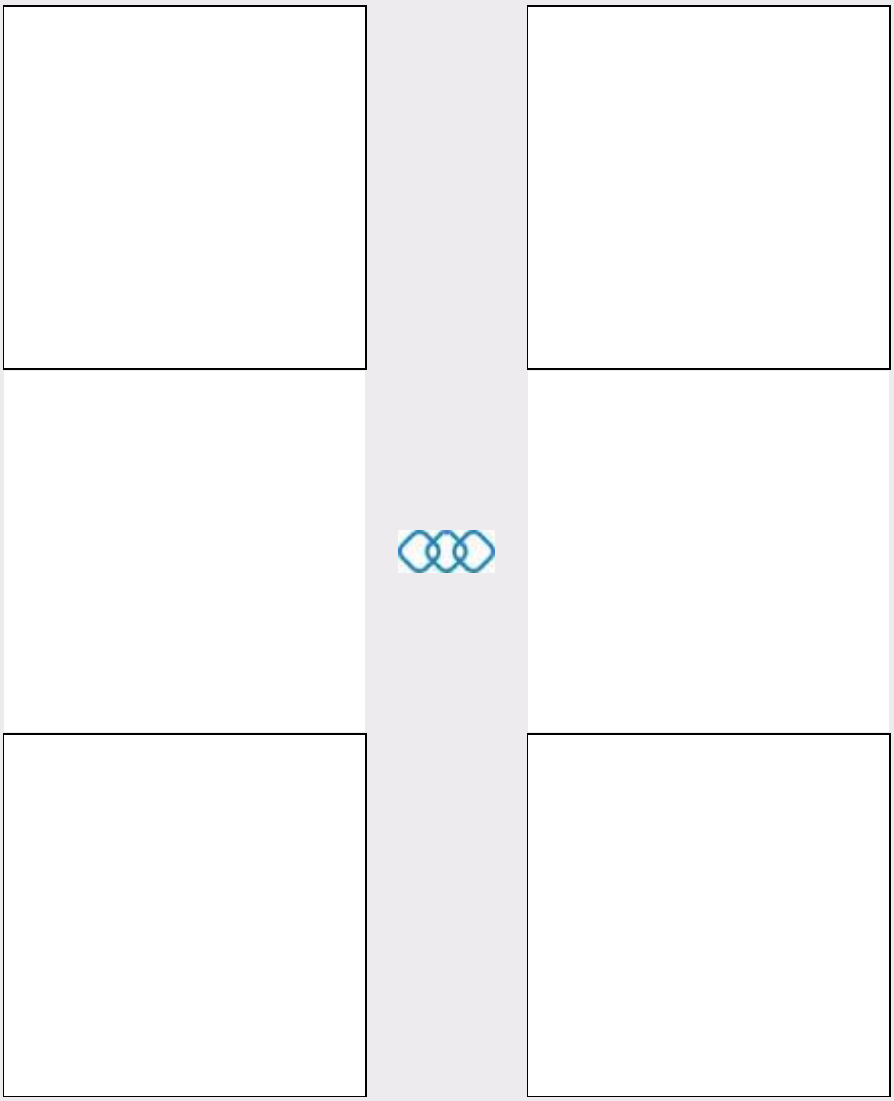
"Join Chicago Art Deco Society for the first fall virtual lecture, on the works of Francisco Salamone. CADS will be kicking off our semester of exploring international Art Deco with a talk highlighting Salamone's exquisite modernist design work, in conjunction with our forthcoming issue of Chicago Art Deco Magazine's articles and themes.

"Salamone was one of Argentina's most prolific and acclaimed architects of his country's turbulent Infamous Decade period of the 1930s. The pampas of rural east central Argentina may seem an unlikely location for the monumental Art Deco designs, but between 1936 and 1940, Salamone designed futuristic town halls, cemetery portals, and even slaughterhouses. His cosmopolitan design work blends stylistic influences ranging from Italian town halls of the late Medieval period to the visionary designs of the Italian Futurists of the early twentieth century. With his oeuvre and story

little known outside of his home country, his works stand as awe-inspiring monuments to South American Art Deco waiting to be explored. Join art and architectural historian Kathleen Murphy Skolnik for this virtual tour of a sampling of Salamone's unique architectural masterpieces.

"Kathleen Murphy Skolnik teaches art and architectural history at Roosevelt University in Chicago, Illinois and leads seminars on Art Deco design at the Newberry Library. She is the co-author of The Art Deco Murals of Hildreth Meière and a contributor to the recently published Art Deco Chicago: Designing Modern America. From 2009 to 2016 she was the editor of the Chicago Art Society Magazine. She currently serves on the Advisory Board of the Art Deco Society of New York."

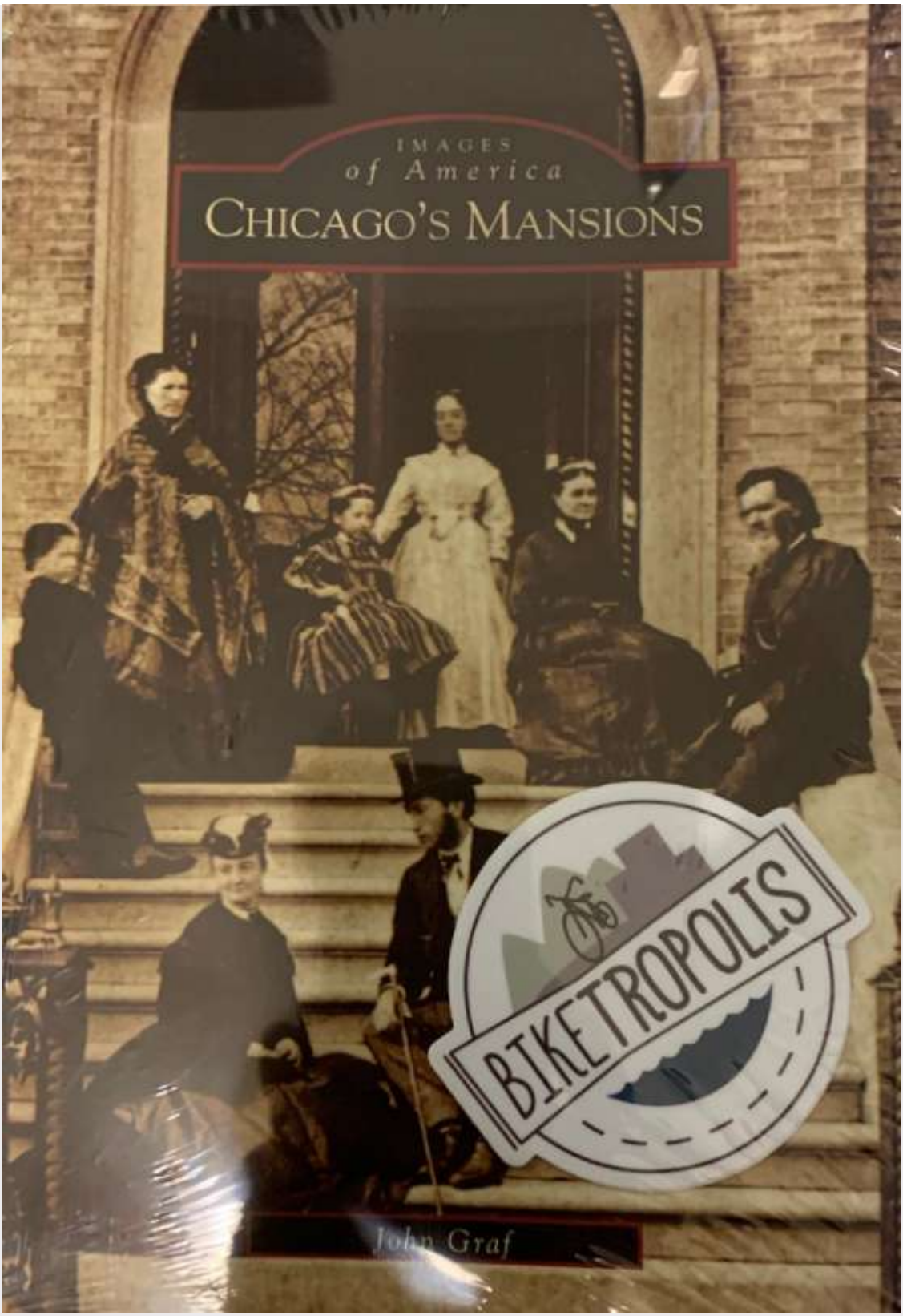
Link to registration on ChicagoDeco.org



Biketropolis and Arcadia Publishing Announce Chicago's Mansions Self-Guided Cycling Tour - North Side Edition



Ransom Cable House, 1886 by Cobb and Frost, 25 E. Erie Street. Designated a Chicago Landmark in 1991. Photo credit: Tom Limon / Biketroplis



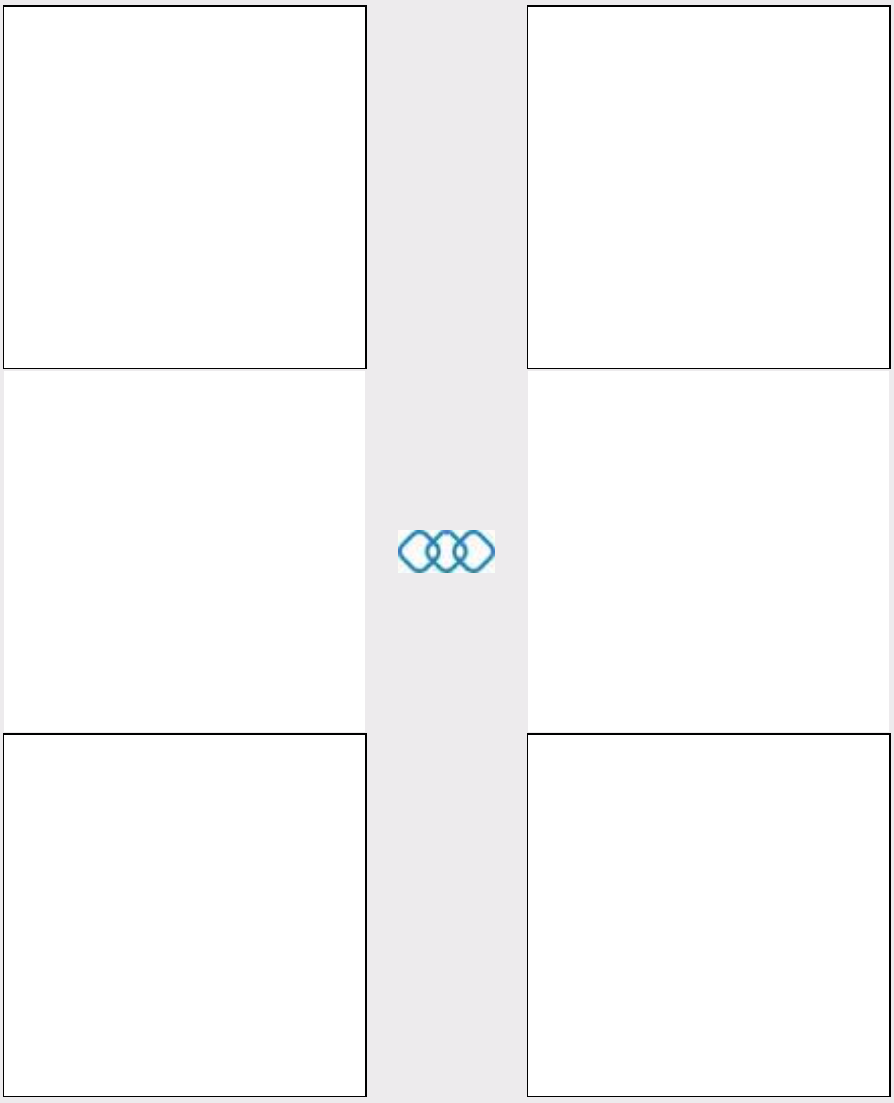
Chicago's Mansions Self-Guided Cycling Tour - North Side Edition by John Graf. Image credit: Biketroplis.com

"Biketropolis and Arcadia Publishing have collaborated to bring you Chicago's Mansions Self-Guided Cycling Tour - North Side Edition. Author John Graf did a fantastic job researching and assembling the content for this beautiful book. The relaxing route created by Biketropolis is meticulously curated to take you along some of Chicago's north side's most architecturally scenic historic neighborhoods.

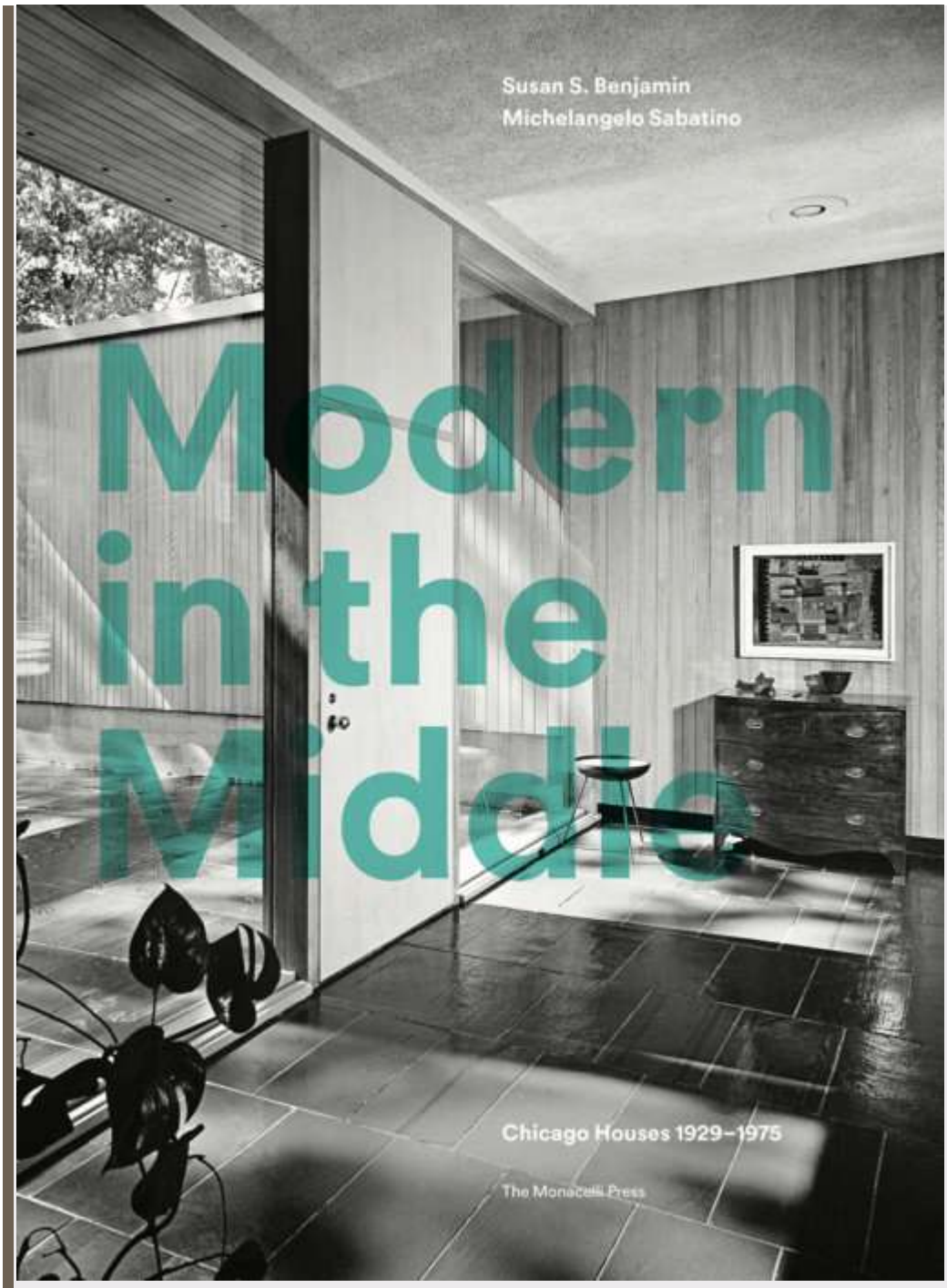
"The recommended start location is outside the Ransom Reed Cable Mansion located at 25 E. Erie Street kitty-corner from the Driehous Museum, you can also start the tour anywhere you wish along the route that will be provided via Ride with GPS which includes audio cues and information covering 50 points of interests with corresponding page numbers to quickly refer to the book. The Near North Side, The Gold Coast, Lincoln Park, Lakeview, Uptown, Edgewater, and Wicker Park are just a few of the neighborhoods you will explore to catch a glimpse of these lavish mansion's exteriors dating back to at least the 1880s.

"The entire route is a 30-mile loop and can be broken up to enjoy across multiple days. Bring along your Images of America series book, enabling you to learn more about the many architects, styles, and residents who lived in these magnificent homes. The cost is $40, which includes a copy of the book. The first 50 people who register will receive an author autographed copy."

Visit www.Biketropolis.com to order



Modern in the Middle: Chicago Houses 1929–75
A new book by Susan Benjamin and Michelangelo Sabatino



Modern in the Middle; Chicago Houses 1929-75, by Susan Benjamin and Michelangelo Sabatino; foreword by Pauline Saliga. Photo Credit: Modern in the Middle

Modern in the Middle
Chicago Houses 1929-75
Susan Benjamin and Michelangelo Sabatino; foreword by Pauline Saliga
THE FIRST SURVEY OF THE CLASSIC TWENTIETH-CENTURY HOUSES THAT DEFINED AMERICAN MIDWESTERN MODERNISM.

Famed as the birthplace of that icon of twentieth-century architecture, the skyscraper, Chicago also cultivated a more humble but no less consequential form of modernism–the private residence. Modern in the Middle: Chicago Houses 1929-75 explores the substantial yet overlooked role that Chicago and its suburbs played in the development of the modern single-family house in the twentieth century. In a city often associated with the outsize reputations of Frank Lloyd Wright and

Ludwig Mies van der Rohe, the examples discussed in this generously illustrated book expand and enrich the story of the region's built environment.

Authors Susan Benjamin and Michelangelo Sabatino survey dozens of influential houses by architects whose contributions are ripe for reappraisal, such as Paul Schweikher, Harry Weese, Keck & Keck, and William Pereira. From the bold, early example of the "Battledeck House" by Henry Dubin (1930) to John Vinci and Lawrence Kenny's gem the Freeark House (1975), the generation-spanning residences discussed here reveal how these architects contended with climate and natural setting while negotiating the dominant influences of Wright and Mies. They also reveal how residential clients–typically middle-class professionals, progressive in their thinking–helped to trailblaze modern architecture in America. Though reflecting different approaches to site, space, structure, and materials, the examples in Modern in the Middle reveal an abundance of astonishing houses that have never been collected into one study–until now.

Praise for Modern in the Middle
"Modern in the Middle significantly expands our understanding of modern architecture in the Chicago area by bringing to light a number of lesser-known yet talented architects. The houses and interiors designed by IIT graduates like myself demonstrate that the Miesian legacy was more complex than it might appear at first sight."
—JOHN VINCI, FAIA

"Modern in the Middle looks beyond Chicago's iconic skyscrapers to show us that this city's residential buildings have also been paradigmatic in shaping modern architecture. The book's scope goes beyond just "midcentury" making the "Middle" a signifier that explores Chicago's central place in the nation's geography and the essential role of the American middle class in defining the idea of "modern housing." Every piece of this carefully assembled volume is insightful and still resonant in our lives today."
—GWENDOLYN WRIGHT, COLUMBIA GSAPP

"This rich and fascinating compendium places the modern houses in and around Chicago in historical and philosophical context. In addition to the descriptions not only of the houses and architects but also the crucial role of the clients, the accompanying original photographs and plans are important parts of the thorough documentation. There is much to be discovered here!"
—CYNTHIA WEESE, FAIA

Purchase a copy at Monacelli Press

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,

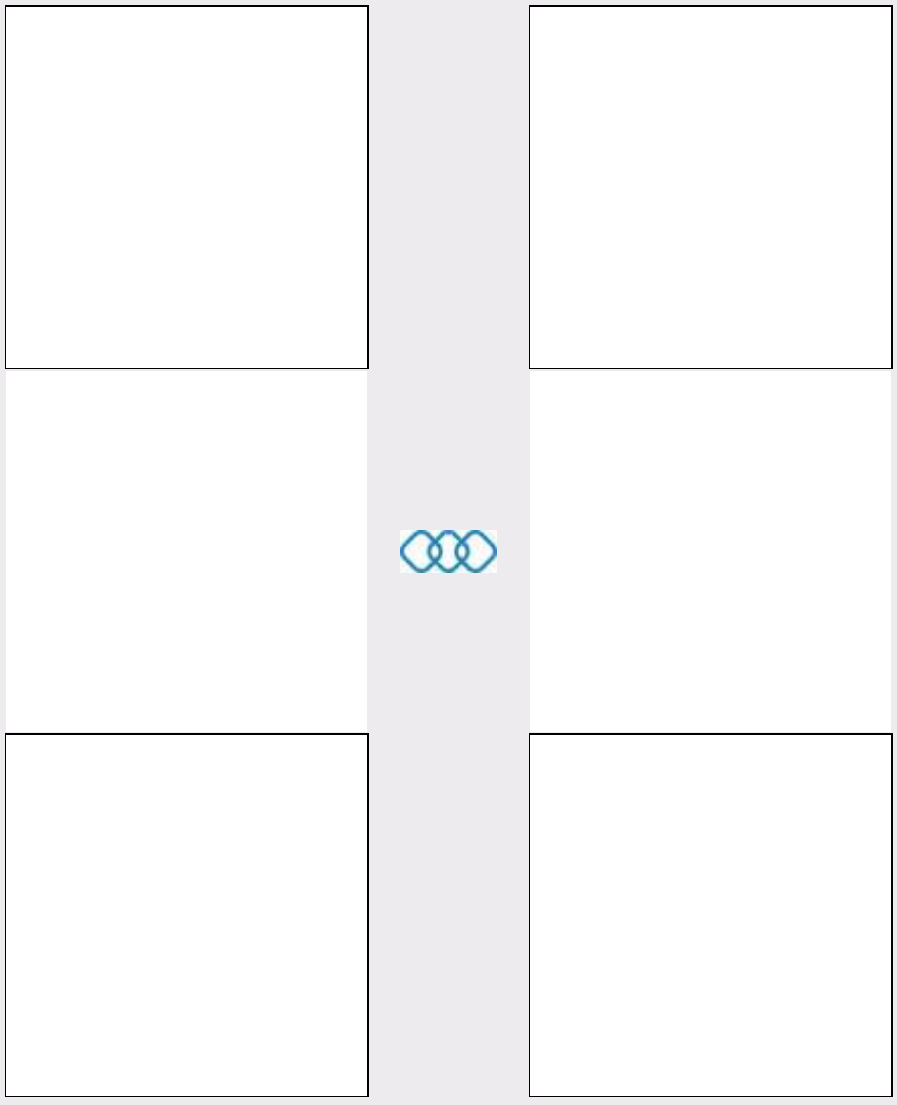
architects, maintenance experts and ordinary people who are in this fight together to save our endangered heritage. And had success! The filming is now complete — all of it for just $8K donated by Regina fans. Film by Alexander Anthony Choong

"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!





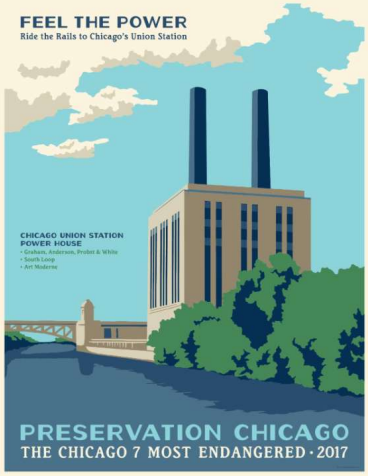
Preservation Chicago 2020 Chicago 7 Poster and Mug now on sale at the Preservation Chicago web store. Photo Credit: Preservation Chicago

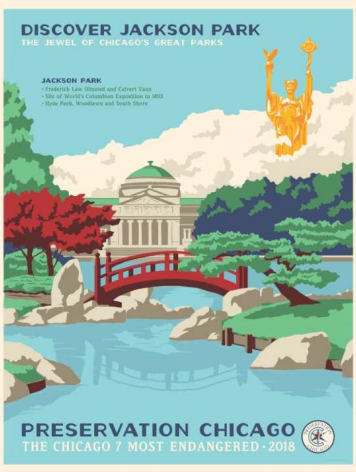
Due to popular demand, the 2020 Thompson Center “Chicago 7 Most Endangered” poster is now available [for sale on the Preservation Chicago webstore.]

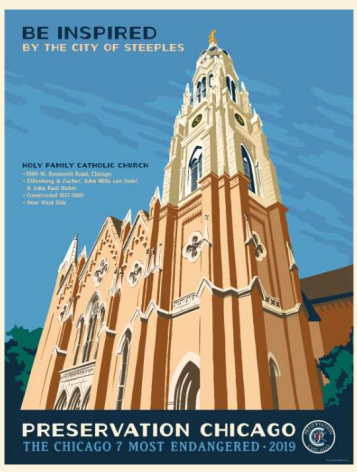
Previous years' “Chicago 7 Most Endangered” posters including Union Station Power House, Jackson Park, and Holy Family Church are also available. The posters are available in three sizes; 8x10, 16x20 and 24x36.

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

