SHARE:
Join Our Email List

PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

September 2020 Month-in-Review Newsletter



Great Lakes Fall Splendor. Photo Credit: Eric Allix Rogers https://www.instagram.com/ericallixrogers/

Fountain of the Great Lakes, by Lorado Taft, 1913. Located in the South Garden of the Art Institute of Chicago.

"Fountain of the Great Lakes is an allegorical sculpture by Lorado Taft. As the name suggests, this fountain represents the Five Great Lakes – Lake Superior, Lake Michigan, Lake Huron, Lake Erie, and Lake Ontario. The five women are so arranged that the water flows through them in the same way water passes through the Great Lakes.

"'Superior' is on the top and 'Michigan' on the side both empty into the basin of 'Huron,' who sends the stream to 'Erie' whereas 'Ontario' receives the water and gazes off as it flows into the ocean.

"The fountain is Taft's response to Daniel Burnham's complaint at the Columbian Exposition in 1893 that the sculptors charged with ornamenting the fairgrounds failed to produce anything that represented the great natural resources of the west, especially the Great Lakes. The fountain depicts five women that represent the five Great Lakes, and the water flows through them in the same way water passes through the Great Lakes.

"This garden surrounding the fountain was designed by the Office of Dan Kiley, who was a renowned late 20th Century landscape architect." (Public Art in Chicago.com website)

Table of Contents

ADVOCACY

1. WIN: Pullman Historic Clocktower Renovation Breaks Ground
2. WIN: Emmett Till Home Designated Preliminary Chicago Landmark
3. WIN: Deal Likely to Buy Emmett Till House for Museum Use
4. THREATENED: Public Comment Encouraged for North Lake Shore Drive Rebuild
5. WIN: Old Post Office Opens The World's Largest Private Rooftop Deck
6. WIN: Rescued from Demolition, Perkins-Nordine House Landmarked
7. THREATENED: Crumbling Infrastructure in Grant Park and Jackson Park
8. WIN: Roberts Temple Church Recognized by National Trust for Historic Preservation
9. WIN: Preservation-Sensitive Jefferson Park Firehouse Redevelopment Plan Survives Counteroffers
10. WIN: Long Vacant Frank Lloyd Wright Foster House Sold to Preservation-Oriented Buyer
11. WIN: Rescued from Demolition, Daniel O. Hill House to Be Adaptively Reused
12. THREATENED: After 101 Years, Our Lady of Peace Catholic Church Holds Final Mass
13. THREATENED: St. Adalbert Church Redevelopment Deal Falls Through (Chicago 7 2014, 2016 & 2019)
14. THREATENED: Francis Parker School Consolidates Control Over Historic Belden Courtyard Buildings
15. WIN: Possible Chicago Visitor Center for Rosenwald Schools National Historical Park
16. THREATENED: Will The Palmer House Survive?
17. LOSS: After 98 years, Southport Lanes Has Closing
18. WIN: Adaptive Reuse of Armitage Theatre Building as Brewery and Co-Working Space
19. WIN: Laramie State Bank Selected for Design Competition ICAA (Chicago 7 2019)
20. LOSS: Questionable Circumstances Surrounding Emergency Demolition of Contributing Building in Chicago Landmark District
21. LOSS: Problematic New Precedent After Wells Street Horse Stable's Landmark Status is Removed to Allow New Construction

22. BUYER WANTED: 4706 Malden Needs a Preservation-Oriented Buyer!
23. BUYER WANTED: 4607 N. Magnolia Avenue Needs a Preservation-Oriented Buyer
24. THREATENED: 90-Day Demolition Delay
25. LOSS: Spotlight on Demolition (81 demolitions in Chicago during September 2020)

PRESERVATION IN THE NEWS

- DOCUMENTARY: WTTW Chicago, The Great Chicago Fire: A Chicago Stories Special
- PRINT: Chicago Tribune, The cow didn't start the fire, but the story of Mrs. O'Leary and Holy Family Church ring true today
- VIDEO: Pullman, 10 Towns That Changed America with Geoffrey Baer on WTTW Chicago
- PRINT: Chicago Tribune Column, Let's toast the architecture of Chicago's beer buildings, even if this isn't happy hour for some of them
- VIDEO: WTTW Chicago, Is Chicago's Historic Building 'Bible' Out of Date and Out of Touch?
- VIDEO: WTTW Chicago, Ask Geoffrey: Seawall or Railway Tracks
- PRINT: Metropolitan Planning Council, It's time to get serious about preserving Chicago's 2-4 unit apartment buildings

EVENTS

- Preservation Chicago presents Chicago's Historic Preservation Marathon! October 11
- The Open House Chicago Schedule Is Here. Get Ready to Pound the Pavement. October 16 to 25
- Investment Through Preservation In Roseland at Open House Chicago 2020: October 20
- Central Park Theater and the Dawn of a New Era at Open House Chicago 2020: October 23
- The Great Chicago Fire Documentary: A Behind-the-Scenes Preview & Discussion. October 8

BOOKS

- *Preservation Chicago 2020 Chicago 7 Most Endangered* Book, now on sale!
- *Chicago Apartments: A Century and Beyond of Lakefront Luxury* by Neil Harris and Teri J. Edelstein
- *Modern in the Middle: Chicago Houses 1929–75* by Susan Benjamin and Michelangelo Sabatino
- *Walking Chicago: 35 Tours of the Windy City Dynamic Neighborhoods and Famous Lakeshore* by Robert Loerzel
- *Chicago's Mansions Self-Guided Cycling Tour - North Side Edition* by Biketropolis and Arcadia

SUPPORT

- Help Restore Louis Sullivan's Holy Trinity Cathedral
- Support Glessner House & Receive William Morris Face Mask

- Raise the Roof! Fund The Forum! Campaign

SUPPORT PRESERVATION CHICAGO

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

Advocacy

WIN: Pullman Historic Clocktower Renovation Breaks Ground



Pullman Clock Tower and Administration Building, Solon S. Beman, 1880, 11057 S Cottage Grove Ave. Photo Credit: Eric Allix Rogers

"We owe it to the Pullman community and our entire country, to preserve this history and uplift this neighborhood it to its rightful place in our city's cultural and economic life," Mayor Lightfoot said. (Baichwal, ABC News7)

"The remarkable progress being made of late in Chicago's Pullman community is an encouraging sign for the future of the city and the value of its historic places.

"Officials this week symbolically broke ground on a $34 million restoration of Pullman's historic clocktower and administration building at 111th Street and Cottage Grove Avenue. The building will be the heart of the Pullman National Monument, a designation given to the landmark neighborhood five years ago under President Barack Obama.

"What a turnaround for a building that was nearly lost in an extra alarm fire in 1998. Now, once restored, the 120-year-old clocktower and administration building and its 12-acre site will become the national monument's visitors' center, operated by the National Park Service.

"It's good to see Pullman getting its due. Since the 1970s, residents in the civically active neighborhood have worked to preserve the historic and architecturally significant ex-company town created in the 1880s by railroad car manufacturer George Pullman.

"We hope this keeps up. Rehabs and restorations on Pullman's northern end must continue in order to bring it to the same tourist-friendly level of beauty that the neighborhood's southern half currently enjoys.

"And we'd like to see neighboring Roseland get some benefit from Pullman's success and momentum. The community's mile-long Michigan Avenue commercial strip and turn-of-the-last-century housing are in need of reinvestment.

"But none of this would be possible — neither the progress to date nor the continued potential — without the years of preservation work that provided the platform. Pullman is enjoying success today because the historic places that make it special were preserved.

"That's important to remember in a city that still rolls the bulldozers a little too quickly on the South and West sides, often leaving no more than vacant lots — rather than new development — behind. The neighborhood of Pullman, an architectural pioneer 120 years ago, can show us a different way once again." (Chicago Sun-Times Editorial, 9/8/20)

Commissioned by George Pullman to produce his legendary Pullman Palace Car Company sleeping cars, starting in 1880 architect Solon S. Beman designed the first model, planned industrial town in the United States. The Pullman Historic District is significant and one of the most beautiful industrial landscapes in the country. Pullman is one of the most famous company towns and the backdrop for the violent 1894 Pullman labor strike. The Pullman Historic District was designated a National Monument on February 19, 2015 which makes it a part of the National Park System.

Built in 1880, the Pullman Clock Tower and Administration Building designed by architect Solon S. Beman was the central hub of activity among the extensive manufacturing buildings. Unlike most industrial and manufacturing buildings of that period (and today), the Administration and Factory Complex was a beautifully designed, highly ornate collection of buildings designed within a park-like setting. The Pullman Clock Tower and Administration Building was built on the shores of Lake Vista, an artificial lake which also served as a cooling reservoir for the enormous Corliss steam engine. As visitors would approach Pullman by rail, the first building a visitor would see was the glorious primary facade of the Pullman Clock Tower and Administration Building. George Pullman built a powerful profitable corporation, and also built a beautiful planned community.

The preservation advocacy efforts for Pullman have spanned decades. In 1960, residents organized to form the Pullman Civic Organization (PCO) to advocate for Pullman's preservation. By 1969, Pullman was added to the National Register of Historic Places and in 1970 was declared a National Historic Landmark. By 1972, the southern portion of Pullman was designated as a Chicago Landmark followed by the northern portion in 1993. A significant milestone occurred in 1991, when the State of Illinois purchased the Administration Building, the Factory Complex, and Hotel Florence and created a state historic site. Then tragedy struck on December 1, 1998, when after surviving years of neglect and deferred maintenance, the Clock Tower and Administration was targeted by an arsonist and the building suffered extensive damage from the ensuing fire. Portions of the building were reconstructed in the following years.

Preservation Chicago has been working for years on this effort and is delighted that plans are moving forward. We're also hoping for a complementary Chicago Landmark District in the neighboring Roseland community to include "the Pullman Lands" and to drive economic development on South Michigan Avenue in Roseland.

From Preservation Chicago's 2020 Chicago 7 Most Endangered Book
"If strategically planned, South Michigan Avenue could experience a huge increase in tourism generated from the adjacent Pullman National Monument. Prior to the National Monument designation, visitors to Pullman numbered approximately 15,000 annually. Published estimates anticipate over 300,000 expected visitors to the Pullman National Monument annually. The City of Chicago and the community of Roseland have a great opportunity to capitalize on these visitors by investing in its historic buildings, sensibly developing vacant parcels along the commercial corridor and proactively attracting these visitors to South Michigan Avenue.

"PlaceEconomics, a national organization that conducts local preservation impact studies, notes that historic preservation is an effective tool to stimulate commercial revitalization, encourage heritage tourism, increase property values, and generate additional jobs and incomes. Investing in historic buildings is a proven strategy to create more positive economic impact. PlaceEconomics' research has determined that heritage tourists spend more for food/beverage, shopping, recreation, lodging, and transportation in comparison to average visitors.

"Just down the hill from South Michigan Avenue on 111th Street is the historic, tree-lined Palmer Park which is almost adjacent to the Pullman National Monument. The creation of new Roseland-Pullman-Palmer Park Landmark District would serve as effective land bridge for heritage tourism, effectively drawing tens of thousands of visitors from the Pullman National Monument into Roseland and onto South Michigan Avenue. Additionally, it would create awareness, protections, and additional funding sources for significant commercial buildings, churches, schools, and greenspaces in Roseland with strong connections to George Pullman, the former "Pullman Lands," and the Pullman National Monument.

"For visitors to the Pullman National Monument to more fully understand the story of George Pullman, Pullman Porters, labor history, and the experience of Pullman workers, it's essential to recognize George Pullman's historic influence in shaping the development of Roseland and Pullman.

"Pullman owned significant tracts of land on the west side of the Illinois Central railroad tracks. At that time, the tracks which were at street-level and land on the Roseland side were more visually connected and integrated to the Town of Pullman. These future parklands were on axis with the Town of Pullman, specifically the Administration Building and Hotel Florence along 111th Street. The concrete embankment which later raised the railroad tracks became an artificial barrier that bisected and divided the community. This landmark district proposal would help to reintegrate these two communities. Pullman played a role in the creation of the two vast symmetric green spaces along 111th Street in Roseland which became Palmer Park and the park-like campus of the magnificent former Pullman Free School of Manual Training, later known as the Gregor Mendel High School and now known as Gwendolyn Brooks College Preparatory Academy.

"George Pullman bequeathed $1.2 million in 1897 for the Pullman Free School of Manual Training designed by architect Frank Jobson in 1915. Palmer Park was designed by the Olmsted Brothers and the Palmer Park Fieldhouse was designed by D.H. Burnham & Company. Pullman donated land for the Pullman Branch Public Library designed by A.F. Hussander at 11001 S. Indiana Avenue. He also donated land for the two churches designed by Pullman's architect Solon S. Beman, specifically Elim/Reformation Lutheran Church built in 1888 at 11310 S. Forest Avenue and the magnificent Holy Rosary (Irish) Roman Catholic Church/Greater Tabernacle Cathedral built in 1890 at 11300 S. King Drive. In approximately 1985, future president Barak Obama as a young 23-year-old had his first community organizing office in the basement of Holy Rosary Catholic Church and later moved to Elim/Reformation Lutheran Church. In addition, there are several early frame churches linked to Dutch abolitionist settlers that front Palmer Park and Brooks Academy. After being located in the Pullman Arcade Building, the Pullman Trust and Savings Bank moved to its new headquarters by architect Howard van Doren Shaw at 400 E. 111th Street in 1926. This beautiful limestone façade and columned corner entry served as the Pullman Bank's headquarters until the 1970s and is located only 600 feet from the Pullman National Monument.

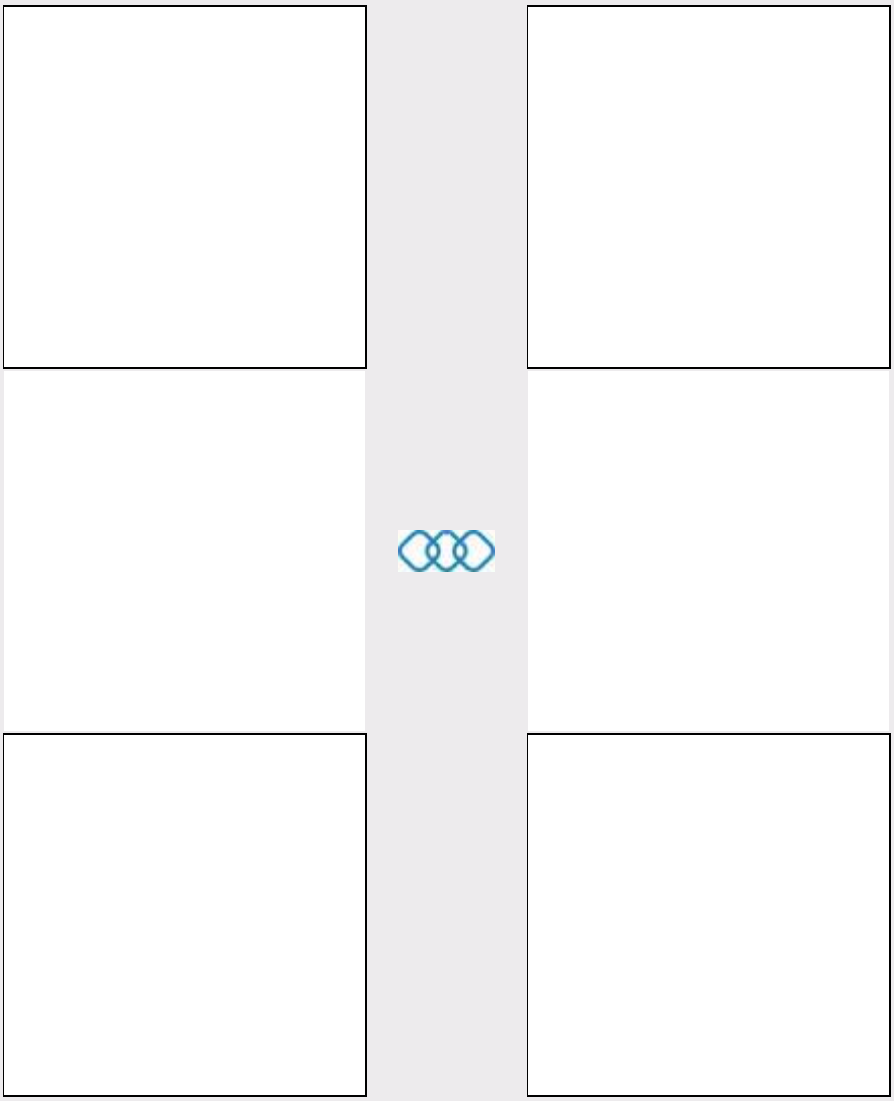
"The proposed new Roseland-Pullman-Palmer Park Landmark District would be an east/west connector centered on Palmer Park to reconnect the communities Roseland and Pullman. It could

extend along 111th Street from the Pullman National Monument to the Michigan Avenue commercial corridor and include the significant churches, schools, buildings, and greenspaces listed above." (Chicago 7 2020 Most Endangered Book)

Read the full editorial at the Chicago Sun-Times

Renovation of historic clocktower will help put Pullman — and Chicago's far South Side — back on track; Pullman is enjoying success today because the historic places that make it special were preserved. That's a lesson for the whole city, Chicago Sun-Times Editorial Board, 9/8/20

Leaders Celebrate Labor Day at Ground Breaking of National Monument Renovation, Chicago's first national monument will honor the history of Labor Day, Ravi Baichwal, ABC 7 Chicago, 9/7/20



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.

"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

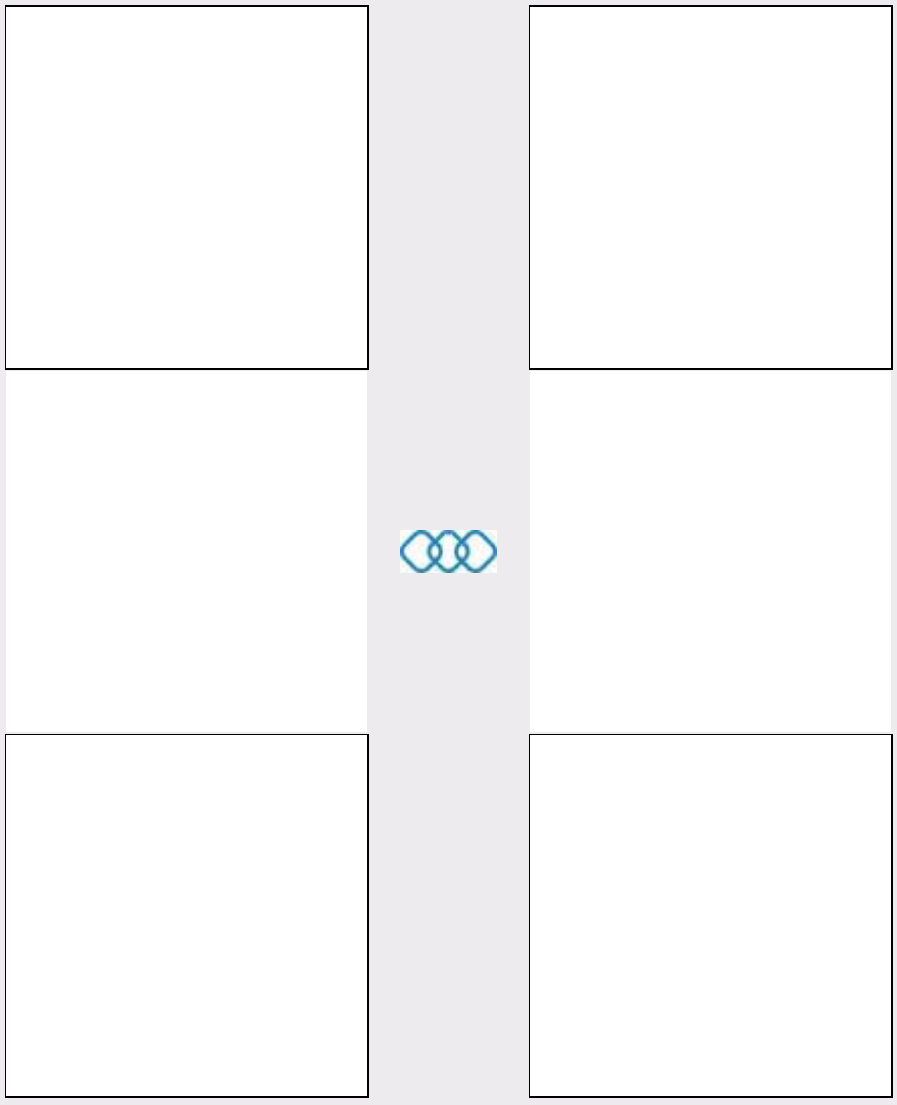
Vision for Emmett Till's Woodlawn Home Goes Beyond Landmark Status, AJ LaTrace, WTTW Chicago, 8/29/20

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



WIN: Chicago Tribune Column: Group Says It's Near Deal to Buy Emmett Till House and Turn It Into Museum



The former home of Emmett Till and his mother, Mamie Till-Mobley, at 6427 S. St. Lawrence Ave. in Chicago's Woodlawn community. Photo Credit: Jonathan Solomon

"A plan to transform the South Side house of civil rights icon Emmett Till into a museum appears closer to reality now that the head of a nonprofit says her group is near a deal to buy the brick two-flat.

"'We're expecting to close immediately. ... We're already raising money for the stabilization of the building,' Naomi Davis, founder and CEO of the local nonprofit Blacks in Green, said Monday.

"The group, which promotes sustainability, economic development and land stewardship in African American communities, has raised the funds to buy the house at 6427 S. St. Lawrence Ave., Davis said. She declined to disclose the purchase price. 'We're looking to create something worthy of the historic import of that family, the time, the place. We understand that it changed everything in America in its own way.'

"The current owner, Blake McCreight, of BMW Properties of Chicago, bought the house in September 2019 for $107,000. McCreight did not return phone calls Monday and Tuesday..

"On Sept. 3, the Commission on Chicago Landmarks unanimously granted preliminary landmark status to the house, the first step toward permanent landmark status that would protect the property from demolition or insensitive alterations.

"During that meeting, McCreight said he did not know about Till's connection to the house when he bought it. He learned of its history from the advocacy group Preservation Chicago, which urged city officials to give the house landmark protection.

"Blacks in Green already owns a nearby parcel at 6354 S. St. Lawrence, home to the Mamie Till-Mobley Forgiveness Garden. The group recently planted 14 trees there to honor the 14 years of Emmett Till's life.

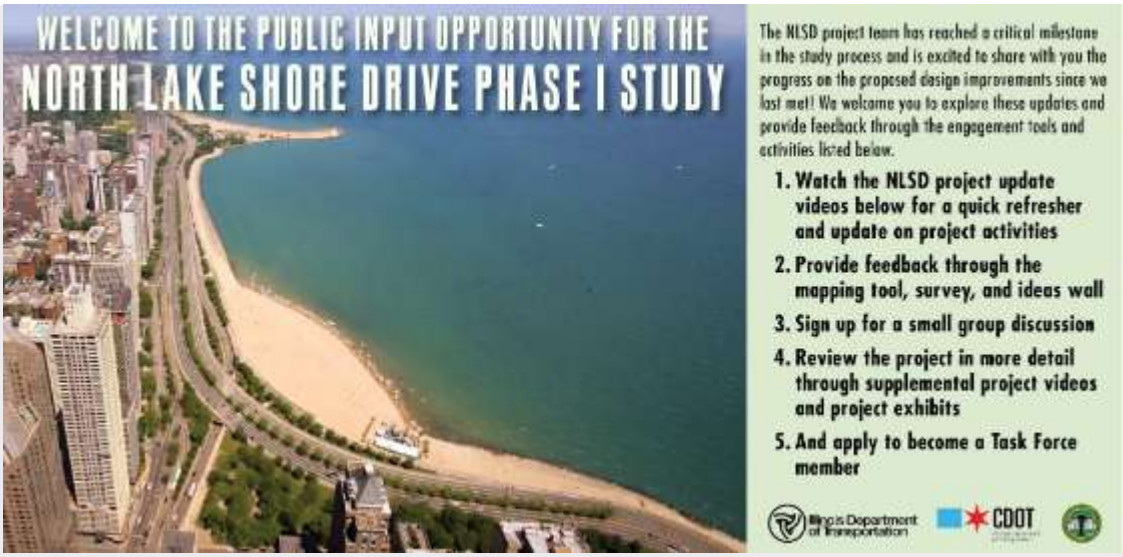
"The nonprofit has reached out to the Chicago sculptor Richard Hunt to see if he would design a piece that would be "a fitting shrine to the family story," Davis said. The piece could go in the garden or on a now-vacant property to the north of the house if Blacks in Green can acquire it. "We have asked and he is still considering," Davis said. "We would have to raise the money for that too." (Kamin, 9/21/20)

Read the full column at the Chicago Tribune

Column: Group says it's near deal to buy Emmett Till house and turn it into museum, Blair Kamin, Chicago Tribune, 9/21/20



THREATENED: Public Comment Encouraged for Massive $3 Billion Plan to Rebuild North Lake Shore Drive



North Lake Shore Drive (NLSD) Phase I Study Input Website. Image Credit: https://www.nlsdinput.org/

"The North Lake Shore Drive (NLSD) Phase I Study is a historic project that aims to improve NLSD between Grand Avenue and Hollywood Avenue. This study offers a rare opportunity to consider new solutions to enhance the historic NLSD corridor.

"Please watch the project update videos which discuss all of the design improvements that have been advanced since we last met. While public comments are welcome at any point in the project process, this Public Input Opportunity will be open through November 9, 2020." (www.nlsdinput.org)

Preservation Chicago strongly supports investment in infrastructure, increased green space, bike lanes, and transit. Enlarged and improved lakefront parks are the headlines, however this plan is, at its core, a highway project. There is concern that these more popular elements are being used to "greenwash" a roads project that is largely an effort to bring it up to interstate highway standards and dramatically change the character of N. Lake Shore Drive from it original parkway intent.

To impose interstate highway standards on Lake Shore Drive would fundamentally change the character of this important and historic parkway. Destroying the slower speed, meandering pleasure drive qualities of N. Lake Shore Drive in order to increase the average traffic speed is futile as the string of traffic lights at Grant Park will remain unchanged.

Preservation Chicago would like to see no widening to the existing roadway. We would like to see the existing historic art deco bridges restored. We would like to see the existing green medians and mature trees protected and maintained.

This plan is highly complex and robust public participation is essential for a good outcome.

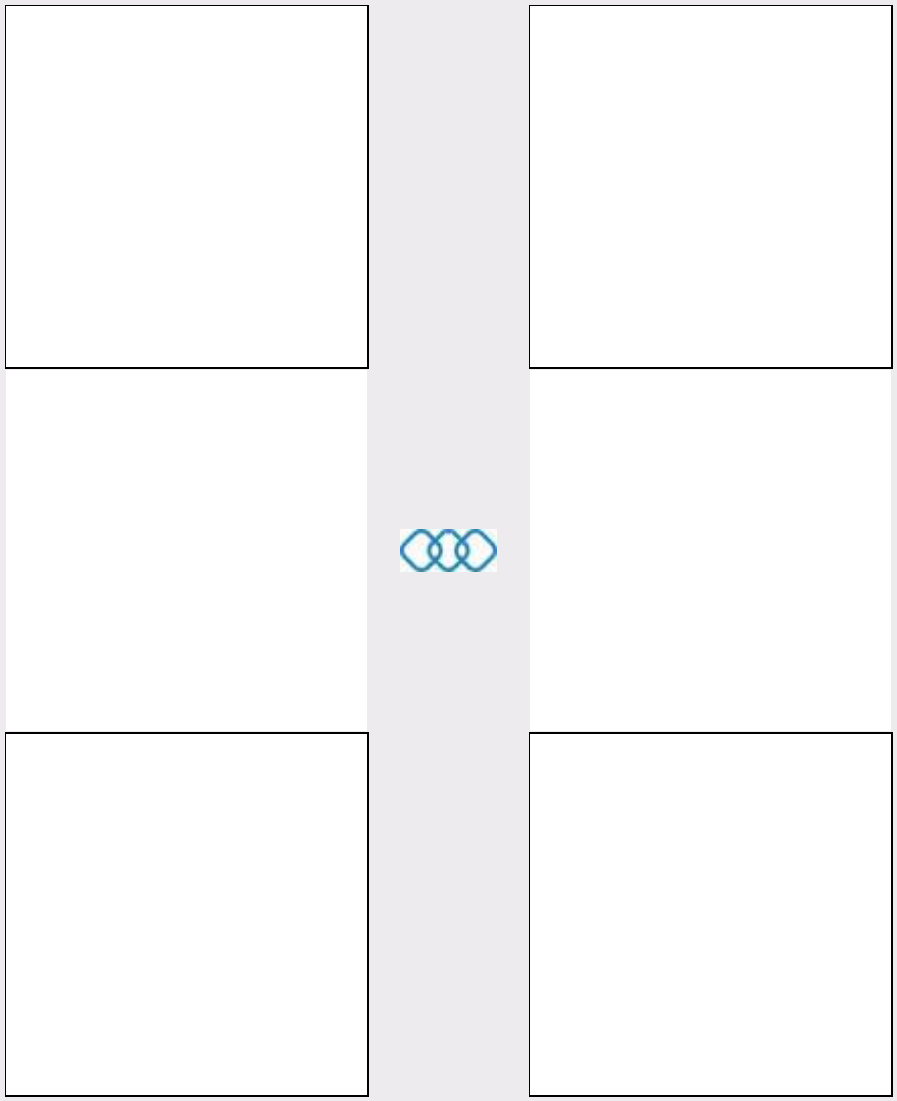
Additional reading

Redefine the Drive Public Comment Page

Redefine the Drive Public Comment Ideas Wall

Plans for a massive overhaul of Lake Shore Drive are moving forward. Here's how to give your input., Katie Surma, Chicago Tribune, 9/25/20

Big, green rebuild of North Lake Shore Drive moving forward; the $3 billion project includes beach space and an eye-catching new park, but it still needs funding and is years away from completion., Greg Hinz, Crains Chicago Business, 9/24/20



WIN: Old Post Office Opens The World's Largest Private Rooftop Deck



Aerial view of the Old Chicago Main Post Office, Graham, Anderson, Probst & White, 1921, 433 W. Van Buren Street. Rendering credit: Gensler



An overhead view of The Old Post Office's new 3.5-acre rooftop deck. The Old Chicago Main Post Office, Graham, Anderson, Probst & White, 1921, 433 W. Van Buren Street. Photo credit: E. Jason Wambsgans / Chicago Tribune

"The Old Post Office has opened the nation’s largest private rooftop deck, giving office workers in the riverfront behemoth 3.5 acres of outdoor space to spread out during the coronavirus pandemic.

"The rooftop deck, which cost $19 million to build, opened Monday to tenants in the building. The rooftop includes a quarter-mile running and walking track; three-season, heated bar and pavilion; basketball court; heated paddle tennis courts for winter play; and landscaping that includes more than 40,000 plants and trees, with 58 varieties.

"Rooftop decks have emerged as a popular amenity in Chicago office buildings during the past decade, even though they're lightly used in the winter. Many new buildings feature outdoor areas, and older properties such as the Merchandise Mart, Civic Opera Building and Prudential Plaza have added large decks for tenants.

"The rooftop is available to the building's tenants, and it can be booked for private events such as wedding receptions. The space can accommodate as many as 1,100 people for events such as concerts when larger gatherings can resume in Chicago.

"The rooftop project required more than 10,000 helicopter lifts to transport materials, including 300 truckloads of soil and 5,000 cubic yards of structural foam, said Scott Kurinsky of Bear Construction, the project's general contractor. The landscape was designed by Hoerr Schaudt Landscape Architects.

"Opening The Old Post Office's roof deck moves closer to completion an $800 million-plus redevelopment of the former old main post office by New York-based developer 601W. The ultrawide structure along the Chicago River, at 433 W. Van Buren St., sat vacant for more than two decades before the first tenants moved in last fall.

"Leases have been signed to fill 81% of the 2.3 million square feet of office space, according to the Telos Group. Tenants that have moved into the Old Post Office or have signed leases include Walgreens, PepsiCo, Ferrara Candy and CBOE Global Markets." (Ori, 9/21/20)

Preservation Chicago played a central role over twenty years in an effort to encourage preservation, restoration, and reuse of the entire building when many others thought that this approach was not possible. We also advocated for the building's Chicago Landmark Designation.

Read the full story with photos at the Chicago Tribune

Massive 3.5-acre rooftop deck opens at Old Post Office. Here's what it looks like, Ryan Ori, Chicago Tribune, 9/21/20

Rooftop park awaits crowds at Old Post Office; The building is far from fully occupied, but planners expect more tenants will use the amenity once COVID-19 fears abate, David Roeder, Chicago Sun-Times, 9/21/20

WIN: Perkins-Nordine House Approved by Commission on Chicago Landmarks for Final Landmark Recommendation!



Perkins-Nordine House, 6106 N. Kenmore Avenue, Pond and Pond, 1903. Photo Credit: Chicago DPD

The Perkins-Nordine House was recommended by the Commission on Chicago Landmarks for consideration by a committee of the Chicago City Council as a Designated Chicago Landmark on

October 1, 2020. Preservation Chicago advocated with urgency to help bring about this preservation win and is thrilled with this outcome.

"A noted Arts and Crafts brick mansion in Edgewater and longtime home of late voice actor and jazz poet Ken Nordine sold May 28 for $1.37 million to a North Side couple who intend to preserve it.

"Nordine owned the 7,308-square-foot mansion for more than 60 years, living there from the early 1950s until his death in 2019 at age 98. Notable architectural firm Pond and Pond designed the home, and it was built in 1903 for Herbert Perkins, who later became the president of International Harvester.

"After Nordine's death, his estate submitted a demolition permit to the city for the house that would have allowed it not only to be torn down but also to be replaced by a larger and likely multifamily structure.

"The new owners told Elite Street they plan to live in the home and 'intend to preserve the residence and honor its architectural and cultural heritage' and 'have no intention of demolishing the building.'

"The new owners also lauded the work of Pond and Pond, and tipped their caps to those who sought the home's landmark status, which predated their purchase.

"The building was saved by the tremendous efforts of the Edgewater Historical Society and other local concerned residents, and we applaud their work," said the new owners, who asked to remain unidentified to protect their privacy." (Goldsborough, 7/31/20)

Preservation Chicago played a crucial role in this preservation win. In November 2019, Preservation Chicago identified a qualified purchaser of substantial means who was ready, willing, and able to purchase the home for use as a single-family residence. After an intensive six-month preservation advocacy effort, this purchaser closed on the historic property in May 2020.

Despite the preservation-oriented offer and the outpouring of concern from neighbors and preservation organizations, the Nordine estate made known their intent on December 23, 2019 when a demolition permit application for the building was submitted. Because of the orange-rated status of the home on the Chicago Historic Resources Survey, the application for a demolition permit triggered the start of a 90-day demolition delay which would have expired on March 12, 2020.

Fortunately, the dedicated advocacy of the Edgewater community, the Edgewater Historical Society, members of the Edgewater Community, specifically Robert "Bob" Remer, LeRoy Blommaert, Kathy Gemperle and Thom Greene, Preservation Chicago, Landmarks Illinois, along with the support of 48th Ward Alderman Harry Osterman, the City of Chicago Commission on Chicago Landmarks, Landmarks Staff, and Commissioner of Department of Planning and Development Maurice D. Cox created the circumstances to allow the Preliminary Landmark designation which was approved on March 5, 2020. This designation protected the historic building against demolition and encouraged the preservation-oriented sale.

Additional reading

Edgewater home of late jazz poet Ken Nordine, once in danger of demolition, sells for $1.37 million, Bob Goldsborough, Chicago Tribune, 7/31/20

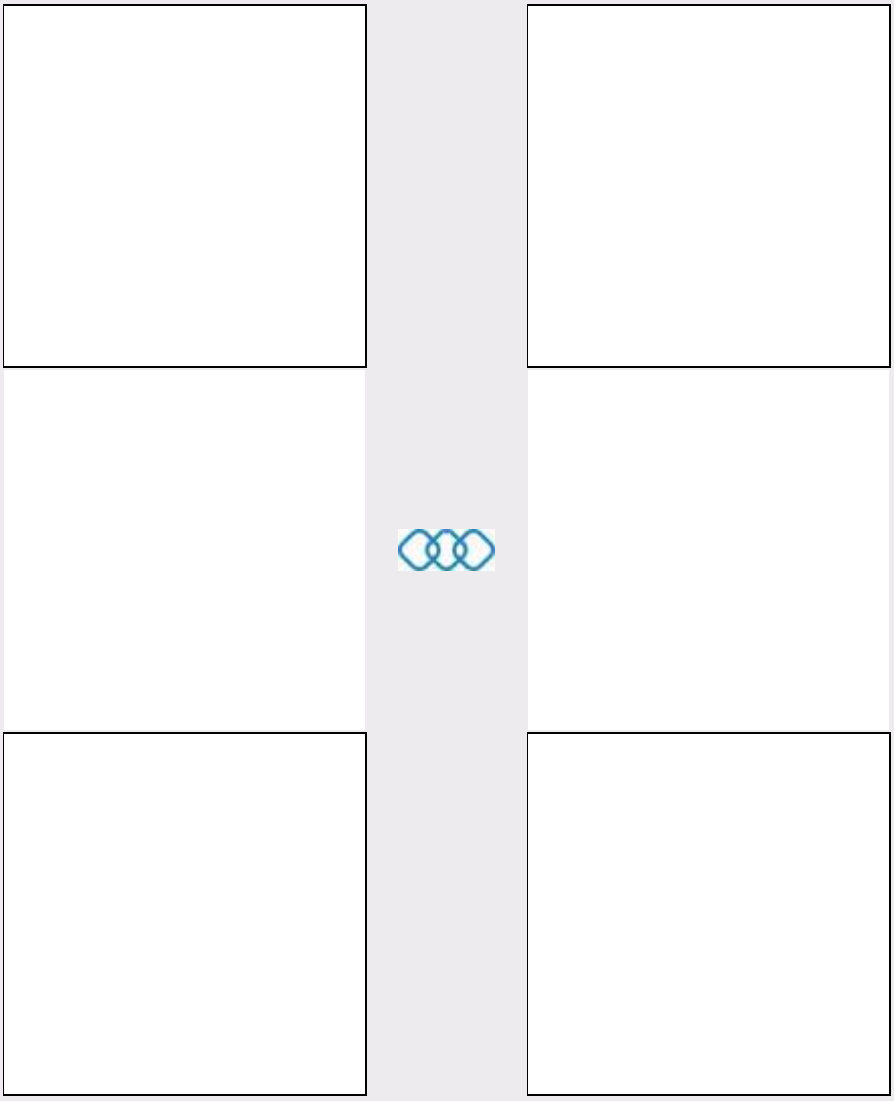
It's A "Gold Standard" Win For Preservationists After Historic Edgewater Mansion Is Saved, Edgeville Buzz, 8/6/20

Perkins-Nordine House Chicago Landmark Designation Report March 2020

As Edgewater Neighbors Fight To Save Late Jazz Poet Ken Nordine's Mansion, Estate Moves To Demolish It; Neighbors are hoping to save the stately mansion that is the last single-family home on its Edgewater block, Joe Ward, Block Club Chicago, 1/21/20

When preservation gets prickly; Neighbors want to save Ken Nordine's Edgewater mansion; if he could still talk to us, he might not agree, Deanna Isaacs, Chicago Reader, 11/27/19

Edgewater Mansion, Home To Late 'Word Jazz' Poet Ken Nordine, At Heart Of Preservation Fight; Preservationists are working to save the mansion that is listed for sale as a redevelopment opportunity, Joe Ward, Block Club Chicago, 11/18/19



THREATENED: Chicago Park District Announces New $50 Million Headquarters, but Doesn't Have the Funds to Maintain Crumbling Historic Infrastructure in Grant Park or Jackson Park

wttw

NEWS MAIN VIDEO ARCHIVE SPON

Arts & Entertainment Business Crime & Law Educa

POLITICS

Grant Park Infrastructure is Crumbling, Advisory Council Warns

Nick Blumberg | July 21, 2020 6:44 pm



Grant Park Infrastructure is Crumbling, Advisory Council Warns, Nick Blumberg, WTTW Chicago. Image Credit: WTTW Chicago



Crumbling Daniel Burnham Designed Comfort Station in Jackson Park. Photo Credit: Eric Allix Rogers

"In recent days, Grant Park has been in the news as the site of a demonstration against a Christopher Columbus statue. Some park advocates say that Grant Park needs attention not only for its monuments, but also for its crumbling infrastructure.

"With more than 300 acres in a prime downtown location, it's no wonder Grant Park is sometimes referred to as Chicago's front yard. But if you ask the leaders of the Grant Park Advisory Council, some yard work is in order.

"'As you can see behind me there are a lot of areas where, especially in the south end of the park, the historic infrastructure is just falling apart,' said Leslie Recht, the advisory council's president, pointing to things like plywood planks covering pedestrian bridges, crumbling balustrades and bridge supports with exposed rebar, and cracked, uneven paved pathways.

"Park advisory council leaders say they understand that money is tight, but they warn these aren't just aesthetic issues. They see safety hazards, too, like damaged and collapsed steps on staircases and fallen pieces of stone.

"'It's truly a liability issue for the Park District,' Recht said. Park advisory councils work with the Park District, but are independently elected. So far, Grant Park's council hasn't gotten commitments on the infrastructure issues they've flagged.

In a statement, the Chicago Park District said it was aware of the infrastructure issues and is developing a plan: 'Grant Park, like many parks across the city, is over 100 years old. Though treasured gems, these parks and their celebrated features have withstood generations of use. The Chicago Park District is aware of the aging infrastructure in Grant Park and the concerns expressed by the park's advisory council. The District is currently developing a plan to address safety issues related to crumbling stairs and pavement. However, full restoration of features including the historic Harrison Bridge will require more substantial work and significant funding.'

"Advisory council leaders say they're happy to help raise money to fix up the infrastructure at the park's south end, and think the state or private foundations could pitch in.

"'Do a full evaluation of all the necessary work in Grant Park, do an estimate of the cost to repair, and then we'll have something in hand where we can go out and tell people these are the funds we need,' Recht said. 'Grant Park can continue to be a generator for the entire city on into the future but in order to do that, you can't have people falling through holes in the stairs or the sidewalk.'" (Blumberg, 7/21/20)

Watch the full story at WTTW Chicago

Grant Park Infrastructure is Crumbling, Advisory Council Warns, Nick Blumberg, WTTW Chicago, 7/21/20

Chicago Park District's Plan For New Brighton Park Headquarters Approved By Key Committee, Mina Bloom & Mauricio Peña, Block Club Chicago, 9/17/20



WIN: Roberts Temple Church Recognized by National Trust for Historic Preservation



Roberts Temple Church of God in Christ Building, built 1922 - 1927, 4021 S. State Street. Photo credit: Brian Cassella / Chicago Tribune

"The Chicago church where Emmett Till's badly beaten body was displayed in an open casket, helping to ignite the civil rights movement, was named Thursday to a list of the nation's most endangered historic places.

"'The Roberts Temple Church of God in Christ Building, in the historic Bronzeville neighborhood at 4021 S. State St., has 'severe structural issues,' is little used by its congregation and badly needs funding for rehabilitation, according to the National Trust for Historic Preservation. The Washington, D.C.-based advocacy group annually releases a list of America's 11 most threatened historic sites.

"The trust's decision to put the church on that list, which seeks to direct public attention and funding to threatened properties, is the latest sign of the racial reckoning that has roiled the nation after the killing of George Floyd while in the custody of Minneapolis police.

"Earlier this month, the Commission on Chicago Landmarks granted preliminary landmark status to the red-brick two-flat in where Till lived with his mother, Mamie Till-Mobley, who insisted on the open casket at her son's funeral.

"While the trust previously has placed buildings associated with the history of African American and other minority groups on the list, this year's roster marks perhaps the organization's most dramatic departure from traditional preservation efforts to save buildings noted for their aesthetic qualities or associations with white men.

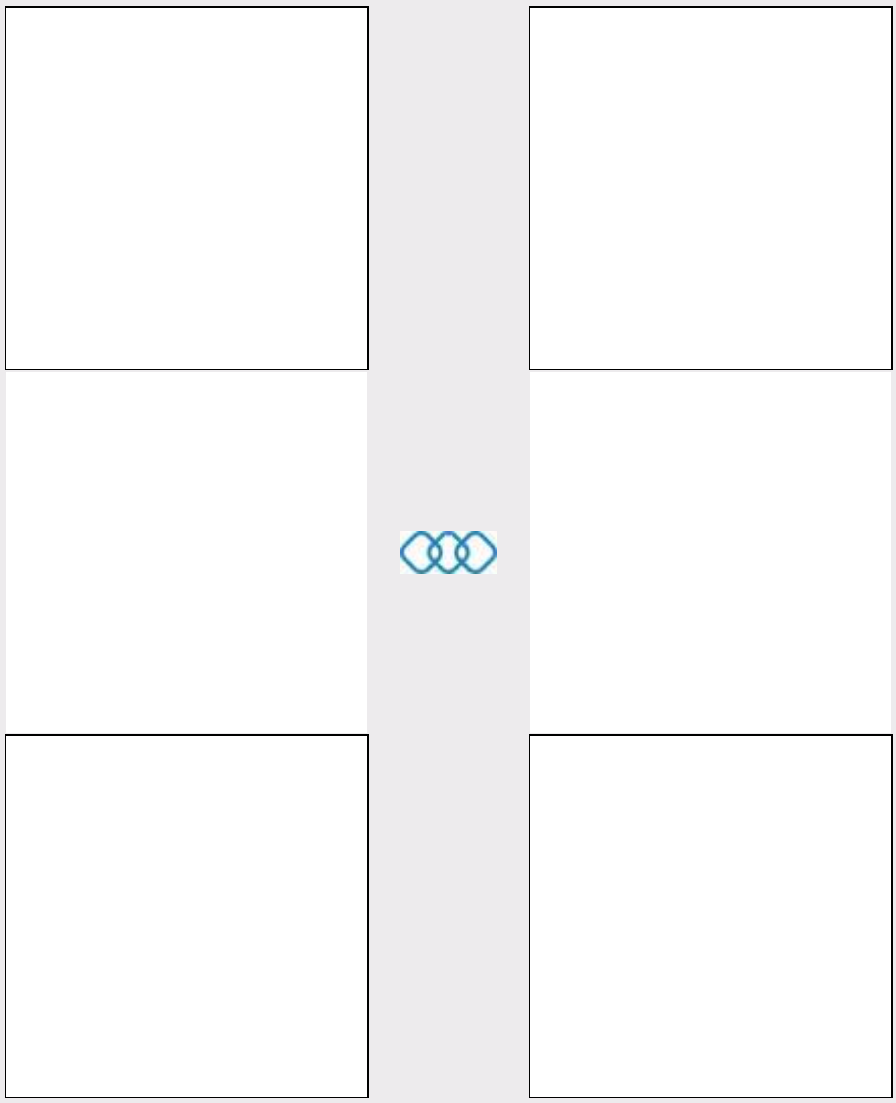
"We do believe that preservation can and must be a tool for racial justice and equity and reconciliation," said Katherine Malone-France, the trust's chief preservation officer.

"Built in 1923, and later remodeled, the Roberts Temple is not in danger of demolition because the City Council designated it an official Chicago landmark in 2006. Trust officials said it is threatened instead by structural problems that came to their attention two years ago and have gotten progressively worse. The extent of the those problems is unclear." (Kamin, 9/24/20)

Preservation Chicago played an important role in the Chicago Landmark Designation of Roberts Temple Church in 2005 and 2006. At that time, we had advocated to landmark both Roberts Temple Church and Emmett Till's Home. While we were successful at landmarking Roberts Temple Church, it would take until 2020 to successfully landmark Emmett Till's Home.

Read the full column and with many photos at the Chicago Tribune

Column: Chicago church where thousands viewed Emmett Till's open casket is named to list of nation's most endangered places, Blair Kamin, Chicago Tribune, 9/24/20



WIN: Preservation-Sensitive Jefferson Park Firehouse Redevelopment Plan Survives Counter Offers



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

"City officials Tuesday defended a decision to sell a former firehouse in Jefferson Park effectively for $10 and turning down an offer of $300,000 from the nearby Copernicus Foundation. The Copernicus offer never offered evidence of financing, a clear plan and a timetable for its project, said a city spokesman.

"In July, the city's Community Development Commission agreed to sell the building at 4839 N. Lipps Ave. to an affiliate of Ambrosia Homes Development. Its proposal calls for adding one floor to the two-story brick building — vacant for about 10 years — and to convert the ground floor into a pub and restaurant for Lake Effect Brewing. The rest of the building would be turned into nine apartments.

"Ambrosia, led by Tim Pomaville, agreed to pay environmental remediation costs at the property, estimated to be worth almost its appraised price of $208,000. Hence, the stated price of the sale was $10, according to a report to the CDC. Copernicus responded when the city advertised for competing bids.

"A Copernicus board member said Tuesday he was shocked by the decision because the organization was prepared to pay $300,000 plus the remediation costs. "We're financially prepared to do what needs to be done on this building," Zenon Kurdziel, an architect and an owner of Ridgeland Associates, said during a news conference outside the property.

The city's rejection letter to Copernicus, dated Tuesday, said the foundation's proposal had numerous flaws. Signed by Project Manager James Wheaton of the Housing Department, it said the group's budget did not include a purchase price or "a projected cost for remediation of lead-based paint and asbestos that is approximately 40% of the actual cost of remediation."

For similar reasons, the city also rejected an offer from Local 58 of the United Brotherhood of Carpenters and Joiners of America. A spokesman said the union's offer was for $1. (Roeder, Chicago Sun-Times)

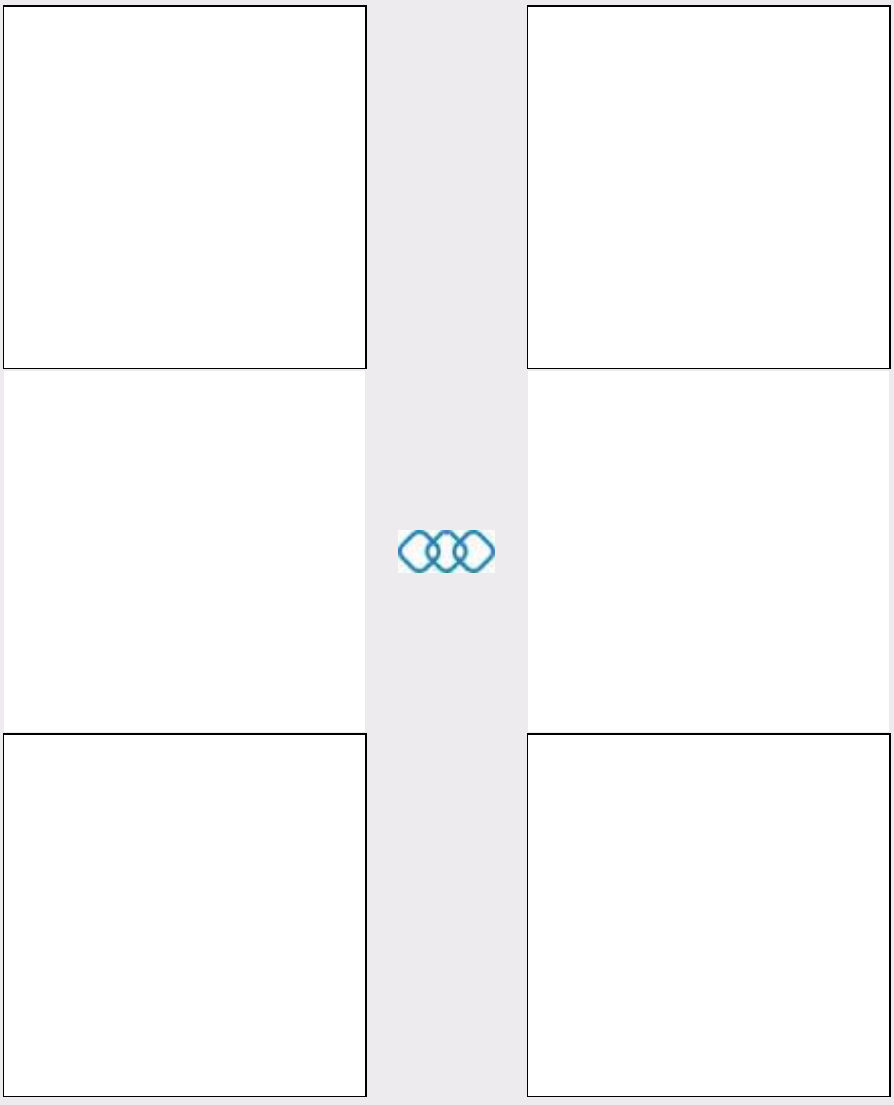
The revised redevelopment plans for the historic Jefferson Park Firehouse embrace the building's history, character and authenticity. Preservation Chicago believes that embracing the historic character will not add materially to the project costs, but it will contribute significantly to the success of the micro-brewery once the building is open.

The Northwest Chicago Historical Society and Preservation Chicago encourages ownership and City of Chicago to seek a Chicago Landmark Designation for the building. This could be considered as an individual landmark or as an extension of the thematic Chicago Fire House Landmark District.

Preservation Chicago applauds current 45th Ward Alderman James M. Gardiner for his support. We also applaud Ambrosia Homes and Lake Effect Brewing for listening to the community, integrating the comments and changing the trajectory of the development. A special thanks to the dedicated and outstanding advocacy of the Northwest Chicago Historical Society, Susanna Ernst, Frank Suerth, and Jacob Kaplan.

Read the full story at Chicago Sun-Times

City defends taking $10 offer for Northwest Side firehouse: Copernicus Foundation said it offered $300,000 for the Jefferson Park building, but city insists the group's plan lacked financing and details, David Roeder, Chicago Sun-Times, 9/15/20



WIN: Long Vacant Frank Lloyd Wright Foster House Sold to Preservation-Oriented Buyer



Foster House, Frank Lloyd Wright, 1900, 12147 S. Harvard Avenue in West Pullman. Photo Credit: Eric Allix Rogers

"A historic Far South Side home designed by world-renowned architect Frank Lloyd Wright was sold earlier this month for less than $200,000 after spending more than three years on the market.

"Sitting on nearly a half acre of land, the 120-year-old faded yellow home, known as the Foster House and Stable, located at 12147 S. Harvard Ave., features steep roof peaks — something that wasn't necessarily common in Wright's designs — and has five bedrooms and three bathrooms. Its immense yard is like a grassy oasis, with two koi ponds and a water fountain, buyer James Glover said.

"The home, which has a Japanese-influenced style to it, was 'an important part of the development of Wright's influential architectural style,' according to the Chicago Landmarks website. The home and its stable was originally built in 1900 as a summer home for Stephen Foster, a real estate attorney who worked with developers around the West Pullman neighborhood, the website said. The stable has since been converted into a three-car garage, Glover said.

"In 1996, the property was declared a Chicago landmark, and it's one of more than 40 Wright-designed buildings that remain in the Chicagoland area today, according to the Frank Lloyd Wright Trust.

"He described the property as a 'fixer-upper' and hopes to restore the place to its original beauty.

"'I have a friend, his name is Ward Miller...he's the executive director of Preservation Chicago. He said that this house is like a Picasso or a Rembrandt [painting], and you have to be a conservator of the house, which is what I intend to do,' said Glover, 60.

"'It's hard to touch a Frank [Lloyd] Wright for less than about a million,' said Glover, who noted a Wright-designed home in Phoenix that recently sold for a reported $7.25 million. 'So I feel like we got lucky on this one.'" (Kenney, 9/14/20)

Preservation Chicago is working with the new owner, James Glover, and is our hope to continue to assist with the restoration process of this magnificent house by one of the world's most famous architects. We also see this as a link for tourism to the nearby Pullman National Monument and visitor center scheduled to open in Spring 2021.

Read the full story at the Chicago Sun-Times

Half-forgotten Frank Lloyd Wright house in West Pullman sells after 3 years on market; A historic West Pullman house designed by world renowned architect Frank Lloyd Wright was sold earlier this month after spending more than three years on the market, Madeline Kenney, Chicago Sun-Times, 9/14/20

A Frank Lloyd Wright house sells for $135,000; Buyer James Glover, who plans an extensive rehab on the West Pullman house, paid about half what it went for 16 years ago, Dennis Rodkin, Crain's Chicago Business, 9/14/20 (Includes interior photographs)

"WBEZ's Reset checks in with Ward Miller, the executive director of Preservation Chicago and James Glover, new owner of Foster House and Stable to discuss the sale of Foster House and Stable, one of the few surviving buildings in the city designed by Frank Lloyd Wright. The 120-year-old West Pullman home reportedly sold earlier this month for $135,000."

RADIO INTERVIEW: Ward Miller Interview regarding Historic Frank Lloyd Wright House In West Pullman Sells For $135K, The 120-year-old home is one of the few surviving buildings in Chicago designed by world-renowned architect Frank Lloyd Wright, Nereida Moreno, WBEZ Chicago Reset, 9/15/20

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)

Preservation Chicago and community stakeholders remained vigilant until the building's future was secured. Preservation Chicago applauds 44th Ward Alderman Tom Tunney for his strong leadership and vocal opposition to the demolition of this important historic building and East Lake View landmark. In addition to the Alderman's support, the successful outcome is due to Preservation Chicago's rapid-response advocacy effort in partnership with community leaders, the Serbian American community, community organizations and residents, Landmarks Illinois, and DPD Landmarks staff which considered the request for Landmark Designation and recommended that the Commission on Chicago Landmarks grant preliminary protections and begin the landmark process.

We continue to support a new East Lake View Chicago Landmark District as proposed by 44th Ward Alderman Tom Tunney in addition to a "Meekerville" Chicago Landmark District east of Sheridan Road in the Lake View community.

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: After 101 Years, "The Blue Church of Chicago"/Our Lady of Peace Catholic Church Holds Final Mass



Our Lady of Peace Roman Catholic Church, Joseph W. McCarthy, 1933, 2000 E. 79th Street & 7851 S. Jeffery Blvd. Photo credit: Eric Allix Rogers

"Our Lady of Peace Catholic Church in South Shore held its final Mass Sunday, just a day shy of its 101st anniversary. As part of the Archdiocese of Chicago's ongoing consolidation efforts, Our Lady of Peace is among three Catholic churches on the South Side whose congregations will join St. Philip Neri, another parish in South Shore.

"For many churchgoers, the service was bittersweet.

"Eileen Langan, of Oak Lawn, grew up in South Shore and was baptized at the church in 1954. She brought a photo of her first communion class to Sunday's service, showing her and other kids posing in front of the church's altar. 'It'll always be my home church. That's the way I think of it,' Langan said as she fought back tears.

"Andre Rowell, who started coming to the church as a child in 1966, raised concerns about the closures and questioned why St. Philip was chosen as the new home base for all four congregations. He claimed Our Lady of Peace actually garnered the most support in a vote leading up to that decision.

"Rowell said he and other parishioners sent letters to Cardinal Blase Cupich and Pope Francis seeking clarity on the decision but never heard back. A spokeswoman for the archdiocese didn't immediately respond to a request for comment.

"When Rowell started at the school, which closed in 1999, he was one of fewer than 10 African American students. After decades of demographic change to the neighborhood, the final makeup of

the church and its leadership was largely Black. As Rowell sees it, parishioners like him are now being pushed to an “all-white church.” (Shuba, 9/6/20)

We at Preservation Chicago wish to work with the owner the Archdiocese of Chicago, the Alderman, and the South Shore community towards a preservation reuse of this magnificent church and complex. It was designed in the Renaissance Revival style by Joseph W. McCarthy in 1933. Its complex of limestone buildings is highly symmetrical in composition with the convent on the east, the rectory on the west and the school behind.

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

After 101 years, Our Lady of Peace holds final Mass in South Shore “It’s almost like a funeral. But it’s a celebration, too, because all funerals are partial celebrations,” said one South Shore resident who co-chaired a committee to organize the final Mass, Tom Schuba, Chicago Sun-Times, 9/6/20

THREATENED: St. Adalbert Church Redevelopment Deal Falls Through
(Chicago 7 2014, 2016 & 2019)



St. Adalbert Roman Catholic Church, 1914, Henry J. Schlacks, 1650 W. 17th Street. Photo Credit: Debbie Mercer

"A developer's $4 million deal to buy the historic St. Adalbert Catholic Church property in Pilsen is no longer on the table, marking a second failed effort to sell the building. City Pads entered into an agreement last year to buy the property at 1650 W. 17th St. but that deal has fallen through, Archdiocese of Chicago officials confirmed.

"The property — consisting of the sanctuary, rectory, convent, school and a parking lot — spans 2.1 acres in the heart of the changing neighborhood. St. Adalbert was founded in 1874 by Polish immigrants and the current church building was built in 1912. The archdiocese announced in February 2016 that St. Adalbert would close due to the more than $3 million needed to repair the church's 185-foot towers, which have been surrounded by scaffolding for years.

"In September 2018, the Archdiocese hired commercial real estate firm SVN Chicago to try to sell the property again. A real estate listing at the time infuriated some Pilsen residents because it touted the church's iconic towers as 'perfect for penthouse units.' The language was later removed.

"The development is the latest in a years-long battle Mexican and Polish parishioners have waged to try to save St. Adalbert Church from being closed and sold. Parishioners have appealed the deconsecration of the church, and the issue is making its way through the Vatican's judicial system.

"The Society of St. Adalbert group has pitched plans for the site that would maintain the religious character of the church complex. 'We have a plan that's supported by the community that doesn't involve real estate development,' said group President Julie Sawicki.

"Following the deconsecration of the church in 2019, group leaders said they offered the archdiocese $2.03 million for the property — $1 million for the church and an additional $1.03 million for the rest of the site. But they never heard back about the offer, Sawicki previously told Block Club.

"'Catholic law is very clear that a Catholic entity has first right to a Catholic church,' Sawicki said. 'The church should have been turned over to any Catholic entity. The fact that it hasn't been turned over is outrageous. Period.'

"'The [towers] could have been repaired at this point, but, instead, the scaffolding has remained for years and years and additional expenses have racked up.' The group said they are continuing to fight but understand the property is still for sale. While it's still listed, 'we are fighting off developers and we just know that the property needs protection like exterior and interior landmarking in order to save it,' Sawicki said.

"Since taking office last year, Ald. Byron Sigcho-Lopez (25th) has gotten in on the battle, as well. Sigcho-Lopez has tried to have the property rezoned as part of an ordinance introduced in July 2019. If approved, the zoning change would only allow for parks and open space, a tactic meant to tie the Archdiocese's hands. The alderman has sought to secure landmark status for the former church and rectory. Community members have also submitted proposals to landmark the convent.

"Sigcho-Lopez said he has been clear with the Archdiocese there needed to be a clear, transparent, community-driven process that involved neighbors and former parishioners to determine the future of the site. Sigcho-Lopez said he wants Cardinal Blase Cupich to come to the table and speak with neighbors to discuss proposals that address the needs of the community and serve a public good.

"'Parishioners and the community need to be included on what's the best fit for the community,' he said." (Pena, 9/17/20)

Read the full story at Block Club Chicago

Beloved St. Adalbert Church In Pilsen No Longer Being Sold To Developer, Archdiocese Says; This is the second time a deal to buy the former Pilsen church campus has fallen through since 2016, Mauricio Peña, Block Club Chicago, 9/17/20

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



Proposed conversion of 317–325 W. Belden Avenue into classrooms. Rendering credit: Francis W. Parker School

"Francis W. Parker School has been accused of attempting a “hostile” neighborhood takeover while trying to expand its campus — but representatives said Wednesday they have no immediate plans to buy more property.

"In a community meeting, representatives from Parker, the 6-acre private school at 330 W. Webster Ave., presented plans to expand the campus by converting a newly-bought 19-unit condo building just north of the school at 317–325 W. Belden Ave. into classrooms. Chip von Weise, who presented blueprints for the planned expansion, said the school will maintain the condo building’s facade to preserve the neighborhood’s 'feel and character,' while renovating the inside for classrooms and administrative space.

"Weise said the building’s courtyard will be converted into an atrium, and a bridge will be built at the south end of the second and third floors to connect the building to the main school. A bridge would

be constructed on the second and third floors of the school to connect the new building with Francis Parker School's existing campus.

"Stacy Scapino, who lives in the nearby Shakespeare Building, criticized Parker's property purchases and said the school hasn't demonstrated a need to expand beyond its 6-acre campus. Scapino is part of the East Lincoln Park Neighbors Group, which advocates for maintaining the residential composition in the area and has described Parker's property purchases as predatory. Scapino said Parker's acquisition of the 317–325 W. Belden building is just the latest in a years long effort to acquire more neighborhood land.

"Homeowners at Belden by the Park, a nearby condo building at 327–335 W. Belden, filed a lawsuit against Parker in May accusing the school of covertly buying units in their building to take control and force a bulk sale. Parker's attorney declined to comment on the lawsuit during Wednesday's hearing, but Frank said the school will not sell the six units it has acquired in the Belden by the Park building.

"The city is currently considering a proposal for a landmark district that would include the condo building Parker just bought. Regardless of the outcome, Parker has committed to maintaining the building's facade, but Smith assured neighbors the expansion would not happen until after the landmarking status is determined. 'Nothing is happening until we get some kind of conclusion about this landmarking because that is a really critical factor to me,' Smith said." (Wittich, 9/18/20)

The methods used by Francis W. Parker School to acquire additional properties and denials so alarmed local residents that a lawsuit was filed to force this process out into the open. A robust public process is essential for any community to have a voice in shaping future development within their neighborhood, especially when dealing with a well funded private entity. The surprising decision of Francis W. Parker School to preserve the building's historic façade and to agree to landmark designation is likely the direct result of the intense public opposition to the project. Adopting a preservation-sensitive approach is likely their attempt to weaken objections to their proposed expansion plans. While we welcome the move towards a preservation-sensitive approach, the ultimate decision about use should be made within the community.

Preserving historic facades is important for maintaining historic streetwalls and neighborhood character. Part of Preservation Chicago's long-term strategy has been to amplify media attention to applaud preservation-oriented adaptive reuse and to discourage complete demolition. Well-reported high profile preservation efforts serve as a cautionary tale to encourage developers to more seriously consider a preservation-oriented approach from the outset. Shifting a preservation-orientation from the exception to the rule will result in many more vernacular buildings across the city will be saved and allow preservation advocacy to become more proactive and less reactive.

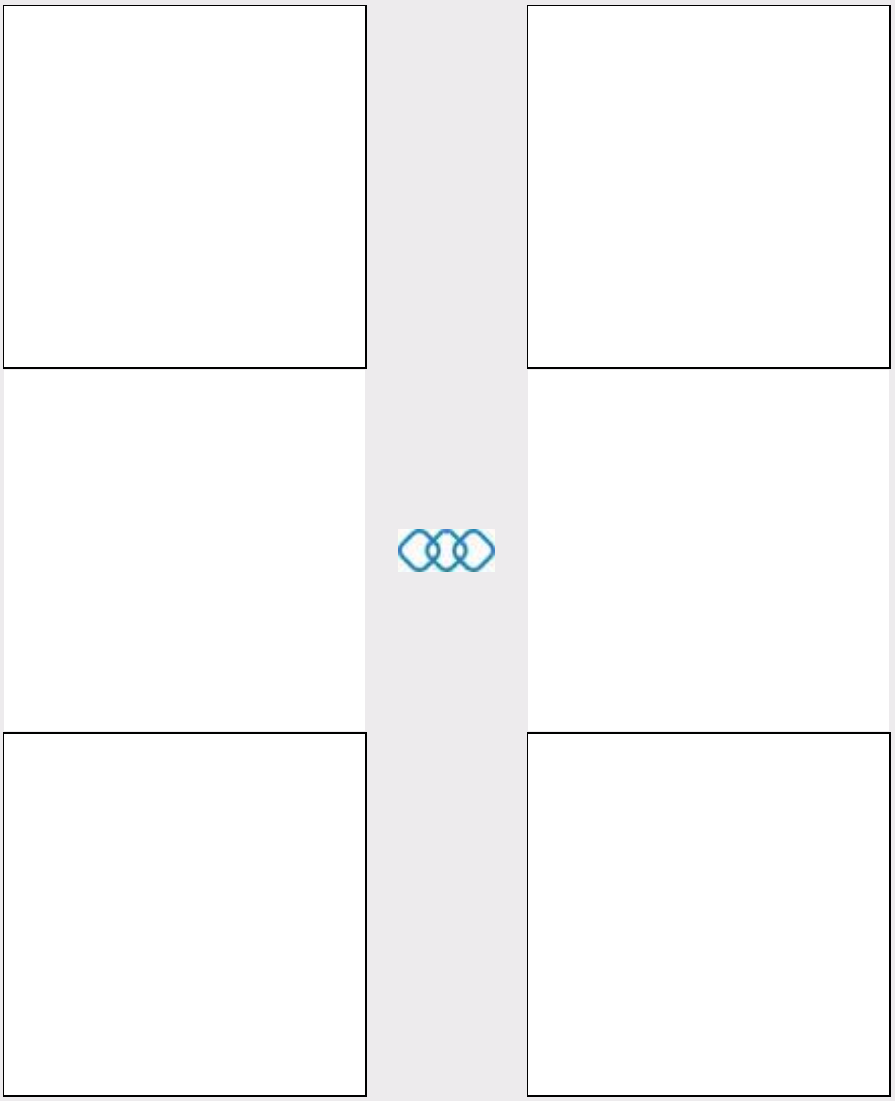
Preservation Chicago has been leading an effort with neighbors, the community, and 43rd Ward Alderman Michele Smith to create a Chicago Landmark District which would include buildings along Belden, Commonwealth Avenue, and Lincoln Park West for several years and hoping this will come to fruition soon.

Read the full story at Block Club Chicago

Francis Parker School Says It Won't Buy More Neighborhood Property — For Now; Representatives from the private school said they have no immediate plans to buy more property, but they will hold onto their units in another condo building for "long-term planning.", Jake Wittich, Block Club Chicago, 9/18/20

Lincoln Park private school Francis W. Parker moving ahead with controversial plan to expand 6-acre campus, Ryan 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: Campaign to Create the Rosenwald Schools National Historical Park Releases Analysis of Chicago Sites For Eventual Park Visitor Center



The Campaign to Create the Julius Rosenwald and Rosenwald Schools National Historical Park. Image credit: Rosenwald Campaign

"The Campaign to Create the Julius Rosenwald and Rosenwald Schools National Historical Park has released a report identifying sites in Chicago associated with Julius Rosenwald, a highly influential Jewish businessman and philanthropist of the early 20th century. The report will eventually be presented to the National Park Service (NPS) to assist the agency in performing a special resource study of the sites associated with Rosenwald and the Rosenwald Schools, the first step in developing a national park.

"The Campaign envisions a National Historical Park with a visitor center in Chicago that would interpret Rosenwald's contributions to Sears, Roebuck & Company as well as highlighting his innovative and important philanthropic activities. The Park also would include a small number of Rosenwald Schools in their original locations in the South, to be selected by the NPS.

"The report entitled 'Analysis of Sites in Chicago Associated with the Life and Legacy of Julius Rosenwald' covers six locations: the Sears, Roebuck and Company Administration Building; former Wabash Avenue YMCA; Museum of Science and Industry; Rosenwald Courts Apartments; South Side Community Art Center; and Rosenwald Home. The first five sites are considered possible candidates for the park's visitor center.

"'This report is a key piece in the effort to create the park that would be the first in the National Park System to honor a Jewish American,' said Dorothy Canter, President of the Campaign's board. 'Julius built his career and raised his family in Chicago and conducted most of his philanthropic activities there. It is entirely appropriate that the visitor center that would tell his inspiring story be located in Chicago and educate people about this part of Chicago's varied and vibrant history.'

"Rosenwald earned his fortune by transforming Sears, Roebuck and Company into the retailing powerhouse of the early twentieth century. He used the great wealth he amassed to assist many groups and institutions and, in particular, to expand the opportunities available to African Americans.

"In addition to the former Sears, Roebuck and Company Administration Building at Homan Square, four other sites were studied as possible visitor center locations in Chicago.

- "The Wabash Avenue YMCA was established with support from Rosenwald who gave the project a $25,000 challenge grant, subject to the raising of an additional $75,000 from other donors. Rosenwald believed the Young Men's Christian Association was an important "power for good." However, he was concerned that most YMCAs did not welcome African Americans. When YMCA leaders approached Rosenwald in 1910 to develop a Y specifically for African American Chicagoans, he immediately pledged his support.

- "Rosenwald conceived of and fully funded the establishment of the Museum of Science and Industry in the only remaining building from the World's Columbian Exposition of 1893, located in Jackson Park. Rosenwald was inspired by several innovative science museums in Europe he had visited on a family trip in 1911 and recommended saving the historic building and converting it into a modern science museum.

- "During the late 1920's, Julius Rosenwald sponsored the development of the Michigan Boulevard Garden Apartments to provide high-quality affordable housing in the Bronzeville neighborhood. At that time, restrictive housing covenants and other racially-discriminatory housing practices had caused a severe dearth of housing for black Chicagoans. Rosenwald was the only investor in the project. For a number of years a vibrant community lived there. But over time the facility deteriorated and was eventually abandoned. Recently an award-winning restoration of the complex was completed. Now called Rosenwald Courts Apartments, the complex houses 239 units and is helping to revitalize this community.

- "The South Side Community Art Center (SSCAC) has a meaningful association with the Julius Rosenwald Fund, whose Fellowship Program provided $1.65 million to support the work of mainly African American artists, scholars, and professionals between 1928 and 1948. A number of those artists' careers were launched at the SSCAC.

- "The Rosenwald Home, located in the Kenwood neighborhood and privately-owned, was built in 1903. Following Rosenwald’s death in 1932, the home became the headquarters of the Julius Rosenwald Fund until its dissolution in 1948, in keeping with his instructions. He believed in the “give while you live” approach to philanthropy.

"In 2018, the Campaign sponsored a historic context study that concluded that Julius Rosenwald and the Rosenwald Schools are of national historic significance and that a National Historical Park would be an important addition to the National Park System.

"The Campaign also solicited recommendations of Rosenwald Schools for inclusion in the park from the 15 states in which the more than 5000 school facilities were built. These schools educated one-third of African Americans in the South prior to the end of segregation. Fifty-six school facilities were nominated by 14 states, and board members have visited 34 of them in 12 of the states.

"In addition, the Campaign is working with the National Parks Conservation Association, the National Trust for Historic Preservation, and a number of other partners to pass The Julius Rosenwald and Rosenwald Schools Act of 2019 in this session of Congress. The bill, which would be a key first step toward creation of the historical park, would require the Secretary of the Interior to conduct a special resource study of the sites associated with Julius Rosenwald, with a special focus on the Rosenwald Schools.

"'In these troubled times, the nation needs stories such as that of Julius Rosenwald, the son of German Jewish immigrants who didn't finish high school but went on to become richer than his wildest dreams. Rosenwald invested in people, and his investments are still paying dividends.' Canter added.

"Please join the Campaign by visiting the website at www.rosenwaldpark.org."
Please "Follow" the Rosenwald Campaign at www.facebook.com/CreatingRosenwaldPark

Preservation Chicago has been working to support this vision with Dorothy Canter and the Rosenwald Campaign honoring Julius Rosenwald and Rosenwald Schools for several years. We were the first Chicago organization to sign on as a sponsoring partner and hope to see a strong Chicago presence for the Julius Rosenwald and Rosenwald Schools National Historical Park.



THREATENED: Will The Palmer House Survive?



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 great Chicago Tribune critic Claudia Cassidy lived at the Drake Hotel. Touring Broadway celebrities would dine with Sun-Times columnist Irv Kupcinet at the Pump Room at the Ambassador East. And at the Palmer House's famed Empire Room, a 250-seat cabaret venue with an elegance like no other, Phyllis Diller told jokes and early-career stars like Liberace, Maurice Chevalier, Carol Channing and Tony Bennett were launched.

"All of that is to say that Chicago's historic hotels are joined at the hip with our historic and spectacular tradition of live entertainment. All of that is to say further that, for this writer, seeing a locked entrance to the Palmer House Hotel, officially the Palmer House Hilton, is every bit as painful as seeing the Art Institute of Chicago, or the Picasso statue or Buckingham Fountain closed off. To lose this hotel would be a loss of unfathomable proportions. And there is a real danger of the unthinkable happening.

"As the Tribune's Ryan Ori reported Aug. 31, the owner of the Palmer House, Thor Equities, has been hit with a foreclosure suit alleging unpaid mortgage payments totaling nearly $338 million. Worse, the hotel is now, in real estate parlance, underwater, being as its current valuation is only $305 million, down from $560 million as recently as 2018.

"For a stunning example of how much Chicago's Loop is losing to the absence of tourists and conventioneers, just consider the size and speed of that drop in valuation. It's breathtaking.

"That word that could also be used to describe the lobby of the Palmer House, a grand riot of columns, murals, candelabras and a sense of Saturday night urban grandeur that once was the headquarters for the election campaign of Grover Cleveland and, over the years, has hosted enough weddings and conventions to keep half the Loop in business.

"The Palmer House is something else entirely, and there has been enough going on in recent days for preservationists and lovers of retro urban glamor to be very afraid of its future prospects. The Loop, like all urban centers, needs huge hotels in order to function on a 24-hour basis, filling the nearby restaurants, music venues and, of course, the equally historic theaters on the surrounding blocks.

Take, for example, Miller's Pub, a classic Chicago eatery that has for decades kept its kitchen open late enough that performers, chorus folk, theatergoers, musicians and even the odd hungry critic could grab some late-night-sustenance and conversation. The Palmer House has been a main provider of clientele to that venerable joint, where the balcony is filled with signed showcards from touring Broadway productions of years past. In the long term, I doubt Miller's could survive without the Palmer House.

"So, Chicago. A grand old hotel, the economic generator of its block and neighborhood, is under serious threat. If it falls to the pandemic, there will be a hole almost impossible to fill

"Potter Palmer's place has done more for showbiz in the Loop than almost anywhere else. We cannot let it close forever." (Jones, 9/9/20)

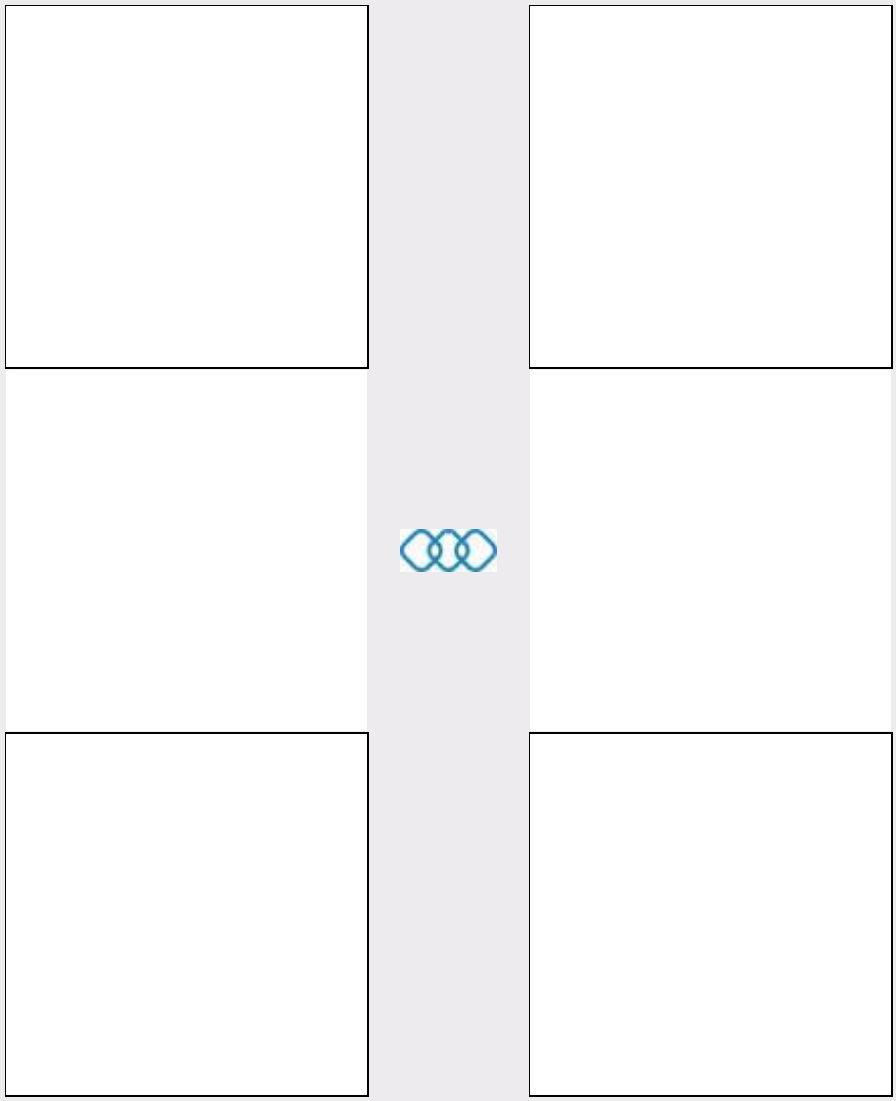
Preservation Chicago worked hard with partner organizations to encourage the Chicago Landmark Designation of the Palmer House and to retain important features of the building at a time when a massive renovation was planned. Fortunately, our advocacy resulted in a Chicago Landmark Designation which guided restoration and protected the State Street facades resulting in a restoration of the storefronts, canopies, and protected interior features of the hotel lobby, ballrooms, and other significant spaces.

Read the full column at the Chicago Tribune

Column: Chicago cannot lose the Palmer House, now locked up and in deep financial trouble, Chris Jones, Chicago Tribune, 9/9/20

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



LOSS: After 98 years, Southport Lanes has Closing



Southport Lanes, 3325 N. Southport Ave. Photo Credit: Southport Lanes

"Southport Lanes has lasted nearly a century by evolving, at various times serving as a tavern, bowling alley, speak-easy, brothel and illegal off-track horse betting venue.

"But the Lakeview mainstay, which opened not long after another pandemic, couldn't survive COVID-19. The bar, restaurant and bowling alley will close its doors for good Sept. 27, after 98 years in business at 3325 N. Southport Ave.

"'It's another COVID casualty,' said Steve Soble, who has owned the business since 1991 with Howard Natinsky. '... It's really, really bad out there.'

"The building's owners, who include Soble, are seeking one or more tenants to move into the space, he said. The well-located property adds to what is expected to be a wave of vacant bars, restaurants and shops in need of tenants by the time the health crisis subsides.

"'It's just really, really hard to maintain the business when your sales are down 75% and you can't use the bowling alley,' Soble said. 'At some point you need to stop the bleeding.'

"Retail brokers from Mid-America Real Estate already have been offering the space to potential tenants in recent months. Marketing materials show options for one tenant to take over the entire two-level, 7,500-square-foot space, or for it to be broken into multiple retail spaces.

"I think it's going to take someone with a different vision than what we've been doing,' Soble said. 'My guess is that somebody's going to come around and try to figure out something to do with Southport Lanes. It's a great building with a lot of character.'" (Ori, 9/17/20)

From the Southport Lanes website:
"We're Closed. It's the end of an era. We outlasted Prohibition and the 1918 Spanish flu, but not COVID-19. Southport Lanes poured its last beer on Sunday, September 27, 2020. We are overwhelmed and deeply touched by how many of you came out to pay your respects to Lakeview's

historic 98-year-old bar, bowling alley, and billiards hall. Thank you from the bottom of our hearts for your patronage and friendship throughout the decades.

"A Brief History... Southport Lanes, first named The Nook, was built by the Schlitz Brewery sometime around 1900. Schlitz built several “tied houses” throughout Chicago, and their buildings are marked by the Schlitz logo emblazoned on the façades. Federal laws later prohibited brewers from owning taverns.

"In 1922, The Nook’s name was changed to Southport Lanes, and the 4 hand-set bowling lanes were added. Sometime during the ’20s, the tavern became a speakeasy with a brothel upstairs; there is even a dumbwaiter still in existence which used to bring refreshments to the girls and their male clients. Legend has it that Mayor Anton Cermak used to hold a weekly poker game in one of the secret rooms.

"After Prohibition ended, a new building was constructed to the east of the bar room (currently used as a billiards room). Originally, this building housed a gambling facility with direct lines to tracks around the country. In essence, it was an illegal, off-track betting parlor. In the ’50s, the room became a beer hall for rent and a local polling place.

"Southport Lanes was extensively remodeled in 1991 and again in 2003, but always with an eye on preserving the timeless feel of a Chicago institution. Until 2020, Southport Lanes offered an extensive craft beer selection, fantastic bar fare, bowling, and billiards." (Southportlanes.com)

Preservation Chicago has been urging the City of Chicago to take proactive steps to support and protect Chicago Legacy Businesses. Chicago Legacy Businesses have been supporting Chicago and serving Chicagoans for decades. Now is the time we must recognize, celebrate and support them.

Chicago is a city of neighborhoods. Chicago neighborhoods are anchored by Chicago Legacy Businesses. Chicago Legacy Businesses are often multi-generational, family-owned, and locally operated. Business owners often live in their community and employ Chicagoans from within their community.

Chicago Legacy Businesses are a reflection of Chicago which is culturally rich and ethnically diverse. Their authenticity and uniqueness contribute to the quality of life for Chicagoans.

Pressure from rising rents and competition from national chains has forced many Chicago Legacy Businesses to close. The economic impact of the pandemic has made it even more challenging for Chicago Legacy Businesses to survive.

By recognizing and celebrating Chicago Legacy Businesses, Preservation Chicago hopes that Chicagoans will choose to support them by “voting with their wallets”. The simplest way for individuals to support Chicago Legacy Businesses is by shopping, dinning and drinking at these establishments.

Additionally, Preservation Chicago hopes that City of Chicago will take steps to pass a Chicago Legacy Business Protection Ordinance to help recognize, celebrate and financially support Chicago Legacy Businesses. Successful legacy business programs have been implemented in San Francisco, Seattle, Los Angeles and others.

The Chicago Legacy Business list and map that appears on the Preservation Chicago website is a work-in-progress and is the result of hundreds of responses through a crowd-sourced request for nominations through social media. This Chicago Legacy Business list is a great start, but is far from complete. Preservation Chicago will proactively reach out to chambers of commerce and other neighborhood organizations to try to fill in some of the gaps in the list so that the wonderful diversity that makes Chicago great is better reflected.

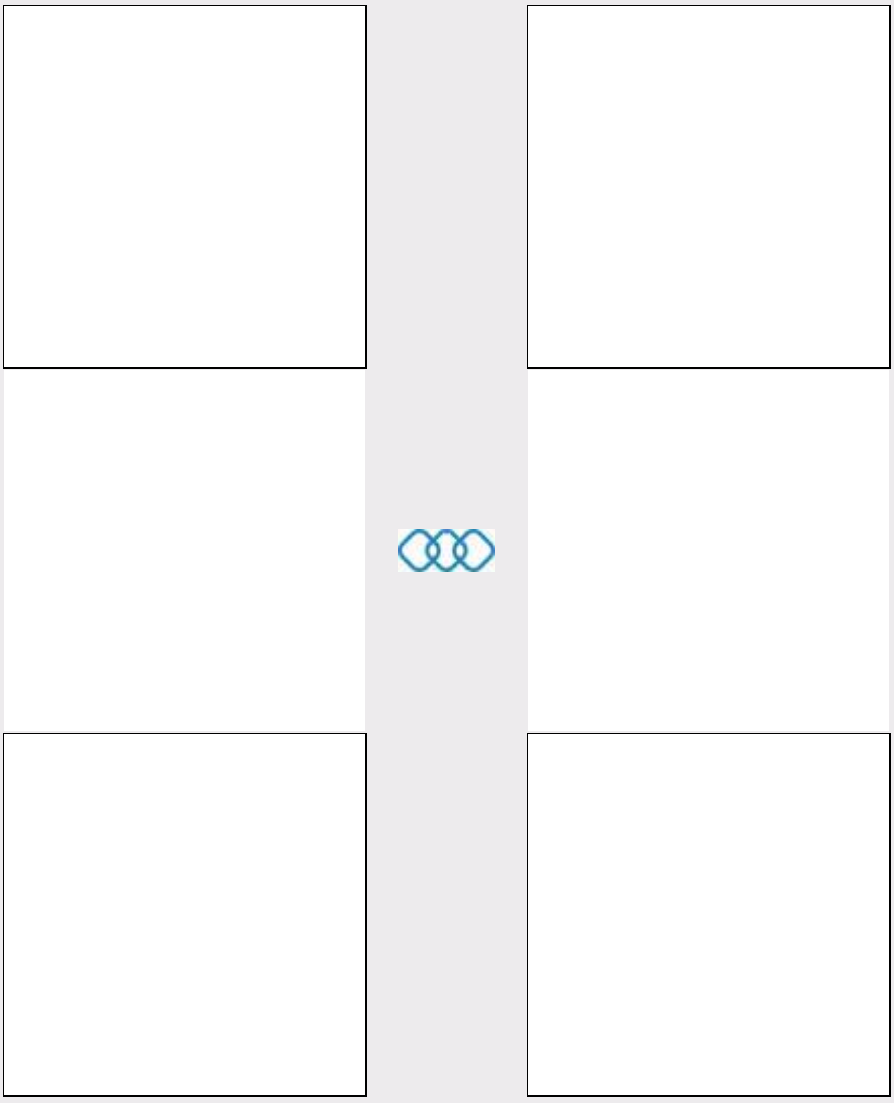
We invite you to submit any additional Chicago Legacy Businesses that haven't yet been added to the list through the comment section below, email or social media. General rules for Chicago Legacy Businesses include: located in Chicago, locally-owned, and in business for at least 25 years old.

Email us additional suggestions or reach out out by Twitter or on Facebook.

Read the full story at the Chicago Tribune

Southport Lanes has been a speak-easy, brothel, gambling den and bowling alley. One thing the Lakeview institution is not: A COVID-19 survivor, Ryan Ori, Chicago Tribune, 9/17/20

Beloved bar Southport Lanes to close after 98 years in Lakeview; The historic bar and bowling alley will cease service on September 27, Morgan Olsen, Timeout Chicago, 9/29/20



WIN: Laramie State Bank Selected for Design Competition by Chicago-Midwest Institute of Classical Architecture & Art
(Chicago 7 2019)



2020 Design Competition

Laramie State Bank Building, 1929, Meyer & Cook, 5200 W. Chicago Avenue. Image credit: Institute of Classical Architecture & Art

"The Chicago-Midwest Chapter of the Institute of Classical Architecture & Art is pleased to announce the second annual Chicago-Midwest ICAA Design Competition, which is open to all ICAA members and member firms. Competition judgment will be 'blind,' and entries may be submitted by individuals or teams of any number. Participants will have 2 months to conceive and illustrate designs for the commercial frontage along Chicago Avenue in the Austin neighborhood of Chicago. The site is adjacent to, and includes, the old Laramie State Bank of Chicago. The winning entry will receive a $5,000 cash prize.

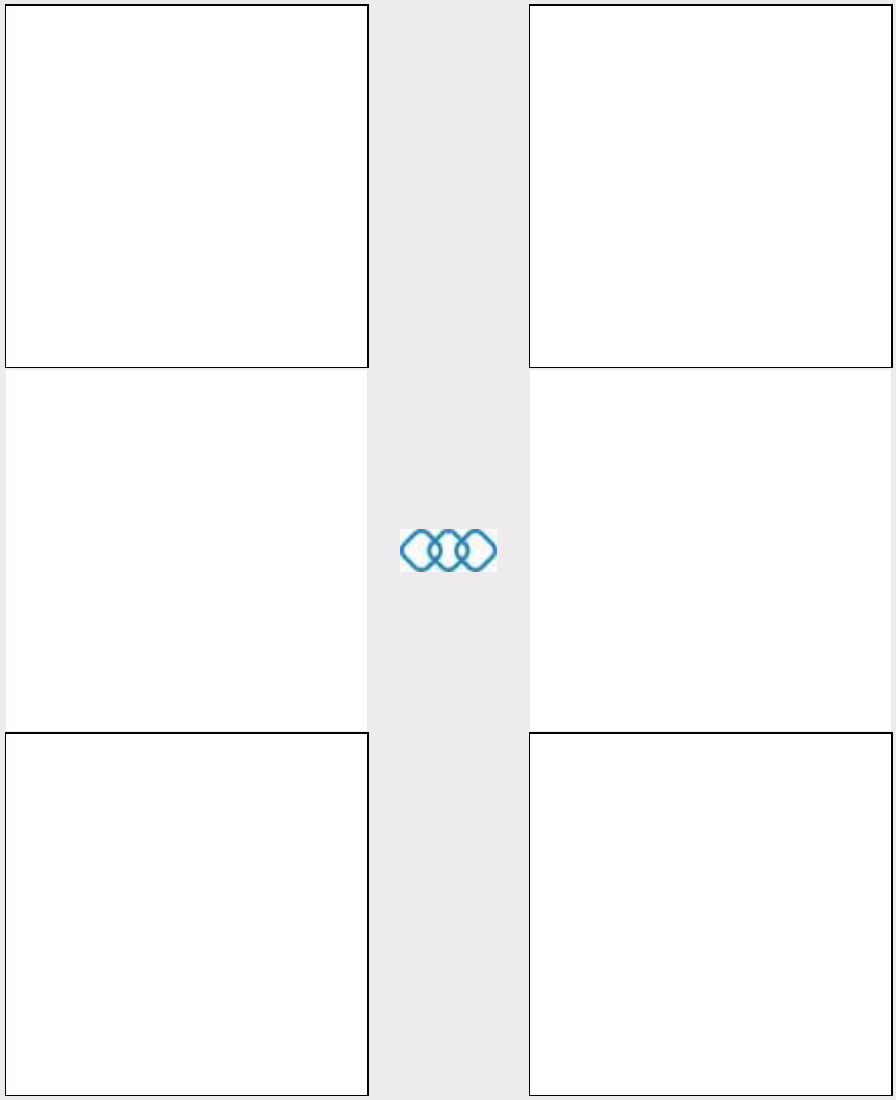
"Please note: This competition is for an entirely fictive design and although the site for this competition is currently up for redevelopment with the City of Chicago, this competition is neither solicited nor endorsed by the City of Chicago or any parties involved in the redevelopment efforts for this neighborhood. Entrants should exercise their discretion regarding submitting their competition entry to the City of Chicago for consideration in the future development efforts of this city block. The ICAA Chicago-Midwest Chapter will not be endorsing any individual(s) beyond the scope of this competition time period. Being a winner of this competition does NOT, in any way, guarantee consideration by the City of Chicago.

"The main focus for this competition is to provide a design for a new urban development for this neighborhood. While there are no specific building types that are required, competitors should strive to include a variety of buildings that promote a variety of uses within each of the urban scales (neighborhood, block, street, and building). This can include, but is certainly not limited to, offices, housing, retail, and public buildings of civic importance. Furthermore, the Laramie State Bank is an historic landmark in the City of Chicago and should remain. Entrants should consider designs that incorporate the adaptive reuse or restoration of this historic landmark. Entrants should seek to include, and not displace, existing retailers when providing design solutions for this street. Entrants are encouraged to expand beyond the specified competition site as they see fit but should remember that they will primarily be judged on their proposals for the specified competition site." (ICAA Design Competition Website)

Additional Reading

ICAA Design Competition site

City of Chicago Laramie State Bank/Austin RFP site



LOSS: Questionable Circumstances Surrounding Emergency Demolition of Contributing Building in Chicago Landmark District



2107 N. Cleveland. Photo Credit: Google Maps



2107 N. Cleveland Avenue During Excavation and Demolition. Photo Credit: Alderman Smith's Newsletter

From the Newsletter of 43rd Ward Alderman Michele Smith
"Those of you who live in the Mid-North Landmark District know about the demolition of 2107 N. Cleveland that occurred two weeks ago.

"In that case, we believe an unscrupulous owner conducted un-permitted excavation on the site to undermine the building's foundation.

"We learned that the owner had reached a contract to sell the site - but only if the building was demolished. We immediately contacted the Department of Buildings, who delayed demolition for an investigation.

"We worked with a private contractor who was willing to shore the building - but the owner would not let him on site. Unfortunately, the Department of Buildings was forced to allow the demolition for safety reasons.

"Again, we are working with the Law Department to file suit against these owners. In addition, I am filing a new ordinance in City Council next week to strengthen the law against those who seek to get around landmark rules by destroying their property." (From the Newsletter of 43rd Ward Alderman Michele Smith)

[43rd Ward Alderman Michele Smith's Website]

LOSS: Problematic New Precedent After Wells Street Horse Stable's Landmark Status is Removed to Allow New Construction



Former Horse Stable, circa 1883, 1810 N. Wells Street. Photo Credit: Google Maps

"Neighbors say the Old Town Triangle's historical integrity is under threat by an "unprecedented" decision to remove a former stable's landmark status, allowing a developer to build onto it with two modern floors.

"Developer Howard Weiner plans to partially demolish the one-story building, which later became a garage at 1810 N. Wells St., to build a modern three-story addition to the property.

"But the building, which was built in 1883 as a horse stable, was designated "contributing" to the neighborhood's Historic Landmark District status in 1984, meaning it has maintained features from the post-Great Chicago Fire period and is protected from demolition or additions like the one in Weiner's proposal.

"However, the Commission on Chicago Landmarks' Permit Review Committee voted unanimously on Thursday that the former stable's historic designation was incorrect because the building had been severely altered since the landmark's intended era.

"Ald. Michele Smith (43rd) was outraged by the decision and called it 'an affront to everything that the Old Town Triangle Landmark District has stood for in the last 43 years. The people who fought the demolition of the Old Town Triangle in the '70s during urban renewal didn't fight for 'landmarking lite.'

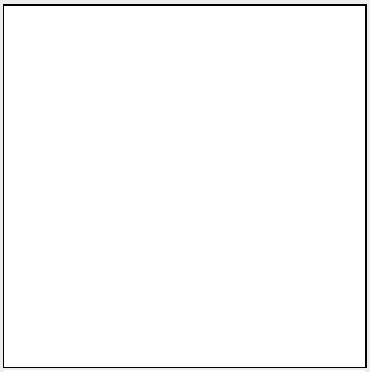
"Old Town became one of Chicago's first designated historic districts in 1977 in an effort by community activists to preserve the neighborhood's smaller scale and character. In the '80s, neighbors and architects — including Walter Netsch and Kevin Sarring — catalogued every building within the district and classified them as 'significant,' 'contributing' or 'non-contributing' to the landmark status. These buildings were nationally registered.

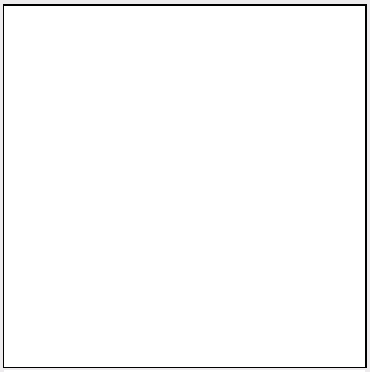
"According to Smith, who pleaded for the committee to delay its vote, this is the first time in Old Town's history that a property's landmark status has been undone. She called it an 'existential threat to Old Town's character. We will have to put in a lot of work to keep this threat from happening more. I'm sure there are other buildings in Old Town about which the same could be said, and we're sure developers will be snooping around the neighborhood looking for them.'" (Wittich, 10/2/20)

Preservation Chicago continues to encourage the adoption the *Mid-20th-Century New-Construction Architecture and Rehabilitation in the Old Town Triangle Historic District: a Historic Context Statement*, better known as the Midcentury Modern Context Statement, which was written by Terry Tatum, formerly with City's DPD-Historic Preservation Division. This report should be introduced and accepted by the Commission on Chicago Landmarks as soon as possible to create clarity and avoid future issues. This report would protect the Edgar Miller and Sol Kogan buildings—including the Glassner House, in addition to buildings by Bruce Graham, Walter Netsch, Stanley Tigerman and others constructed outside the "period of significance of 1871 to 1929," for the Old Town Triangle District. With the acceptance of the document, protections should be formally extended to all buildings noted within the report.

Read the full story at Block Club Chicago

Neighbors Fuming After Historic Old Town Stable Loses Landmark Status, Will Become Modern Condos, The building was built in 1883 as a horse stable and designated "contributing" to the neighborhood's Historic Landmark District status in 1984. It lost its status Thursday, Jake Wittich, Block Club Chicago, 10/2/20





WIN: Adaptive Reuse of Armitage Theatre Building as Brewery and Co-Working Space



Armitage Theater, 3553 W. Armitage Avenue, circa 1960. Photo Credit: Cinema Treasures / Tim O'Neill



Inside the old Armitage Theatre, the future home of Odious Cellars. Photo credit: Cinema Treasures / Tim O'Neill

"The businesses had planned to open much earlier, but they were delayed by the pandemic. Odious Cellars, the brewery and taproom, lost its business loan after the lender redirected the money to coronavirus relief efforts. And Hive Space, the co-working space, hasn't been able to move in because construction has taken longer than expected. Despite the setbacks, the owners of the respective businesses are still on track to open in the building at 3545-59 W. Armitage Ave. — just not for several months.

"The original plan was to open Odious Cellars in the old Armitage Theatre in August or September. The Logan Square building's history dates back to the early 1900s, when it was home to the Bismark Theatre. It was later renamed the Armitage Theatre.

"Odious Cellars is slated to take over the actual theater space. 'It is tremendously romantic,' Joseph said of the space.

"Though the pandemic has created unforeseen obstacles, Joseph said he hasn't given up on his dream of building a brewery and taproom dedicated to the beer he loves in the neighborhood where he's lived for more than a decade." (Bloom, 9/22/20)

While the Armitage Avenue façade has been extensively remodeled, we are happy to see this building repurposed and any remaining interior historic elements restored. The secondary theater façade on Drake Avenue is still visible.

Read the full story at Block Club Chicago

Brewery, Co-Working Space For Parents Aim To Open In Old Armitage Theatre Building Next Year, Mina Bloom, Block Club Chicago, 9/22/20

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



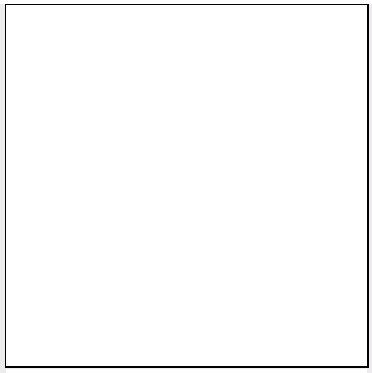
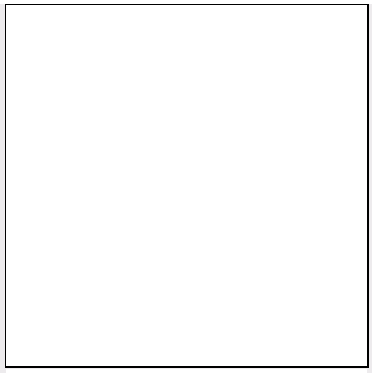
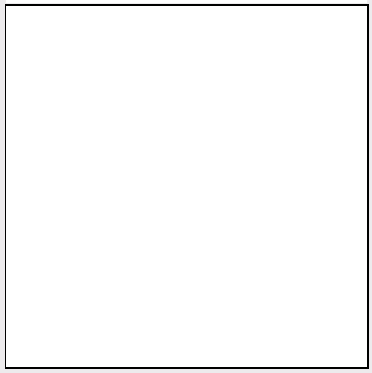
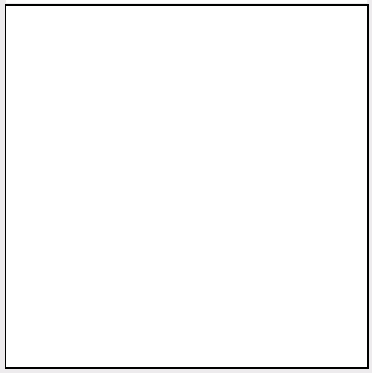
4706 Malden Street, Chicago. Photo Credit: Keller Williams

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

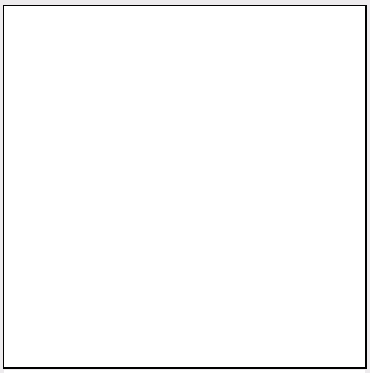
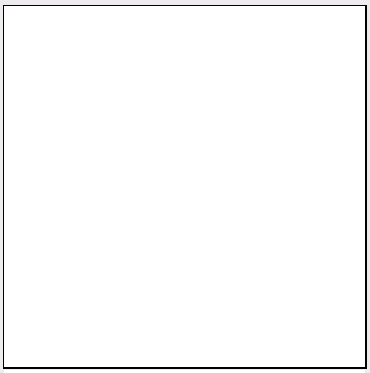
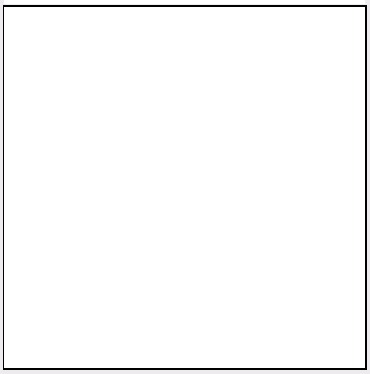
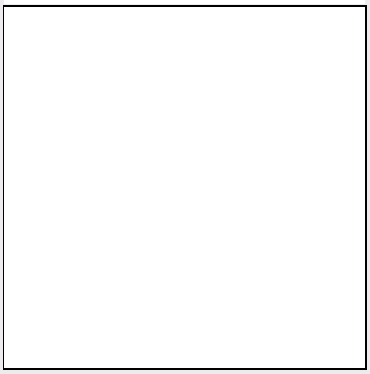
Preservation Chicago is working with Sheridan Park neighbors to bring the beautiful historic home at 4607 N. Magnolia Avenue in the Sheridan Park National Register District to the attention of preservation-oriented buyers.

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 (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, circa 1888. Photo Credit: Albert David

Address: **10057 S. Michigan Ave., Roseland** **(part of 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 are actively outreach to development team to encourage retention of the exterior walls and adaptively using the interior space. Previously, we found multiple developers interested in adaptively reusing this historic building for a residential use. Multiple offers for purchase that were presented, but the church ownership declined all offers.

Address: **2114 N. Lincoln Avenue, Lincoln Park**
100855857
Date Received: 04/22/2020
Ward: 43rd Ward Alderman Michele Smith
Applicant: JAR Corp.
Owner: Frederic Boyer
Permit Description: Partial demolition to accommodate third floor additions and a side addition.
Status: 90-day hold extended to 10/19/2020 by mutual agreement



2114 N. Lincoln Avenue. Photo Credit: Google Maps

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



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

LOSS: “Spotlight on Demolition”

1400 W. Randolph St, Fulton Market
1820 W. Foster Ave, Bowmanville
1822 N. Howe St, 0ld Town
3347 N. Southport Ave, Lakeview
6035 N. Ardmore Ave Jefferson Park
624 W. Willow St, Old Town
2107 N. Cleveland Ave, Lincoln Park
932 N. Rush St, Near North Side
2204 N Orchard St, Lincoln Park
2992 N. Milwaukee Ave, Avondale
3933 N. Hoyne Avenue, St. Ben's
2049 N. Bissell St, Lincoln Park
1445 W. Granville Ave, Edgewater
4855 N. Christiana Ave, Albany Park
1505 N. North Park Ave, Old Town
1514-1518 N Diversey Pkwy, Lake View
518 W. Arlington Pl, Lincoln Park
2936 W. Lyndale St, Logan Square

“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.

"Spotlight on Demolition" is sponsored by Chicago Cityscape



[See all 81 Chicago demolitions during September 2020 at Chicago Cityscape's Demolitions Tracker]

Chicago Cityscape



1400 W. Randolph St, Fulton Market. Demolished September 2020. Photo Credit: Google Maps



1820 W. Foster Ave., Bowmanville. Demolished September 2020. Photo Credit: Google Maps



1822 N. Howe Street, 0ld Town. Demolished September 2020. Photo Credit: Redfin



3347 N. Southport Ave., Lakeview. Demolished September 2020. Photo Credit: Google Maps



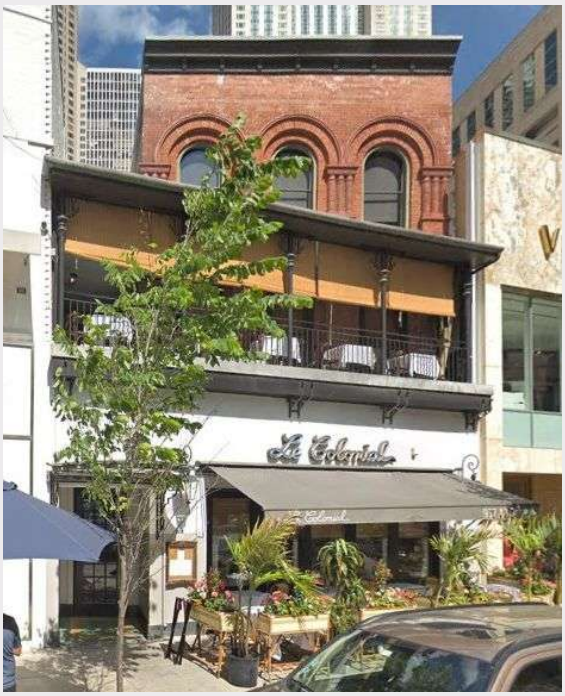
6035 N. Ardmore Ave, Jefferson Park. Demolished September 2020. Photo Credit: Google Maps



624 W. Willow Street, Old Town. Demolished September 2020. Photo Credit: Google Maps



2107 N. Cleveland Ave., Lincoln Park. Demolished September 2020. Photo Credit: Google Maps



932 N. Rush Street, Near North Side. Demolished September 2020. Photo Credit: Google Maps



2204 N Orchard Street, Lincoln Park. Demolished September 2020. Photo Credit: Redfin



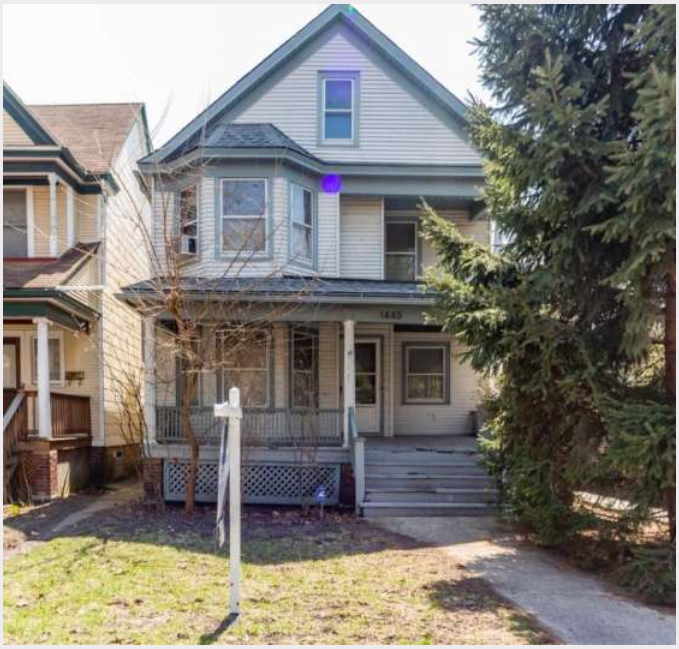
2992 N. Milwaukee Ave., Avondale. Demolished September 2020. Photo Credit: Google Maps





3933 N. Hoyne Avenue, St. Ben's. Demolished September 2020. Photo Credit: Google Maps

2049 N. Bissell Street, Lincoln Park. Demolished September 2020. Photo Credit: Google Maps





1445 W. Granville Ave., Edgewater. Demolished September 2020. Photo Credit: Redfin

4855 N. Christiana Ave., Albany Park. Demolished September 2020. Photo Credit: Google Maps





1505 N. North Park Ave., Old Town. Demolished September 2020. Photo Credit: Google Maps

1514-18 N Diversey Pkwy, Lake View. Demolished September 2020. Photo Credit: Google Maps



518 W. Arlington Place, Lincoln Park. Demolished September 2020. Photo Credit: Google Maps



2936 W. Lyndale Street, Logan Square. Demolished September 2020. Photo Credit: VHT

Preservation In the News

WTTW Chicago Documentary: The Great Chicago Fire: A Chicago Stories Special



WTTW Chicago Documentary: The Great Chicago Fire: A Chicago Stories Special. Image credit: WTTW Chicago

"For many Chicagoans, the story of the Great Chicago Fire of 1871 is a familiar one: a devastating blaze that destroyed the city, the resurrection of the city from the ashes. The Great Chicago Fire: A Chicago Stories Special, which revisits the fire, reveals new details with recreations and animation that bring the fire to life.

"The show narrates the Fire through the lens of three people: Irish immigrant Catherine O'Leary, who was wrongly accused of starting the fire; Chicago Tribune publisher William Bross; and head custodian of the Board of Trade, Joseph Hudlin, a former slave who became a hero. Executive producer Dan Protess and producer and writer Peter Marks talked about their approach to telling the old story in a new way.

"The story of the Great Chicago Fire is 149 years old. What are some of the challenges in telling a story that happened so long ago?" (WTTW Chicago, 9/22/20)

Read the full story at WTTW Chicago

Revisiting the Great Chicago Fire 149 Years Later, Meredith Francis, WTTW Chicago, 9/22/20

WATCH: The Great Chicago Fire: A Chicago Stories Special Documentary on WTTW Chicago

EVENT: The Great Chicago Fire: A Behind-the-Scenes Preview & Discussion, Thursday, October 08, at 6:00 pm

Chicago Tribune Landmarks: The cow didn’t start the fire, but the story of Mrs. O’Leary and Holy Family Church ring true today



Holy Family Church on Roosevelt Road in Chicago is identified as "Jesuite Church" on 12th Street between Blue Island Avenue and May Street in this 1866 painting by Louis Kurz. The church, built in 1857, is one of the few structures in the city to survive the Great Chicago Fire of 1871. (Ellen Skerrett collection from 10/4/20 Chicago Tribune article by Paul Eisenberg)

"People here who entertain visitors by bringing them downtown often relate a tall tale about how Chicago's famous Water Tower is the only building that survived the Great Chicago Fire of 1871. Sometimes, that's accompanied by the story of Mrs. O'Leary's cow, the alleged perpetrator.

"Both stories are false, and a Morgan Park-based historian is helping to set the record straight this week in a new documentary on WTTW.

"But the actual story, Ellen Skerrett said, involves not just the surviving structures and a scapegoated immigrant woman, but the common threads that tie many of us to Chicago and its suburbs.

"The story as she tells it centers on Holy Family Church, built in the late 1850s on 12th Street in an effort spearheaded by the Jesuit priest Rev. Arnold Damen, a Dutch immigrant whose name lives on in Chicago's Damen Avenue. It, along with neighboring St. Ignatius School, now St. Ignatius College Prep and a forerunner of Loyola University, were among the few buildings to survive the great conflagration that consumed nearly all of the city and killed 300 of its citizens.

"Also a survivor of a 1990 demolition threat, the church was home to generation after generation of people like Catherine O'Leary, one of the many Irish immigrants who were Holy Family parishioners, many who helped establish the church in 1857.

"People were working class, and they contributed their pennies and nickels," Skerrett said, "to building places of great beauty that were theirs. This helped them create a place for themselves in Chicago and helped build up the city." (Eisenburg, 10/4/20)

Read the full story at the Daily Southtown/Chicago Tribune

[Landmarks: The cow didn't start the fire, but the story of Mrs. O'Leary and Holy Family Church ring true today, Paul Eisenburg, Chicago Tribune, 10/4/20]



Pullman: 10 Towns That Changed America with Geoffrey Baer on WTTW Chicago



Pullman, Illinois: 10 Towns That Changed America with Geoffrey Baer. Image credit: WTTW Chicago

"In the 1870s, widespread railway strikes, inspired by workers' wage cuts, brought commerce across the U.S. to a standstill. This led to violent conflicts between police and workers, requiring military intervention to restore order in several cities.

"A young Chicago entrepreneur named George Pullman, who had already made a fortune building luxury rail cars, saw an opportunity to expand his manufacturing operations and at the same time to create better relations with workers.

"Pullman purchased 4,000 acres of land 14 miles south of Chicago and built both a new plant and a town with 531 houses for his workers. He called it Pullman.

"George Pullman hired Chicago architect Solon Beman and landscape designer Nathan Barrett to create an orderly, clean, and park-like community, away from the chaotic city center. With its own hotel, library, theater, school, church, and shops, as well as an appealing variety of neat red brick homes, each with its own yard, Pullman offered residents everything he thought they could want.

"It wasn't long before workers began to complain about the many rules governing life in Pullman, including a ban on alcohol sales (except to visitors staying at the hotel) and a dress code that dictated what they could wear outside of their homes.

"But the real breaking point came after an economic downturn in 1894, when George Pullman cut workers' wages by 25 percent but did not reduce their rents. That was a fatal mistake.

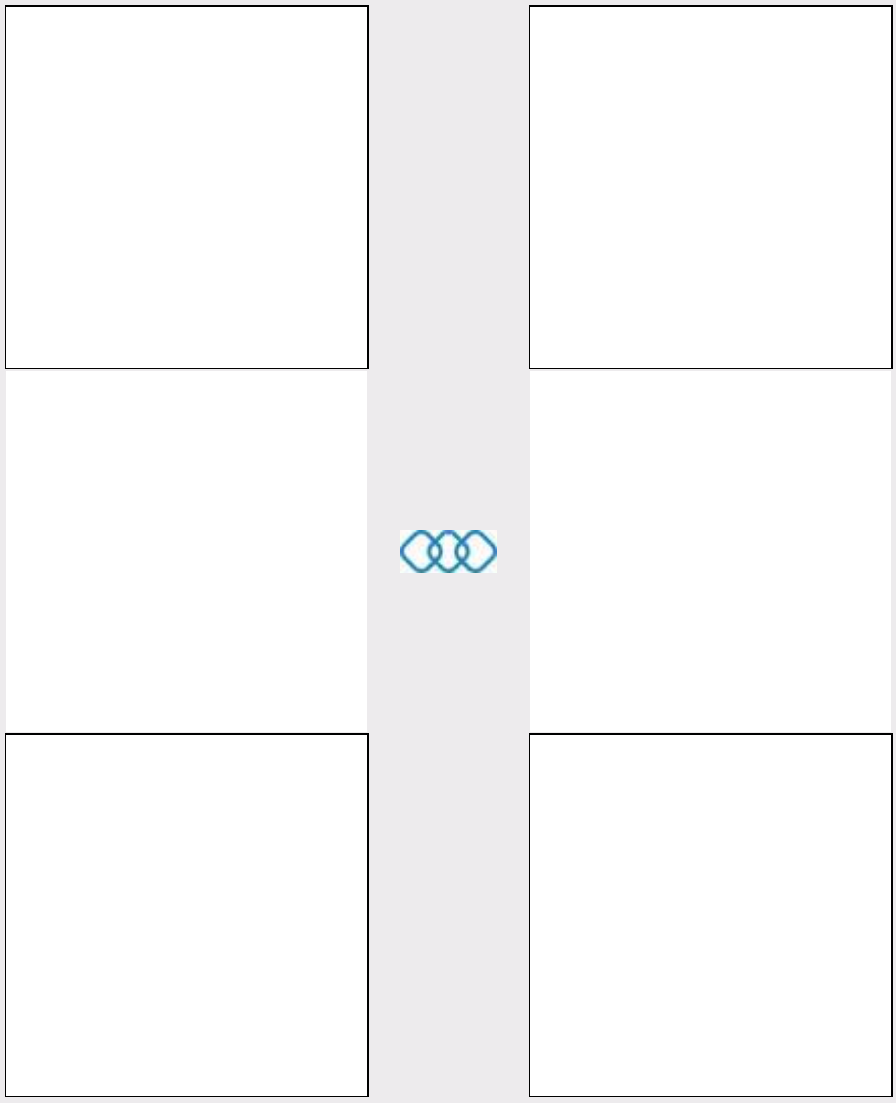
"A walkout in May 1894 started out as an orderly demonstration, but grew into a series of violent conflicts that spread throughout the country and once again paralyzed rail commerce. Dozens were killed, and President Grover Cleveland sent troops to Pullman to restore order.

"The unrest at Pullman inspired a national debate about workers' rights and the proper relationship between employer and labor. The conflict ultimately went to the U.S. Supreme Court, which ordered Pullman to sell either his plant or the town.

"Pullman had lost control and ownership of a place that, for at least a short time, had served as a model for what a company town could aspire to be - in ideals if not in execution." (WTTW Chicago)

Watch the segment at WTTW Chicago

Pullman, Illinois: 10 Towns That Changed America with Geoffrey Baer, WTTW Chicago



Chicago Tribune Column: Let’s toast the architecture of Chicago’s beer buildings, even if this isn’t happy hour for some of them



Schlitz Logo. Photo Credit: Eric Allix Rogers

"Raise a glass to Chicago's architecturally alluring beer buildings. Their ornate brickwork, fanciful turrets and other decorative flourishes make them a savory alternative to less-is-more design sobriety.

"From the mansions of brewing magnates to former taverns built by marquee brands like Schlitz, beer buildings brighten nearly every corner of the city. They provide a visible link to the immigrants from Germany, Ireland, Scandinavia and Eastern Europe who poured into the city in the late 19th and early 20th centuries. And whether they still sell beer or have switched to coffee, some still function as the proverbial 'third place,' the gathering spot apart from work or home.

"Now the time is right to give these often-overlooked building a fresh look. The upcoming Open House Chicago architecture festival, which runs Oct. 16-25, will feature an outdoor-only walking tour of Wicker Park's "Beer Baron Row," an impressive lineup of ornate late 19th Century mansions.

"The Beer Back Story:
In Chicago's early years, local brewers served up English-style ales and German-style lagers. Local brewers faced increased outside competition after the Great Fire of 1871, which destroyed five of the city's 12 breweries and much of its drinking water infrastructure. In response, Milwaukee-based Schlitz shipped trainloads of beer and drinking water to the singed city...

"The Tied Houses:
Schubas Tavern, at 3159 N. Southport Ave., is one of the most beautiful of the tied houses. The German Renaissance Revival gem features multicolored tracery brickwork, a bonnet roof atop its corner bay, and Schlitz's distinctive Schlitz logo, a belted globe, beneath its steeply-pitched front gable. The architects of the 1903 building, the Chicago firm of Frommann & Jebsen, reportedly designed more than 25 buildings for Schlitz.

"Open House Chicago has put together a driving tour of the tied houses, which will include Schubas and a former Schlitz tied house at 9401 S. Ewing Ave. that the City Council's landmarks committee is expected to consider Tuesday...

"The Mansions:
Tucked behind the chic shops and bike lanes of Milwaukee Avenue, the row belongs to what has been called Chicago's ethnic Gold Coast. Here, on shady, tree-lined streets, the visitor finds humble workers' cottages that popped up on the same blocks as mansions in the building frenzy that followed the Great Fire.

"Why did the German beer barons cluster in Wicker Park? "The foreign-born beer barons weren't necessarily a good fit for assimilating into the wealthy neighborhoods of the Gold Coast or South Side, and many actually chose to live in neighborhoods where their language and customs were shared," explained Tim Samuelson, Chicago's official cultural historian...

"The Saga of 'Schlitz Row':
The city's recent attention to the architectural merits of its beer buildings marks a welcome shift from what happened in 2002 in the former "Schlitz Row" in the Roseland neighborhood on the city's Far South Side. Schlitz Row was a mini-city of saloons, beer gardens, houses and stables that the Milwaukee brewery erected in the early 1900s to quench the thirst of workmen in the 'dry' company town of Pullman, a few blocks to the east.

"Historic preservationists had hoped Schlitz Row would someday become an extension of the Pullman historic district. But with the blessing of the local alderman, the Metra commuter rail agency razed a Frommann & Jebsen-designed tavern at 11444 S. Front Ave. to expand the parking lot at its heavily used Kensington/115th Street station.

"As if to atone for this fiasco, the city in 2011 granted landmark status to two surviving Schlitz Row buildings, both in the 11000 block of South Front Avenue — a former brewery stable, adorned with terra-cotta horse heads, and a former tavern..." (Kamin, 10/1/20)

Read the full column with photos at the Chicago Tribune

Column: Let's toast the architecture of Chicago's beer buildings, even if this isn't happy hour for some of them, Blair Kamin, Chicago Tribune, 10/1/20

WTTW Chicago: Is Chicago's Historic Building 'Bible' Out of Date and Out of Touch?

wttw

NEWS

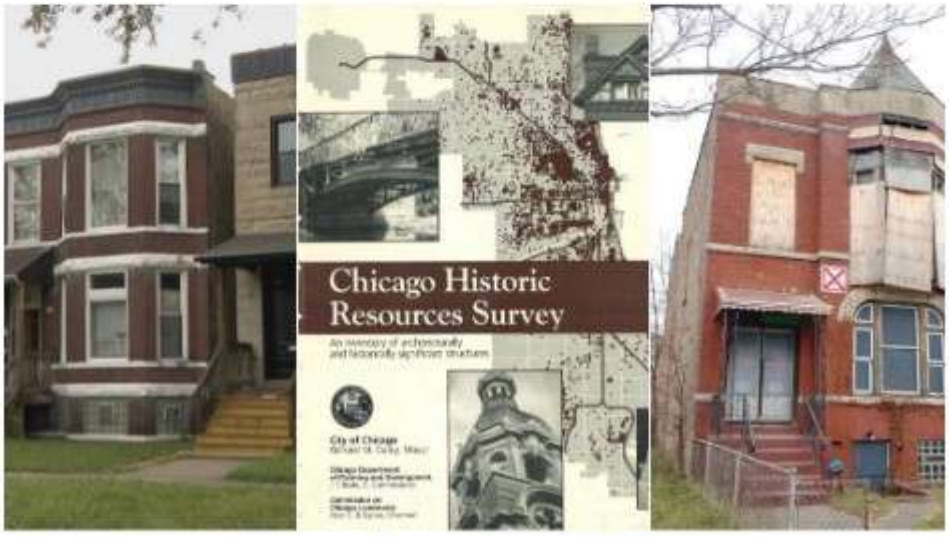
MAIN VIDEO ARCHIVE SPON

Arts & Entertainment Business Crime & Law Educa

POLITICS

Is Chicago's Historic Building 'Bible' Out of Date and Out of Touch?

Patty Wetli | September 9, 2020 7:20 am



From left: Emmett Till's childhood home (WTTW News), Historic Resource Survey cover (courtesy of Preservation Chicago), and Muddy Waters' house (Ward Miller / Preservation Chicago).

Is Chicago's Historic Building 'Bible' Out of Date and Out of Touch?, Patty Wetli, WTTW Chicago, 9/9/20. Image Credit: WTTW Chicago

"When Blake McCreight purchased the former home of Emmett Till and his mother Mamie Till-Mobley as a development opportunity a year ago, he had no idea of the property's significance, McCreight told members of the Chicago Commission on Landmarks at a recent hearing to determine preliminary landmark designation for the Tills' Woodlawn two-flat.

"Even Commissioner Maurice Cox, head of the Chicago Department of Planning and Development, said he wasn't aware of the location of the Tills' house, despite the fact that Emmett Till's murder, which ignited the modern civil rights movement, is ingrained in African American culture.

"The oversight isn't surprising. There's nothing remarkable about the Till house, at 6427 S. St. Lawrence Ave., other than its one-time residents. In the absence of any connection to a noted architect or any distinguishing design features, the Till home, like tens of thousands of other buildings in Chicago, failed to merit a mention in the city's preservation 'bible,' the Chicago Historic Resources Survey.

"And that's a problem, preservationists and historians say, particularly because the survey is often the only thing standing in the way of a building's demolition. At any point in the past 60 years, the Till property could have been razed and a piece of important history lost without any alarm bells sounding.

"The Chicago Historic Resources Survey was completed in 1995, the culmination of 12 years of field work and research that resulted in a catalog of 17,000 historic and architecturally important buildings, objects, structures and sites constructed prior to 1940. It was an epic undertaking and the survey has been an invaluable tool for preservationists over the past 25 years.

"But the criteria used to determine a building's inclusion in the survey have recently been called into question. There is, for one, the simple fact that buildings constructed in the 1950s, '60s and '70s — outside the survey's scope — have since aged into the 'historic' category. And then there's the issue of whose history is being told when determinations are made regarding who or what is or isn't significant.

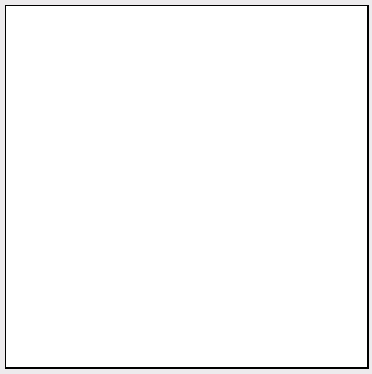
"Both of these points were raised earlier this month at the Landmark Commission meeting, which veered far off topic from its published agenda. Architect Jonathan Solomon, an associate professor at the School of the Art Institute of Chicago, opened the door to the discussion during his comments in support of a landmark designation for the Till home.

"Solomon, a member of the team that prepared the Till landmark documentation, noted that sites of importance to the Black experience are underrepresented on the landmarks list, in part because of their absence in the survey, which in turn was conducted, he said, without the expertise of Black architects or Black preservationists.

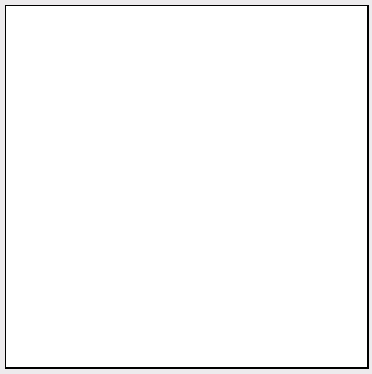
"'We don't have a record of the full extent of actual sites tied to the African American and Latino experience. I suspect that there are hundreds of sites and we don't know where they are,' Cox said. 'If we were to do a survey, at least when those properties change hands, owners will know what they're getting into.'" (Wetli, 9/9/20)

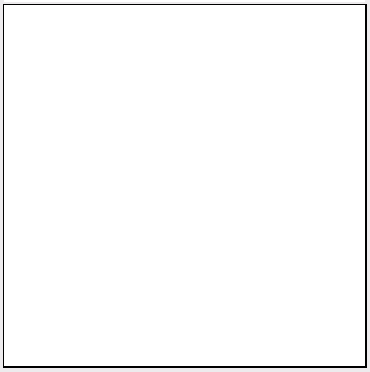
Read the full story at WTTW Chicago

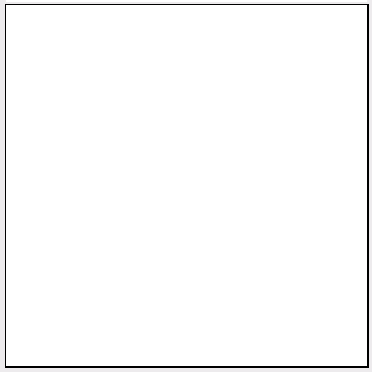
Is Chicago's Historic Building 'Bible' Out of Date and Out of Touch?, Patty Wetli, WTTW Chicago, 9/9/20











WTTW Chicago: Ask Geoffrey: Seawall or Railway Tracks

wttw

NEWS

MAIN VIDEO ARCHIVE SPONS

Arts & Entertainment Business Crime & Law Educati

ASK GEOFFREY

Ask Geoffrey: Seawall or Railway Tracks?

Quinn Myers | September 17, 2020 6:35 pm



Ask Geoffrey: Seawall or Railway Tracks? Image Credit: WTTW Chicago

"When you look at 12th Street Beach on Google Earth, there's a dark line stretching between the planetarium and southern end of the beach. People on Facebook say it is submerged railway tracks but I think it's a submerged breakwater. What is it?

"This is indeed a submerged seawall, also known as a submerged bulkhead.

"The 12th Street Beach is nestled in a sort of bay at the northern end of Northerly Island – just south of the Adler Planetarium. And out there in the water, below the surface, the seawall encloses the bay.

"You can totally see why some might think these are submerged railroad tracks. In fact, the Illinois Central Railroad does run up the lakefront – but it never came this far out.

"The 12th Street Beach isn't the only artificial thing on Northerly Island. It's actually man-made.

"Northerly Island is so named because it was the northernmost of a string of artificial lakefront islands architect Daniel Burnham proposed in his ambitious 1909 “Plan of Chicago.” It was the only one actually built.

"In the late 1920s, several women’s organizations advocated for the construction of a bathing beach on the island, which became the 12th Street Beach.

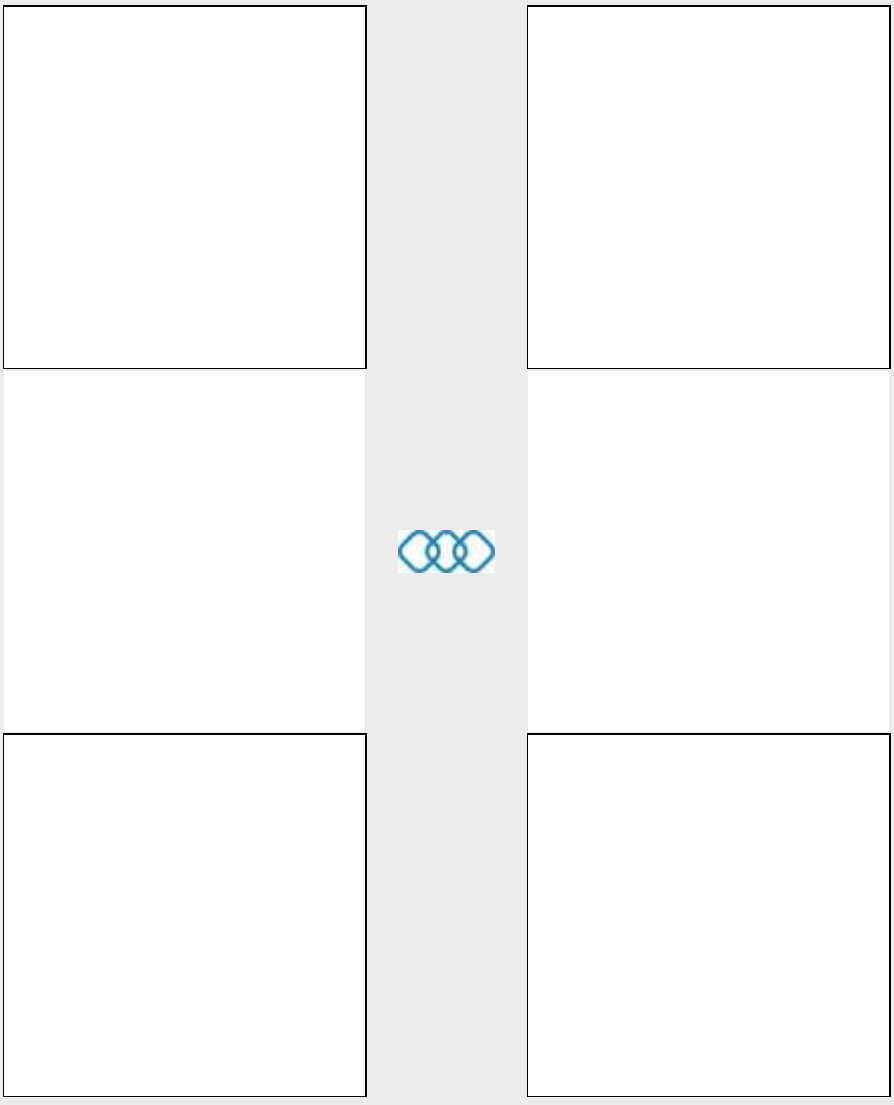
"The Adler Planetarium opened in 1930, and in 1933 and 1934, the island and nearby Burnham Park hosted “A Century of Progress,” the second World’s Fair to be held in Chicago.

"The island’s longest chapter is, of course, as Meigs Field, Chicago’s one time “third airport”. After its lease expired, it was famously closed – in fact bulldozed – in a late night raid ordered by Mayor Richard M. Daley in 2003.

"Today, Northerly Island is home to a concert venue and nature preserve, closed now due to COVID-19. But of course the beach and seawall remain – with or without any swimmers." (WTTW Chicago, 9/12/20)

Watch the full video at WTTW Chicago

Ask Geoffrey: Seawall or Railway Tracks?, Quinn Myers, WTTW Chicago, 9/17/20



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



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.

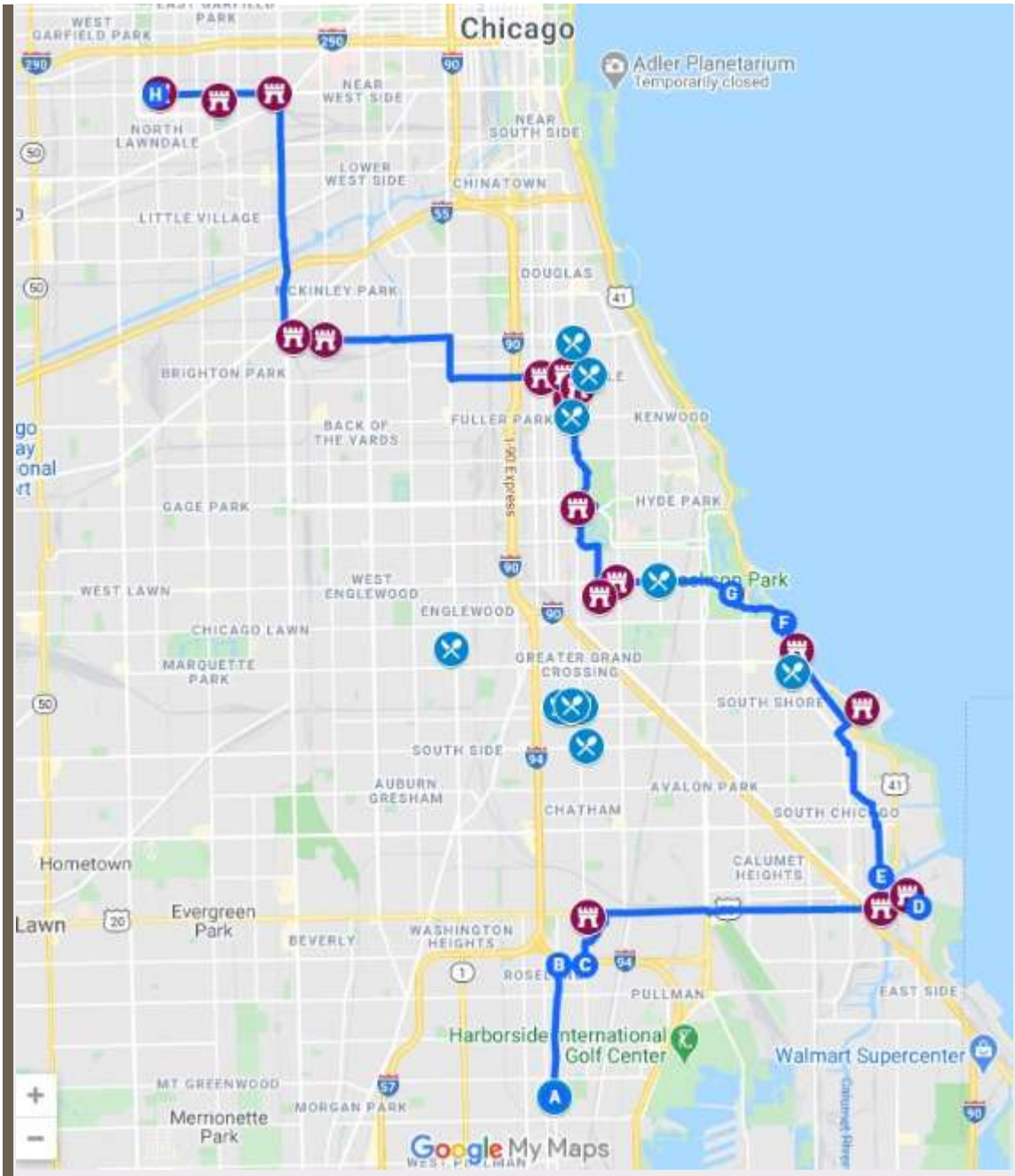
"Preventative action is needed if we want to keep history from repeating itself. Due to the diversity of Chicago's housing market and building types, one sized solutions to the housing impacts of the pandemic may bypass huge swaths of the city. And preserving this stock is far less expensive than producing 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

EVENTS

Chicago Marathon cancelled...
Introducing Preservation Chicago's Historic Marathon!
October 11, 2020



The Preservation Chicago Historic Marathon. Image credit: Preservation Chicago

What is a preservation advocate to do when she registers and trains for the now-cancelled Chicago Marathon? Create her own marathon, one that showcases history in traditionally disinvested neighborhoods of Chicago.

On Sunday, October 11, Preservation Chicago's Director of Community Outreach Mary Lu Seidel will embark on a 26.2-mile journey starting on South Michigan Avenue in Roseland and ending at the Central Park Theater in North Lawndale.

Historic buildings, districts, and neighborhoods will be highlighted along the route, along with great groups working to strengthen their communities. Particular focus will be paid to:

1. The East Side Tap/Bamboo Lounge, a former Schlitz tied house at 9401 S. Ewing, being restored by owners Laura Coffey and Mike Medina. It is part of a group of Schlitz tied houses, constructed by the Schlitz Brewery to market their products, and it is one of our newest Chicago Landmarks.
2. Jackson Park and the South Shore Cultural Center, under threat by the Obama Presidential Center and a proposed Tiger Woods golf course. These legacy parks were designed by Olmsted

& Vaux, Alfred Caldwell, May McAdams and others, and that the proposed alterations and modifications to the park by the Obama Presidential Center on almost 20 acres of lakefront parkland and the combining of two golf courses into one Tiger Woods Golf Course, would have extreme and adverse effects/impacts and destroy historic landscapes and hundreds of old growth trees.
3. The Emmett Till and Mamie Till-Mobley Home at 6427 S. St. Lawrence in West Woodlawn, currently working through the Chicago Landmark process. Emmett Till was 14 years old in 1955 when he was brutally tortured and then murdered in Mississippi for whistling at a white woman. His mother Mamie Till-Mobley became an extraordinary voice for the Civil Rights movement, sharing Emmett's story, and shining a bright light on the horrors of racism.
4. The Forum Hall, 318-22 E. 43rd Street, being restored by Urban Juncture and Bernard Loyd. Built in 1897, the structure contains one of the most important assembly/performance halls in the city and possibly the oldest hardwood ballroom dance floor in Chicago. This imposing red brick building played a significant role in Chicago's cultural scene by hosting performances of music luminaries—including Nat King Cole—and by providing space for civic groups and political meetings.
5. Central Manufacturing District, on Pershing between Ashland and Western in McKinley Park, also threatened by development pressures that favor demolition to restoration. The Central Manufacturing District (CMD) was the first planned industrial district in the nation which experimented in large-scale land development, capitalized on new technologies in construction and power production, and became the national model for the post-World War II industrial park.
6. The Central Park Theater, 3531-39 W. Roosevelt Road, owned by House of Prayer Church of God in Christ, which is teaming up with non-profit partners and professional service providers on a plan to restore the iconic theater. This was the first of the Chicago movie palaces by architects Rapp & Rapp for the theater operators Balaban & Katz. It would lead to scores of movie palaces constructed across Chicago and the nation, in the decades that followed, including the Chicago Theater and the Uptown Theater.

Preservation Chicago's web page for the marathon includes an interactive map highlighting other historic sites along and near the route as well as locally owned businesses and restaurants nearby – preservationchicago.org/marathon

The website also highlights great community partners that are working in these neighborhoods, including:

1. The Greater Roseland Chamber of Commerce
2. Jackson Park Watch
3. Blacks in Green™
4. Urban Juncture
5. Neighbors for Environmental Justice
6. House of Prayer Church of God in Christ
7. My Block, My Hood, My City
8. Chicago Coalition for the Homeless

"These organizations work tirelessly everyday to create equitable and healthy communities," said Seidel.

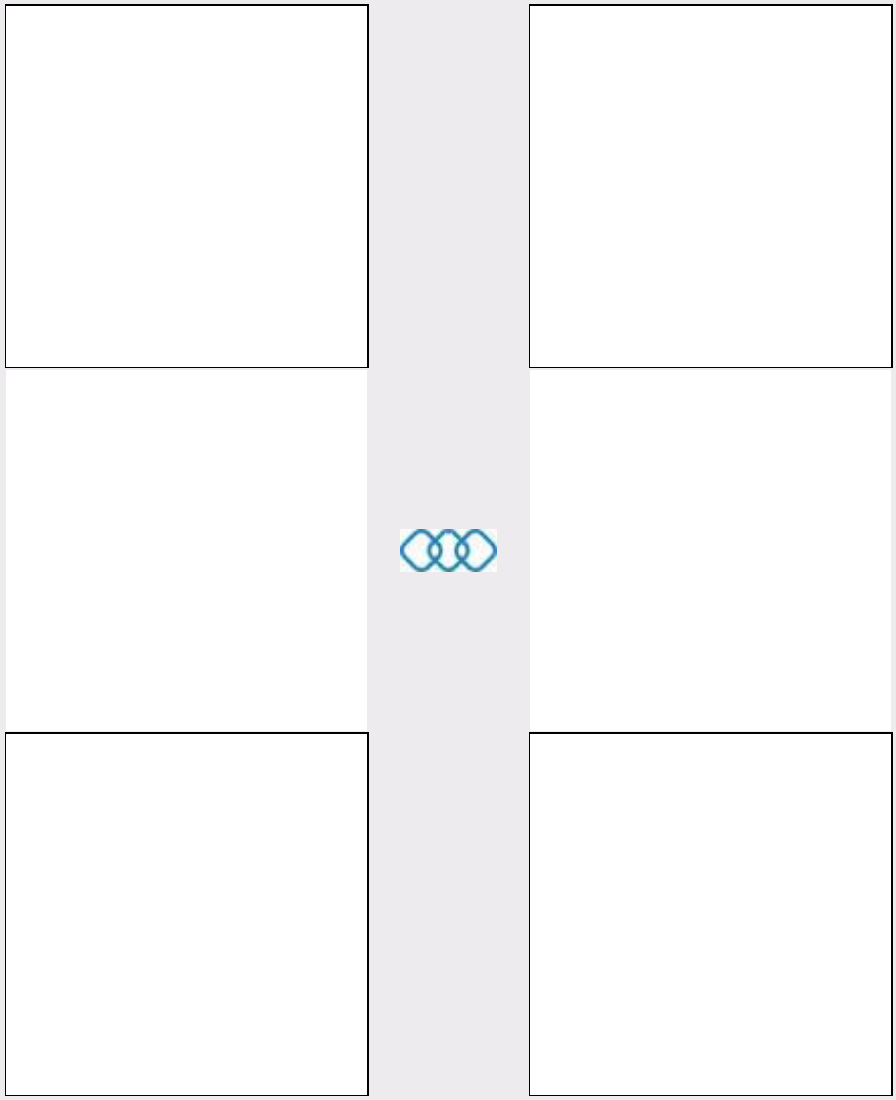
"I've been training all year for the Chicago Marathon," said Seidel. "When it was cancelled, and I was offered the opportunity to roll over my registration to 2021? There's no way I'm ever going to do anything like this again!"

That's when the idea for a historic preservation marathon came about. With the nation in turmoil over equity for people and communities of color, it made sense to take a marathon run to highlight all the beauty that is Chicago's South and West Side communities – especially communities in which Preservation Chicago has been an active partner.

Seidel will kick off her run in front of Old Fashioned Donuts at 11248 S. Michigan Avenue in Roseland at 6 a.m. on Sunday, October 11. The route will go through South Chicago, South Shore, Hyde Park,

Woodlawn, West Woodlawn, Bronzeville, Canaryville, Bridgeport, McKinley Park, and North Lawndale.

[Preservation Chicago Marathon Website Link]



The Open House Chicago Schedule Is Here. Get Ready to Pound the Pavement
October 16 to 25, 2020



The Open House Chicago Schedule Is Here. Get Ready to Pound the Pavement, Patty Wetli, WTTW Chicago, 9/15/20. Image Credit: Open House Chicago 2020 / Chicago Architecture Center

"The Chicago Architecture Center has released its slate of programming for Open House Chicago, scheduled for Oct. 16-25, and the revamped format is impressive in its scope.

"Rather than provide access to hundreds of typically off-limit buildings, 2020's Open House in the time of COVID is heavy on walking/biking/driving trails that will lead Chicagoans on a path of self-guided architectural discovery. The focus is on 20 Chicago neighborhoods, along with Evanston and Oak Park, with a particular emphasis on the rich history of the South and West Sides.

"Most trails are designed to take approximately one hour. Among the highlights:

"'A Ribbon of Green on the West Side' will take participants on a bike ride or drive through the boulevards and parks of the West Side, including Douglas(s), Garfield and Humboldt parks. Another ride or drive will follow a route linking the city's tied houses — the bars and saloons "tied" to specific breweries.

"Put on your walking shoes and stroll through Bronzeville along the "Performance Spaces in the Black Metropolis" trail, or head to Pilsen, where a trail will take guests past the neighborhood's many mosaic murals.

"Several of the trails, of which there are 20 in total, include audio narration. As a reminder: Sites mentioned on trail routes are not open to visitors.

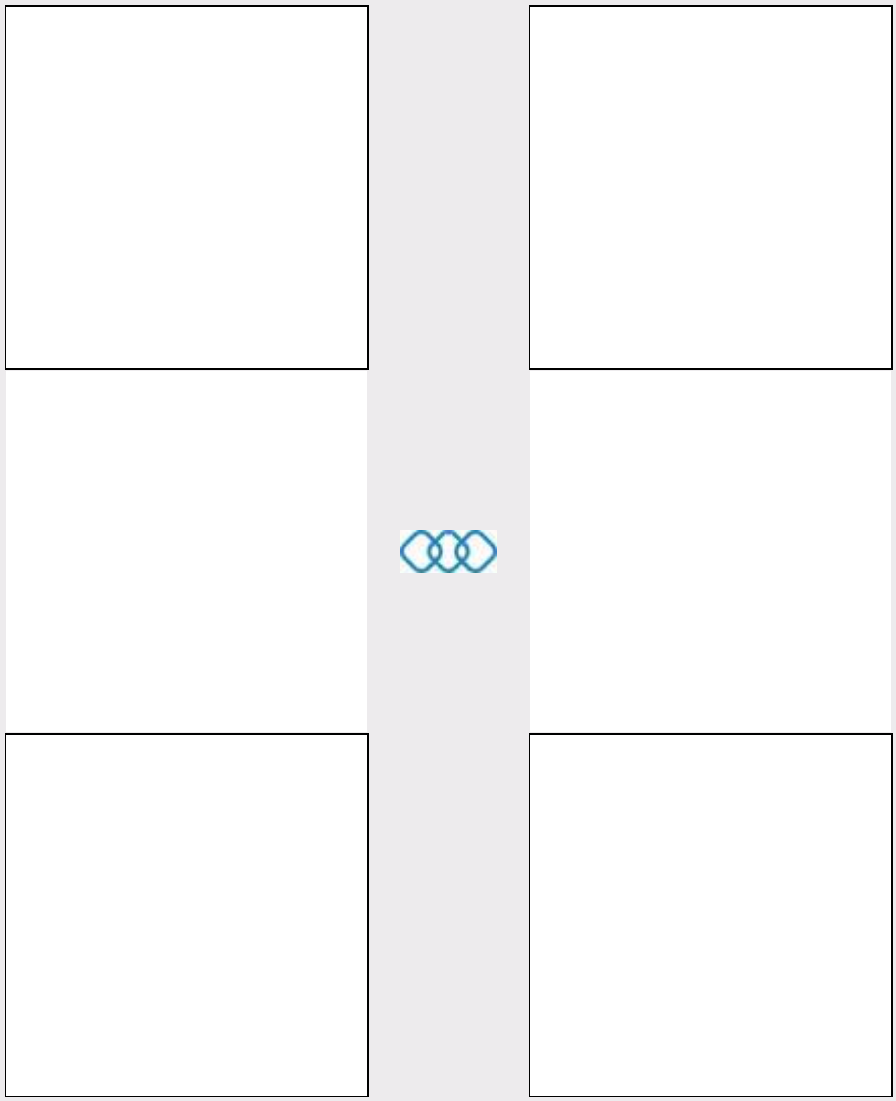
"In addition to the trails, panel discussions and virtual tours round out the programming. Though most programs are free and open to all, 'My Neighborhood, My Story' virtual tours — led by local celebrities including hip-hop artist Che "Rhymefest" Smith and WXRT personality Lin Brehmer — are exclusive to Chicago Architecture Center members.

"Much of the content associated with Open House Chicago, particularly route information, text and audio descriptions of trail sites, photos, videos and more will be available through a new OHC 2020 mobile app; iPhone and Android versions will be ready for download in the days leading up to Oct. 16. An abridged version of the app content will be available via openhousechicago.org

Read the full story at WTTW Chicago

The Open House Chicago Schedule Is Here. Get Ready to Pound the Pavement, Patty Wetli, WTTW Chicago, 9/15/20

Visit the Open House Chicago 2020 Website for more information and the full program schedule



Open House Chicago 2020: *Investment Through Preservation In Roseland.*
Presented by Preservation Chicago
October 20, 2020



Open House Chicago 2020: Investment Through Preservation In Roseland. Presented by Preservation Chicago. Photo Credit: Gene Ossello / Chicago Architecture Center

Tuesday, October 20, 2020
5:30 pm
FREE
Zoom Virtual Event

Link for More Information and Zoom Registration

"After decades of disinvestment, could historic preservation be used as a tool to help rebuild vibrancy in the Roseland neighborhood? Find out at this roundtable discussion, co-convened with OHC 2020 community partner Preservation Chicago.

"In its prime, South Michigan Avenue in Roseland was a well-regarded shopping district that supported the Roseland and Pullman communities and drew in visitors from other areas of the South Side. Once referred to by residents as “The Avenue,” Roseland's Michigan Avenue Commercial District is now on the "Chicago 7 Most Endangered" list, compiled annually by Preservation Chicago. In addition, Roseland is included in the City of Chicago's INVEST South/West initiative.

"This program will look at the toll divestment has taken on the Roseland community, what it will take to revitalize the area, and how historic preservation might be a successful tool for spurring economic development.

PROGRAM MODERATOR: Mary Lu Seidel is the Director of Community Engagement for Preservation Chicago, working throughout the City of Chicago to save significant built and natural environments. Her current projects include leading a community-driven planning process in disinvested neighborhoods to identify what is important to the community and strategies to keep those places intact. Prior to joining Preservation Chicago, she worked at the National Trust for Historic Preservation. She has extensive community building experience over 30 years in the Chicago area market working in economically and ethnically diverse areas.

PROGRAM SPEAKER: Andrea Reed has been the Executive Director for the Greater Roseland Chamber of Commerce since its inception in 2009. She is on the board of Preservation Chicago, the Illinois Green Alliance, and Women Gathering for Justice.

PROGRAM SPEAKER: Paul Petraitis is a lifelong Chicago resident who is a musician, photographer and historian. A local expert on Roseland history, he was a historic advisor to the writing of "Down an Indian Trail in 1849: The Story of Roseland."

PROGRAM SPEAKER: Clevan Tucker Jr. is the President of the Roseland Heights Community Association (RHCA) and a member of the Red Line Extension Coalition (RLEC). As President of the RHCA, Clevan works for the needs of the community, covering all aspects of neighborhood living—socially, culturally and economically.

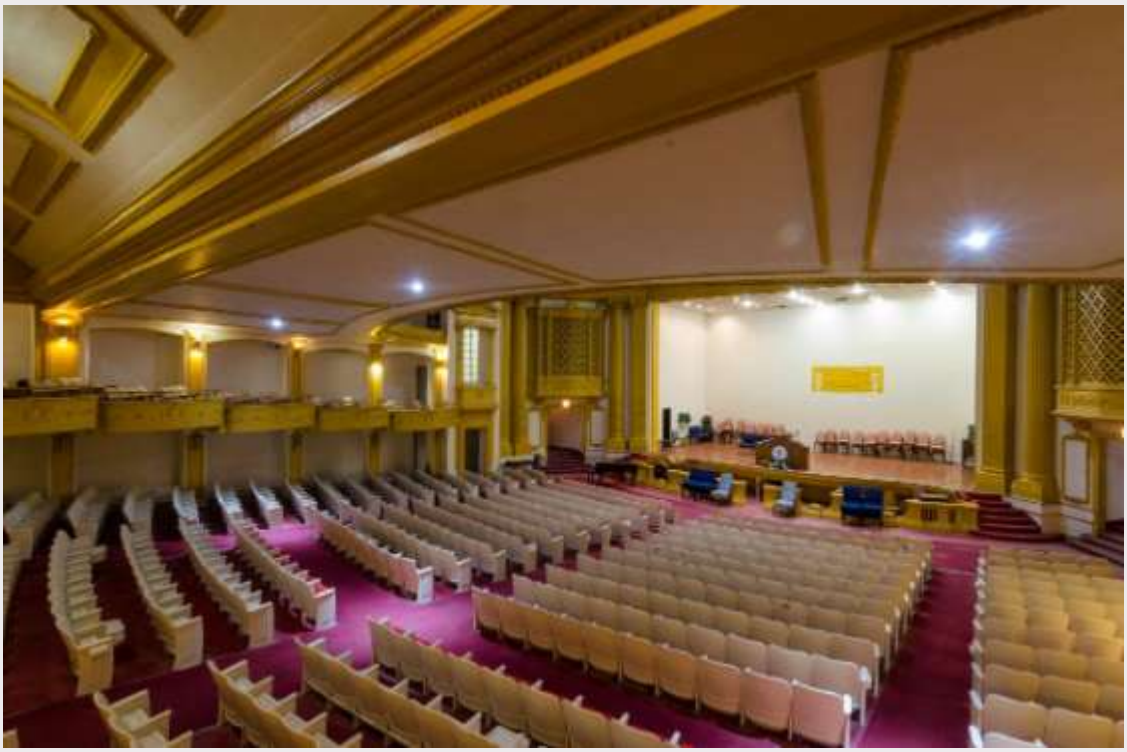
PROGRAM SPEAKER: Erika Sellke, AICP, is an urban planner with the City of Chicago Department of Planning and Development. She is the lead planner for the Far South Region, which includes the INVEST South/West corridors of Michigan Avenue, 111th Street and Commercial Avenue.

"This program will be hosted on Zoom. Approximately 3 hours before the start of the program, you will receive a link directly from Zoom with details about how to access and view it. If you do not receive your link 2 hours prior to the start of the event, please contact tickets@architecture.org. Please note, if you do not contact us at least 30 minutes prior to the start of the program, we cannot guarantee admittance.

Link for Registration



Open House Chicago 2020: *Central Park Theater and the Dawn of a New Era*.
October 23, 2020



Open House Chicago 2020: Central Park Theater and the Dawn of a New Era. Photo Credit: Eric Allix Rogers

Tuesday, October 23, 2020
12:00 pm
FREE
Zoom Virtual Event

Link for More Information and Zoom Registration

"Take a virtual tour of the former Central Park Theater in North Lawndale, a 1917 movie palace that marked the start of a fruitful partnership between architects Rapp and Rapp and theater corporation Balaban and Katz.

"Join OHC 2020 community partner the North Lawndale Historical and Cultural Society for a panel discussion moderated by Dio Aldridge and a virtual tour led by CAC docent Mike McMains, featuring pastor Robert Marshall and North Lawndale Historical and Cultural Society chairwoman Blanche Suggs Killingsworth.

Converted to a church in 1971, the Central Park Theater was reportedly the first to offer mechanical air conditioning. It was designed by architects Rapp and Rapp and considered part of the Balaban and Katz cinema empire, which gave rise to numerous local landmarks, including the Chicago, Oriental (now Nederlander), Riviera and Uptown theaters.

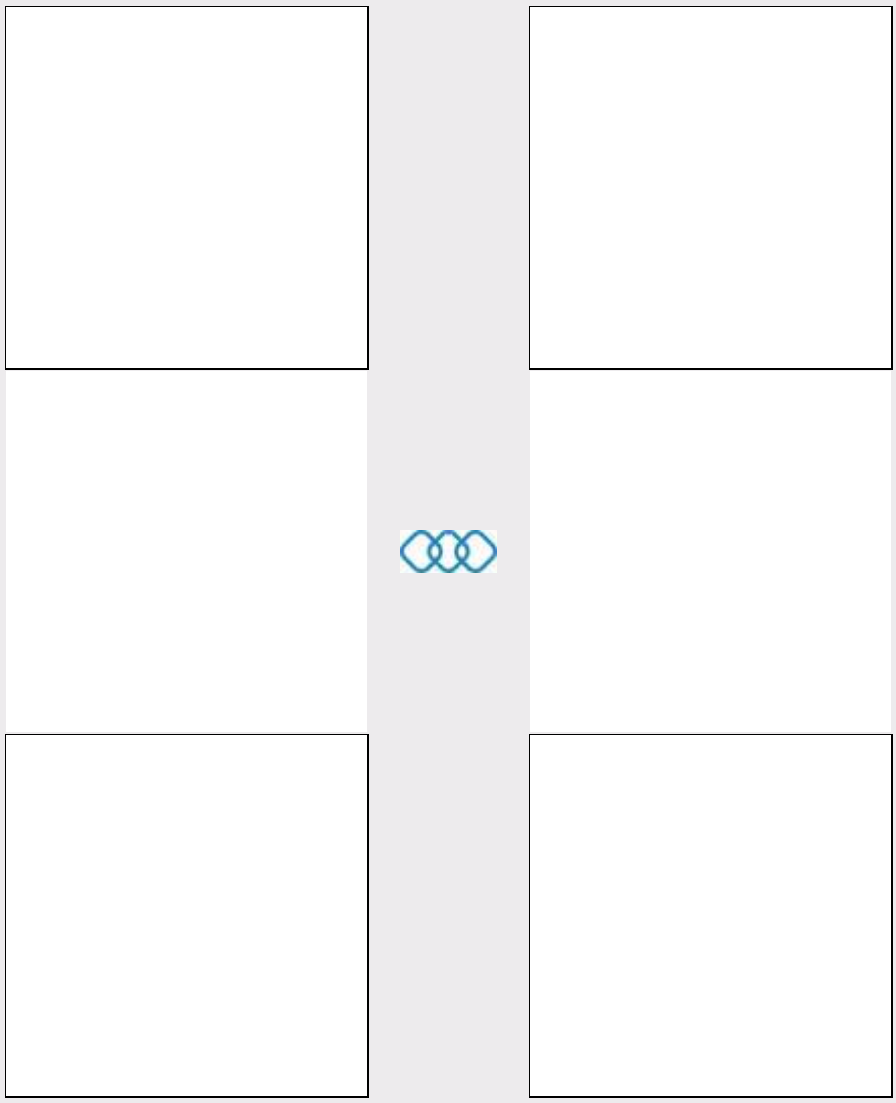
Go virtually behind the scenes and learn more about the shuttered 1917 building which, despite its listing on the National Register of Historic Places, faces an uncertain future."

PROGRAM SPEAKER: Mike McMains has been a CAC docent since 2005. He is certified to lead 10 different CAC tours and has created several others, including Elevated Architecture: Downtown “L”

Train, Elevated Architecture: North Side Art and Must-See Chicago. Mike's professional background is in real estate investment management. Chicago has been his home for the last 20 years.

"This program will be hosted on Zoom. Approximately 3 hours before the start of the program, you will receive a link directly from Zoom with details about how to access and view it. If you do not receive your link 2 hours prior to the start of the event, please contact tickets@architecture.org. Please note, if you do not contact us at least 30 minutes prior to the start of the program, we cannot guarantee admittance."

Link for Registration



The Great Chicago Fire Documentary: A Behind-the-Scenes Preview & Discussion
October 8, 2020



The Great Chicago Fire: A Behind-the-Scenes Preview & Discussion, Thursday, October 08, at 6:00 pm
Image credit: WTTW Chicago

The Great Chicago Fire: A Behind-the-Scenes Preview & Discussion
Thursday, October 08, 2020
6:00 pm
This virtual event is free but reservations are required.

Link to make a Reservation

"Join WTTW for a preview of our new documentary THE GREAT CHICAGO FIRE: A Chicago Stories Special – the dramatic story of a defining and prescient moment in Chicago history – the Great Fire of 1871.

"This virtual event will offer a sneak peek at THE GREAT CHICAGO FIRE before it airs and streams on WTTW and wttw.com/chicagofire. The producers of the documentary will be on-hand to offer a behind-the-scenes look at how the film was made, and historians will discuss how the lessons learned from the fire are as relevant now as ever – informing dialog about immigration, race, and even the pandemic.

"Dan Protess, executive producer of The Great Chicago Fire, will lead a conversation with Peter Marks, producer and writer of the program, Julius Jones of the Chicago History Museum, Liesl Olson of the Newberry Library, and historian Ellen Skerrett. The conversation will be introduced by Anthony

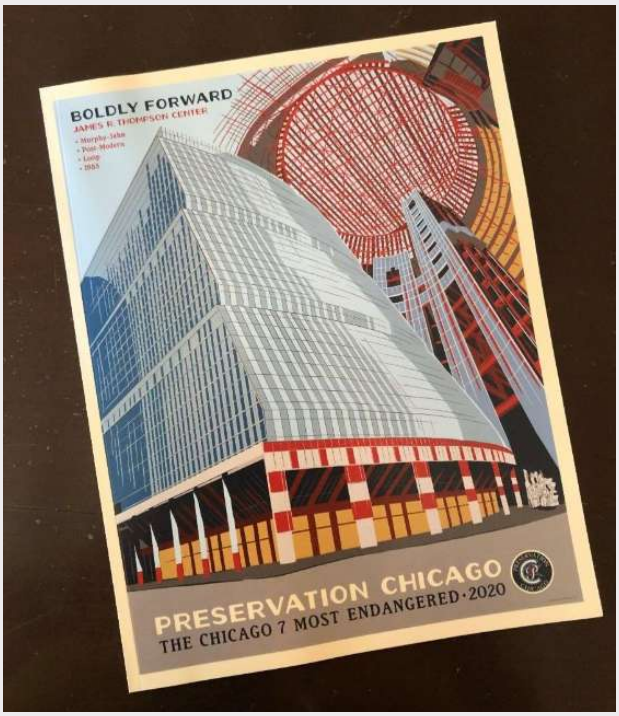
Fleming III, the narrator of the documentary and a Lookingglass Theatre Company ensemble member." (WTTW Chicago)

Link to make a Reservation

BOOKS

Now on Sale!
Preservation Chicago 2020 Chicago 7 Most Endangered Book





Preservation Chicago 2020 Chicago 7 Most Endangered Book now on sale at the Preservation Chicago web store. Photo Credit: Preservation Chicago

The *Preservation Chicago 2020 Chicago 7 Most Endangered* Book is now available for purchase at the Preservation Chicago webstore.

The *Preservation Chicago 2020 Chicago 7 Most Endangered* Book is the most impressive since the program was established in 2003. Its 100 pages of original research, creative solutions, and beautiful photographs is a pleasure to read.

Since 2003, the “Chicago 7 Most Endangered” has sounded the alarm on imminently threatened historic buildings and public assets in Chicago to mobilize the stakeholder support necessary to save them from demolition.

The 2020 Most Endangered include the following:

- James R. Thompson Center / State of Illinois Building
- Jackson Park, South Shore Cultural Center Grounds & Midway Plaisance
- Chicago Union Station Power House
- Chicago Town & Tennis Club / Unity Church
- Washington Park National Bank

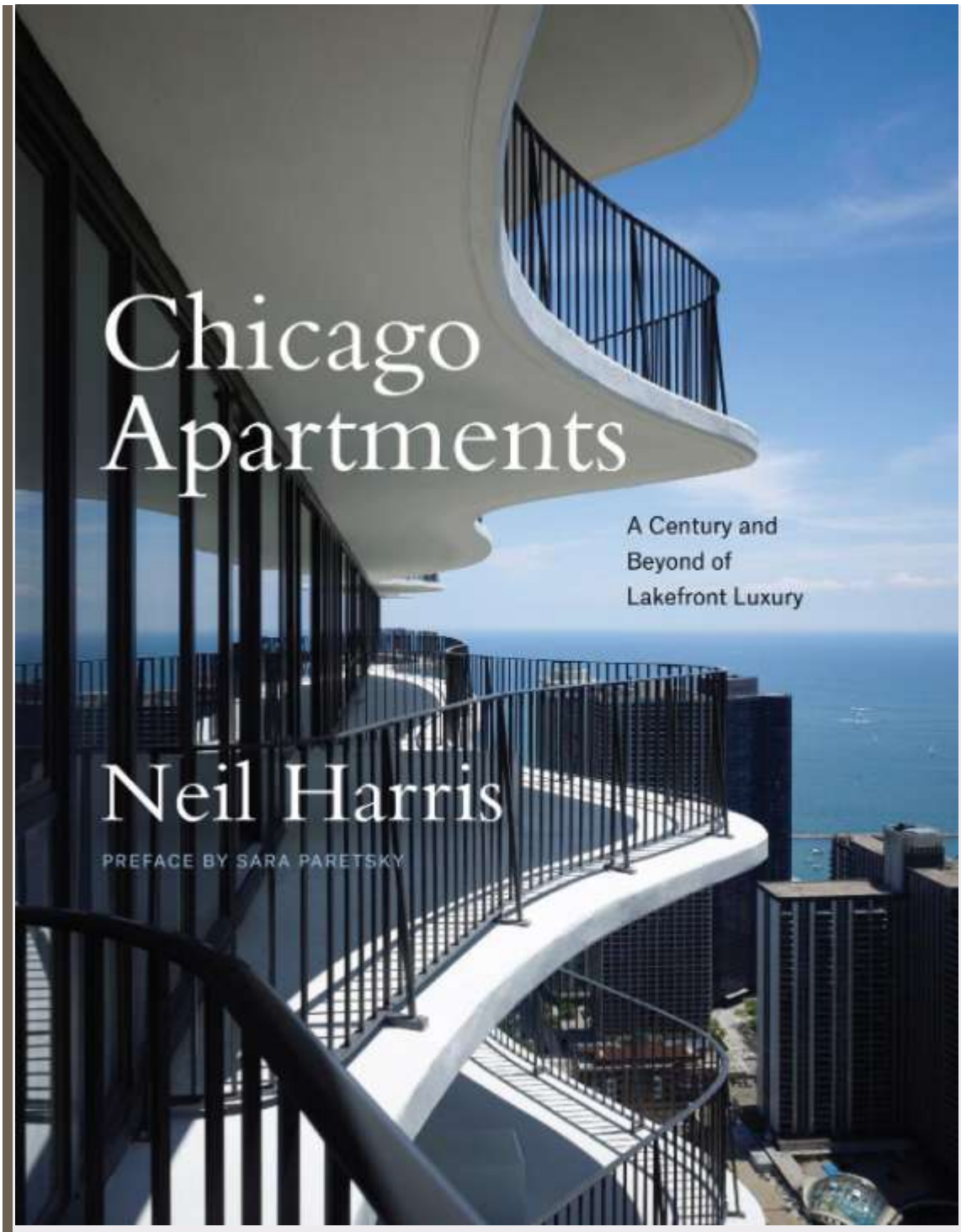
- Central Manufacturing District - Pershing Road
- Roseland's Michigan Avenue Commercial District

Link to purchase the Preservation Chicago 2020 Chicago 7 Most Endangered Book

Please note that all sales proceeds directly support Preservation Chicago and our mission.



Chicago Apartments: A Century and Beyond of Lakefront Luxury by Neil Harris and Teri J. Edelstein



Chicago Apartments: A Century and Beyond of Lakefront Luxury, by Neil Harris and Teri J. Edelstein with a Foreword by Sara Paretsky. Image credit: Chicago Apartments

Chicago Apartments: A Century and Beyond of Lakefront Luxury
Neil Harris and Teri J. Edelstein
With a Foreword by Sara Paretsky
368 pages | 344 duotones | 8-1/2 x 11 | Published 2020

"The Chicago lakefront is one of America's urban wonders. The ribbon of high-rise luxury apartment buildings along the Lake Michigan shore has few, if any, rivals nationwide for sustained architectural significance. This historic confluence of site, money, style, and development lies at the heart of the updated edition of Neil Harris's Chicago Apartments: A Century and Beyond of Lakefront Luxury.

"The book features more than one hundred buildings, stretching from south to north and across more than a century, each with its own special combination of design choice, floor plans, and background story. Harris, with the assistance of Teri J. Edelstein, proves to be an affable and knowledgeable tour guide, guiding us through dozens of buildings, detailing a host of inimitable development histories, design choices, floor plans, and more along the way. Of particular note are recent structures on the Chicago River and south of the Loop that are proposing new definitions of comfort and extravagance.

"Featuring nearly 350 stunning images and a foreword by renowned Chicago author Sara Paretsky, this new edition of Chicago Apartments offers a wide-ranging look inside some of the Windy City's most magnificent abodes."

"NEIL HARRIS is the Preston and Sterling Morton Professor of History and Art History Emeritus at the University of Chicago. His books include Capital Culture, The Chicagoan, The Artist in American Society, Humbug, and Cultural Excursions, all published by the University of Chicago Press. TERI J. EDELSTEIN is an art historian and museum professional. SARA PERETSKY is a prolific crime and mystery novelist, as well as the author of Words, Works, and Ways of Knowing, also published by the University of Chicago Press.

Purchase a **signed copy** from 57th Street Books The Seminary Co-op

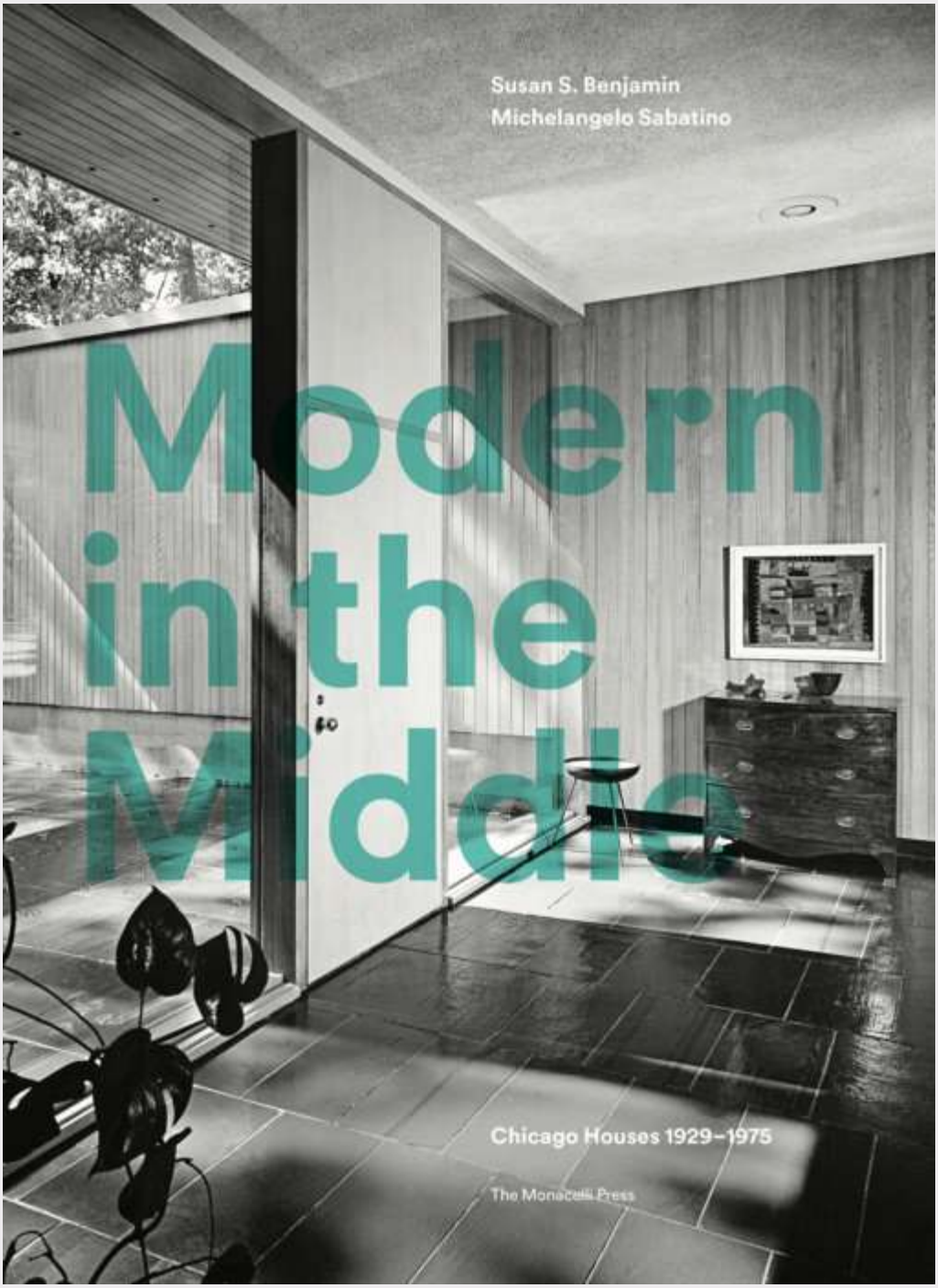
You may order a copy signed by the authors from Seminary Co-op at no extra charge. When you order your book, scroll down to the box: Order Comments and indicate there that you want a copy signed by the authors of the book. The store has curbside pickup, delivery, and mail order

Purchase a copy at the University of Chicago Press

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

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 with foreword by Pauline Saliga. Image 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

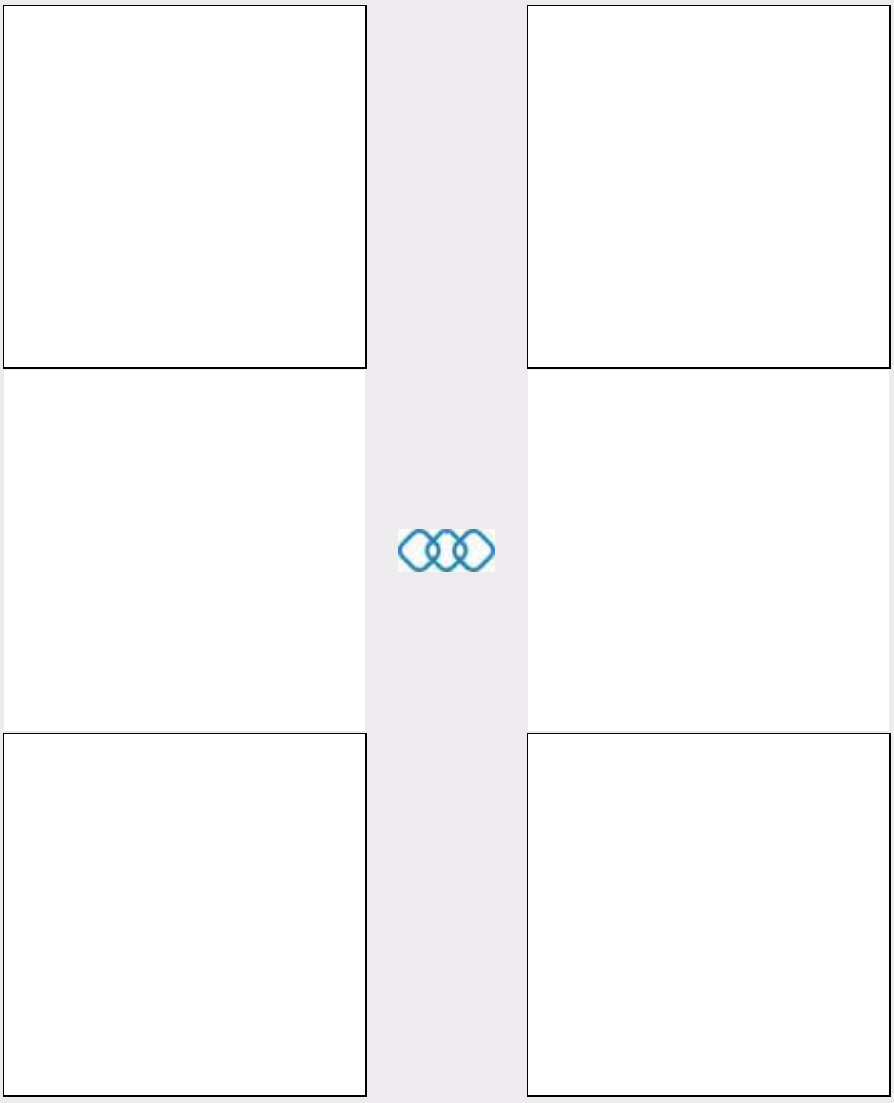
"Modern in the Middle looks beyond Chicago's iconic skyscrapers to show us that this city's residential buildings have also been paradigmatic in shaping modern architecture. The book's scope goes beyond just "midcentury" making the "Middle" a signifier that explores Chicago's central place in the nation's 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

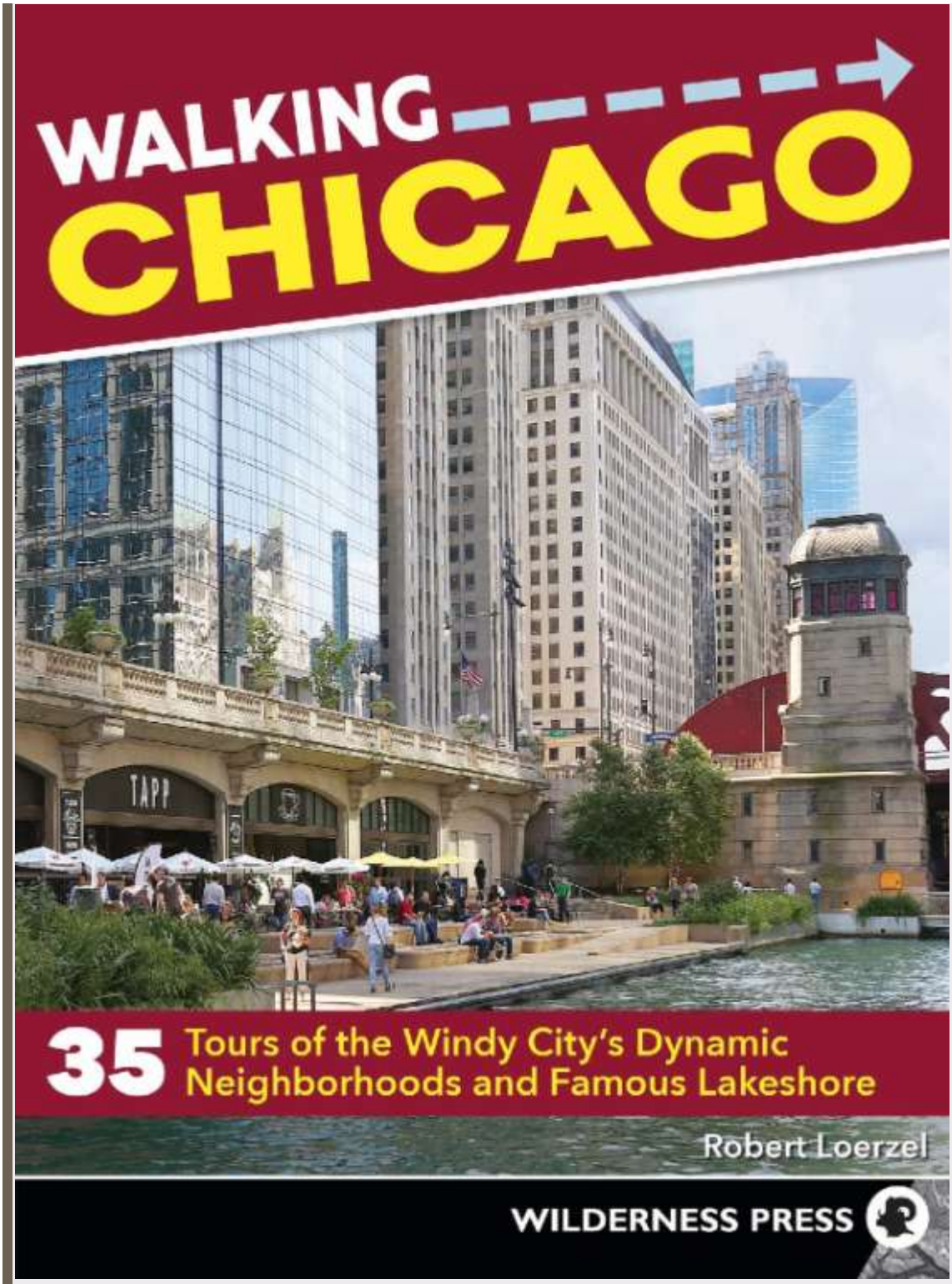
Purchase a copy at Monacelli Press

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

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



Walking Chicago: 35 Tours of the Windy City Dynamic Neighborhoods and Famous Lakeshore by Robert Loerzel



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

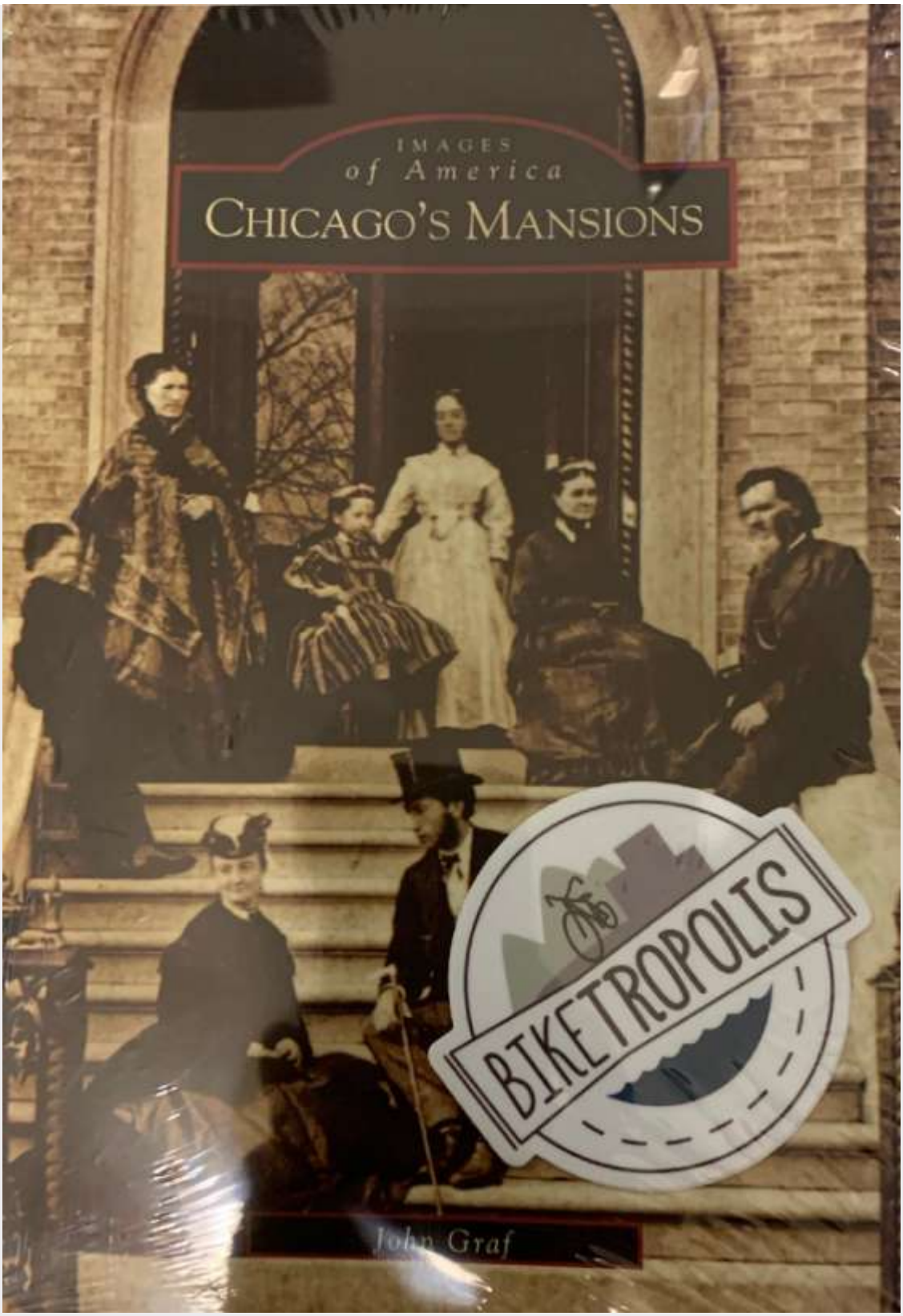
Purchase your copy of Walking Chicago: 35 Tours of the Windy City's Dynamic Neighborhoods and Famous Lakeshore at Bookshop.org. Bookshop.org is an online bookstore with a mission to financially support local, independent bookstores.



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



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: Biketropolis.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

SUPPORT

Save the Castle! Help Restore The Givins Beverly Castle



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

"Chicago's only Castle: No depiction of the Beverly-Morgan Park neighborhood is complete without the iconic turrets of the Givins Beverly Castle located at 10244 South Longwood Drive in Chicago.

"The Current Need: Time and 130 icy, windy Chicago winters have taken a toll on the 1886 limestone structure. The turrets have begun to decompose.

"Temporary stabilization was completed in 2018, and the cost to complete the necessary restorations will approach $1,000,000.

"With the endorsement of the Beverly Area Planning Association (BAPA), the Ridge Historical Society, the 19th Ward Alderman, Matt O'Shea, and historic preservation advocates across the city, we launched a capital campaign with an initial goal of $800,000. A successful grant proposal to Landmarks Illinois in 2019 is testimony to the importance of this historic preservation campaign, as is the selection of the Givins Beverly Castle for a Rebuild Illinois state capital project grant and the award of an Citywide Adopt-A-Landmark Fund grant.

"Your Role: The restoration campaign requires extraordinary generosity from many members of the local community and those across Greater Chicago who value historic preservation.

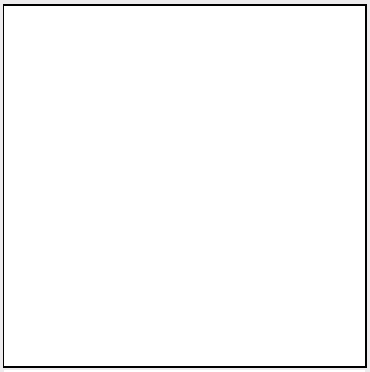
"Members of Beverly Unitarian Church, the "Castle Keepers" since 1942, have pledged more than $400,000 toward the restoration campaign goal. We are now seeking matching gifts from the larger Chicago community.

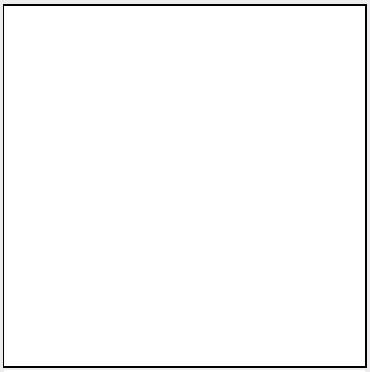
"Please support the campaign to preserve and restore Chicago's Only Castle.

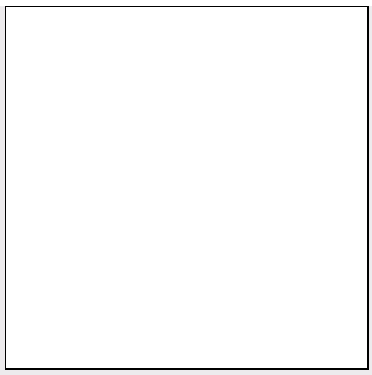
"To make a donation online, go to www.givinsbeverlycastle.org. Check donations may be made to the Castle Restoration Fund at 10244 S. Longwood Drive, Chicago IL 60643. Gifts are tax deductible.

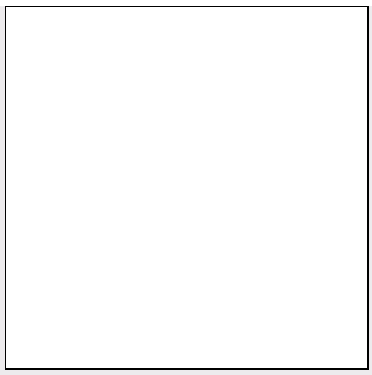
Donate to the Givins Beverly Castle Restoration Campaign

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









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

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

Treat yourself to "Chicago 7 Most Endangered" Posters, Mugs & More!





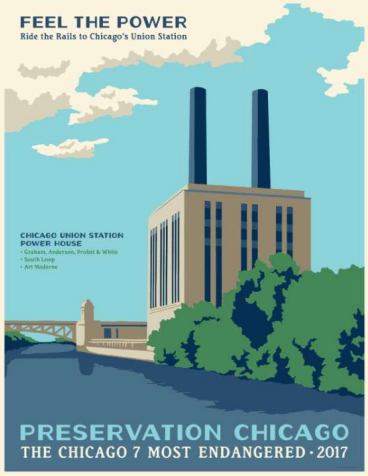
Preservation Chicago 2020 Chicago 7 Poster and Mug now on sale at the Preservation Chicago web store. Photo Credit: Preservation Chicago

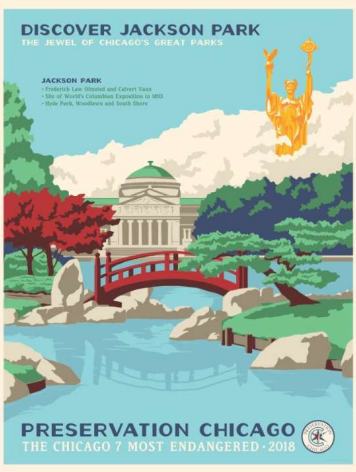
Due to popular demand, the 2020 Thompson Center “Chicago 7 Most Endangered” poster is now available [for sale on the Preservation Chicago webstore.]

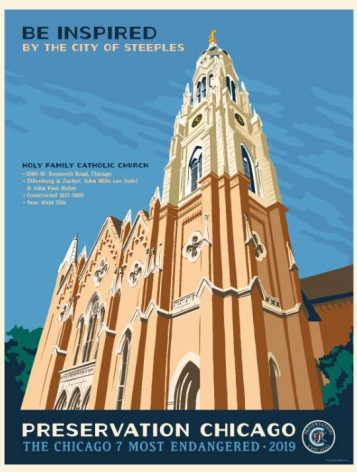
Previous years' “Chicago 7 Most Endangered” posters including Union Station Power House, Jackson Park, and Holy Family Church are also available. The posters are available in three sizes; 8x10, 16x20 and 24x36.

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.







Support Preservation in Chicago.
By Supporting *Preservation Chicago*!
Every Donation Counts.



Chicago Town and Tennis Club / Unity Church, built 1924, George W. Maher & Son, 1925 W. Thome Avenue, Demolished June 2020.. Photo Credit: Joe Ward / Block Club Chicago

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

THANK YOU from your friends at Preservation Chicago!

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 or to make a donation of stock, 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

