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PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

July 2021 Month-in-Review Newsletter



Lunch On LaSalle

Photo by Eric Allix Rogers

BOMA/Chicago is hosting an outdoor café on LaSalle Street between Adams and Jackson every Tuesday in August from 11 to 2. Lunch on Lasalle is presented by BOMA/Chicago in partnership with Mayor Lori Lightfoot and Alderman Brendan Reilly.

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- PRINT: "I want to save a historic home. I'm up against developers."
- PRINT: Chicago Tribune: Comfort Station in Logan Square

EVENTS & HAPPENINGS

- "Helmut Jahn: Life + Architecture" at Chicago Architecture Center
- "Chicago Comics: 1960s to Now" at MCA
- "Chicago: Where Comics Came to Life (1880-1960)" at Chicago Cultural Center
- Pullman National Monument Grand Opening - Labor Day Weekend

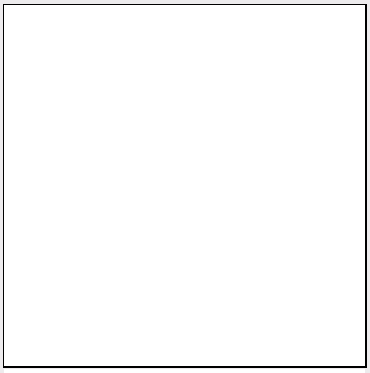
- "Wicker Park Walking Tour" with Elaine Coorens - August 11, 2021
- "Architectural Gems of the South Side Tour" with Lee Bey - Sept. 15, 2021
- "Drawn to Combat: Bill Mauldin & The Art of War" at Pritzker Military Museum
- Call for Volunteers for Open House Chicago 2021 - Oct. 16 & 17, 2021

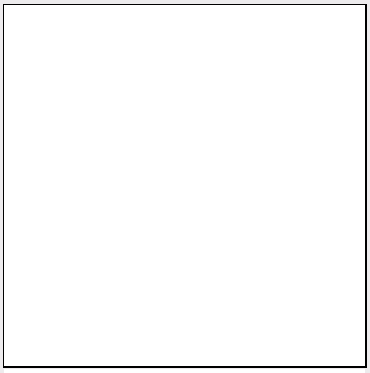
FILM & BOOKS

- Remembering Edgewater Beach Hotel, a Book by John Holden & Kathryn Gemperle
- Vautravers Building Relocation Project: A Documentary Film by the1stMikeC
- Starship Chicago: Thompson Center: A Film by Nathan Eddy
- Roseland's South Michigan Avenue Commercial District: "The Avenue's" Past, Present and Future
- Preservation Chicago Virtual Tour of the Arlington Deming Historic District
- Video Overview of the Preservation Chicago 2021 "Chicago 7 Most Endangered" (3:48)
- Full Presentation of the Preservation Chicago 2021 "Chicago 7 Most Endangered" (57 Minutes)

SUPPORT PRESERVATION CHICAGO

- Chicago 7 Posters and Swag
- Please Support Preservation Chicago





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Advocacy

WIN: Within Hours of Demolition in December 2020, Lake Street Schlitz Tied House Achieves Permanent Protection Through Chicago Landmark Designation



La Lucé Building/ Schlitz Tied House, 1892, 1393-1399 W. Lake Street. Photo Credit: Ward Miller / Preservation Chicago



Preservation Chicago tweet announcing the Chicago Landmark Designation of the Lake Street Schlitz Tied House on June 21, 2021. Photo Credit: Ward Miller / Preservation Chicago

"The former home of La Luce Italian restaurant, which was nearly torn down late last year, is officially a Chicago Landmark.

"City Council on Wednesday formally designated the building a Chicago Landmark after community uproar last year when its owner sought to demolish the building.

"Built in 1892 as a Schlitz brewing saloon and tied house, the Queen Anne Victorian building at 1393-1399 W. Lake St. was La Luce's home from 1989 until the restaurant closed in 2016.

"The building is 'one of the few remaining and best preserved early examples of a Schlitz Brewery tied house,' said Kandalyn Hahn, a staffer with the Department of Planning and Development.

"With City Council approval, the building will join at least 10 other tied houses that have been landmarked by the city.

"In November, city officials revoked a demolition permit for the vacant building at the corner of Lake Street and Ogden Avenue after saying it had been issued in error.

"Veritas LLC, co-owned by Anthony Giannini and Steven DeGraff, bought the building with the intention of razing it, their zoning attorney told the landmark commission. They said they were unaware the city would consider landmarking the building.

"After the city yanked the first permit, Veritas immediately filed for another one. As news of the potential demolition spread, Preservation Chicago launched an online petition to save the building, which got over 8,000 signatures. Then the city's Department of Planning and Development moved to obtain landmark status for the 130-year-old building.

"The city's landmarks commission sided with the preservationists in April, granting the building protected status and rejecting the owners' application to tear it down.

"Maurice Cox, the city's planning commissioner, said the building was a 'pretty rare asset. You lose them one building at a time, until you are hanging on to one or two exemplars. I would encourage the development team for this particular site to embrace those assets that will in fact enrich [the development]'". (Laurence and Peña, Block Club Chicago, 7/21/21)

Preservation Chicago is thrilled at this outcome. We have advocated for the building's preservation since 2016 and with urgency over the past year since its change of ownership. Thanks to all of the 8,343 individuals who signed the petition to save the building, to officials at the City of Chicago that took steps to rapid steps revoke the erroneously released demolition permit, and all of the stakeholders and decisionmakers who helped to protect this unique and beautiful Chicago building.

Read the full story at Block Club Chicago

After Being Spared From The Wrecking Ball, Victorian Building Formerly Home To La Luce Receives Landmark Status; Built in 1892 as a Schlitz brewing saloon and tied house, the Queen Anne Victorian building was La Luce's home from 1989 until the restaurant closed in 2016, Justin Laurence and Mauricio Peña, Block Club Chicago, 7/21/21

Former La Luce Building In West Loop Saved From Demolition Again, Given Temporary Landmark Protection; The former Schlitz Tied House dates back to 1891. Most tied houses of this size and stature have been torn down, city officials said, Mauricio Peña and Hannah Alani, Block Club Chicago, 4/1/21

After Being Spared From The Wrecking Ball, Victorian Building Formerly Home To La Luce Could Get Landmark Status; If approved, the recommendation would be the first step in designating the Fulton Market building, which dates back to 1891, a city landmark, Mauricio Peña, Block Club Chicago, 3/31/21

Threatened West Loop building from 1891 could be spared from redevelopment; The Commission on Chicago Landmarks will decide the fate of the historic former tied house at the corner of Lake and Ogden, Jay Koziarz, Urbanize Chicago, 3/30/21

Column: Former Fulton Market restaurant and Schlitz tavern is safe from wrecking ball — for now — after city revokes demolition permit, Blair Kamin, Chicago Tribune, 12/3/20

129-Year-Old Victorian Building, Former Home To La Luce, Scheduled For Demolition; The former Italian restaurant and Midwest Performance Cars buildings are being torn down, likely to make way for a development, Jay Koziarz, Block Club Chicago, 12/2/20

Petition signatures and comments to Save the Lake Street Tied House

WIN: 127-year-old Vautravers Building Moved Out of Path of New 'L' Tracks



WATCH! Time lapse video of the Vautravers Building relocation on August 2 and 3, 2021. The historic three-story Lakeview apartment building was moved about 26 feet to the west and 9 feet to the south to avoid the new elevated rail line. Vautravers Building, 1894, Frommann & Jebsen, Original address 947-949 W. Newport Ave. Video Credit: Chicago Transit Authority



The Vautravers Building after relocation on August 2, 2021. The historic three-story Lakeview apartment building was moved about 26 feet to the west to avoid the new elevated rail line. Vautravers Building, 1894, Frommann & Jebsen, Original address 947-949 W. Newport Ave. Photo Credit: Vautravers Building Ezra Landman-Feigelson



The Vautravers Building final preparation for relocation on August 2, 2021. The historic three-story Lakeview apartment building will be moved about 26 feet to the west to avoid the new elevated rail line. Vautravers Building, 1894, Frommann & Jebsen, Original address 947-949 W. Newport Ave. Photo Credit: Ward Miller/ Preservation Chicago



The Vautravers Building final preparation for relocation on August 2, 2021. The historic three-story Lakeview apartment building was moved about 30 feet to the west to avoid the new elevated rail line.

Vautravers Building, 1894, Frommann & Jebsen, Original address 947-949 W. Newport Ave. Photo Credit: Ward Miller/ Preservation Chicago



The Vautravers Building final preparation for relocation on August 2, 2021. The historic three-story Lakeview apartment building was moved about 30 feet to the west to avoid the new elevated rail line. Vautravers Building, 1894, Frommann & Jebsen, Original address 947-949 W. Newport Ave. Photo Credit: Ward Miller/ Preservation Chicago

"Scoot over, Vautravers Building.

"The 127-year-old Lake View structure on Monday started its very short trip to get out of the way of a Chicago Transit Authority track rebuilding project.

"The move 30 feet west and four feet south — as part of the CTA's Red and Purple modernization — should wrap up by Tuesday.

"The move is necessary because when the Red Line tracks were built in the early 1900s, the owner of the three-story building refused to sell so the tracks were built around it. Red Line trains traveling between Belmont and Addison now must slow down around the bend that curves around the structure at 947 Newport Ave.

"Preservation Chicago pushed for the Vautravers Building to be landmarked as a part of the Newport Avenue District, a series of homes built between 1891 and 1928. Its landmark status protected the building from being demolished.

"'Unfortunately, we don't appreciate these buildings as we should,' said Ward Miller, executive director of Preservation Chicago. 'We should be using every tool possible to save these buildings as other cities do.'

"Contractor Walsh-Flour Design-Build Team removed the original foundation and placed the building on layers of beams, according to Stephen Specht, project manager at Walsh-Flour. After it is moved, it will be renovated. 'The entire building gets tuckpointing, masonry repair and a new roof,' said Specht. 'All the historic copper bays get fully restored with ... new copper cladding.'

"Though the neighborhood was excited for this rare event, moving well-known buildings out of the way of construction is not unprecedented in Chicago, according to Miller.

"Case in point: The Briggs House, a downtown hotel, was famously moved in 1857 while people were still inside.

"'They had such a celebration that they filled The Briggs House with a party of 1,000 people, supposedly attending the event as the Briggs house was raised. So, we should all be inside, right?' Miller joked Monday.

"While the entire endeavor to move the Vautravers Building is not cheap — Miller hopes these types of accommodations for preserving historic buildings happen more often, instead of the easier and cheaper option of demolishing the structures.

"'The more of these we move out of harm's away, the better,' Miller said." (Molina, Chicago Sun-Times, 8/2/21)

"Preservation Chicago Executive Director Ward Miller called it a victory.

"'We'd like to see more buildings moved if that's what it will take to retain them because we are a city of architecture and if we keep losing buildings like this in the future we're gonna look like anyplace USA,' Miller said." (D'Onofrio, ABC News 7, Monday, 8/2/21)

Read the full story at Chicago Sun-Times

Historic Lake View building moving westward — literally — so Red Line tracks can be straightened; The entire Vautravers Building will be moved about about 30 feet west and four feet south by the end of Tuesday, Nina Molina, Chicago Sun-Times, 8/2/21

WATCH CTA moving historic Lakeview building for work on Red and Purple Modernization Project, Jessica D'Onofrio, ABC News 7, Monday, 8/2/21

WATCH: Vautravers Building Relocation Project Recap from start in May 2021 | Plus 360 View of New Location, the1st MikeC on YouTube (16.58 min)

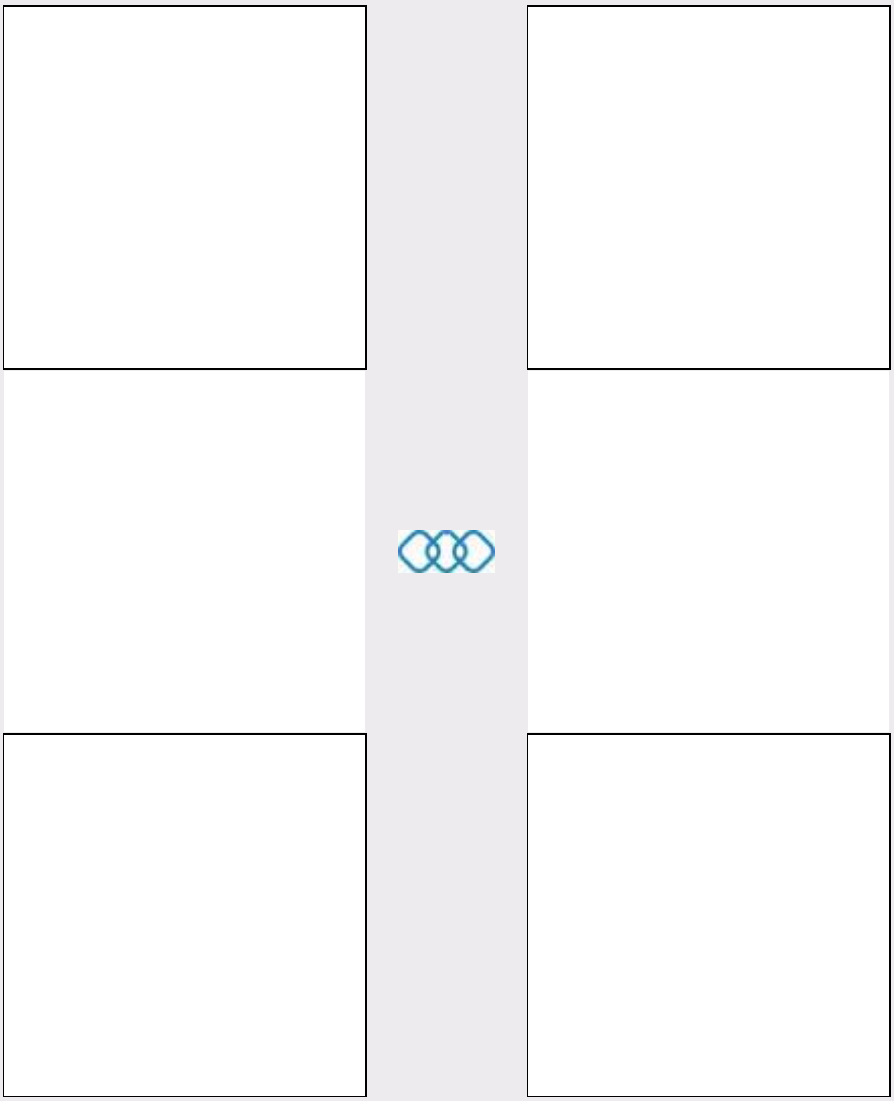
Time-Lapse Video: CTA Moves 1,000-Ton Historic Building 30 Feet, Patty Wetli WTTW Chicago, 8/4/21

CTA begins moving historic Lakeview house 30 feet west as part of Brown Line flyover project, Jade Yan, Chicago Tribune, 8/2/21

CTA moving 127-year-old Lakeview apartment building away from 'L' tracks as part of Brown Line flyover project, Robert Channick, Chicago Tribune, 6/9/21

CTA moving historic Lakeview building for work on Red and Purple Modernization Project, Jessica D'Onofrio, ABC7 Chicago, 8/2/21

CTA prepares to move historic Lakeview greystone; Crews will relocate the 127-year-old Vautravers Building out of the path of the new Red and Purple line tracks, Jay Koziarz, Urbanize Chicago, 7/9/21



THREATENED: Permits Issued for OPC Construction in Jackson Park



Proposed Obama Presidential Center in Jackson Park looming over Olmsted's iconic landscape and the Museum of Science and Industry. Rendering Credit: Obama Foundation



Proposed 20 acre site of Obama Presidential Center in Jackson Park. Photo Credit: Steven Vance

"After landing its first batch of construction permits, Chicago's upcoming Obama Presidential Center is one step closer to breaking ground in Jackson Park. On Monday, July 26, 2021 the city issued a trio of permits for foundation work at the addresses 6011, 6021, and 6101 S. Stoney Island Avenue. The scope of the work also includes 'tree removal and site clearing,' according to the permits.

"The newly issued permits represent a key milestone leading up to the official groundbreaking date, which is scheduled for August 16. In April, the Obama Foundation announced the start of pre-

construction work including efforts to relocate utility lines as well as preliminary work to close and widen several adjacent roadways.

"Designed by Tod Williams Billie Tsien Architects, the long-discussed presidential center will be a major addition to the historic Jackson Park landscape conceived in 1871 by Frederick Law Olmsted and Calvert Vaux. The plan calls for an imposing 235-foot-tall stone museum building, a new Chicago Public Library branch, a public plaza, an athletic facility, an underground parking garage, and a community garden.

"Zoning for the center was approved by the city in 2018 and organizers had hoped to begin construction later that same year. The project faced numerous delays related to a lengthy federal historic review process as well as multiple lawsuits from park advocacy groups.

"The estimated $700 million facility is currently facing fresh legal action from Protect Our Parks, which is aiming to block construction because they say the project would 'permanently destroy' the integrity of Jackson Park. Any further delays would add $2.2 million to the center's price tag each month, according to a court filing from the Obama Foundation reported by Crain's. The project is expected to take roughly four years to complete." (Koziarz, Urbanize Chicago, 7/29/21)

Read the full story at Urbanize Chicago

Obama Presidential Center scores construction permits; Official groundbreaking on the $700 million project is less than a month away—that is, if it doesn't get held up in court, Jay Koziarz, Urbanize Chicago, 7/29/21

No decision at hearing on request to prevent OPC groundbreaking, Aaron Gettinger, Hyde Park Herald, 7/20/21

Groundhog Day in federal court for the Obama Center, Protect Our Parks wants to put the brakes on groundbreaking, Deanna Isaacs, Chicago Reader, 7/21/21

Protect Our Parks asks court to block OPC work after defendants file to dismiss case, Aaron Gettinger, Hyde Park Herald, 6/16/21

OP-ED: Soldier Field revamp hit taxpayers hard. So will the Obama Center, Michael Rachlis and Richard Epstein, Chicago Tribune, 6/28/21

The Obama library is coming to Chicago. Will local residents be displaced? Complex slated for South Side's Jackson Park prompts fears that low-income Black residents will be displaced, Taylor Moore, The Guardian, 5/24/21

To Make Obama Presidential Center Succeed, Local Business Leaders Must Support It, Former President Says Ahead Of Construction; The former president compared his center's plans to "great civic projects in Chicago" like Millennium Park in an appearance with economic leaders, Maxwell Evans, Block Club Chicago, 6/7/21

Architect Grahm Balkany on all things Obama Presidential Center, Radio Interview, 2/24/21

PARTIAL WIN: Architectural Drawings Demonstrate Strength of Alternate OPC Site



Rendering of an alternate location for the Obama Presidential Center on privately owned land mostly owned by the City of Chicago, CTA and the University of Chicago near Washington Park by architect Grahm Balkany. Rendering credit: Grahm Balkany

"In a last-minute bid to derail a project that finally appears to have a lot of momentum, opponents of the proposed Obama Presidential Center in Jackson Park have released some flashy schematics of how a reimagined center might instead be built elsewhere on the South Side.

"The artist's renditions, based on rough designs by South Side architect Grahm Balkany, are only a concept for how the center and an adjacent parking structure could be built just west of Washington Park, on land mostly owned by the city and University of Chicago that earlier had been pitched to the Obama Foundation.

"'This is a citywide, not just a neighborhood issue,' said Richard Epstein, the group's attorney, in an interview. There is no reason to risk 'irreparable' harm to Jackson Park if an alternate is available, he asserted.

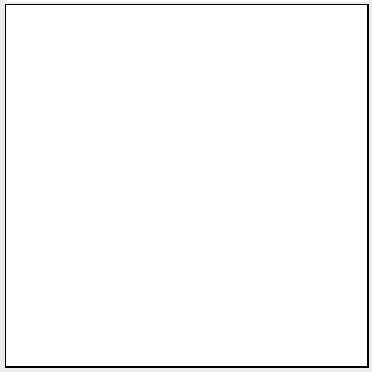
"Protect Our Parks has talked for a while about potentially using the land across the street from Washington Park. The University of Chicago years ago pitched that location as a possible site for the presidential center, according to Protect our Parks. The foundation, which is building the center, actually rated the site more highly at one point than the location on the west side of Jackson Park.

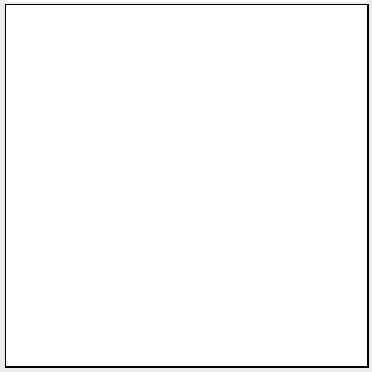
"Balkany said 18 to 20 acres of land are involved in his design, all but a small portion owned by local government or U of C. He conceded that the group has only begun discussing details with local officials and groups and that no elected official has signed on. But he insisted the schematics are 'not a fantasy' but instead a design based on publicly available data about how much space the center needs.

"As with the Jackson Park location, the proposal for Washington Park features a tall, iconic central structure, surrounded by greenery and some smaller buildings. Detailed cost projections and the like were not released. Protect Our Parks contends that the site not only will not require using park land but is more convenient to the Dan Ryan Expressway and Chicago Transit Authority's Green Line than the Jackson Park site, which is near Metra Electric Tracks and DuSable Lake Shore Drive." (Hinz, Crain's Chicago Business, 7/27/21)

Read the full story at Crain's Chicago Business

An Obama Center alternative? That's what activists engaged in a long-shot fight against the Jackson Park plans are proposing—including a flashy design that they envision next to Washington Park, Greg Hinz, Crain's Chicago Business, 7/27/21





PARTIAL WIN: Chicago Architecture Club's Thompson Center Competition Generates Creative Adaptive Reuse Ideas
(Chicago 7 2016, 2018, 2019 & 2020)



James R. Thompson Center, 1985, Helmut Jahn, 100 W. Randolph Street. Photo Credit: Serhii Chrucky



Save the James R. Thompson Center Rally held June 23, 2021. James R. Thompson Center, 1985, Helmut Jahn, 100 W. Randolph Street. Photo Credit: Matthew Kaplan

“Governor Pritzker has the opportunity, after years of neglect by his predecessors, to lead through the sale of the Thompson Center by giving it new life.

"Repurposing the building the right way could go beyond what the building ever was, making it better, more public, and a place where you want to work, stay overnight, live or just visit and feel good.

"Miracles and dreams can become real.”

--- Helmut Jahn during 2020 interview

"Is there any hope for those who want to preserve the James R. Thompson Center in the Loop?

"We might have a sense of this in a few weeks. Aug. 16 is the deadline the state has set for proposals to acquire the building and its full-block site. The state then wants time for review, to interview the proposers and let them submit revisions, with a goal of picking a winner in November.

"Another important deadline is today July 19, 5 p.m. to be exact. It’s when submissions are due for a competition the Chicago Architecture Club is running for proposals to reuse the property. The club’s contest was an incentive for architects, engineers and anybody else with an interest in design to put on their thinking caps.

"The goal here is not a transaction but preservation. What are the best ideas for reusing a building that for its flaws and flourishes was a 1980s attempt to redefine civic space and traditional government architecture? With its atrium that lets the sun pour in, the building stands in contrast to those that worship rentable square feet. It is defiantly inefficient.

"So two processes are underway, but the power lies with the state. It’s the owner, and it has made clear its desire to maximize the sale price. In contrast, nobody has to listen to what the architecture

club comes up with, even if the death in May of the Thompson Center's renowned architect, Helmut Jahn, has given the whole matter poignance.

"Yet the Thompson Center, 100 W. Randolph St., is hardly an easy case study, and it's quite possible the state will be disappointed with the responses. It can be a teardown, but it's also the CTA's busiest hub, and service to six L lines has to be maintained. A developer who wants to go big on the site has to decide what they are building for. An office market in work-from-home transition? High-rise housing with so much competition? And who really needs another hotel?

"The Thompson Center is a quandary that has intrigued the dean of Chicago developers, John Buck. 'I have looked at that building, either to repurpose it or even building a tower on part of the property. None of these exercises approached anything that made sense to me," Buck said. Yet he said the building is of 'landmark quality' and should be preserved for public use.

"Maybe there will be a great idea, or the combined weight of several ideas, to induce Gov. J.B. Pritzker to opt for preservation. 'It seems like the most sustainable building you can create is the one that already exists,' Chicago architect Lamar Johnson said.

"It won't be easy, and many will argue that it's irresponsible not to sell it for top dollar and bring it on the tax rolls in a big way. But wrong moves can create a downtown drag similar to the old Block 37.

"Thinking 'outside the box' made Jahn world famous. The same is needed now from those who would save his Thompson Center and make it shine in the Loop. (Roeder, Chicago Sun-Times, 7/19/21)

Read the full story at the Chicago Sun-Times

Saving the Thompson Center requires boldness worthy of its architect; While the state looks for top dollar, an architecture group has called for ideas for preservation, David Roeder, Chicago Sun-Times, 7/19/21

A 'significant place of public engagement': Preservationists protest state's efforts to sell and potentially demolish Thompson Center, Maggie Prosser, Chicago Tribune, 6/23/21

Historic sites group breaks ranks with state officials over Thompson Center; The advisory board endorsed nominating the postmodern building to the National Register of Historic Places, against the wishes of two state agencies. A listing on the register could unlock tax credits that make preservation affordable, Dennis Rodkin, Crain's Chicago Business, 6/25/21

State officials back Thompson Center nomination to National Historic Register; The surprise vote could allow developers to access tax incentives to save the Helmut Jahn-designed structure, Jay Koziarz, Urbanize Chicago, 6/25/21

Reprieve from wrecking ball? State panel backs historic listing for Thompson Center, adding incentives to preserve it; The Illinois Historic Sites Advisory Council takes a position at odds with Gov. J.B. Pritzker and two state agencies. Listing the building on the national trust would not bar demolition, but it would make an owner who preserves it eligible for some tax breaks, David Roeder, Chicago Sun-Times, 6/25/21

Advisory council backs Thompson Center nomination to National Register of Historic Places, despite state opposition, Ryan Ori, Chicago Tribune, 6/25/21

Society of Architectural Historians Supports the Listing of the James R. Thompson Center on the National Register of Historic Places, Letter of Support, SAH News, 6/23/21

City Council approves Thompson Center zoning change; Increasing the property's density opens the door to demolition... and perhaps adaptive reuse, Jay Koziarz, Urbanize Chicago, 5/27/21

The Thompson Center, a blend of patriotism and Postmodernism, should be a Chicago landmark, The Thompson Center brought the light in, literally, to state government. It let the people see power and it forced power to see the people, Elizabeth Blasius and Jonathan Solomon, Chicago Sun-Times Op-Ed, 5/14/21

Architect Helmut Jahn's death reignites debate over sale of his renowned — and reviled — Thompson Center; Advocates for preserving and reusing the James R. Thompson Center plan to renew their push for landmarking it in light of the pending sale and the architect's death. But Gov. J.B. Pritzker said it "was a building that never lived up to his creative genius," Rachel Hinton, Chicago Sun-Times, 5/10/21

Thompson Center gets zoning change allowing for skyscraper weeks after death of its architect, Helmut Jahn, Ryan Ori, Chicago Tribune, 5/26/21

City Council Approves Thompson Center Zoning Change, Paving The Way For A Sale; The rezoning of the Helmut Jahn-designed building allows for a high-rise to be built at the property, as state leaders try to sell it to a private developer, Justin Laurence, Block Club Chicago, 5/26/21

Time for a fresh look at plans to sell the Thompson Center; The state must face that it may not get $200 million for the building. And to increase its redevelopment possibilities, reusing the building — not tearing it down — should remain an option, Chicago Sun-Times Editorial Board, 4/12/21

Team Pritzker must get the Thompson Center plan right; A pandemic that has drained the Loop of much of its life and called into question future demand for office space has only intensified the challenge of reimagining this colossal white elephant, Crain's Editorial Board, 4/9/21

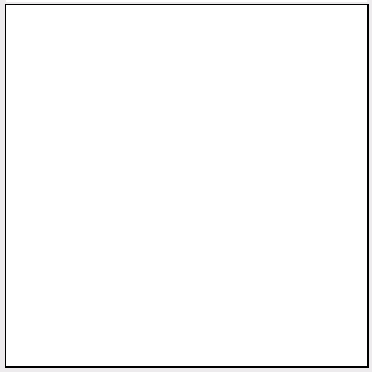
Downtown alderman's move could clear way for one of city's tallest skyscrapers on Thompson Center site, Ryan Ori, Chicago Tribune, 3/23/21

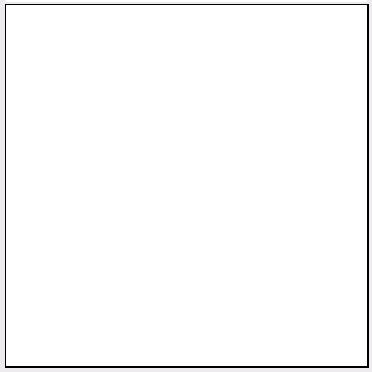
How the pandemic made a bad situation worse at the Thompson Center; It was always going to be a tough sell, but now the ghost of Block 37 looms, Danny Ecker, Crain's Chicago Business, 4/2/21

Alderman seeks Thompson Center zoning change to tee up potential sale; The move would clear the way for a buyer to redevelop the Loop property with at least 2 million square feet of new construction, Danny Ecker, Crain's Chicago Business, 3/23/21

Potential demise of Chicago's Thompson Center inches closer with proposed zoning change, Matt Hickman, The Architect's Newspaper, 3/24/21

Sign the Petition to Save the James R. Thompson Center!





WIN: Historic Chicago & North Western Railway Headquarters Building to Reopen as Dual Hotel



Former Chicago & North Western Railway Company Building, Frost and Granger, 1905, 226 W. Jackson Boulevard. Photo Credit: City of Chicago Landmarks Division



The Canopy at Hilton / Former Chicago & North Western Railway Company Building, Frost and Granger, 1905, 226 W. Jackson Boulevard. Photo Credit: The Canopy at Hilton

"As Chicago's recovering hospitality industry bounces back, construction is nearly complete on a project to transform a historic former office building at 226 W. Jackson Boulevard into a pair of Hilton-affiliated hotels with a combined 350 guest rooms.

"The 135-room Hilton Garden Inn Central Loop is on track to open September 7, 2021. The more upscale 215-room Canopy by Hilton Chicago Central Loop will open within the building's upper floors on September 20. The hotel openings will be followed by the launch of a new rooftop lounge and bar, set for early 2022.

"Located across the street from Willis Tower in the heart of the Loop, the 15-story landmark structure dates back to 1904 and was designed in the Classical Revival style by architects Frost and Granger. It served as the headquarters to the Chicago & North Western Railways and later the City Colleges of Chicago.

"A venture led by Chicago-based Phoenix Development Partners acquired the property for $32.7 million and began work on its $100 million-plus gut renovation in late 2019. Chicago's Hartshorne Plunkard Architecture (HPA) oversaw the redesign of the 117-year-old building, and Leopardo Companies served as general contractor on the project.

"The two hotels will have distinct personalities and price points, but both will play off the history of the building and its downtown location. Each hotel will offer dedicated fitness facilities, their own food and beverage outlets, and meeting rooms that can accommodate between 20 and 40 people.

"'Our building is the old Chicago & North Western Railway offices, so we're taking the train theme and paying homage to its history and bringing in an old-time Chicago feel and vibe,' explained Neil DeGuia, general manager for the two-hotel complex." (Koziarz, Urbanize Chicago, 7/29/21)

"In addition to its important role in Chicago's economic heritage, the C&NW Railway Office Building is an excellent example of the Classical Revival style in the Loop. The high-rise headquarters building is clad with light-grey granite and reflects the tripartite division of a Classical column with a base, shaft, and capital divided by ornate projecting belt courses. Its entrance is highlighted by two large fluted granite Doric columns. The formal elegance and ancient Greek origins of the headquarters' architectural style, designed by the significant Chicago firm of Frost and Granger, communicated the stability and prominence of the railroad company." (Landmark Designation Report, 11/19)

Preservation Chicago applauds Phoenix Development Partners for pursuing the Chicago Landmark Designation. We fully support this development and played an active role throughout the landmark process. The C&NW Railway Office Building's history and design made it a strong candidate to become a Designated Chicago Landmark.

Additionally, Preservation Chicago encourages the developer to rebuild the lost historic cornice as part of future improvements. The cost for cornice rebuilding is significant and Preservation Chicago encourages the City of Chicago to adjust existing codes to make cornice rebuilding more attainable. Further, we recommend additional incentives be made available to Designated Chicago Landmarks to encourage cornice restoration and reconstruction.

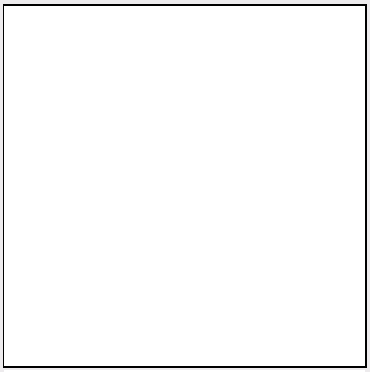
Read the full story at Urbanize Chicago

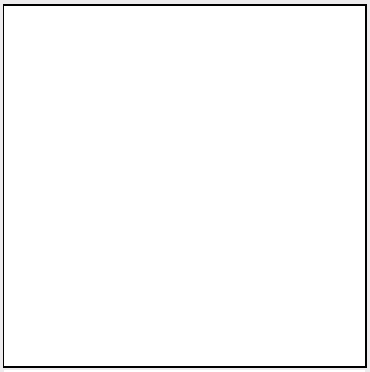
Historic Loop office building prepares to reopen as dual hotels, The 135-room Hilton Garden Inn and 215-room Canopy by Hilton will welcome guests in September, Jay Koziarz, Urbanize Chicago, 7/29/21

Hotel redevelopment of premier railroad company headquarters seeks landmark status; Designed in 1904, the historic building housed headquarters for Chicago & North Western Railway, Ryan Smith, Curbed Chicago, 11/8/19

Former City Colleges HQ to become dual-brand Hilton; A local developer is turning the historic building across from Willis Tower into a hotel after another group's plan to redevelop it into apartments fell through, Danny Ecker, Crain's Chicago Business, 10/1/19

Chicago & North Western Railway Office Building, 226 West Jackson Boulevard, Preliminary Landmarks Designation Report, November 2019





THREATENED: Promontory Point's Historic Limestone at Risk...Again



Promontory Point. Photo Credit: Eric Allix Rogers





That's My Point. Save Promontory Point (Again) Tweet 7/23/21. Image Credit: Save Promontory Point (Again)

"Nearly 20 years after organizing against the city's push to replace the decades-old limestone steps at Promontory Point with concrete, Hyde Parkers concerned about the latest plans for the park are ready to do it all over again if necessary.

"Members of the Promontory Point Conservancy, a nonprofit that grew from the Save the Point campaign of the early 2000s, are raising awareness about developments in a decades-long effort to reconstruct Chicago's lakefront barrier walls.

"Promontory Point, which runs from 54th to 56th streets on the lakefront and was listed on the National Register of Historic Places in 2017, is one of two locations still unfinished under the Shoreline Protection Project. The project aims to better protect the lakefront against storms, flooding and erosion from Montrose Avenue to 79th Street.

"Documents obtained by the conservancy show the city saying its 'preservation-based approach' to renovating the Point would be similar to work completed at Diversey Harbor and other stretches where old limestone barriers were removed.

"We have reasons to believe they have a serious plan to replace the limestone revetment with concrete and steel,' conservancy President Jack Spicer said. 'We want people to know ... it's not necessary and it's not desirable.'

"He wants residents to be clued in before officials secure funding, organize 'some last-minute public meeting' to announce their plans and 'call that community participation.'

"There's a looming sense of deja vu for Promontory Point Conservancy members and their supporters, who have seen the city push to replace lakefront limestone with concrete since the '90s. The city's recent assertion that its Diversey Harbor work preserved the limestone is a 'disturbing' sign for the Point's future, Hyde Park resident Michael Scott said.

"Officials assured residents 20 years ago they would 'reuse blocks as appropriate to maintain the limestone character' as they built the concrete barriers, Scott said — 'blah blah blah, it was total nonsense.' The city's vague statements allow officials 'to remind you there used to be limestone here once' — by saving a few stones for aesthetic purposes — and 'call that preserving of the limestone,' he said. Scott urged the city to instead adopt 'what we agreed upon 15 years ago:' a third-party review to determine the feasibility of restoring the limestone.

"The National Register of Historic Places listing is perhaps the Save the Point campaign's most high-profile victory. But in the mid-2000s, supporters also secured plans — backed by then-Sen. Barack Obama — to prepare an alternative to the city's concrete proposal.

"That alternative was to maximize the use of limestone, minimize concrete and ensure compliance with the Americans with Disabilities Act, conservancy members said. It has yet to be funded 15 years later.

"A community-funded engineering study in 2004 found rehabilitating the limestone would be cheaper than demolishing it and replacing it with concrete, said Debra Hammond, a conservancy board member and Spicer's wife. 'The Point is almost 100 years old, and it's going to take a lot more than [recent storms] to wear that limestone down' to where it needs to be removed entirely, Hammond said.

"The Point's limestone needs to be preserved and rehabilitated, but it 'is doing its job' serving as a barrier between the lake and Hyde Park, Spicer said.

"Promontory Point is a unique spot, drawing visitors 'from all over the South Side and all over the city because it has this gorgeous, limestone, community-building aura,' Scott said.

"'If somebody wants to know the difference between what it's like to be at the Point and what it's like to be on the concrete alternative ... go out there on any day and count how many people are voting with their feet, versus the stuff north of it,' he said.

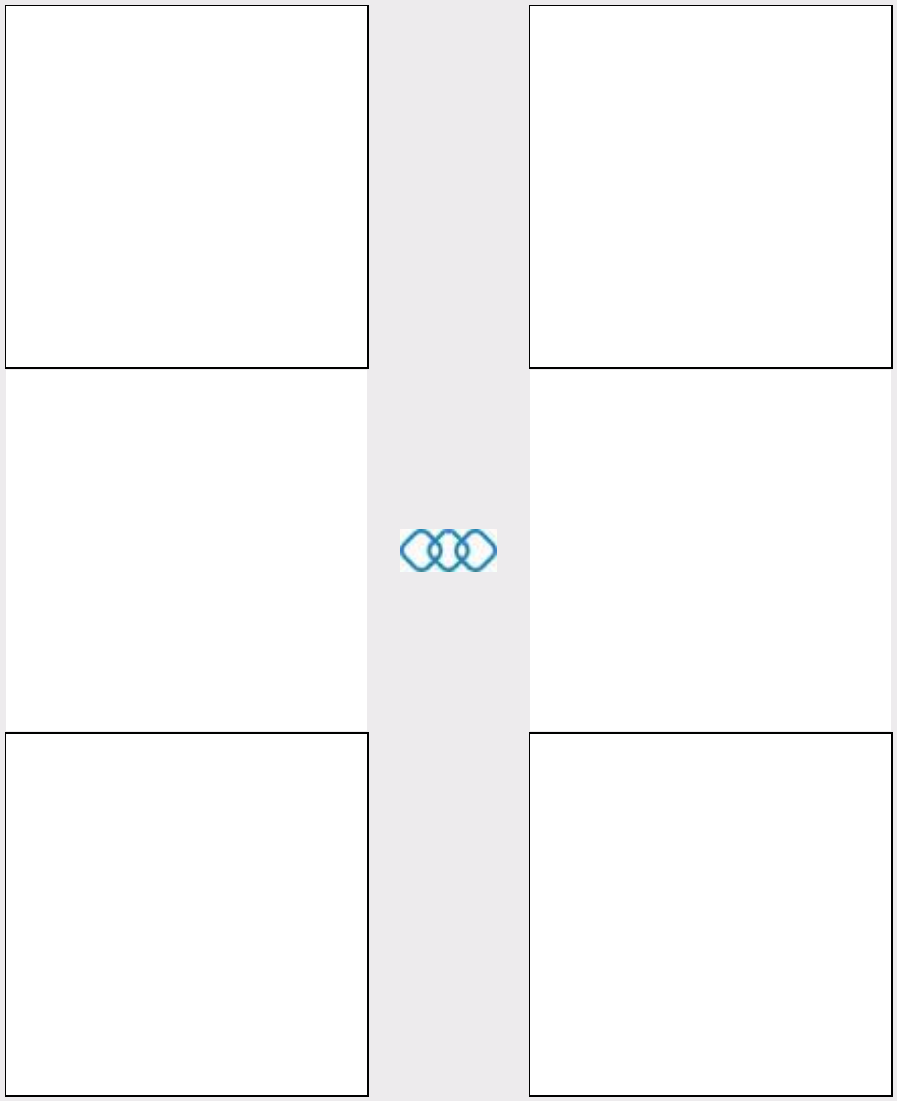
"The Point 'is why I live in Hyde Park,' Scott said. 'This is one of the best things about the Chicago lakefront.'" (Evans, Block Club Chicago, 7/19/21)

Read the full story at Block Club Chicago

Promontory Point's Limestone Should Be Fixed — Not Replaced, Locals Say As Battle To Preserve Beloved Peninsula Begins Again; Though officials intend to "save and reuse as much of the existing limestone as feasible," neighbors are concerned the city's efforts to stop lakefront erosion threaten Promontory Point's decades-old design, Maxwell Evans, Block Club Chicago, 7/19/21

Army Corps poised to begin new Promontory Point planning process in October, Marc Monaghan, Hyde Park Herald, 7/19/21

Learn more and get involved at the Promontory Point Conservancy at www.promontorypoint.org



WIN: Muddy Waters House Recommended to City Council for Landmark Status!



Home of Blues legend Muddy Waters, 4339 S. Lake Park Ave. Image Credit: Muddy Waters MOJO Museum



Chicago DPD Tweet from 8/5/21 "Landmarks Commission recommends to City Council a landmark designation for the long-time home of Blues legend Muddy Waters, 4339 S. Lake Park Ave. The basement studio at the modest North Kenwood two-flat hosted many Blues icons, including Otis Spann, Howlin' Wolf and Chuck Berry." Image Credit: Chicago DPD

"The Commission on Chicago Landmarks on Thursday granted final approval of landmark status for the South Side home where blues legend Muddy Waters lived and raised his family, the quest for designation now moving to the Chicago City Council for approval.

"It was the final hurdle in the journey through the Commission for the property at 4339 S. Lake Park Ave. in North Kenwood to be named a city of Chicago landmark.

"Next stop is the City Council Committee on Zoning, Landmarks and Building Standards. With committee approval, it then goes before the full council for vote.

"The brick two-flat — where Waters lived on the first floor, rented out the top floor and had his recording studio in the basement — is owned by Waters' great-granddaughter, Chandra Cooper, who is converting the home into The MOJO Muddy Waters House Museum. At one time or another, legends like Otis Spann, Howlin' Wolf and Chuck Berry lived there.

"'We are so elated and happy that the city of Chicago Landmarks Commission has recognized and is honoring the home of my great-grandfather, where there is musical legacy and history,' Cooper said. 'We're on this great path toward becoming one of Chicago's landmarks, and we are looking forward to working with the blues community, the city and the alderman on this project to leave a piece of his legacy for the city of Chicago.' (Ihejirika, Chicago Sun-Times, 8/5/21)

"'From when Mr. Morganfield purchased the home in 1954, his home quickly became a gathering place for legendary musicians who would jam in his basement and visit while recording or gigging in town,' said Mary Lu Seidel of Preservation Chicago. 'His list of guests would make an incredible blues hall of fame roster. The music that flowed through and around this home created a blues sound that was uniquely Chicago via the Mississippi Delta.' (Evans, Block Club Chicago, 5/5/21_

Read the full story at the Chicago Sun-Times

Muddy Waters home gets final Landmarks Commission approval, moves to City Council; The home in North Kenwood where blues legend Muddy Waters lived — which is being converted into The MOJO Muddy Waters House Museum — was granted final landmark status by the Commission on Chicago Landmarks on Thursday, Maudlyne Ihejirika, Chicago Sun-Times, 8/5/21

Muddy Waters' Kenwood Home Clears Major Hurdle Toward Chicago Landmark Status; The city's landmarks commission enthusiastically approved protected status for Waters' home at 4339 S. Lake Park Ave. It now will be reviewed by a City Council committee, Maxwell Evans, Block Club Chicago, 5/5/21

Muddy Waters House, 4339 South Lake Park Avenue Chicago Landmark Designation Report

WIN: Landmark Status for Group of Four Historic Buildings at Willow and Halsted Recommended to City Council!



1730-1732 N. Halsted Street. Photo Credit: City of Chicago Department of Planning & Development



Chicago DPD Tweet from 8/5/21 "The Landmarks Commission recommends to City Council a designation for the Halsted-Willow Group of buildings located at the intersection of Halsted and Willow in #LincolnPark. Built in the 1880s, the buildings are handsomely designed in the Italianate and Queen Anne styles." Image Credit: Chicago DPD

"The Commission on Chicago Landmarks [recommended] on [Aug. 5, 2021], landmark status for a cluster of four late 19th century buildings in Lincoln Park, including one that a developer once planned to tear down.

"The three-story brick buildings at the intersection of Halsted and Willow streets represent an important architectural era in the city and highlight the major role that Germans played in the neighborhood's development, according to a report from the Department of Planning and Development.

"The proposal has been in the works for years and is moving forward with the support of the owner of three of the properties, Laramar Goup, said Ald. Michele Smith (43rd), who represents Lincoln Park. Laramar has agreed to preserve its structures as part of a larger development plan that would include two new apartment buildings on Halsted, she said.

"This has been in the hopper for a very long time, and we're glad it's coming up," Smith said. "Laramar has had a history in our neighborhood of buying historic buildings and keeping them. We appreciate their efforts."

"The proposal would protect buildings at 1727-1729 N. Halsted, currently the home of Boka restaurant; 1733 N. Halsted, occupied by Pizza Capri; 1730-1732 N. Halsted, the longtime home of Vinci, an Italian restaurant; and 1800 N. Halsted, where the Willow Room, another bar and restaurant, opened four years ago. The buildings, which include apartments on their upper floors, were constructed between 1880 and 1890.

"Back in 2013, Chicago developer Golub floated a proposal to raze the building at 1800 N. Halsted, then the home of the Black Duck Tavern & Grille, to make way for an apartment development on the block.

"Designed in the Italianate and Queen Anne Style popular in the late 19th century, the four buildings serve as well-preserved examples of the period and provide a “gateway” to Lincoln Park from the city, according to the planning department report.

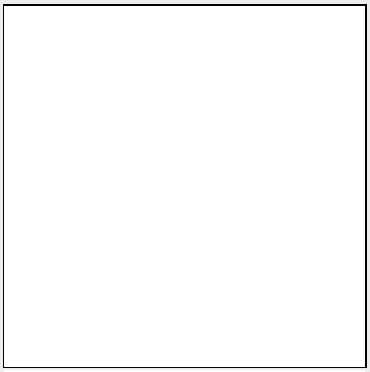
"'Taken together, these buildings create a sense of place that exemplifies the historical significance of neighborhood mixed-use buildings and the streetscapes they created,' the report says. The buildings also 'exemplify the importance of Chicago's Germans, one of the largest ethnic communities in the city's history,' according to the report. The area between Chicago and Fullerton avenues was the “epicenter” of the German community in Chicago in the late 19th century." (Crain's, 12/3/20)

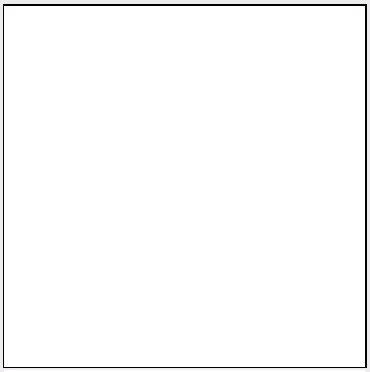
Preservation Chicago has been working with community advocates and neighborhood organizations for almost five years. Special thanks to Deirdre Graziano, Diane Levin, Diane Gonzalez, and Allan Mellis for their tireless efforts and to 43rd Ward Ald. Michele Smith and 2nd Ward Ald. Brian Hopkins for their strong support. This recommendation for Landmark Designation is a wonderful outcome.

Read the full story at Crain's Chicago Business

These four Lincoln Park buildings could be landmarks soon; A city panel is considering a preliminary proposal to assign landmark status to historic properties at the corner of Halsted and Willow streets, Crain's Chicago Business, 12/3/20

Halsted-Willow Group Chicago Landmark Designation Report





WIN: Landmarks Commission Recommends Landmark Designation for The Monastery of the Holy Cross!



Monastery of the Holy Cross/former Immaculate Conception Catholic Church, 1909, Herman J. Gaul, 3111 S. Aberdeen. Photo Credit: City of Chicago



Chicago DPD Tweet from 8/5/21 "Landmarks Commission recommends to City Council a landmark designation for the Monastery of the Holy Cross, the Gothic Revival church at 3111 S. Aberdeen in #Bridgeport. Designed by Herman J. Gaul and completed in 1909, the church's designation will include the adjoining rectory." Image Credit: Chicago DPD



Friar Peter Funk and the Monks testifying via zoom in support of the Chicago Landmark Designation of the Monastery of the Holy Cross. Monastery of the Holy Cross/former Immaculate Conception Catholic Church, 1909, Herman J. Gaul, 3111 S. Aberdeen. Photo Credit: Ward Miller / Preservation Chicago

"The Monastery of the Holy Cross is a significant early work of architect Hermann J. Gaul, a renowned ecclesial architect of the early 20th century. Recognized for its complex high-vaulted ceiling, the church was built in 1908-09 for the German-speaking "national parish" of the Immaculate Conception. The church is an example of the German Gothic Revival style incorporating high-Gothic design elements such as high gabled triple-arch entrance, expressive gargoyles and a 14 Gothic-arched, highly decorated Stations of the Cross.

"Additionally, the church has magnificent acoustic qualities. The parish was closed in 1990, and the Benedictine monastic community was invited to make the building into a unique urban monastery the following year. While some of the original furnishings were lost after the closure, the monks have added religious treasures, including altarpiece icons produced in the traditional Byzantine egg tempera method by internationally renowned iconographer Vladislav Andrejev." (Open House Chicago)

Preservation Chicago has been working for over five years with stakeholders to ensure the protections of Chicago Landmark Designation for the Monastery of the Holy Cross/former Immaculate Conception Catholic Church. Preservation Chicago staff, board members, and volunteers researched and prepared an outstanding draft landmark designation report research that the DPD-Historic Preservation Division staff was able to finalize.

Huge thanks to Friar Peter Funk for his strong support and all of the Monks who supported and attended the hearings. Special thanks to Max Chavez, Joanne Yasus, and Carl Klein for their time, dedication and outstanding work. Thanks also 11th Ward Ald. Patrick Thompson for his support. This Landmark Designation recommendation is a wonderful outcome.

Monastery of the Holy Cross Chicago Landmark Designation Report



Chicago Sun-Times Editorial: Catholic Archdiocese Should Work More Openly to Preserve Historic Chicago Churches



Corpus Christi Church, 1915, Joseph W. McCarthy, 4920 S. Dr. Martin Luther King Jr. Drive. Closed in June 2021 after 120 years. Photo Credit: Lee Bey / Chicago Sun-Times

"The neo-Gothic church, convent building and rectory at 31st and Aberdeen streets have served the Bridgeport community for more than 110 years — first as Immaculate Conception parish and, since 1991, the Monastery of the Holy Cross. And the buildings will likely be preserved even longer, because a city commission last Thursday voted to recommend the City Council grant landmark status to the structures.

"It's the right move — prompted by the monks themselves who sought landmark status for the complex — that will protect a solid piece of neighborhood religion architecture that was once owned by the Chicago Roman Catholic Archdiocese.

"This should be the fate for the wealth of churches currently owned by Chicago archdiocese, namely the scores being closed now under the archdiocese's Renew My Church initiative. But after padlocking one great building after another since 2016 as part of a church consolidation program, the archdiocese has been pretty much mum about what will happen to these structures.

"It shouldn't be. That's a practice that must end.

"Though the churches are owned by the archdiocese — and we sympathize with their financial struggles — the practical reality is the buildings belong to all of us. And because of that, the archdiocese has a responsibility to do better by these buildings.

"The archdiocese kicked off its Renew My Church initiative in 2016 and began closing and consolidating churches in response to a vastly shrinking membership. But the churches that have been closed are among the city's finest-looking structures. For instance, Corpus Christi Church, an 120-year-old Italian Renaissance Revival beauty at 49th Street and King Drive with a dazzling coffered ceiling, closed in June.

"The closings concern preservationists because the archdiocese has not been shy about swinging the wrecker's ball on unused churches. Picturesque St. James Catholic Church, 2942 S. Wabash Ave, was demolished in 2013 after 133 years of service.

"The group Preservation Chicago is so fearful for the future of the city's historic Catholic church buildings that it included them as a theme on the organization's 2019 Chicago 7 Most Endangered Buildings list.

"'This is nothing less than a tragedy, impacting whole communities and cities across the nation,' Preservation Chicago — which helped the Bridgeport monks research and compile the historic information used in their successful landmark bid — said then.

"'After all, these buildings and parishes are more than religious centers, but also community centers hosting neighborhood meetings, food pantries, daycare, family and addiction counseling, educational facilities and warming centers in the most inclement weather,' the group said.

"Given the architectural significance and beauty of the buildings and their contribution to the city's history, the archdiocese should follow the lead of the Monastery of the Holy Cross and become protectors of these structures — and advocate for their preservation and reuse." (Chicago Sun-Times, Editorial Board, 8/6/21)

Read the full Editorial at the Chicago Sun-Times

Catholic archdiocese should work more openly to preserve historic Chicago churches; The churches are owned by the archdiocese, but the practical reality is that the buildings belong to all of us, Chicago Sun-Times, Editorial Board, 8/6/21

WIN: Driehaus Museum Acquires the Murphy Memorial Auditorium



Samuel M. Nickerson Mansion and the John B. Murphy Memorial Auditorium. Photo Credit: Alex Brescanu / Driehaus Museum

"The board of directors of the Richard H. Driehaus Museum today announced the acquisition of the adjacent John B. Murphy Memorial Auditorium from the American College of Surgeons (ACS).

"For the Driehaus Museum – located in the adjoining Samuel M. Nickerson Mansion, originally built in 1883 and restored by Driehaus in 2003 – the acquisition of the Murphy will make it possible for the Museum to expand its programmatic activities and capacity while carrying forward the tradition of creativity, innovation and education celebrated within these historic buildings since they were erected.

"Designed by noted Chicago architects Benjamin Marshall and Charles E. Fox of Marshall and Fox, the Murphy was used originally to host meetings and serve as a center for education in surgery. Its iconic exterior is Marshall's interpretation of the double-columned, two-story façade and flanking entry staircase of the Chapelle Notre-Dame-de-Consolation (1900) in Paris.

"The building features a pair of cast bronze doors designed by Tiffany Studios at the front entrance, comprised of six panels depicting prominent figures in the history of medicine. It also has a towering, multicolored stained-glass window inside the auditorium. It was built as a memorial to founding member John B. Murphy, MD, FACS. Dr. Murphy was regarded worldwide as the greatest clinical educator of his generation, and known for performing a life-saving surgery on President Theodore Roosevelt in 1912.

"'The Driehaus Museum is honored to succeed the American College of Surgeons as steward of their magnificent building,' said Zachary Lazar, President of the Board of Trustees of the Richard H. Driehaus Museum. 'It was no secret within the Museum that Mr. Driehaus hoped some day to acquire the Murphy Auditorium, an extension of his passion for preserving the world-class historic architecture for which Chicago is so well known. We owe ACS our thanks for their excellent oversight

and care of this irreplaceable property, and are only sorry that Mr. Driehaus' untimely passing means he did not have the opportunity to celebrate with us.'

"The Murphy Auditorium is the second purchase by Driehaus from the American College of Surgeons, which had also owned the Nickerson Mansion from 1919 to 2003. Designed by Burling and Whitehouse, the mansion was opened to the public in 2008, after a five-year restoration, as the Richard H. Driehaus Museum. The Museum focuses on decorative arts and design through exhibitions and educational programs, and places the Gilded Age in context to illuminate the history, culture and urban fabric of Chicago.

"We could not have found a better buyer than the Driehaus Museum,' said ACS Executive Director, David B. Hoyt, MD, FACS. 'We admire Richard's commitment and appreciation for historic preservation. It is an important legacy to have the building remain part of Chicago's unique architectural fabric now and for years to come.'

"Across from the Nickerson Mansion and Murphy Auditorium, the Driehaus Capital Management offices are headquartered in the 1886 Ransom Cable House, a designated Chicago Landmark designed by Cobb & Frost. This mansion is complete with a separate carriage house and large garden between them. Driehaus acquired an early 1900s common brick townhouse next to the Cable House for additional offices.

"'These five buildings along Chicago's historic Erie Street corridor represent a span of styles built in this neighborhood over the course of 40 years, as well as a range of uses as the area transitioned away from a strictly residential character,' said Ward Miller, executive director of Preservation Chicago.

'Each of these magnificent structures remind us of Chicago's incredible architectural legacy and the city's world-renowned built environment.' said Miller. 'These buildings also give us insight into the past, offering a sense of human scale and attention to detail, while displaying incredible craftsmanship. They are a visual reflection of the community's historical development over time. The preservation of these buildings is a priceless legacy to Chicago." (Driehaus Museum press release, 6/30/21)

Read the full press release at the Driehaus Museum website

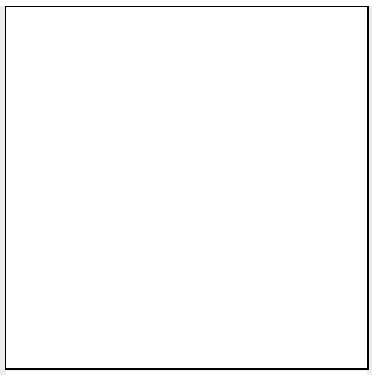
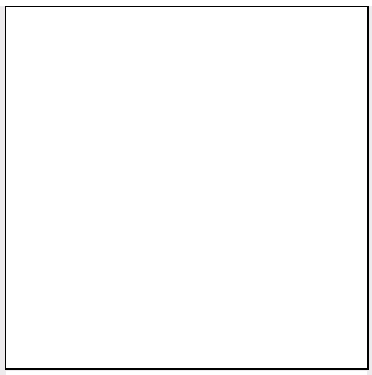
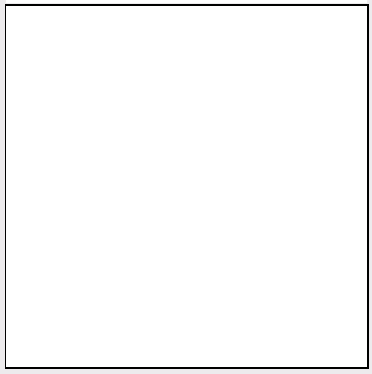
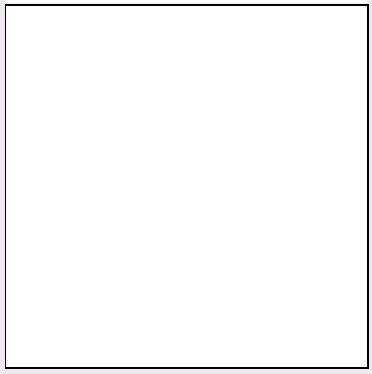
Richard H. Driehaus Museum Acquires Chicago's Historic Murphy Memorial Auditorium, Driehaus Museum press release, 6/31/21

Driehaus Museum buys ornate Murphy Auditorium next door; Built in 1926 to honor a pioneering Chicago surgeon, the six-story, 32,000-square-foot building will become the fifth on a short stretch of Erie Street to be owned by Driehaus entities, Dennis Rodkin, Crain's Chicago Business, 6/30/21

Chicago's Richard H. Driehaus Museum expands into the neighboring John B. Murphy Memorial Auditorium, Matt Hickman, The Architect's Newspaper, 7/8/21

Historic River North auditorium for sale; The American College of Surgeons wants to sell the Murphy. "It is a bit of a blank canvas as to what type of use it will be," the broker says, Minho Kim, Crain's Chicago Business, 10/3/19

What's That Building? John B. Murphy Memorial Auditorium, Dennis Rodkin, WBEZ Chicago, 11/4/19

WIN: Marshall Field Warehouse Stable to be Transformed into Performing Arts Theater and Museum



Marshall Field & Company Warehouse Stable, 1904, William Ernest Walker, 4343 S. Cottage Grove Avenue. Photo Credit: Google Maps



Lillian Marcie Theatre at the Marshall Field & Company Warehouse Stable, 1904, William Ernest Walker, 4343 S. Cottage Grove Avenue. Photo Credit: Lillian Marcie Legacy Company

"An old Marshall Field & Company warehouse building at 4343 S. Cottage Grove Avenue is one step closer to being reborn as a performing arts center and museum. Known as the Lillian Marcie Theatre, the $13.5 million undertaking will transform the vacant vintage structure into an arts complex with a 350-seat main theater, a 100-set black box theater, rehearsal spaces, dressing rooms, and a roof deck.

"On Tuesday, the Chicago Community Development Commission voted to recommend the City Council set aside $3 million in tax increment financing (TIF) money for the South Side project. The commissioners also recommended that the city's Department of Planning and Development negotiate a redevelopment agreement with the property's developers.

"The building will also house the African American Museum of Performing Arts. 'You might think of it as the Black version of the Lincoln Center for the Performing Arts,' Harry Lennix told Chris Jones of the Chicago Tribune in December. Lennix named the Lillian Marcie Theatre after his mother, Lillian, and one of his Chicago mentors, Marcella "Marcie" Gillie.

"The site's existing structure was built by Marshall Field in [1904] and is "orange rated" for significance on the Chicago Historic Resources Survey. It is considered a "sister building" to a similar-looking former warehouse in Lakeview that was renovated into the Briar Street Theatre." (Koziarz, Urbanize Chicago, 7/13/21)

William Ernest Walker Walker was a well-known architect of the period who started his career as a draftsman for Henry Ives Cobb for five years. He also served as Superintendent of Construction for the City of Chicago's Board of Education. Walker designed many types of buildings across Chicago, including a few luxury apartment towers along Lake Shore Drive. However, large scale warehouses and fireproof apartment buildings were his specialties.

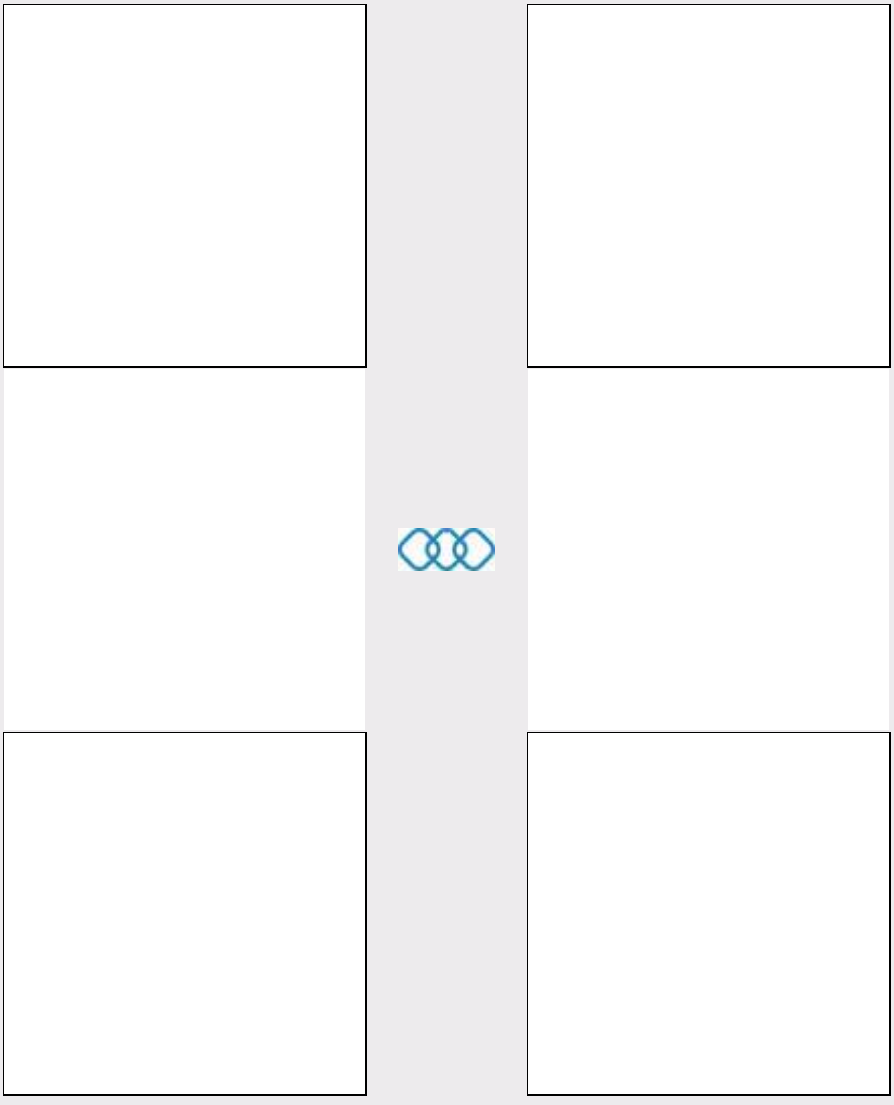
In addition to the Marshall Field & Company Warehouse Stable at 4343 S. Cottage Grove Avenue, William Ernest Walker designed other stables for Marshall Fields, including:
- 3137 N. Halsted - (Briar Street Theater, converted in 1993) permit issued in 1902
- SE corner of 63rd and St. Lawrence Ave (Demolished), 1912
- 858-860 E. 63rd (SW corner of St. Lawrence Ave; Demolished), 1902

Read the full story at Urbanize Chicago

Performing arts complex planned for former Marshall Field warehouse; The Bronzeville project will house two theater spaces and the African American Museum of Performing Arts, Jay Koziarz, Urbanize Chicago, 7/13/21

Actor Harry Lennix plans to build 'the Black version of Lincoln Center' on Chicago's South Side, Chris Jones, Chicago Tribune, 12/2/20

Bronzeville Theater Celebrating Black Artists to Open This Year, LeeAnn Trotter, NBC 5 Chicago, 2/17/21



THREATENED: TimeLine Theatre Decides to Scrap Reebie Building Historic Façade



Reebie Company Warehouse Building historic facade, 5033-35 N. Broadway. Photo Credit: Max Chavez / Preservation Chicago



Proposed TimeLine Theater at Reebie Building, 5033 N. Broadway. Rendering Credit: HGA

"TimeLine Theatre Company is moving forward with its relocation from Lakeview to Uptown, where it plans to overhaul a warehouse into a modern theater and arts center, according to renderings released this week.

"TimeLine unveiled its plans for the space Monday, more than two years after it bought the building at 5033 N. Broadway. The designs include a theater, gallery area, bar and cafe, plus offices and classroom space.

"The company bought the Uptown building in late 2018, seeking a bigger space than the 99-seat theater at its longtime home at 615 W. Wellington Ave. Now it needs a zoning change from the city to put its plans into motion.

"TimeLine's plans call for a major renovation of the 100-year-old Broadway building, plus a 15-foot addition into the neighboring vacant lot.

"The theater company also wants to remove the former warehouse building's classic façade and replace it with a modern, glassy front that will bring art to the public, TimeLine Artistic Director PJ Powers said.

"Earlier renderings of the Uptown TimeLine Theatre building included a retaining of the traditional façade.

"Above the bar would be a a 250-seat theater, which would be customizable for stage productions. There will also be art education space. Dressing rooms, production space and offices would be situated at the rear of the building.

"Alderman Osterman will have a second meeting on the project June 28, and members of the public will be able to weigh in on the proposal. He's not said whether he'll support the zoning change.

"If TimeLine gets approval from Osterman and eventually City Council, its officials hope to open the doors of the Uptown building in late 2023." (Ward, Block Club Chicago, 6/16/21)

For years, Preservation Chicago has been committed to helping arts and cultural users find new homes in historic buildings. The synergy between creative uses and historic spaces is well documented and these developments often evolve into beloved neighborhood anchors.

We have strongly supported the renovation of historic theater spaces in Uptown such as the Uptown Theatre, The Riviera, and Aragon Ballroom. We strongly supported the Double Door's renovation and reuse of the Wilson Avenue Theater. We have supported the Lifeline Theater coming to Uptown and adding to the vibrancy of this reemerging entertainment and performing arts district

We were elated in summer 2019 with the rendering released by TimeLine showing this building restored on its exterior primary elevation fronting Broadway, with a new vertical blade sign. It was an ideal fit for a theatre reuse concept, where large windows are really not required as part of the program of the theater. It was a creative and authentic revisioning project for one of Chicago's historic storage buildings.

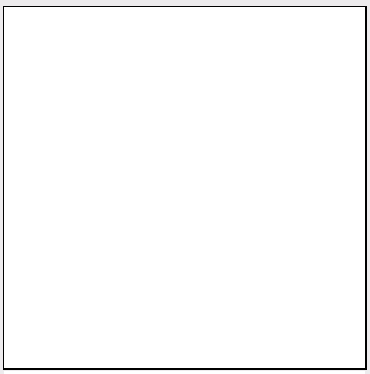
We were very disappointed by the more recent design changes, which include a complete replacement of the principal façade fronting Broadway. The powerful dynamism that comes from the authenticity of historic buildings is lost when the historic façade is demolished and replaced with a generic glass and metal system. So many creative options have been overlooked by abandoning the historic façade.

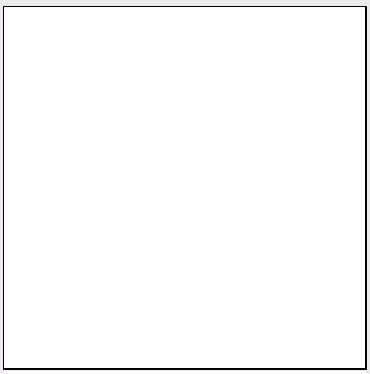
This decision seems surprising considering how hard the Uptown community has worked to revitalize Broadway. We encourage decision makers at Timeline Theater, community groups, and 48th Ward Ald. Harry Osterman to find a creative way to embrace and incorporate the historic façade into the development plans.

Additional studies should be performed to explore retaining this historic façade, with its beautifully crafted brickwork and detailing. The modernist screening proposed in the latest variations could be employed on the other elevations of the building to provide a "fresh image" but without compromising the Broadway façade.

Read the full story at Block Club Chicago

TimeLine Theatre Pitches Plans To Move From Lakeview To Uptown, Renovate Warehouse Into Arts Center, The plan to move to a bigger space in Uptown and renovate the building at 5033 N. Broadway has been in the works since 2018, Joe Ward, Block Club Chicago, 6/16/21





THREATENED: After 98 Years in Business, Auction Clears Out Southport Lanes



Southport Lanes Building / Southport Avenue Street Schlitz Tied House, 1898, Kley & Lang, 3325 N. Southport Avenue, Orange-Rated. Photo Credit: Google Maps



After the auction. Southport Lanes Building / Southport Avenue Street Schlitz Tied House, 1898, Kley & Lang, 3325 N. Southport Avenue, Orange-Rated. [*Photo Credit: Garrett Karp*]

"Southport Lanes sold at auction all of its belongings, including the sign hanging over the entrance, bowling lanes and the 99-year-old bar surface, after efforts to bring the Lakeview business into a second century fell short.

"The bar, restaurant and bowling alley at 3325 N. Southport Ave. is permanently closed after efforts to revive the business were unsuccessful, said Lacey Irby, a spokeswoman for the group that owns the building at Southport and Henderson Street. The business had reopened in mid-July after coronavirus restrictions lifted before closing again in the fall, and has not reopened since.

"'After giving it a lot of thought, building ownership decided to go the route of auctioning off the assets for the business formerly known as Southport Lanes,' Irby said. 'Ownership, unfortunately, does not see the business recovering any time soon, so the business is now permanently closed.'

"Southport Lanes closed last September after 98 years in business. Its colorful and often unlawful history included times as a tavern, bowling alley, speak-easy, brothel and illegal off-track horse betting venue.

"Glenview-based Winternitz Industrial Auctioneers & Appraisers will sell Southport Lanes' equipment and furnishings in an online auction from July 13 through July 20. Items for sale include the venue's famous sign, bowling lanes and equipment, and pool tables and equipment, according to the Winternitz website. Other items available in the auction include kitchen equipment, televisions, furniture and two large murals.

"The property was one of many ornate structures built by breweries in Chicago in the late 19th and early 20th centuries. So-called "tied houses" sold only beers of a particular brewery, including a few Schlitz buildings such as the one that housed Southport Lanes.

"The Schlitz building on Southport became a bowling alley and took on its current name during Prohibition. That was in the aftermath of the 1918 pandemic that killed more than 50 million people, which is often referred to as the Spanish flu.

"Irby said the building is not on the market for sale, but she declined to comment otherwise on what the property's owners plan to do with it." (Ori, Chicago Tribune, 7/7/21)

The Southport Lanes is a cherished Chicago Legacy Business and the Southport Lanes Building was originally Schlitz Brewery Tied-House. The Southport Lanes Building was eligible to become a Designated Chicago Landmark as part of the Schlitz Brewery Tied-House Landmark District. At that time, ownership refused to consent to landmark designation. Now that the business is closed and the building a likely candidate for demolition, immediate steps should be taken to add it to the Schlitz Brewery Tied-House Landmark District.

The Southport Lanes building was constructed as a Schlitz Tied House with its prominent 'Schlitz Belted Globe' insignia which was introduced at the Chicago World's Fair of 1893 prominently appearing on the building's facade. The Southport Lanes building is included in the CHRS-Chicago Historic Resources and is listed by its address at 3325 N. Southport. It is orange-rated and was designed by Kley & Lang in 1898. The architectural firm of Kley & Lang was known for their designs of brewery related tied houses, small commercial buildings, and there's another Schlitz Tied House designed by this same firm that is a Designated Chicago Landmark at 3456 S. Western Avenue.

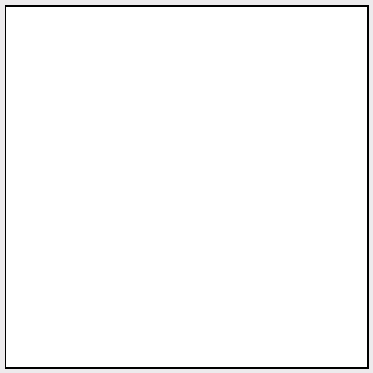
Read the full story at Chicago Tribune

Southport Lanes is not coming back from COVID-19. Everything, including the iconic sign and bowling lanes, will be sold by auction, Ryan Ori, Chicago Tribune, 7/7/21

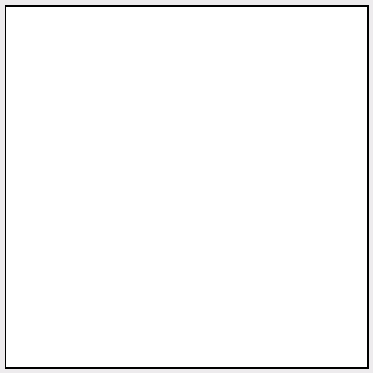
Auction empties Southport Lanes; Vintage items find new homes, as everything from the iconic front door sign to the urinals are sold from the now-closed century-old Lakeview restaurant and bowling alley, Danielle Braff, Crain's Chicago Business, 7/20/21

Southport Lanes reopening scrapped; items to be auctioned; The former Schlitz-tied tavern in Lake View couldn't bounce back from the pandemic despite getting state and federal money, David Roeder, Chicago Sun-Times, 7/7/21

Column: Let's toast the architecture of Chicago's beer buildings, even if this isn't happy hour for some of them, Blair Kamin Column, Chicago Tribune, 10/01/20



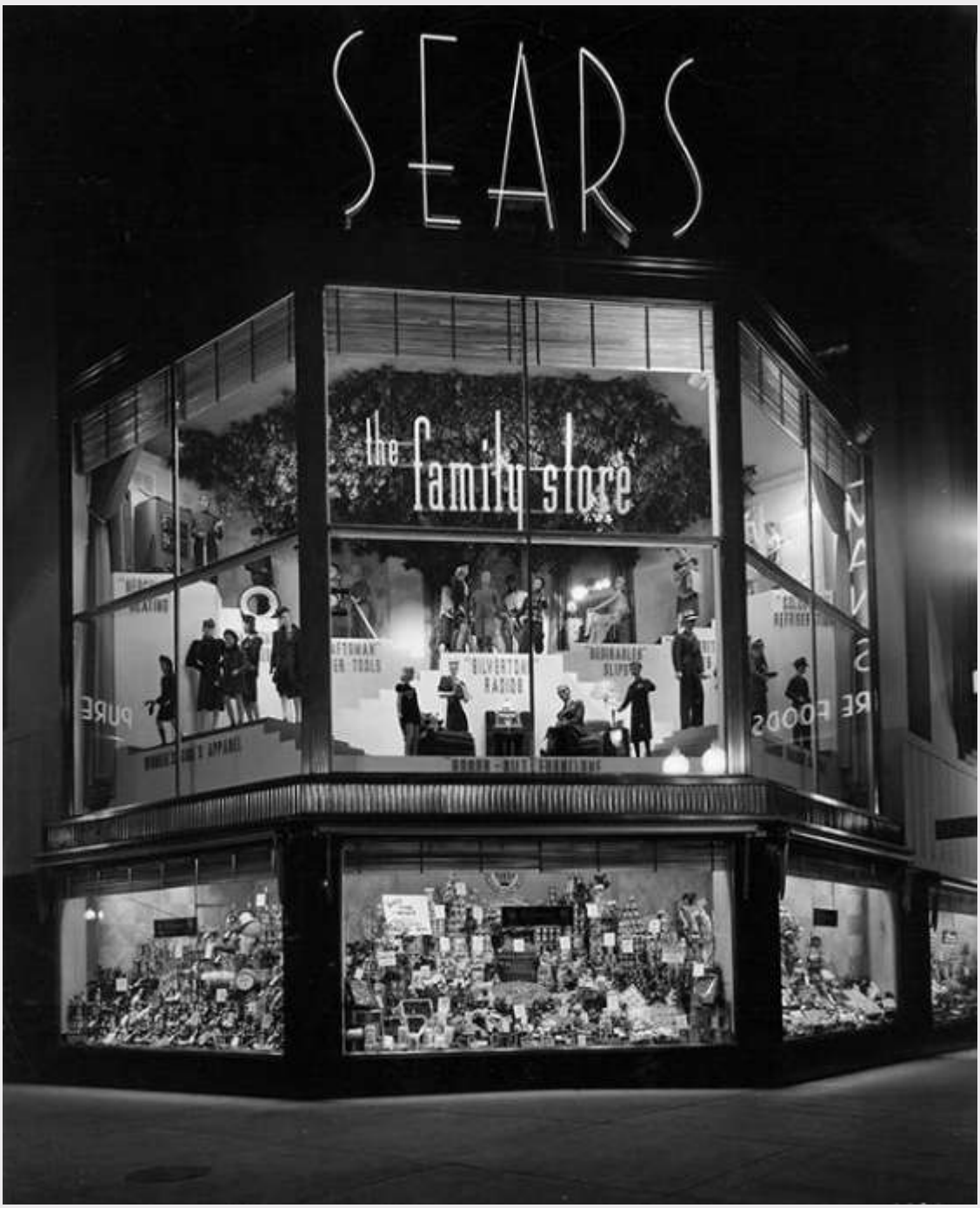




PARTIAL WIN: New Adaptive Reuse Plan Gains Momentum for Sears Building at Six Corners (Chicago 7 2016)



Proposed Adaptive Reuse of , 1938, George Nimmons, 4730 W. Irving Park Road. Rendering Credit: Novak Construction/MG2 Architects



Historic Six-Corners Sears Christmas Window Display, Sears Store, 1938, George Nimmons, 4730 W. Irving Park Road. Historic Image Courtesy: Northwest Chicago Historical Society

"Since 2018, the old Six Corners Sears building has sat vacant, frustrating neighbors and business owners who hoped to see something — anything — open on the prime neighborhood corner.

"Finally, the planned Sears redevelopment is making its way through city channels to become a luxury apartment complex. As some neighbors cheer the new foot traffic the complex would bring to the area, others are criticizing the project's lack of affordable units.

"Novak Construction, which bought the building at 4730 W. Irving Park and wants to redevelop it into luxury apartments, has submitted its request for a zoning change to build a six-story mixed-use development with 209 apartments. The units would sit on top of about 50,000 square feet of ground-floor retail.

"The Six Corners Chamber of Commerce supports the project and said the community will greatly benefit by having more housing and density brought by veteran builders in the industry.

"Chamber President Michael DiMeo said the company's desire to keep the famous corner façade of the 83-year-old art deco Sears is important for the building's preservation, and modern additions will complement it.

"'To see [Novak] want to hold onto the Sears building and pay homage to the building is great,' DiMeo said. 'We hope [the approval process] can move faster because it has all the right ingredients.'" (Parrella-Aureli, Block Club Chicago, 7/27/21)

Preservation Chicago has long attended community meetings to continue to advocate for a sensitive preservation treatment of the historic building. The entire principal facades on Irving Park and Cicero should be saved and integrated into the new development.

The Sears Stores were a Chicago 7 Most Endangered in 2016 and we've advocated for preservation-sensitive outcomes for the Sears buildings with stakeholders including aldermen, city officials, community groups, and developers. We've worked closely with the Northwest Chicago Historical Society on advocacy and to help raise awareness of the high importance of these buildings by architects George Nimmons, who designed many buildings for Sears Roebuck and Company. Nimmons was a very notable Chicago architect who designed the Designated Chicago Landmark Sears Roebuck and Company complex on Homan Avenue on Chicago's west side.

Read the full story at Block Club Chicago

Celebrate Luxury Apartment Plan — But Others Worry About Affordability: Of 209 luxury apartments planned for the vacant Sears building, just six will be affordable, according to the zoning application. It won't be subject to the city's new affordability ordinance, which goes into effect in October, Ariel Parrella-Aureli, Block Club Chicago, 7/27/21

New plan for Six Corners Sears site breaks cover; Novak Construction is the second developer to present a mixed-used proposal for the shuttered Northwest Side store, Jay Koziarz, Urbanize Chicago, 5/27/21

Neighbors Applaud Six Corners Sears Redevelopment At 1st Public Meeting But Call For More Affordable Housing, Traffic Study: The redevelopment of the old Sears building, which has sat empty since 2018, will bring more density and business to Six Corners, Ald. Jim Gardiner said, Ariel Parrella-Aureli, Block Club Chicago, 5/28/21

POTENTIAL WIN: INVEST South/West Prioritizes Pioneer Bank Building for Adaptive Reuse



Pioneer Trust and Savings Bank Building, 1924, Karl M. Vitzthum, 4000 W. North Ave. Designated a Chicago Landmark in 2012. Photo Credit: City of Chicago

"A plan to transform a vacant bank building into affordable housing aimed at preventing displacement is headed to City Council for a vote after being unanimously approved by the housing committee Wednesday.

"The city's planning department began seeking developers for the affordable housing project in the spring. The project would involve the Pioneer Trust & Savings Bank building and surrounding lots in the 4000 block of West North Avenue and the 1600 block of North Pulaski Road for developers to build on.

"Next week's City Council vote would allow city officials to buy the property just in case the developers cannot do so on their own.

"The plan is part of the city's Invest South/West initiative to target the long-neglected stretch of the North Avenue corridor that was once an economic backbone for the West Side.

"'It's the most prominent structure on North Avenue,' said Mike Parella, a project manager for the planning department. 'Its redevelopment ... would be vital for securing a vibrant future for the neighborhood and its existing residents.'

"The project would turn the Pioneer Bank building into a Latino Heritage Center and include the construction of a building to the north of the bank, with all units dedicated to affordable housing.

"The five-story Pioneer Bank was constructed in 1925 in a neoclassical architectural style. The building has been a Chicago landmark since 2012, but it has sat vacant for 13 years.

"The current owner of the bank building and surrounding lots, Pulaski Investments, has been unsuccessful in redeveloping the properties, Parella said.

The city's request for proposals for the Pioneer Bank project is open until August, when the city will begin the process of selecting a developer. The selection process and the final design of the redevelopment project will incorporate community feedback, Parella said." (Sabino, Block Club Chicago, 7/16/21)

Preservation Chicago has been concerned about the cluster of historic buildings at the intersection of North Avenue and Pulaski for many years including the Pioneer Bank at 4000 W. North Avenue, the Pioneer Arcade at 1535 N. Pulaski Road, and the New Apollo Theater at 1536 N. Pulaski Road. All three architecturally significant buildings have suffered from deferred maintenance and long periods of vacancy.

The Pioneer Arcade was designed by architect Jens J. Jensen in 1925 and was a Chicago 7 Most Endangered in 2015. The Pioneer Arcade's façade is one of Chicago's best examples of 1920s Spanish Colonial Revival style architecture with exuberant terra cotta work that rivals of some of Chicago's finest 1920s movie palaces. The New Apollo Theater was designed by architect William A. Bennett in 1914 and was also a Chicago 7 Most Endangered in 2015.

Despite its lengthy vacancy, The Pioneer Bank was not included as a Chicago 7 Most Endangered because it was protected by a Chicago Landmark Designation. Neither the Pioneer Arcade and New Apollo Theater are landmarked and are at significant risk of demolition.

Preservation Chicago strongly supports the City of Chicago's Invest South/West program which has proactively identified architecturally significant buildings located in communities of disinvestment. The program focuses the resources of the City of Chicago to stabilize communities and promote healthy communities by leveraging the power of historic preservation. It would be great to see a community or cultural use such as a library in the main lobby banking hall of the Pioneer Bank.

This is an ideal development project for INVEST South/West and we strongly applaud Mayor Lori Lightfoot and Department of Planning and Development Commissioner Maurice Cox for selecting Pioneer Bank for the program. We recognize and applaud their strong leadership in ensuring a

outstanding outcome for the building and community, and their commitment and efforts to strongly reinvest in Chicago's neighborhoods. We hope to see a successful adaptive reuse of the Pioneer Bank, followed by successful renovation and landmarking of the Pioneer Arcade and New Apollo Theater.

Read the full story at Block Club Chicago

City Plan To Turn West Side Bank Building Into Affordable Housing And A Latino Heritage Center Moves Forward; The project would involve the Pioneer Trust & Savings Bank building and surrounding lots near North Avenue and Pulaski Road, Pascal Sabino, Block Club Chicago, 7/16/21

(Former) Pioneer Trust & Savings Bank Building Final Landmark Designation Report, April 5, 2012

Pioneer Arcade and New Apollo Theater Chicago 7 Most Endangered 2015 Summary



The Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Chicago 7 Most Endangered 2015. Photo Credit: John Morris



Concerning exhibit from the Request for Proposals for the Pioneer Bank issued by City of Chicago Department of Planning and Development on April 23, 2021 which shows the nearby Pioneer Arcade building as a possible site for new six-story building. The Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Chicago 7 Most Endangered 2015. Photo Credit: John Morris

POTENTIAL WIN: Reviving the Landmark Laramie State Bank by Darnell Shields of Austin Coming Together (Chicago 7 2019)



Laramie State Bank Building, 1929, Meyer & Cook, 5200 W. Chicago Avenue in Austin. Designated a Chicago Landmark in 1995. Photo Credit: Debbie Mercer

"When you think of your community, some key places stand out. In Austin, several spots immediately come to mind. One of those buildings everyone remembers is Laramie State Bank on the corner of Chicago Avenue and Laramie.

"The design of the building reflects the confidence and exuberance of Austin in the 1920's, with world-class Art Deco architecture and hundreds of artisan terracotta tiles. Its exterior ornamentation depicts heroic workers, families, and images of economic stability. It is a visual representation of the prestige Austin once had.

"Despite its former glory, the building has been boarded up and vacant for over ten years, serving as a reminder of the neglect Austin has experienced.

"A NEW LIFE FOR AN OLD TREASURE - Laramie State Bank is a critical project for the entire Austin community, for the vision of the future, and for attracting dollars to recognize the importance of Austin," believes Scott Goldstein, urban strategist for economic development and neighborhood revitalization projects at Teska Associates since 2007 and among those who worked on the Austin Forward. Together. quality-of-life plan.

The reactivation and development of the bank and its adjacent land will be the justice this beautiful building deserves, and a sign that Austin is regaining its vitality and prominence.

"Laramie State Bank is one of Austin's treasures. We now have the chance to preserve this piece of history while showing our community, and those outside it, that the bank and Austin are ready for investment and brimming with possibilities.

"IMPORTANT AND ENDANGERED - Built in 1929, Laramie State Bank was named a Chicago Landmark in 1995 and anchors a highly trafficked intersection. However, it was foreclosed upon and over time, its beautiful terracotta exterior chipped away and the lot became overgrown. After a portion of the roof collapsed, more damage continued, and a court hearing in 2017 deemed the deteriorating site 'insecure.'

"The city inspection left the owners unsure of how, or if, the bank would get the help and support it needed. And the community was worried, too. The hearing was attended by many concerned community stakeholders wanting to learn what the future of this important site would be and if they could help. Local organizations and others began advocacy efforts immediately. Activists brought the issue to their aldermen. Soon after, the city expanded Austin's Micro Market Recovery Zone, a specific geographic area for which incentives are offered for home purchases, renovations, or development. This brought even more attention to the Chicago Avenue corridor.

"Although the area has seen some progress, Laramie State Bank has not, and it was added to Preservation Chicago's list of the seven most endangered buildings in 2019.

"After years passed and many attempts to generate interest and resources for this massive project were unsuccessful, a glimmer of hope came when Laramie State Bank was included as a focus of Mayor Lori Lightfoot's INVEST South/West initiative.

"While some west side stakeholders disagreed with aspects of the city's developer selection process, plans are now underway to give this historic site the love and attention Austin has been calling for. So much has gone into creating this moment. It is not a straightforward or simple story, but one about a beautiful convergence of interests built over time. And it needs to be one that ends with a way for this site to benefit Austin in the short and long term." (Shields, Austin Weekly News, 7/21/21)

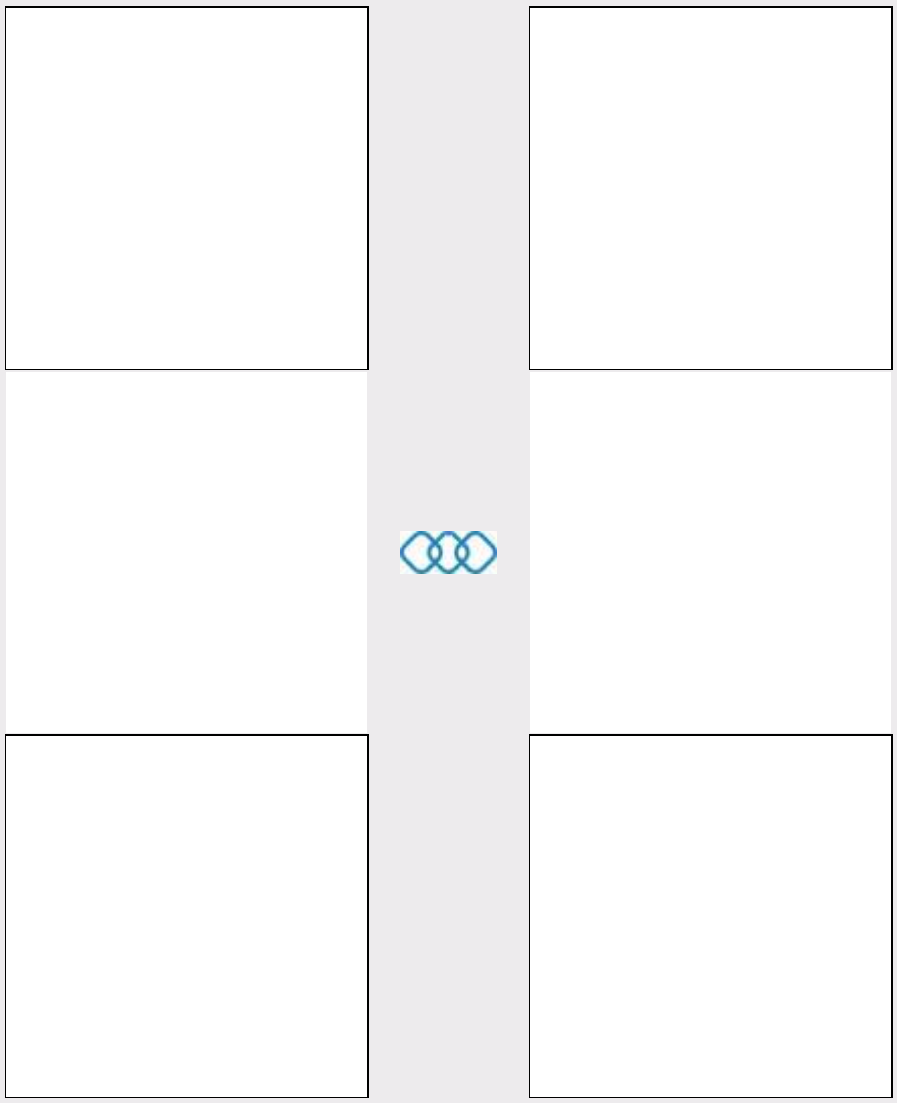
Read the full story at Austin Weekly News

Reviving a Landmark, Darnell Shields, Executive Director of Austin Coming Together, Austin Weekly News, 7/21/21

A West Side Landmark Will Be Redeveloped Into A Museum, Cafe And Business Incubator; The city chose the project to give new life to Austin's Laramie State Bank as part of the INVEST South/West initiative. Plans also call for housing to be built nearby, Pascal Sabino, Block Club Chicago, 3/8/21

An encouraging start to Mayor Lori Lightfoot's Invest South/West program; It's good to see City Hall making a serious attempt to revitalize Chicago's historically neglected South and West side commercial areas, Chicago Sun-Times Editorial Board, 3/9/21

Laramie State Bank of Chicago Chicago 7 Most Endangered 2019 Article



WIN: Roberts Temple Awarded $150k African American Cultural Heritage Action Fund Grant



Roberts Temple Church of God in Christ, Edward G. McClellan, 1922, 4021 S. State Street. Photo Credit: City of Chicago



Roberts Temple Church of God in Christ, Edward G. McClellan, 1922, 4021 S. State Street. Emmett Till's body was on display at Roberts Temple for four days leading up to his funeral in 1955. Over 50,000 thousands of people attended. Photo Credit: Chicago Sun-Times / Chicago Daily News collection / Chicago History Museum

"The Grand Boulevard church where Emmett Till's mother showed his brutalized body to the world can make much-needed repairs thanks to a grant.

"Roberts Temple Church of God in Christ, 4021 S. State St., was one of 40 sites across the United States to receive a portion of a $3 million grant from the African American Cultural Heritage Action Fund, a multi-year initiative to preserve Black landmarks.

"The church, which was started in 1916, will get $150,000 to fix cracks in the foundation and water damage, said the fund's associate director, Tiffany Tolbert.

"'We have some cracking, some masonry work ... . The grant is a good step to get a handle on those things,' Tolbert said. 'The funding will allow the congregation — along with local partners — to look at a broader preservation plan for the entire building.'

"The church made headlines in 1955 when Mamie Till-Mobley chose it as the site of her son's funeral. More than 50,000 people poured into the sanctuary to pay their final respects. The grieving mother's decision to publicize the service is considered by many to have launched the Civil Rights Movement.

"The grant is among several efforts in recent months to raise awareness about the condition of the church and safeguard it.

"The first Church of God in Christ church in the Midwest, Roberts Temple took five years to build, the last brick cemented in 1923. It's only been renovated twice since then, and it was placed on a list of the [National Trust for Historic Preservation's] most endangered historic places in the fall.

"In March, Sens. Tammy Duckworth and Dick Durbin introduced a bill in Congress to make the church a national historic site, managed by the federal government under the National Park Service.

"The African American Cultural Heritage Action Fund was created in 2017 in response to the Charlottesville Confederate statue conflict. It accepts applications from organizations across the country looking for financial support to save Black cultural institutions.

"Thanks to a $20 million donation from philanthropists Mackenzie Scott and Dan Jewett, the fund has doubled in size, said Executive Director Brent Leggs. Former President George W. Bush and the Andrew W. Mellon Foundation also have given to the fund, and an anonymous donation was made in honor of Ahmaud Arbery.

"'We're ... essentially telling the full story of these sites associated with African American achievement, activism, education, culture — and that is a wide breadth of resources that haven't received support as others in the past,' Tolbert said. 'With this fund, we're able to put resources out in the communities with organizations that are passionately working to save these historic resources.' (Nesbitt Golden, Block Club Chicago, 7/21/21)

Read the full story at Block Club Chicago

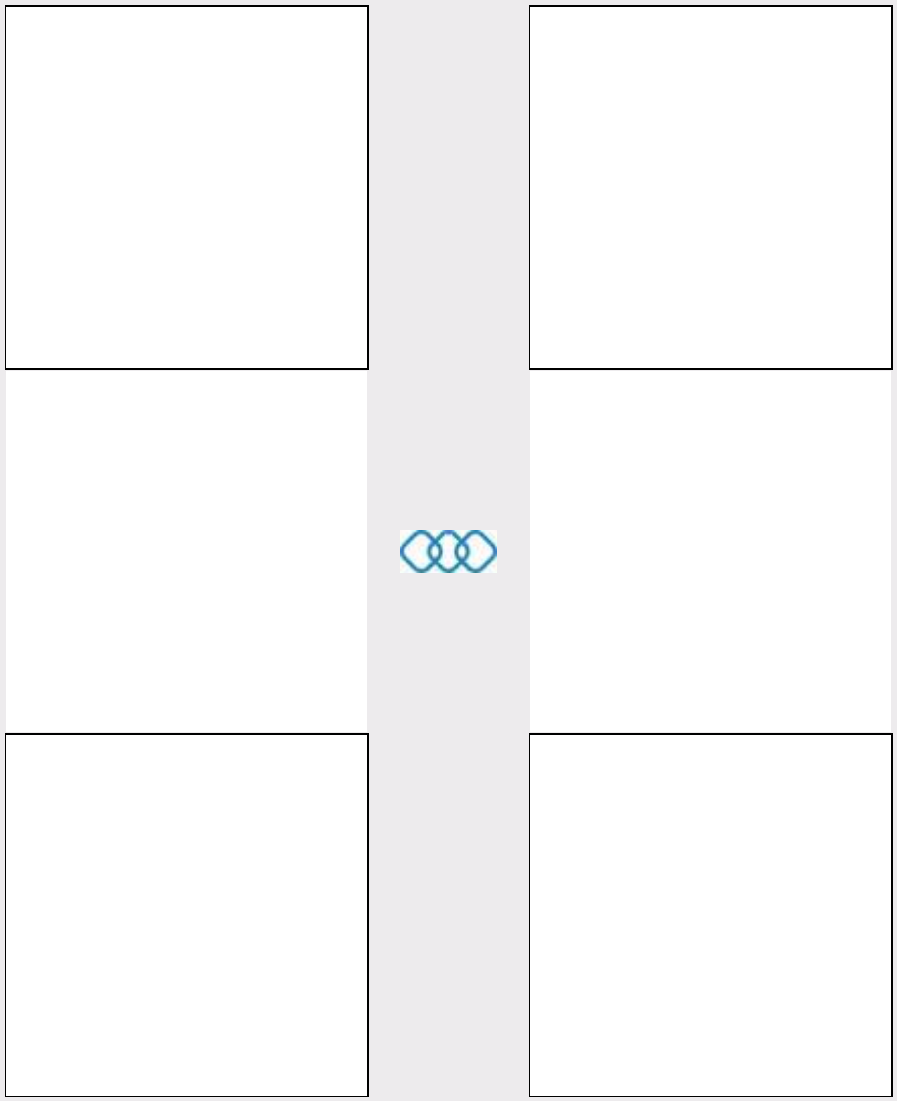
Bronzeville Church That Held Emmett Till's Funeral Gets $150K Grant For Renovations, The $150,000 grant will help church leaders fix water damage and cracks in the foundation of a building that's only been renovated twice in the past century, Jamie Nesbitt Golden, Block Club Chicago, 7/21/21

Bronzeville Church That Held Emmett Till's Funeral Would Become National Historic Site Under Durbin-Duckworth Bill; Mamie Till-Mobley showed the world her son's brutalized body at Roberts Temple Church of God in Christ in Bronzeville. Senators want to preserve the building by placing it in the care of the National Park Service, Maxwell Evans, Block Club Chicago, 3/18/21

Roberts Temple Church of God in Christ Building Chicago Landmark Designation Report, November 2005

Remembering Emmett Till's Funeral As A Catalyst For Civil Rights Movement, Revered Chicago historian Timuel Black spoke with students at Roberts Temple in Bronzeville, where Till's funeral was held, Linda Lutton, WBEZ Chicago, 7/22/19

What's That Building: Roberts Temple Church Of God In Christ, Jason Marck, WBEZ Chicago, 1/4/18



WIN: Former South Side Chicago Synagogue to Become Mixed-Use Creative Space



B'nei Bezalel Synagogue, 1923, 6028 S. Champlain Ave. Photo Credit: Courtesy Frederick J. Nachman

"Perched along a quiet, tree-lined street on this city's South Side, the worn brick and concrete building on South Champlain Avenue is hard to miss.

"The tall structure stands out among newer construction, a huge cross embedded in its front and wrought-iron Star of David window frames visible from the sidewalk. Casual observers can see the year it was erected, 1923, etched into a cornerstone. The letters that were once affixed above a row of doors are gone now, but their remnants are still legible: 'Congregation B'nai Bezalel.'

"Over the course of nearly a century, this 10,000-square-foot building in the Woodlawn neighborhood has served many religious communities, first as a synagogue and then as a series of churches. Over time, however, the building has fallen into disrepair — stairs sag, paint peels and stained-glass windows pull away from their frames.

"Despite its appearance, the former synagogue's service to its neighborhood isn't ending. In fact, it's on the brink of a new chapter.

"Artist and teacher Amber Ginsburg and her husband, Dr. Tom Ginsburg of the University of Chicago School of Law, have purchased the property from the city of Chicago.

"The pair are devoting themselves to rehabilitating and restoring the 98-year-old building to create an art space for them to work, teach and call home — in the process finding a new approach to Jewish life in a South Side neighborhood that was once a thriving Jewish community.

"The project is an entirely private one, without financial support from outside organizations. It's an expensive and expansive endeavor but the Ginsburgs have soldiered on, inspired by the building's legacy as 'a holy place,' says Tom Ginsburg.

"Once it's complete, the couple envision a three-story family compound where their three adult daughters can visit, as well as an art club with rental studios for local creatives in need of workspace.

"'It's kind of an exercise in rethinking property,' Tom Ginsburg says. 'We're going to live here, but it's not designed to just be our house. It's designed to be a community space and a place for creative people to come do their thing.'

The basement, now gutted, will have its own separate entrance and eventually house a woodshop and artist studios. The former worship space on the main floor — a cavernous expanse with a ceiling that reaches at least 40 feet — will serve a variety of purposes, including as a place for family and community gatherings. The third and top floor, once the women's section of the congregation, will become a private residence for family members.

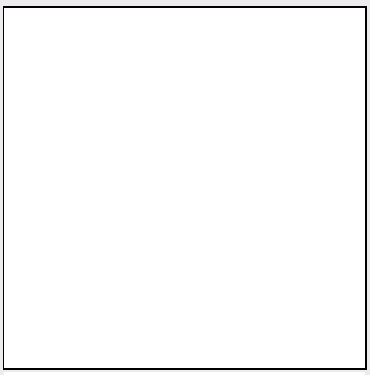
The Woodlawn property leans on the concepts seen in the KilnHouse project: reconstruction, modification, reimagination of a preexisting place. How exactly to reimagine such space is a question that is also bedeviling the Chicago Loop Synagogue and other historic Jewish houses of worship that have fallen on hard times.

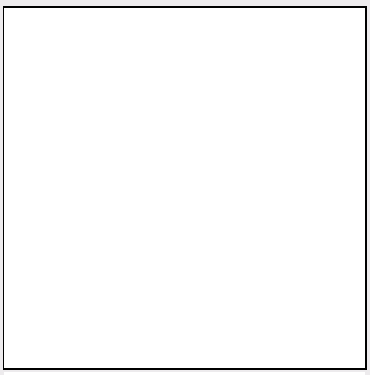
Though they are new to this block, the Ginsburgs lived for 12 years in the surrounding neighborhood and are eager to get to know residents. They've joined the local neighborhood association and have spent time with their alderman, Jeanette Taylor. They'd like to have a positive relationship with neighbors and embrace the history of Chicago's Jews.

"We're not renting this [space] out, we're not raising anyone's rent," Tom Ginsberg says. "We're just trying to create a public good ... there's a lack of [studios], and we want to encourage folks to make more art. We want to invest in a project that's bigger than ourselves." (Waxman, Jewish Telegraphic Agency, 7/13/21)

Read the full story at Jewish Telegraphic Agency

A law professor and artist are transforming a decrepit former South Side Chicago synagogue into a green community space, Naomi Waxman, Jewish Telegraphic Agency, 7/13/21





WIN: Hollander Warehouse Building Adaptively Reuse Moving Forward



Proposed Hollander Storage Building Adaptive Reuse, 2418 N. Milwaukee Avenue. Photo Credit: GW Properties



Fullerton Avenue Facade of Hollander Storage Building, 1912, 2418 N. Milwaukee Avenue, Historic Photo Credit: Hollander Storage Company



Milwaukee Avenue Facade and Entry Hollander Storage Building, 1912, 2418 N. Milwaukee Avenue, Historic Photo Credit: Logan Square Preservation

"The nearly 110-year-old Hollander Storage & Moving building on Milwaukee Avenue could finally see new life after city officials backed a zoning change to allow a local developer to overhaul the site.

"The City Council signed off Wednesday on a plan for GW Properties to redevelop the property at 2418 N. Milwaukee Ave. The renovation would bring in offices, retail, nine loft-style, live-work apartments, and salon lofts. Guidepost Montessori, a day care, also has signed onto the project, said Mitch Goltz of GW Properties.

"The current plans are a scaled-back version of a project that has been in the works since 2018. Now the GW Properties team only is seeking redevelop within the property's existing blueprint. The one-story structure next to the Hollander building that would have become the five-story addition will instead be converted to retail.

"Ald. Daniel La Spata (1st), who represents the area that includes the Hollander building, has endorsed the redesign. La Spata likened it to the redevelopment of the Margies Candies building along the Logan Square/Bucktown border and the Congress Theater rehab project. Both structures have historic significance.

"'They're great projects. They're making use of existing buildings in our community. I love seeing developers find creative ways to do that,' La Spata said.

"The Hollander building has a long history in the neighborhood. Albert Hollander founded the storage and moving company in Chicago in 1888, when horse-drawn wagons were the only mode of transportation. The growing family company built the Logan Square structure in 1912.

"Generations of Hollanders have taken the helm of the moving and storage company. But in 2018, the family decided to sell the Logan Square building to GW Properties and focus on its headquarters in Elk Grove Village. At the time, the Logan Square building was only being used to store the company's archives and records. The old moving company building has been empty ever since.

"Goltz said they want to start construction this fall with the goal of wrapping by spring 2022." (Bloom, Block Club Chicago, 7/21/21)

Preservation Chicago had been in communication with developer, former owner David Hollander and aldermen's offices to encourage a preservation-sensitive reuse of the building and to promote a potential landmark designation. All were receptive to the concept. Preservation Chicago encourages the developer to consider landmarking the Hollander Warehouse building and its highly decorative and intact lobby.

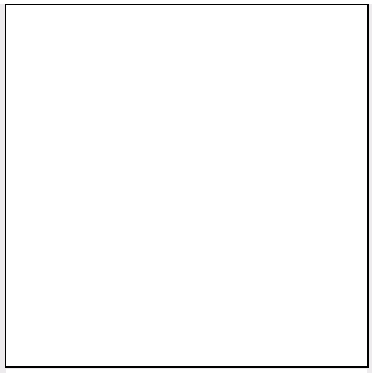
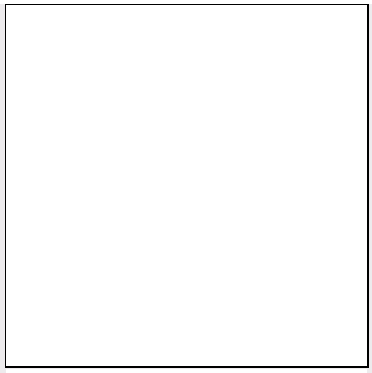
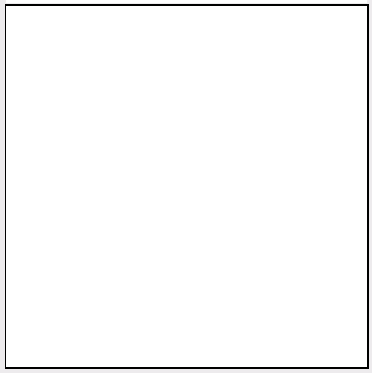
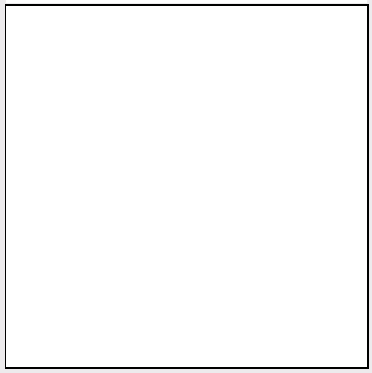
A different building with similar name, the Hollander Fireproof Warehouse located at Milwaukee, North and Damen avenues was renovated in 2016 as part of the Northwest Tower/ Robey House Hotel project.

Read the full story at Block Club Chicago

Logan Square's Hollander Building To Become Lofts, Retail, Day Care After City Council Vote
Developer GW Properties wants to rehab and redevelop the nearly 110-year-old building at 2418 N. Milwaukee Ave., a project years in the making; Mina Bloom, Block Club Chicago, 7/21/21

Developer Buys Historic Hollander Moving Site, Plans Boutique Offices with Restaurant, Apartments, "I think it'll be a nice complement to have the new meets the old," the developer said. Mina Bloom, Block Club Chicago, 8/8/18

Logan Square's Hollander Storage building for sale; The property's prime Milwaukee Avenue location is expected to fetch million, AJ LaTrace, Curbed Chicago, 8/23/17

THREATENED: Northwestern Medicine to Demolish Old Irving Park Home for Temporary Construction Office and Stormwater Retention Tank



3936 N. Kenneth Ave. purchased by Northwestern Medicine with plans to demolish for a temporary construction office. Photo Credit: Old Irving Park Association



House design drawing from 'Tabor's Modern Homes' which likely served as the design inspiration for 3936 N. Kenneth Ave. Photo Credit: Old Irving Park Association

"Northwest Side neighbors say they were blindsided by news Northwestern Medicine is demolishing a 120-year-old home in Irving Park as it builds its $150 million medical facility.

"Northwestern is constructing a four-story building with a 350-space underground parking lot on Irving Park Road between North Kilbourn and North Kenneth avenues, which includes the former site of Sabatino's restaurant. The project received City Council approval in March.

"But at a community meeting Tuesday, neighbors said they had no idea Northwestern also purchased the home at 3936 N. Kenneth Ave., and plan to tear it down to install temporary office space for the construction site or an underground stormwater retention tank for the new medical facility. Neighbors say the home may have historic value and could be connected to an architect whose designs have been recognized by the city's landmarks commission.

"'It feels like a poke in the eye that you did this,' neighbor Meredith O'Sullivan said. 'I feel like we had a plan for what y'all were going to do. And when I found out a few days ago that you bought this house my hair started to go on fire.'

"Architect Clarence H. Tabor began publishing 'Tabor's Modern Homes,' a semi-annual 'pattern book' of mail-order building designs in 1889. The book featured seventeen designs of buildings priced from $1,000 to $12,000, with complete building plans priced from $7 to $75.

"The Irving Park area was considered a 'railroad suburb' before it was incorporated into the city. The Great Chicago Fire of 1871 'spurred rapid growth to the area,' according to the landmark commission. Mail-order home designs from architects like Tabor were popular during this period because there were not enough architects available to meet the high demand for new construction.

"One of the buildings Tabor designed in the neighborhood, a Queen Anne-style home at 3926 N. Keeler Ave., is a registered city landmark. But neighbors like Cathy Curley say many other houses in the area, including the one at 3936 N. Kenneth Ave., could be based off his designs, too.

"'We don't have the original building permits for 3936 N. Kenneth Ave., so we're not 100 percent able to verify that it is a Tabor home,' Curley told Block Club. 'But what I do have are the original pattern

books Clarence Tabor published and it looks like one of his patterns. There are also several other houses that are just like this one in the neighborhood that were all built at the same time. Tabor had a big influence in this neighborhood.'

"Neighbors who attended Tuesday's meeting said the home should be preserved.

"'We have the commercial emphasis streets and zoning designations. And now you're crossing over into the inner residential zoning. And that's a pretty big line to cross,' said Davor Engel, another neighbor. 'The sanctity of that residential zoning has always been respected and now you're doing something else.'

"In a statement provided to Block Club, members of the Old Irving Park Association's board, which had previously thrown its support behind the project, said they were also unhappy with Northwestern's plans for the Kenneth Avenue home and will formally oppose tearing it down.

"'After a year of working collaboratively with the [developer], The Old Irving Park Association Board feels blindsided by the purchase of the residential property and subsequent botched communication rollout of their plans to demolish the home in hopes of utilizing the lot for stormwater infrastructure," the statement said. 'The board will issue a letter expressing opposition to the home's demolition, any zoning change to the parcel, and the commercial project expanding (even temporarily) onto the adjacent residential property.'" (Hernandez, Block Club Chicago, 7/14/21)

Read the full story at Block Club Chicago

Irving Park Neighbors Blast Northwestern Medicine Plans To Tear Down 120-Year-Old Home: 'It Feels Like A Poke In The Eye'; Northwestern plans to use the property as a temporary office space during construction or to build a stormwater detention basin for its $150 million medical facility, Alex V. Hernandez, Block Club Chicago, 7/14/21

125-year-old house on Kenneth to be demolished for Northwestern Medical project in Old Irving Park; the residential lot may be used for underground stormwater retention tank, Brian Nadig, Nadig Newspapers, 7/14/21

POTENTIAL WIN: Florsheim Mansion Sold to Buyers With Interest in Restoration



Florsheim Mansion, 1938 by Andrew Rebori with addition in 1947 by Bertrand Goldberg, 1328 N. State Pkwy. Photo Credit: Eric Allix Roger



Florsheim Mansion, 1938 by Andrew Rebori with addition in 1947 by Bertrand Goldberg, 1328 N. State Pkwy. Photo Credit: Eric Allix Roger

"A Gold Coast mansion that combines the designs of two noted Chicago architects from different eras sold at nearly a million dollars off its 2006 purchase price.

"The Florsheim Mansion on State Parkway was originally designed as two buildings in the Art Moderne style by Andrew Rebori in 1938. In the 1950s, Bertrand Goldberg designed a futuristic kitchen that bridges the two buildings, resulting in a single home.

"Reached by phone in Southern California, where he has relocated, Rosenzweig told Crain's that after the State Parkway sale, 'I feel liberated from the shackles of high mortgage debt and extremely high Cook County taxes.'

"The big loss on the sale, Rosenzweig said, is a reflection of the fact that in 2006, 'I paid too much because I really wanted [the house].'

"According to the listing posted by Michael Rosenblum, the Berkshire Hathaway HomeServices Chicago agent who represented the property, it was sold as a short sale, meaning the lender permitted a sale at less than what the seller owed on the mortgage. Rosenblum said he believes the buyers plan a rehab.

"Andrew Rebori, one of Chicago's great architects of the Art Deco and Art Moderne styles, built the two original buildings, the front one for himself and the rear as a rental, with a courtyard between them. In the 1940s, Rebori sold both buildings to sculptor Lillian Florsheim, who had her son-in-law, Bertrand Goldberg, design a kitchen that would connect the two buildings.

"Rebori's structures are red brick, with a curved tower of glass block facing the street and wood and tile details inside by Edgar Miller, an eclectic artist of the period. Goldberg's bridge is slender, made to feel a little larger with a bow-shaped outer wall. That wall is made with opaque fiberglass panels, which may have been an edgy choice at the time but does make for a slightly dim and viewless kitchen.

"Both of the architects were prolific designers of distinctive buildings. Rebori was the architect of such architectural standouts as the Madonna della Strada chapel at Loyola University and the Frank Fisher Studios a block down State Parkway from the Florsheim house, and others. Goldberg designed the beloved Marina City towers on the Chicago River as well as the River City apartments and numerous other buildings. (Rodkin, Crain's Chicago Business, 6/16/21)

"In 1998, the Goldberg family sold the house to Robert Fitzpatrick, chosen that year to lead the Museum of Contemporary Art. Fitzpatrick recalls he had heard that a potential buyer wanted to gut the house's kitchen, so he hastily bought the place to prevent its desecration.

In 2007, "The new owners, Russ and Shawna Rosenzweig-he's the CEO and cofounder of the Round Table Group, which provides experts to attorneys and other clients-plan to use their new home to 'reinvent the salon,' says Russ. 'Our role is to make the Florsheims and Rebori and the Fitzpatricks proud,' adds Shawna. 'We want to continue the tradition of this house.'" (Rodkin, Chicago Magazine, 6/7/2007)

"This understated Art Moderne gem with curvaceous brick and glass block walls was built by and for architect Andrew Rebori. The front living quarters are spacious and strikingly spare. The expansive coach house, flooded with glass block light, was an ideal studio and entertaining space for the house's second owner, shoe heiress Lillian Florsheim. Her son-in-law, architect Bertrand Goldberg, built a narrow, streamlined 'bridge kitchen' connecting both houses above the small courtyard between them. The Florsheim Mansion is beautifully appointed with art, including works by Lillian Florsheim." (Open House Chicago)

Preservation Chicago strongly encourages the new owners to consider a Chicago Landmark Designation for the Florsheim Mansion. This would both protect the building long-term and provide significant tax benefits to the owners as they embark on a comprehensive restoration.

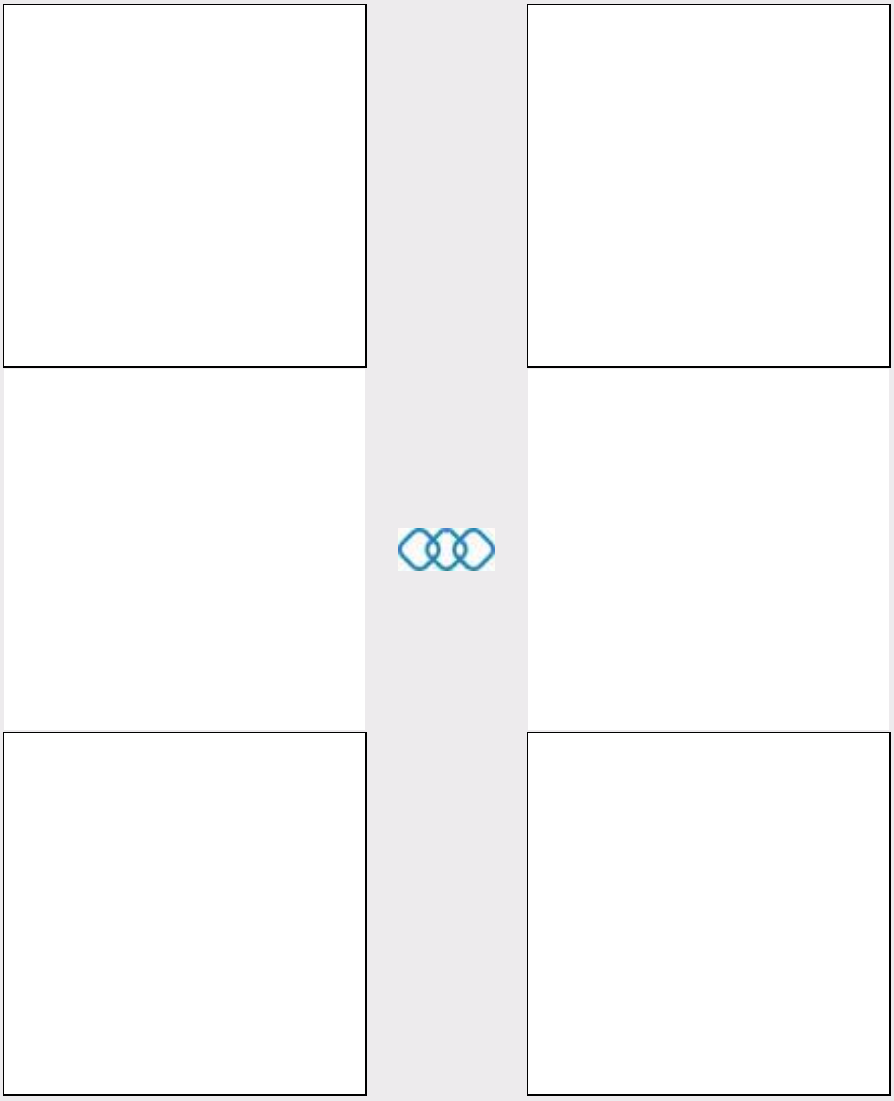
Read the full story with photos at Crain's Chicago Business

Gold Coast's historic Florsheim mansion sells at a loss; The property sold for nearly a million dollars less than its 2006 purchase price, Dennis Rodkin, Crain's Chicago Business,7/29/21

Deal Estate – Your Best Offer, Dennis Rodkin, Chicago Magazine, 6/7/2007

Dennis Rodkin's Florsheim Mansion Video Tour 1328 N. State Pkwy.

Florsheim Mansion Open House Chicago



BUYER WANTED: Historic Buena Park Home For Sale Designed By William Le Baron Jenney, Father of the Skyscraper



4050 N Kenmore Avenue, 1891, William Le Baron Jenny. Photo Credit VHT Studios

"A 19th-century row house designed by the Chicago architect who did the first modern skyscrapers is for sale, with many of its original tile, wood and stained-glass features intact.

"The four-bedroom home priced at $899,500 on Kenmore Avenue in the Buena Park neighborhood of Uptown is one in an attached set of two that pioneering high-rise architect and engineer William Le Baron Jenney designed in 1891. (See more photos at link below.)

"By the time he designed this pair, Jenney had already revolutionized the construction of big buildings with his Home Insurance Building downtown. An inner skeleton of iron and steel reduced the weight of the 10-story building, making it possible to build tall. The building was later demolished, but the oldest remaining steel-skeleton building, Jenney's Ludington Building in the South Loop, was built the same year as the Kenmore Avenue homes.

"'It's like you're walking back in time when you come inside,' said Jay Koman, the owner of the home, which is represented by Michael Hall of Baird & Warner. Among Koman's favorite original details: four transom windows on the second floor that are etched with symbols of the four seasons.

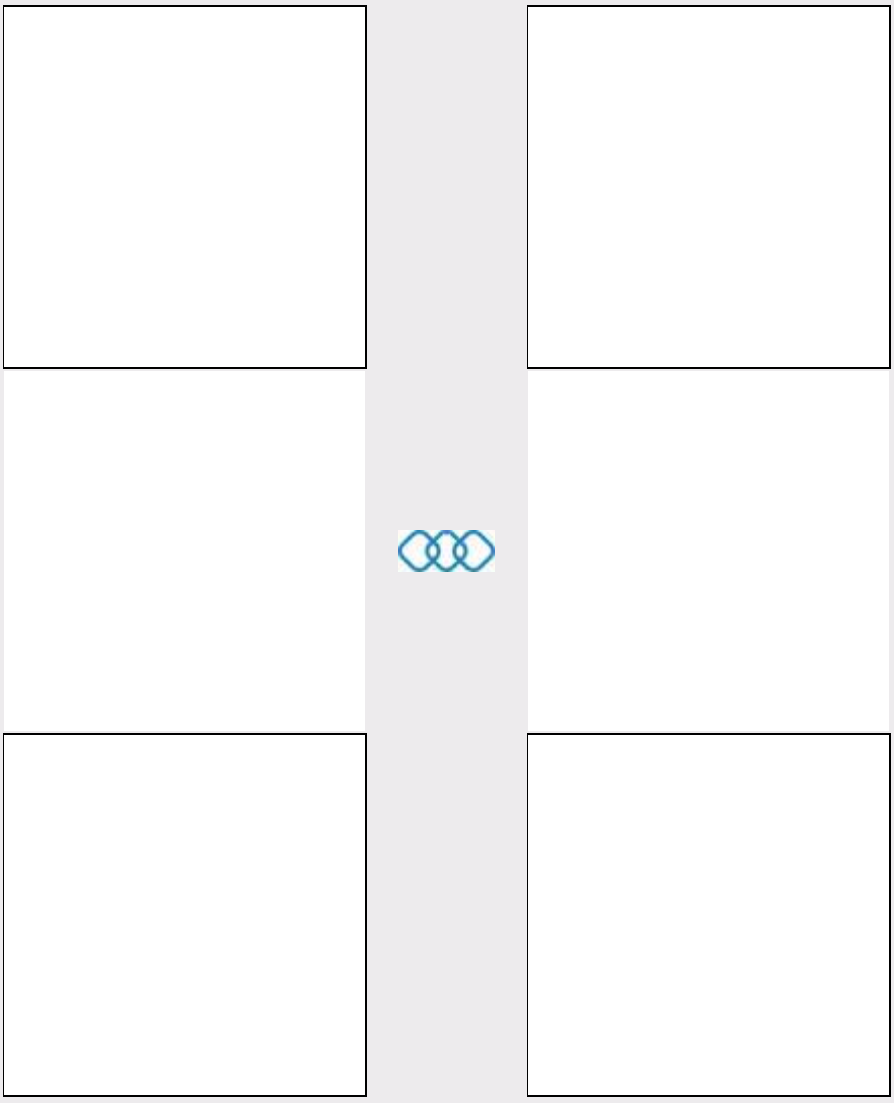
"There is a familial connection between the Kenmore pair and the Home Insurance Building. Edward Waller, who financed Jenney's Home Insurance Building, was the brother of James Waller, an early developer of the Buena Park section of Uptown. Two of James Waller's children tapped Jenney to design the Kenmore pair. (Rodkin, Crain's Chicago Business, 7/30/21)

Preservation Chicago strongly encourages the new owners to consider a Chicago Landmark Designation for 4050 N Kenmore Avenue by William Le Baron Jenny. This would both protect the building long-term and provide significant tax benefits to the future owners.

Read the full story at Crain's Chicago Business

Inventor of the skyscraper designed this Chicago home for sale; Many of the charming tile, wood and stained glass details are intact in the house, in the Buena Park neighborhood of Uptown. Dennis Rodkin, Crain's Chicago Business, 7/30/21

4050 N Kenmore Avenue Listing with photos



WIN: Preservation-Oriented Buyer Outbids Developers for Fannie May House



Former home of Mildred King-Archibald-Hyde, founder of Fannie May Candies, built c.1898, 854 W. Castlewood Terrace. Photo Credit: Dennis Rodkin

"The Uptown home of the woman who co-founded the Fannie May candy stores sold for slightly over $1 million, with the buyers planning to extensively rehab the rundown home that was in danger of demolition.

"The former home of Mildred King Archibald Hyde, who in 1920 launched a candy business that her husband took over, sold June 11 at $15,000 over the asking price.

"The buyers' agent said her clients made the higher offer to fend off developers who were vying to get the property. 'We didn't want to see somebody put in new crap and flip it,' said Kate Prange, the Compass agent who represented the buyers.

"'This house could have been easily threatened with demolition, if not for a special buyer that's committed to the preservation of the home for their family,' said Ward Miller, executive director of Preservation Chicago.

"The rehab is in part a re-assembly job, as the previous owner, who had begun renovations, saved loads of wood trim and other materials before gutting it. The purchase included 'three storage units filled with wood trim, crown molding and other things, all cataloged, and a Dumpster of bricks,' Prange said.

"The previous owner's identity cannot be determined from public records, as the property was passed around through land trusts and limited-liability companies from 1992 forward, but both Prange and Miller said the homeowner was a man who undertook an ambitious, yearslong renovation before he died.

"Built in 1898, the 6,300-square-foot house belonged to Mildred King Archibald Hyde when she died in 1937 at age 57. It's not clear how long she lived there prior to her death.

"In 1920, Mildred and her first husband, H. Teller Archibald, opened the first Fannie May candy store on LaSalle Street. The chain quickly became a hit and by 1930 had 30 stores in Chicago and annual revenue of $300,000.

"According to a 2013 biographical article on Mildred, she told the Chicago Tribune in 1928 that in the early years of the store, her husband kept working in real estate while she 'was willing to work night and day' in the candy shop.

Mildred later told the New York Times that she 'financed the candy enterprise at its inception.' A 1921 article in Manufacturers' News ascribed the entire business to her, with no mention of Mr. Archibald. 'Mrs. Archibald is not only the candy maker, but the executive, the proprietor and manager of all the Fannie May candy shops,' the article said. She 'manages every detail of a rapidly increasing business.' (Rodkin, Crain's Chicago Business, 6/17/21)

Read the full story at Crain's Chicago Business

Fannie May founder's house saved from demolition; To fend off developers, the buyers paid $15,000 over the asking price for the Uptown home that belonged to the pioneering business woman behind the iconic candy brand, Dennis Rodkin, Crain's Chicago Business, 6/17/21

Uptown home of Fannie May cofounder for sale; As the home of a woman in business in the 1920s, the house should be a landmark, says a Chicago preservationist, Dennis Rodkin, Crain's Chicago Business, 3/2/21



WIN: Kay Shoes Building Will Be Adaptively Reused for Residential, Not Demolished for New Construction



Kay Shoes building, 2839 N. Milwaukee Ave. Photo Credit: Google Maps

"About two years after dwindling sales shut down longtime family business Kay Shoes, the shoe store's owner is reviving the Avondale building.

"Owner Monyca Price Flack is overhauling the building at 2839 N. Milwaukee Ave. to include six apartments, ground-floor retail and at least 16 bike parking spaces. Under Flack's plans, the building's facade and height will remain the same, and only the interior will be renovated.

"'I'm just looking to do a thoughtful, practical project in a great neighborhood,' Flack said.

"Flack said she's finalizing many of the details, but the apartments will be two- and three-bedroom units to accommodate renters who are looking for more space during the pandemic. She said she's considering keeping the giant "Kay Shoes" sign and possibly naming the building "Kay Lofts" to pay tribute to the family business.

"'I'm such a believer in the neighborhood, in what the area has to offer,' Flack said. 'If someone's gonna [redevelop] it, it might as well be me.'

"The project will inject new life into the building, which has sat vacant since summer 2019, when Flack closed Kay Shoes after nearly 50 years of business. Kay Shoes sold affordable shoes for working people and specialized in wide-width sizing.

"Kay Shoes had a long history on Milwaukee Avenue. Flack's parents, Sol and Harriet Price, took over the shoe store in 1972, following in the footsteps of Flack's grandfather, who also sold shoes. At the time, the shoe store was across the street.

"After a fire damaged the original shop in 1982, Flack's parents moved the store to 2839 N. Milwaukee Ave. For many years, the store was one of many thriving retailers on the commercial strip.

"With the redevelopment project, Flack said she hopes to keep her family's legacy alive. At first, she planned on selling the building to a developer. When the pandemic quashed those plans, she decided to redevelop the building herself, she said.

"Once complete, Flack's rehabbed building will be the latest addition to a stretch of Milwaukee Avenue that has struggled to attract businesses and development activity but is beginning to rebound.

"Bric a Brac record shop is moving to 2843 N. Milwaukee Ave. The owners are also opening an adjoining coffee shop. Further north, another developer has received approval to rehab and redevelop a vacant six-unit apartment building at 2901 N. Milwaukee Ave." (Bloom, Block Club Chicago, 7/20/21)

Read the full story at Block Club Chicago

Avondale's Kay Shoes Building Is Coming Back As Apartments, Ground-Floor Retail; The project will inject new life into a building that has sat vacant for two years, and it will enable the shoe store's owner to continue her family's legacy, Mina Bloom, Block Club Chicago, 7/20/21



LOSS: Iconic Art Deco R.V. Kunka Drug Store Sign Destroyed



RV Kunka Drug Store Building with Storefront intact , 2897-2899 S. Archer Ave. Photo Credit: Eric Allix Rogers



RV Kunka Drug Store Building with storefront removed, 2897-2899 S. Archer Ave. Photo Credit: Eric Allix Rogers

After being overpainted with black paint in October 2020, the iconic and beloved R.V. Kunka Pharmacy art deco storefront has been fully removed.

While the paint could have potentially been reversed and restored, the destruction of this historic storefront eliminates this option. It is unclear why the owner made this unfortunate decision, but it can be assumed it was an effort to make the building look more generic to attract a new tenant.

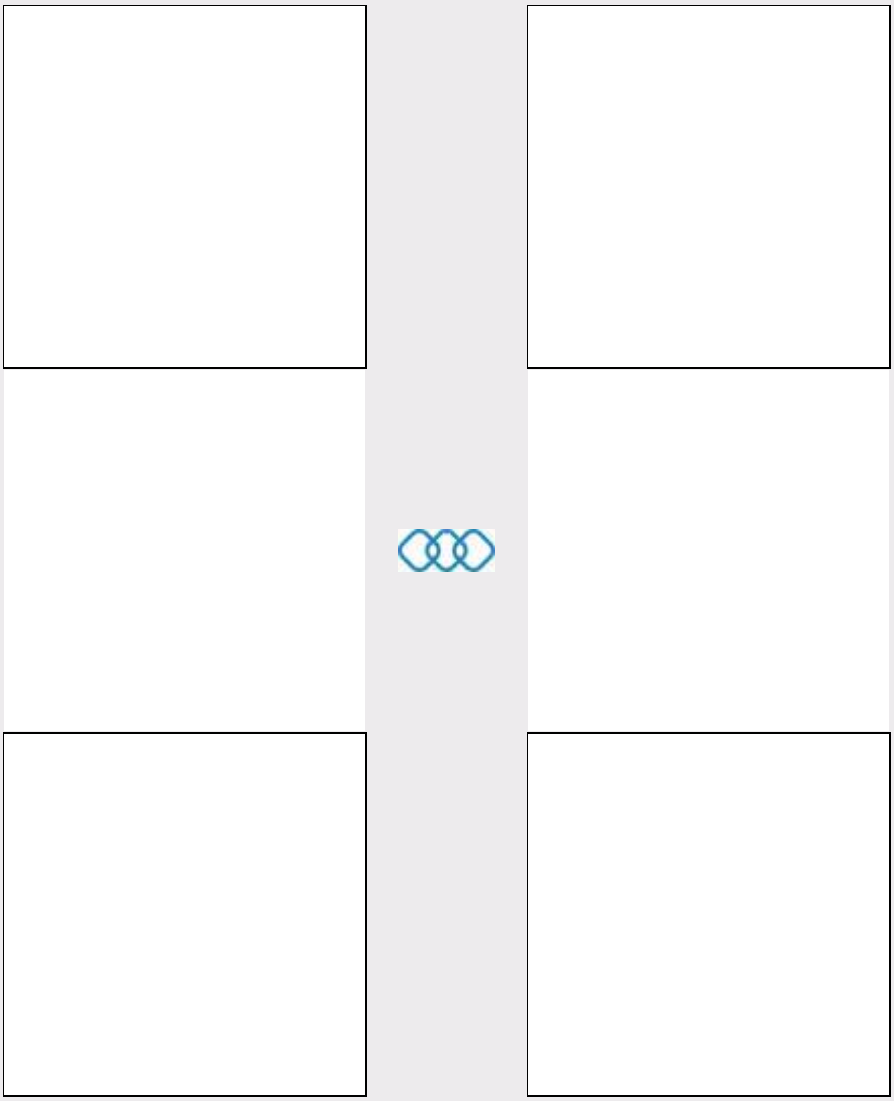
"The building housing the R.V. Kunka Pharmacy is part of a long line of commercial structures on the south side of Archer Avenue. It is located at a 6-way intersection with Loomis and Fuller Streets.

"This typical late 19th Century building got a snazzy update some time around the 1930s. Glazed panels, modern fonts, a two-tone color scheme, and an emphasis on horizontal lines combine to form a Streamlined slipcover storefront.

"Though easy to overlook, the entryway to the store is the focal point of the remodeling. Two vertical plastic 'pilasters' appear to light up from within, marking the main door. The doors themselves feature stylish door pulls. Even the concrete step was given a reddish tint to harmonize with the facade." (A Chicago Sojourn Blog, 7/21/2008)

Archer Avenue was a Chicago 7 Most Endangered in 2007 and would be a strong candidate for a Chicago Landmark District designation.

Read the full 2008 blog and see photos at Chicago Sojourn Blog



IN MEMORIAM: Robert Meers; Chicago Real Estate Developer



Monadnock Building, north half in 1891 by Burnham & Root, and south half in 1893, by Holabird & Roche, 53 W. Jackson Blvd. Photo Credit: Eric Allix Rogers



Monadnock Building, north half in 1891 by Burnham & Root, and south half in 1893, by Holabird & Roche, 53 W. Jackson Blvd. Photo Credit: Eric Allix Rogers

"Robert Meers, a real estate developer whose historic preservation projects included Chicago's Monadnock Building and Lake Forest's Market Square, died June 26, according to a death notice that attributed the cause to a stroke. He was 70.

"Meers grew up on the North Shore and attended a series of private schools, from Lake Forest Country Day to Princeton University, yet threw himself into the politically fraught and economically questionable process that is architectural preservation.

"'Though he was polished, he could push all the right buttons, get it done, whatever it took,' says Ward Miller, executive director of Preservation Chicago.

"At 16 stories, the Burnham and Root/Holabird and Roche-designed Monadnock was the world's largest office building when completed in 1893. But by the time Meers and partner Bill Donnell took on the challenge in the late 1970s, it was headed for foreclosure after losing tenants and suffering numerous remodeling indignities: lobby staircases removed, fluorescent lighting installed, entrances added.

"The back-to-the-original plan guided subsequent top-to-bottom projects, including LaSalle Street's Rookery, according to Miller. 'It was a very radical idea at the time. Nobody knew what the general public would think of these full restorations.'

"In the late 1980s Meers accepted another challenge: converting Ogden Slip's North Pier loft building in Streeterville into retail-office uses and then adding a 50-story apartment building. Though the seven-story commercial project, with tenants like Dick's Last Resort and Fox & Obel Food Market, lagged expectations, it proved a long-term catalyst for the Cityfront Center master plan and Navy Pier beyond.

"'Because of the straightening of the S-curve on Lake Shore Drive and the addition of an interchange there, a formerly inaccessible area suddenly became accessible,' Anthony Licata, a lawyer who worked for Meers' company, told Crain's in 1989, when Meers was named to Crain's inaugural class of 40 under 40s. 'He saw that when no one else did.'

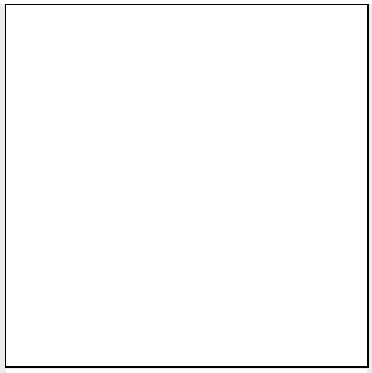
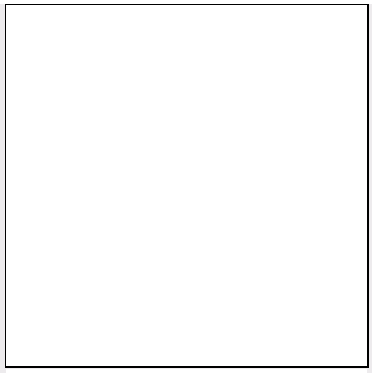
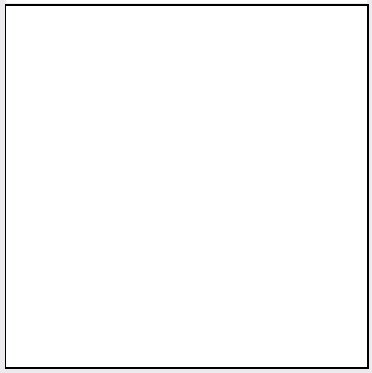
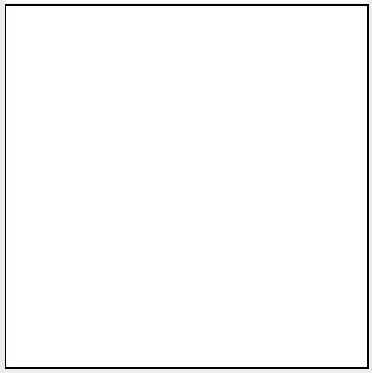
"'I was particularly interested in some of Chicago`s architecturally significant buildings, which were in very poor condition and really needed to be preserved,' Meers told the Chicago Tribune in 1985. 'The more I looked, the more I realized that the run-up in (office) rents had not yet affected old buildings, and that it therefore was probably an opportune time to look into rehabs,' realizing nevertheless, 'It was all very dicey.'

"Miller recalls Meers' attention to detail and pioneering spirit in replicating Van Doren Shaw's Ragdale Blue paint on window trims and doors, describing the hue as 'robin's egg with a little more turquoise.'

"'It was a risk when those colors didn't seem right for a historic building. Now, you wouldn't even think twice about doing that,' Miller says." (Strahler, Crain's Chicago Business, 7/12/21)

Read the full story at Crain's Chicago Business

Robert Meers, Monadnock Building savior and North Pier developer, dies at 70, He also restored Howard Van Doren Shaw's Market Square in Lake Forest, Steven R. Strahler, Crain's Chicago Business, 7/12/21

IN MEMORIAM: Richard H. Driehaus; Philanthropist and Preservationist



Richard H. Driehaus. Photo Credit: La Chambre Noire Photography / Architect Magazine

It is with great sadness that we share the news of the unexpected passing of Richard H. Driehaus of natural causes on March 9, 2021 at the age of 78. His brilliance for business was surpassed only by his passion for philanthropy.

He founded Driehaus Capital Management which became one of Chicago's largest and most successful investment firms. In 1983, he created the Richard H. Driehaus Foundation and used his fortune to powerfully support historic preservation, the arts and community organizations throughout Chicago and the nation.

"Reflecting on nearly two decades in philanthropy, Richard wrote, 'I have devoted my professional life to the field of financial management and have been blessed with remarkable success. I recognize, however, that the measure of one's personal holdings is of less importance than the impact of our collective aspirations made real. I have further come to understand that maximizing the impact of donated dollars can be considerably more challenging than earning those dollars in the first place.

"Philanthropy enriched Richard's life immeasurably, and he would often paraphrase Winston Churchill's quote: 'We make a living by what we get, we make a life by what we give.'

"'Richard was a dear friend, my professional mentor, and a lifelong philanthropist,' said Anne Lazar, executive director of the Driehaus Foundation in their news release. 'He spent decades making an impact in Chicago and his legacy will live on through his foundation. He was a true gentleman of grace and humility, and it is the foundation's honor and privilege to continue Richard's legacy of support.'" (Driehaus Foundation statement)

"'Richard led a life of zest and intellectual curiosity. His path and personal story were larger than life, and the impact he made as an investor is perhaps only rivaled by the extensive legacy he left as a philanthropist,' said Steve Weber, president and CEO of Driehaus Capital Management, in their news release. 'Our thoughts are with his daughters Tereza, Caroline and Kate, his sisters Dorothy and Elizabeth, and his extended family. Richard will be dearly missed by all who were fortunate enough to know him.'" (Driehaus Capital Management statement)

"'Richard's an amazing person,' said David Bahlman, the former president of the Landmarks Preservation Council of Illinois. 'The causes he supports and the projects he has funded over the years have had a great impact on the appreciation of art and architecture in Chicago.' (Sharoff, Chicago Magazine, 9/27/2007)

"In 2015, he received the AIA Chicago Lifetime Achievement Award to recognize his tireless support of historic preservation and sponsorship of architecture award programs and design competitions. Zurich Esposito, former AIA Chicago executive vice president, said, 'Richard's engagement with preservation, his recognition of working architects, and his philanthropic reach have had an immeasurable impact on the practice. His commitment to classical architectural and planning ideas, forms and principles—coupled with his willingness to support and embolden those actively working in the profession—has left a lasting legacy on the contemporary landscape.' (Massie, Architect Magazine, 8/6/2015)

His deep commitment to Chicago's architectural heritage lead him to purchase and beautifully restore the 1883 Samuel Mayo Nickerson Mansion which serves the Richard H. Driehaus Museum of Decorative Arts and the 1886 Richardsonian Romanesque Ransom Cable Mansion which serves as headquarters for Driehaus Capital Management.

"'It's my gift to the city. The museum is about protecting the past. The idea is to display the period, the materials and objects, and to organize that as a whole experience. It's not about any one object. It's about the environment, the space,' said Richard Driehaus in a 2007 Chicago Magazine profile regarding the Driehaus Museum of Decorative Arts and the restoration of the Nickerson mansion. (Sharoff, Chicago Magazine, 9/27/2007)

Richard Driehaus and the Richard H. Driehaus Foundation was a longtime friend and supporter of Preservation Chicago. We are deeply grateful for his long support for our organization, our mission, and for the preservation movement in Chicago. He will be dearly missed, but his legacy will live on through all of his incredible achievements during his lifetime and through so many preservation wins yet to come.

Richard H. Driehaus, 1942-2021, Driehaus Foundation Website, March, 2021

Richard H. Driehaus, 1942-2021, Driehaus Capital Management Website, March, 2021

Richard Driehaus, American philanthropist, dies at 78; The financier created the traditional architecture award that bears his name and the Rafael Manzano award for new traditional architecture, two, Anatxu Zabalbeascoa, El Pais, 3/12/21

Richard Driehaus, Stock-Market Daredevil, Preserved Traditional Architecture; Chicago fund manager, who has died at age 78, arrived at one of his parties on an elephant's back, James R. Hagerty, Wall Street Journal, 3/25/21

Richard H. Driehaus, Champion of Classic Architecture, Dies at 78; A Chicago investor and philanthropist, he was an apostle of historic preservation and established an annual prize to celebrate traditional design, Sam Roberts, The New York Times, 3/20/21

The sad passing of INTBAU trustee and benefactor, Richard H. Driehaus, International Network for Traditional Building Architecture & Urbanism, 3/12/21

A Classic Act; With a passion for tradition, the investment guru Richard Driehaus has become one of the city's most dedicated advocates for historic preservation. This fall, he takes his commitment further by opening a museum of decorative arts in a phenomenally lavish 19th-century mansion on the Near North Side, Robert Sharoff, Chicago Magazine, 9/27/2007

Philanthropist Richard Driehaus Will Receive the 2015 AIA Chicago Lifetime Achievement Award; A champion of historic preservation, Driehaus sponsors architecture award programs and local design competitions, Caroline Massie, Architect Magazine, 8/6/2015

Chicago philanthropist and investment manager Richard Driehaus dies at 78, Jessica Villagomez, & Chris Jones, Chicago Tribune, 3/10/21

A legend as an investor and donor, Richard Driehaus dies at 78, Starting on the South Side, he saved, mastered the stock market, and backed causes that ranged from excellence in architecture and fashion to education and good government, David Roeder, Chicago Sun-Times, 3/10/21

Richard Driehaus has died; The investment manager, philanthropist and preservationist was also known for throwing himself extravagant parties. He was 78, Steven R. Strahler, Crain's Chicago Business, 3/10/21

Lake Geneva philanthropist, Chicago businessman Richard Driehaus has died, Stephanie Jones and Dennis Hines, Lake Geneva Regional News, 3/10/21

Chicago historic preservation champion Richard Driehaus dies at age 78, Audrey Wachs, Architects Newspaper, 3/11/21

THREATENED: Early Warning Signs



Preservation Chicago: Love Your City Fiercely! @Pres_Chi... · May 11

Demo Threat?

The orange-rated Argyle-Clark Garage built in 1919 by Hall & Ostergren at 5006 N. Clark St has been listed for sale.

Great terra cotta ornament.

Could be an amazing restaurant, bar or creative adaptive reuse.

But so much depends on the developer who buys it.



16 26 124

Preservation Chicago: Love Your City Fiercely! @Pres_Chi... · May 14

A Salvage Sale???

Epworth United Methodist Church and its homeless shelter (over 30 years old) should be protected, not carved up & demolished.

From 1891 by Frederick Townsend and Thiebar & Fugard at 5253 N Kenmore. Orange-rated & on the National Register of Historic Places.



1 6 46

You Retweeted



gabriel x. michael @_GXM · Jun 1

Chicago Fire Department District 1 HQ and Engine Co. 42 Firehouse, 55 West Illinois Street, built 1968.

Planned for demolition and replacement in a private-public partnership to build a 30-story office tower on the site, opening 2023.



7 9 29

You Retweeted



Lady Topham Catt @LadyTophamCatt · May 5

Severely neglected 1895 firehouse in severely neglected north Pullman. There were big PR doings just around the corner last weekend, so I hope good things are finally in store for this part of Pullman too.



1 5 35

THREATENED: 90-Day Demolition Delay List

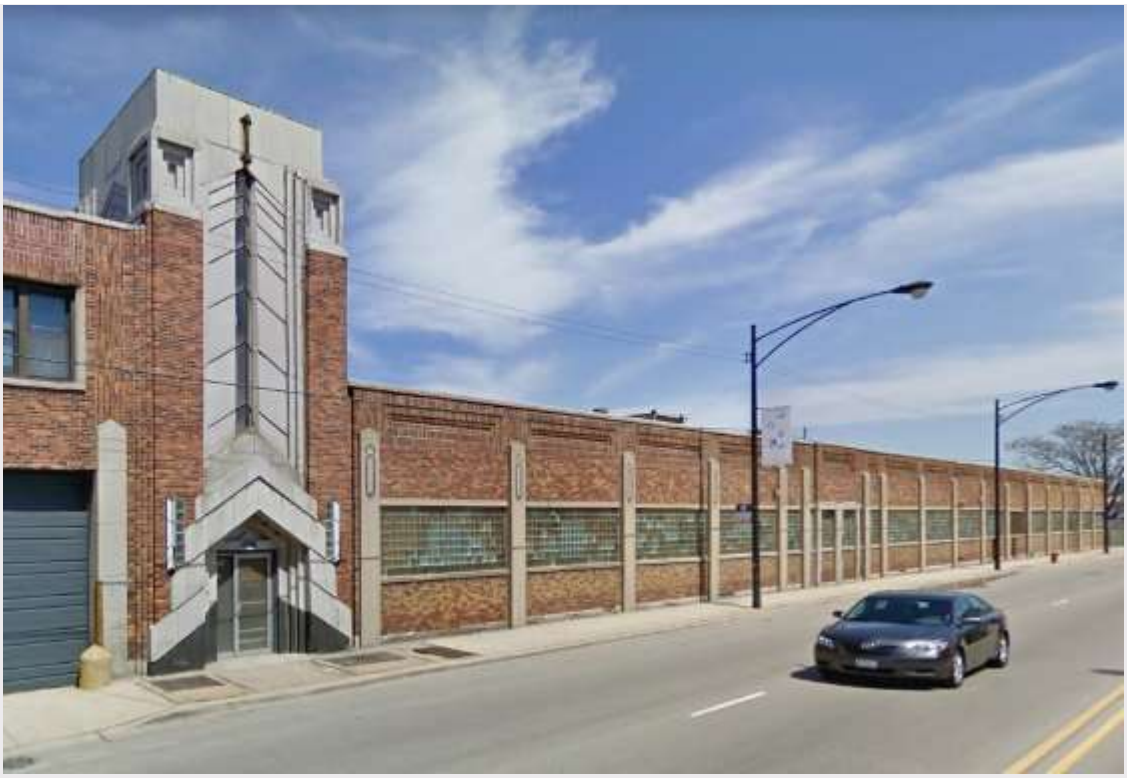
The Demolition Delay Ordinance, adopted by City Council in 2003, establishes a hold of up to 90 days in the issuance of any demolition permit for certain historic buildings in order that the Department of Planning and Development can explore options, as appropriate, to preserve the building, including 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 (2021)

Address: **Salerno Cookie Factory, 4450 and 4500 W. Division St., Humboldt Park**
#100930920
Date Received: 07/15/2021
Ward: 37th Ward Ald. Emma Mitts
Applicant: American Demolition Corporation
Owner: Amazon.com Services LLC
Permit Description: Demolition of buildings.
Status: Under Review
NOTE: Most of the Art Deco Salerno Cookie Factory, including everything in the photo below, was demolished in 2015 after being released early, without explanation, nine days into its 90-Day Demolition Delay.



Salerno Cookie Factory, Harold Zook, 4422 to 4500 West Division Street. Demolished in 2015. Photo Credit: Google Maps

"An Art Deco-era factory that has long anchored a stretch of Division Street in Humboldt Park is currently being demolished. According to preservationists, the building that spans from 4422 to 4500 West Division Street was listed on the city's 90 day demolition delay list, but was released before that period had been reached.

"The sprawling factory was once home to the Salerno Butter Cookie company, and similar to the old Wrigley Gum Factory and the Brach Candy Factory which have also been demolished in the last couple of years, helped make Chicago the 'Candy Capital of the World.' In a joint statement, Preservation Chicago's Ward Miller and Andrew Schneider reveal that preservationists were not made aware of the situation until it was too late.

"'The former Salerno Cookie Factory, home of that familiar and delicious butter cookie, at 4500 W. Division, an orange-rated building, has apparently been cleared for demolition, despite the fact that it is a rare example of famed architect Harold Zook in an industrial context,' Miller and Schneider state.

"'The building appeared on the city's mandatory demolition delay hold list, that typically requires buildings of significant architectural merit to be held for 90 days. That doesn't appear to have happened in this case. The application to demolish the building was received by the city on June 29 and was released little more than one week later, on July 8, 2015.'

"In addition, Miller says that there has been no word on why the city did not allow the full demolition delay hold to complete its cycle.

"The building is certainly a unique example of Chicago's history of a confection capital but also of striking Art Deco design of Harold Zook. After the Salerno company left the factory behind, the building was home to a graphic imaging company and then later a small parts supplier. While demolition has started on the factory, Miller hopes that the main entrance will be preserved and readapted." (LaTrace, Curbed Chicago, 7/24/15)

Read the full story at Curbed Chicago

[Demolition Begins on Former Art Deco Salerno Cookie Factory, AJ LaTrace, Curbed Chicago, 7/24/15]

[Former Salerno Cookie Factory, Industrial History Blog, 3/31/2016]

Address: **1851 N. Leavitt Street, Bucktown**
#100913335 and #100929919
Date Received: 07/13/2021
Ward: 32nd Ward Ald. Scott Waguespack
Applicant: Evergreen Solution USA Inc.
Owner: 1853-51 N. Leavitt LLC
Permit Description: Wreck and remove a 2-story masonry multi-unit residence.
Status: Under Review



1851 N. Leavitt Street. Photo Credit: Google Maps

Address: **940 W. Cuyler Avenue, Buena Park**
#100926339
Date Received: 06/10/2021
Ward: 46th Ward Ald. James Cappleman
Applicant: Taylor Excavating & Construction, Inc.
Owner: 940 West Cuyler, LLC C/O Josephine Cronnolly
Permit Description: Demolition of a 2-story, 4-unit masonry residence and detached garage.
Status: Under Review



940 W. Cuyler Avenue. Photo Credit: Google Maps

Address: **Riis Park Fieldhouse, 6100 W. Fullerton Avenue, Belmont Cragin**
#100913335 and #100925159
Date Received: 06/17/2021
Ward: 30th Ward Ald. Ariel Reboyras
Applicant: Public Building Commission of Chicago C/O Paulo Hernandez
Owner: Chicago Park District
Permit Description: Demolition of the one-story masonry gymnasium (rear) in the Jacob Riis Fieldhouse for the construction of the CPS Belmont Cragin Elementary School.
Status: Released 6/30/21



Riis Park Fieldhouse, 6100 W. Fullerton Avenue. Photo Credit: Google Maps

Address: **Cook County Jail, 2602 S. California Avenue, South Lawndale**
#100913991
Date Received: 5/19/2021
Ward: 24th Ward Alderman Michael Scott Jr.
Applicant: Cook County Jail
Owner: Sheila Atkins (Cook County)
Permit Description: Wreck and remove 16 masonry buildings in 5 phases. Demo Delay previously released under permit #100809124.
Status: Released 05/28/2021

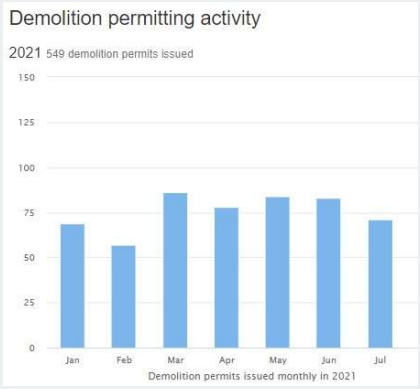


Cook County Jail Complex of 16 Buildings. Photo Credit: Google Maps

LOSS: “Spotlight on Demolition” July 2021

- 5100 N. Kedzie Avenue, Albany Park
- 5642 N. Ashland Avenue, Edgewater
- 9241 S. Damen Avenue, Beverly
- 6719 S. Marshfield Avenue, West Englewood
- 3714 N. Wayne Avenue, Southport
- 3752 N. Claremont Avenue, St. Ben's
- 6150 S. Artesian Avenue, Gage Park
- 817 N. Rockwell Street, Smith Park
- 1224 W. Cornelia Avenue, Lake View
- 1755 W. Cornelia Avenue, Roscoe Village
- 3840 W. Cornelia Avenue, Irving Park
- 2143 N. Racine Avenue, Lincoln Park
- 2051 N. Clifton Avenue, Sheffield Neighbors
- 4026 N. Campbell Avenue, Horner Park
- 5935 S. Princeton Avenue, Englewood
- 1536 S. Ridgeway Avenue, Lawndale
- 7835 S. Marquette Avenue, South Shore

“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 71 Chicago demolitions during July 2021 at Chicago Cityscape's Demolitions Tracker

Chicago Cityscape



5100 N. Kedzie Avenue, Albany Park. Demolished July 2021. Photo Credit: Google Maps



5642 N. Ashland Avenue, Edgewater. Demolished July 2021. Photo Credit: Google Maps



9241 S. Damen Avenue, Beverly. Demolished July 2021. Photo Credit: Google Maps



6719 S. Marshfield Avenue, West Englewood. Demo July 2021. Photo Credit: Google Maps



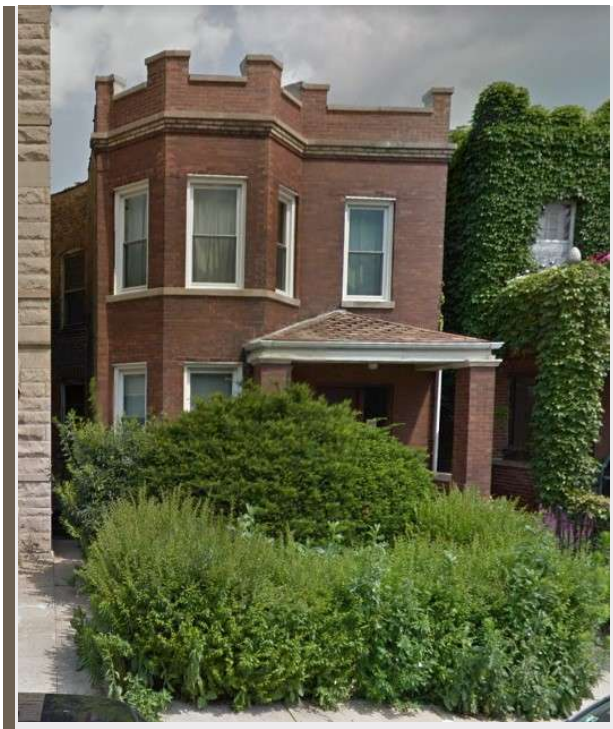
3714 N. Wayne Avenue, Southport. Demolished July 2021. Photo Credit: Google Maps



3752 N. Claremont Avenue, St. Ben's. Demolished July 2021. Photo Credit: Google Maps



6150 S. Artesian Avenue, Gage Park. Demolished July 2021. Photo Credit: Google Maps



817 N. Rockwell Street, Smith Park. Demo July 2021. Photo Credit: Google Maps



1224 W. Cornelia Avenue, Lake View. Demolished July 2021. Photo Credit: Google Maps



1755 W. Cornelia Avenue, Roscoe Village. Demo July 2021. Photo Credit: Google Maps



3840 W. Cornelia Avenue, Irving Park. Demo July 2021. Photo Credit: Google Maps



2143 N. Racine Avenue, Lincoln Park. Demolished July 2021. Photo Credit: Google Maps



2051 N. Clifton Avenue, Sheffield Neighbors. Demo July 2021. Photo Credit: Google Maps



4026 N. Campbell Avenue, Horner Park. Demo July 2021. Photo Credit: Google Maps



5935 S. Princeton Avenue, Englewood. DemoJuly 2021. Photo Credit: Google Maps



1536 S. Ridgeway Avenue, Lawndale. Demolished July 2021. Photo Credit: Google Maps

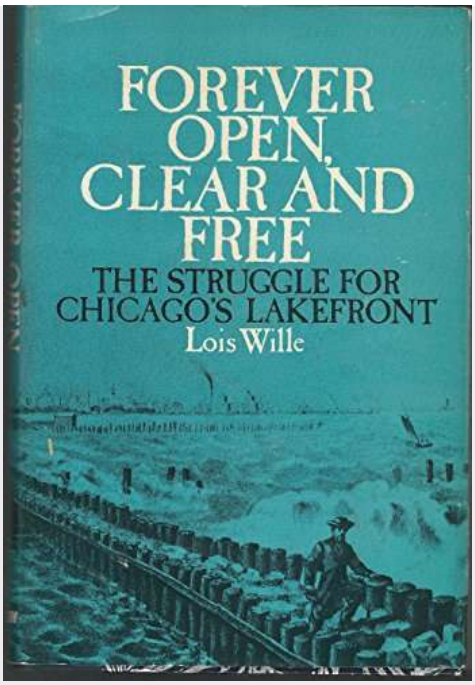


7835 S. Marquette Avenue, South Shore. Demo July 2021. Photo Credit: Google Maps

Preservation In the News

Studs Terkel Radio Archive: Lois Wille discusses her book "Forever Open, Clear and Free: The Struggle for Chicago's Lakefront"
Broadcast April 18, 1972 (46:55)





Preservation Advocates Continue Pursuit Of Landmark Status For Thompson Center, WBEZ Chicago, June 29, 2021. Image credit: WBEZ Chicago

Listen to the fascinating long-format radio interview by Studs Terkel of Lois Wille regarding her historical examination of the brave Chicagoans who worked for over a century to protect the Chicago Lakefront from waves of powerful political and financial forces that sought to control it. Lois Wille was a Chicago reporter, editorial writer and author who won two Pulitzer Prizes for her investigative reporting.

“Forever Open, Clear, and Free: The Struggle for Chicago’s Lakefront” was published in 1972 and it remains an must read for anyone interested in protecting the Chicago Lakefront.

"Of the thirty miles of Lake Michigan shoreline within the city limits of Chicago, twenty-four miles is public park land. The crown jewels of its park system, the lakefront parks bewitch natives and visitors alike with their brisk winds, shady trees, sandy beaches, and rolling waves. Like most good things, the protection of the lakefront parks didn’t come easy, and this book chronicles the hard-fought and never-ending battles Chicago citizens have waged to keep them 'forever open, clear, and free.'

"Illustrated with historic and contemporary photographs, Wille’s book tells how Chicago’s lakefront has survived a century of development. The story serves as a warning to anyone who thinks the struggle for the lakefront is over, or who takes for granted the beauty of its public beaches and parks. (University of Chicago Press Book Review)

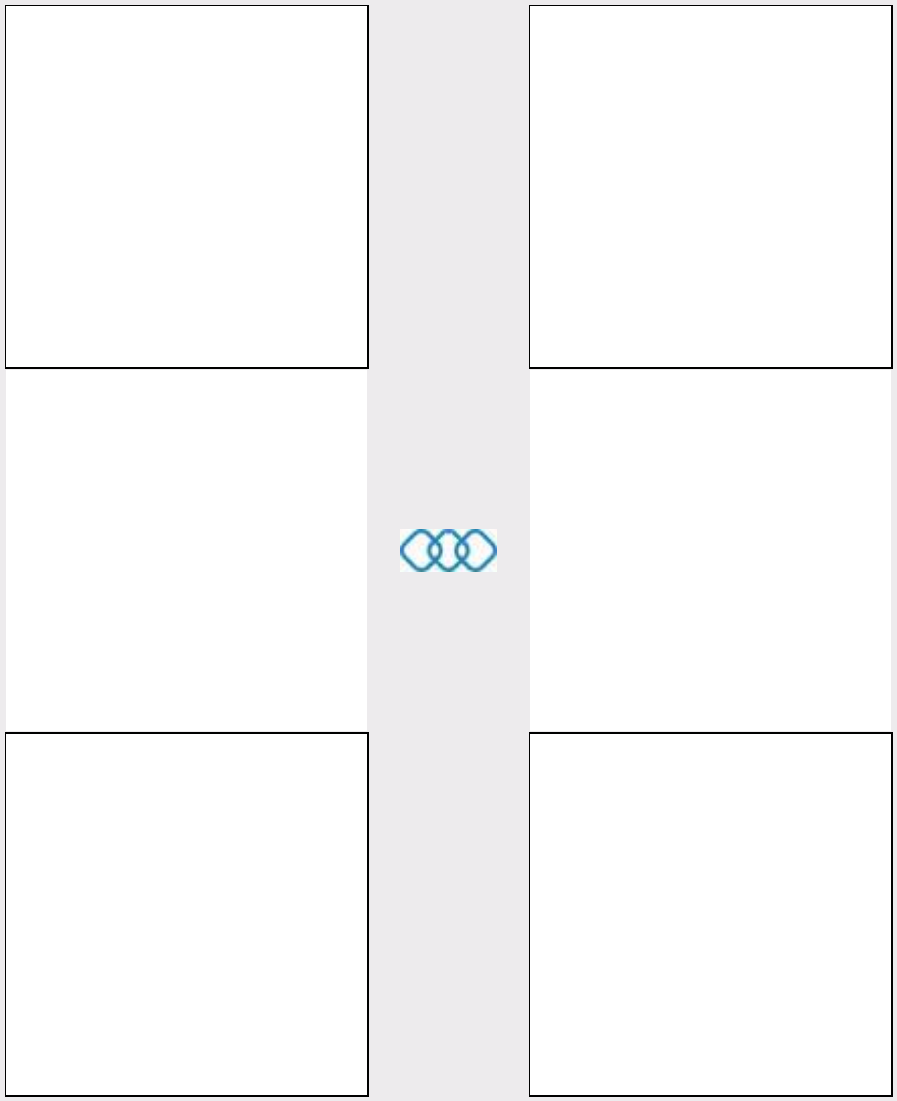
"'A thoroughly fascinating and well-documented narrative which draws the reader into the sights, smells and sounds of Chicago’s story. . . . Everyone who cares about the development of land and its conservation will benefit from reading Miss Wille’s book.'—Daniel J. Shannon, Architectural Forum

"'Not only good reading, it is also a splendid example of how to equip concerned citizens for their necessary participation in the politics of planning and a more livable environment.'—Library Journal

Hear the full interview at the Studs Terkel Radio Archive

Studs Terkel Radio Archive: Lois Wille discusses her book "Forever Open, Clear and Free: The Struggle for Chicago's Lakefront", Broadcast April 18, 1972 (46:55)

Purchase Forever Open, Clear and Free: The Struggle for Chicago's Lakefront



Chicago Tribune Op-ed:
Soldier
Field revamp hit taxpayers hard.
So will the Obama Center.



Soldier Field, 1924, Holabird & Roche, Reconstructed 2002. Photo Credit: Eric Allix Rogers.

"The president and CEO of the Chicago Bears, Ted Phillips, recently announced that his organization put in a bid to buy the Arlington International Racecourse. Why? Surely, to build a new stadium for the Chicago Bears to replace the outmoded facilities at Soldier Field, whose small capacity shrinks profits during the season and whose “domeless” configuration will never host any Super Bowls or similar events. So Phillips wants to maximize profits in greener pastures.

"Mayor Lori Lightfoot is rightly miffed that Phillips has a short memory. Twenty years ago, the city and state moved heaven and earth to plop a spaceship on top of Soldier Field, a World War I memorial built on public trust property. The new stadium contained lucrative skyboxes and expanded seating. Dark-of-night legislation with no hearings saddled hotels and restaurants with a hefty $600 million tax bill ultimately designed to provide hundreds of millions of revenue and value to the Bears. The revamp removed a once splendid edifice from the registry of national landmarks.

"We were two of the lawyers who sought to stop this one-sided transaction. Unfortunately, the courts deferred to the city and Chicago Park District without considering expert economic evidence that proved the one-sided financial deal. Stubbornly, the city and Park District ignored the detailed alternative plan by a prominent Chicago architect to construct a state-of-the-art domed stadium located near old Comiskey Park, complete with a retractable roof, all for a fraction of the cost of the transformation of Soldier Field. That plan would have allowed Soldier Field to remain an upgraded public facility, once again suitable for soccer, track and field, and outdoor concerts. But Chicago politics left that plan without takers, and now the city could well be left holding the bag.

"Unfortunately, history could repeat itself if the ill-conceived Obama Presidential Center is built in Jackson Park. Today we represent Protect Our Parks and six other plaintiffs determined to block the city and the Obama Foundation from building in Jackson Park. The construction would include a 235-foot tower at the water’s edge, along with an unneeded conference center, a redundant athletic facility, an ill-placed public library, and an expensive underground parking lot, all on 20 key acres in Jackson Park. This construction would close four roads, disrupt traffic, and impose critical environmental costs in Jackson Park and its environs.

"Given its awkward location, the OPC will never generate sufficient traffic to become economically viable. But left unanswered is this question: What happens if the foundation decides to walk away

from its new project 20 years down the road when attendance is down and costs of operation are up. Under those circumstances, an overtaxed public will have to bear the high costs of either running or dismantling the entire operation. This potential calamity is a far bigger deal than the Soldier Field misadventure. Redoing Soldier Field was an aesthetic disaster and a short-term financial Band-Aid, but at least it generally stayed within its old footprint so that it did not disrupt Lake Shore Drive and its immediate environment.

"We can address this today. First, the plaintiffs' effort to enforce compliance with the various applicable statutes dealing with environmental, historical and transportation issues should stop the foundation's effort to deface Jackson Park. Secondly, an alternative site with good transportation connections lies just outside Washington Park at the corner of Garfield Boulevard and Martin Luther King Drive. The foundation can lease or buy that site without federal oversight, leaving everyone better off. Those options should be looked at, and looked at now. Otherwise, Jackson Park could suffer the same fate as Soldier Field, with taxpayers picking up the tab both now and later." (Rachlis and Epstein, Chicago Tribune Op-Ed, 6/28/21)

Read the full Op-Ed at Chicago Tribune

Op-ed: Soldier Field revamp hit taxpayers hard. So will the Obama center, Michael Rachlis and Richard A. Epstein, Chicago Tribune Op-Ed, 6/28/21

The Storied (and Sometimes Strange) History of Soldier Field, Andrew Schneider, Curbed Chicago, 2/3/16

Crain's Chicago: An Unprecedented Push To Save Historic Black Homes Is On; From Muddy Waters to Emmett Till



Angela Ford, the executive director of the Obsidian Collection, standing in front of the former home of activists Lu and Jorja Palmer on King Drive (Chicago 7 2019) which she is converting into a museum, library and meeting hall. Photo Credit: John R. Boehm

"In Chicago and the suburbs right now, there are seven homes of historical Black figures that are in some stage of being turned into a museum or cultural center that honors the former residents. It's an unprecedented number, and an eighth may be in the wings.

"While they are mostly in early, even embryonic, stages and some may not advance beyond being an idea, it's clear this is a singular moment, amid the nationwide reckoning over race.

"'It's time for us to tell our stories to our children in our voices,' says Angela Ford, the executive director of the Obsidian Collection, a not-for-profit archive of Black cultural materials. In April, the group paid $1 million for the former home of activists Lu and Jorja Palmer on King Drive. Obsidian has a $4 million plan to rehab the 12,000-square-foot colossus into a Black-centered museum, library and meeting hall.

"Ford cites a favorite African proverb: 'Until the lion tells the story, the hunter will always be the hero.'

"The city's commissioner of planning and development, Maurice Cox, put that sentiment another way at a recent public meeting about the potential landmarking of the North Kenwood home of blues great Muddy Waters.

"'So often the brilliance that African Americans have given to this country is wrapped up in the everyday and ordinary,' Cox said. 'Most people wouldn't know it if we didn't preserve that everyday context that helped this man make this extraordinary music that really changed the world.'

"A MOVEMENT OR A MOMENT?

"After George Floyd's death, corporate Chicago made a raft of diversity pledges. A year later, which companies delivered—and which fell short?

"Exhibits in the DuSable Museum of African American History or a downtown institution could memorialize any of these homeowners, but 'there's something different and important about moving through the spaces that they moved through when they spent their time thinking and creating and living,' says Regina Bain, the executive director of the Louis Armstrong House Museum in Queens, N.Y. The former home of the musical giant opened for tours in 2003.

"On top of walking where great ones walked, the mere fact of homeownership, 'is especially important for many Black people who came from impoverished circumstances where a home is not guaranteed,' Bain says. 'It's a point of joy to see that these working-class folks bought and owned their homes. There's nothing ordinary about that.'

"Along with the Palmer and Waters sites, the other homes where efforts have been launched to create a museum or similar space are:

• The West Woodlawn two-flat where Emmett Till and his mother, Mamie Till Mobley, lived before he was murdered by white racists in Mississippi in 1955.

• The Kenwood house where longtime Nation of Islam leader Elijah Muhammad lived.

• A dilapidated Washington Park greystone that served as a Phyllis Wheatley Home, providing a home and support for Black women coming up from the South during the Great Migration.

• In south suburban Robbins, the former home of S.B. Fuller, an entrepreneur who in the middle of the 20th century was one of the most successful Black men in America.

• In Maywood, the brick two-flat that was the childhood home of Fred Hampton, the Black Panthers leader who was killed by law enforcement agencies in a 1969 pre-dawn raid on his East Garfield Park apartment.

"Crain's hasn't found as many Black house museum plans in other cities as the seven floating in and around Chicago this year. An eighth attempt may soon surface. The family members who own the former home of John W. E. Thomas, who in 1876 became the first African American elected to Illinois Legislature, are exploring the process of landmarking, Mary Lu Seidel, the director of community engagement at Preservation Chicago, confirms. A future use of the building has not been announced." (Rodkin, Crain's Chicago Business, 6/11/21)

Read the full story at Crain's Chicago Business

An unprecedented push to save historic Black homes is on; From Muddy Waters to Emmett Till, historians and activists want to memorialize the places where noteworthy Black people lived. The headwinds, however, are strong, Dennis Rodkin, Crain's Chicago Business, 6/11/21

Can we do a better job of preserving Chicago's Black history? What we as a city choose to venerate speaks volumes about who we are and what we value, Crain's Editorial Board, Crain's Chicago Business, 6/11/21

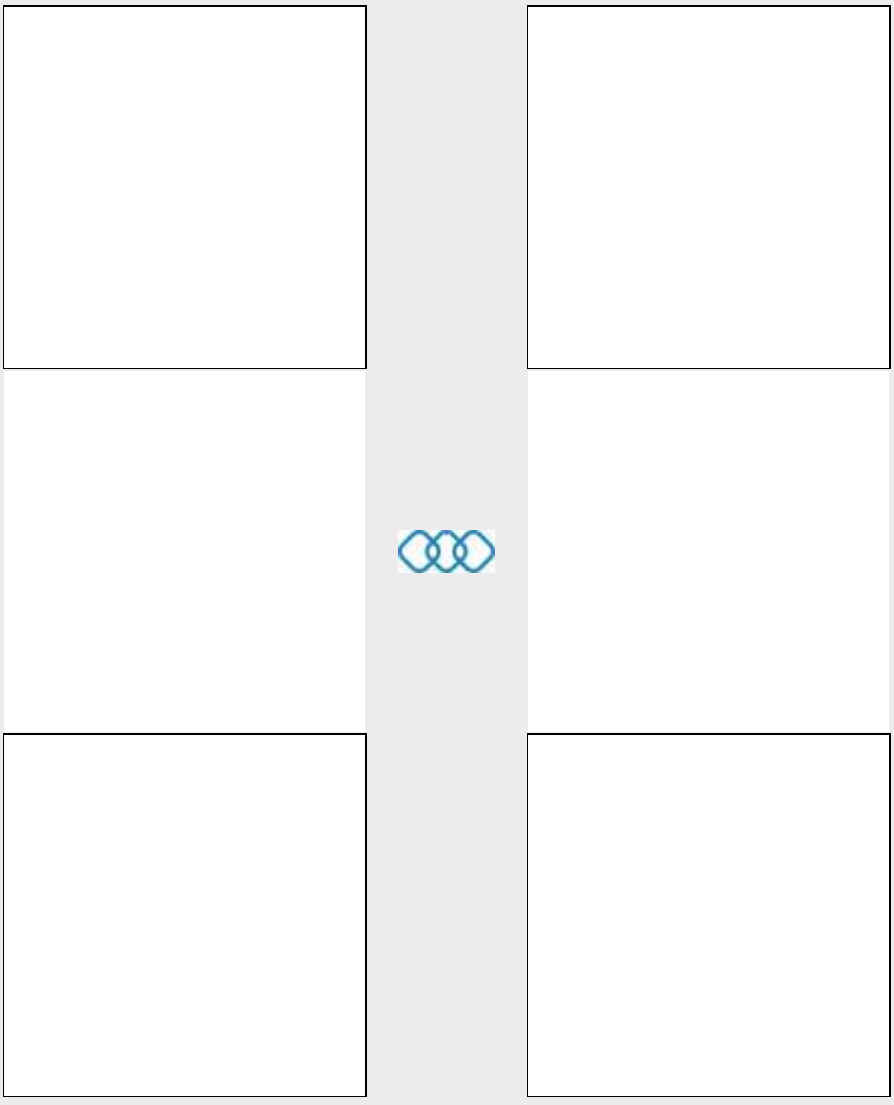
South Side home of blues legend Muddy Waters a step closer to city landmark status; The home in North Kenwood where blues legend Muddy Waters lived was granted preliminary landmark status by the Commission on Chicago Landmarks on Thursday. A great-granddaughter is converting the

property at 4339 S. Lake Park Ave. into The MOJO Muddy Waters House Museum, Maudlyne Ihejirika, Chicago Sun-Times, 6/3/21

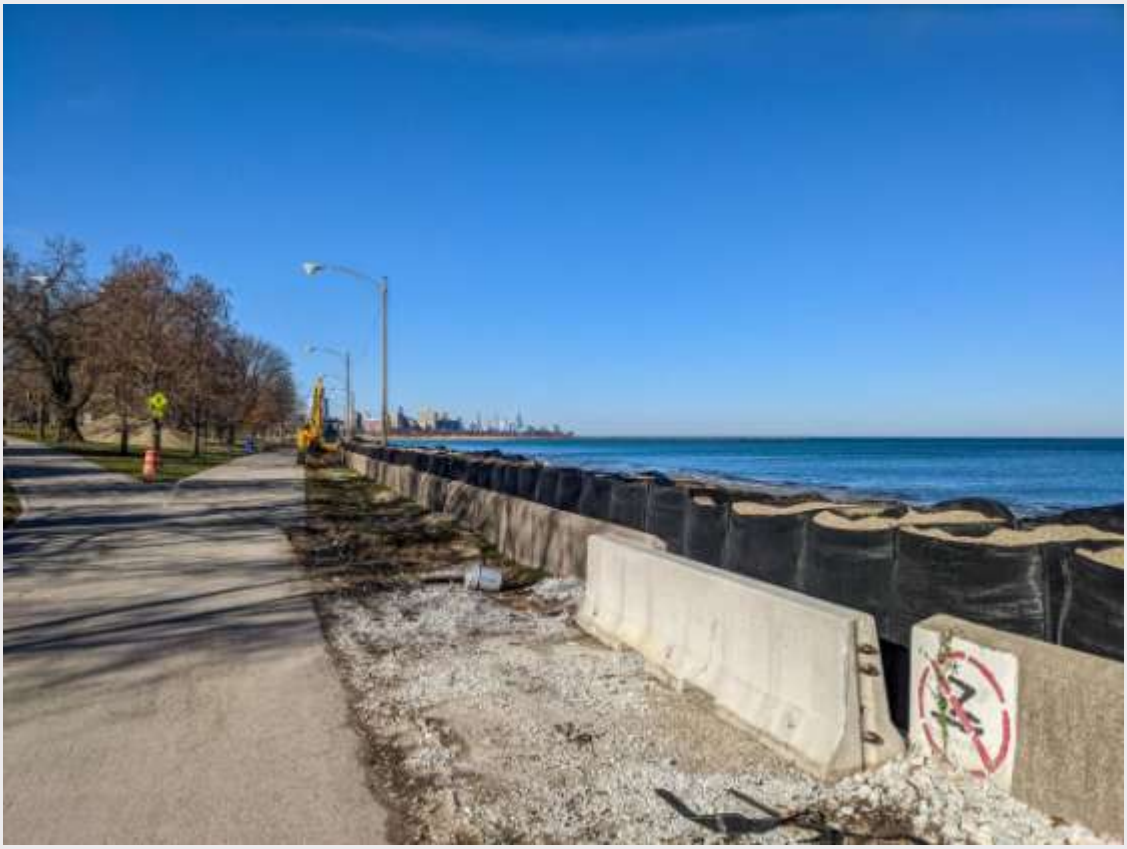
Muddy Waters' Kenwood Home On Its Way To Being Named A Chicago Landmark; Waters' family is working to turn the "epicenter" of Chicago blues into a museum, with space for a new generation of local musicians to jam, Maxwell Evans, Block Club Chicago, 6/3/21

Muddy Waters house gets unanimous boost from landmarks commission; The effort to get landmark designation for the North Kenwood two-flat next goes to the full City Council, Dennis Rodkin, Crain's Chicago Business, 6/3/21

Muddy Waters landmark talk is about to shift into high gear; An official effort launches in early June to get the two-flat on South Lake Park Avenue declared a city landmark, Dennis Rodkin, Crain's Chicago Business, 5/24/21



Crain's Chicago Op-ed: The South Side Lakefront is Worth Restoring too, Chicago



Temporary construction barricades along South Side Lakeshore until permanent funding is secured. Photo Credit: Eric Allix Rogers

"In the past month we've witnessed the flooding in Germany, China and New York City. A recent New York Times article illustrates that our beautiful lakefront puts Chicago at risk of climate-related disasters. We must face this reality directly and with a plan that is carried out for the entire public lakefront.

"I spend my work life as the director of the Mansfield Institute for Social Justice at Roosevelt University overlooking Lake Michigan. As a year-round lakefront runner, I have logged thousands of miles, seen hundreds of sunrises and dodged my share of goose poop. I have lived as far north as Foster Avenue and as south as Hyde Park. Nearly my entire life happens within several blocks of the lakefront. Differences along the Lakefront Trail between the North and South Side are stark.

"According to the Chicago Park District, the 18-mile Lakefront Trail runs from Ardmore Street (5800 North) to 71st Street (7100 South). The park district's interactive trail map marks Ardmore as the 'start of the trail.' For the park district, City Hall, the U.S. Army Corps of Engineers and their partners, the interactive map reflects the direction of their plans and spending priorities.

"In 1996 the Water Resources Development Act was passed, providing federal support for Chicago's shoreline. Across decades, Chicago planners, working with the Army Corps wisely put forth the Chicago Shoreline Protection Project plan. This long-range and multidepartment plan, budgeted at 'more than $500 million,' was funded by the USACE, the city of Chicago, Chicago Park District and the state of Illinois Department of Natural Resources to address the high-risk, critical areas along the lakefront. The plan implementation began 'at the start of the trail,' the north end.

"The mayor's office proudly announced in 2014 that when Fullerton Avenue was completed (a $37 million project that included a restaurant, bar and theater space), just two areas in the Shoreline Project would remain.

"What was not announced was that the two remaining areas were on the South Side: Morgan Shoal and Promontory Point. The Army Corps website stated: 'Due to funding shortfalls, no schedule for completion is available at this time.' The 2015 award-winning Morgan Shoal Framework Plan is still just a plan.

"Following a damaging January 2020 storm, a chain-link fence was erected from 51st to 49th streets, forcing lakefront trail users onto a single path that dangerously abutted the Drive. Not until May 2021, after the Metropolitan Water Reclamation District came up with $1.5 million for a temporary fix, was the path reopened. Large black bags filled with sand and stone remain an eyesore and blockage to lakefront access along Morgan Shoal.

"In the latest federal budget, the Army Corps of Engineers has received $500,000 for another shoreline study. Will a new Chicago Shoreline Plan follow that takes us back to the 'start of the trail' with resources focused north again?

"As the realities of climate change are felt around the world, Chicago has an opportunity to protect our lakefront while creating the 'unified city' Daniel Burnham envisioned more than a century ago. (Dalmage, Crain's Chicago Business Op-ed, 7/28/21)

Heather Dalmage is a professor of sociology and director of the Mansfield Institute for Social Justice at Roosevelt University.

Read the full op-ed at Crain's Chicago Business

Crain's Chicago Op-ed: The South Side lakefront is worth restoring too, Chicago; The city's planning for future climate disasters must include action along the entire lakefront, not just the North Side, Heather Dalmage, Crain's Chicago Business Op-ed, 7/28/21

Chicago Sun-Times: Housing Advocates Push to Preserve Two Flats in Chicago



"Two-flat buildings in Chicago date back to around 1910 and 1920, said Adam Rubin, the director of interpretation at the Chicago Architecture Center. Two-flat buildings are as recognizable in Chicago as bungalows, he said." Photo Credit: Eric Allix Rogers

"As Korey Bilbro walked through Roseland on a recent afternoon, he called everyone he came across his neighbor as he handed out green plastic bags stuffed with information about housing assistance. His efforts are part of a goal to reach 10,000 homes — primarily two-flat buildings — as advocates try to preserve this type of housing stock in Chicago they say provides affordable apartments while also generating wealth for homeowners in Black and Latino neighborhoods. Their initiative comes as residents are still reeling from the coronavirus pandemic and weeks away from the eviction moratorium ending.

"In predominantly African-American census tracts in Chicago, apartments in 2 to 4-unit buildings made up nearly 30% of the residences in those neighborhoods , according to research from the Institute for Housing Studies at DePaul University. In majority Latino census tracts, apartments in these types of buildings make up nearly 46% of the units in these communities.

"Housing advocates started talking about how to preserve two-flats about two years ago and in recent months have launched the Chicago Flats Initiative, said Donna Clarke, the chief operating officer for the Neighborhood Housing Services of Chicago.

"Two-flat buildings could be found in the neighborhoods they were working in, but some were deteriorating because of years of deferred maintenance while others were going into foreclosure, Clarke said. The outreach Bilbro and others are doing this summer are part of that initiative.

"Clarke said tenants and owners of these types of buildings are vulnerable, pointing out that an eviction could destabilize someone for a decade. And if an owner is unable to pay their mortgage, that results in the homeowner losing a wealth asset and the community possibly losing an affordable rental unit.

"'So it's a lose-lose for both,' said Clarke, who said the groups want to create holistic solutions. 'There needs to be resources for the small-unit landlord. It's a wealth-building opportunity for a lot of them. It also provides affordable housing for the renter. One is putting market pressure on the another; we wanted to make sure that we had solutions for both.'

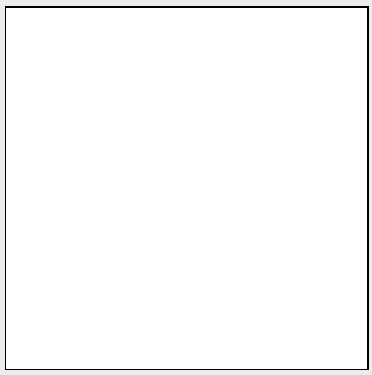
"Owners of these type of buildings often use rent generated from the units to pay the mortgage, Clarke said. Research conducted by DePaul on this type of housing stock found 34% of rental units with rents under $900 were in two to four unit buildings.

"Two-flat buildings in Chicago date back to around 1910 and 1920, said Adam Rubin, the director of interpretation at the Chicago Architecture Center. Two-flat buildings are as recognizable in Chicago as bungalows, he said. Bungalows are part of the city's single-family housing stock, according to the Chicago Bungalow Association.

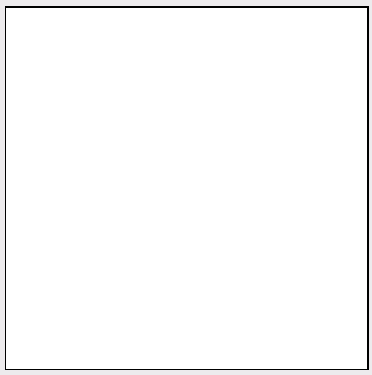
"These buildings have been particularly useful for immigrants who were able to pay a mortgage by renting out one or two units in the building to a relative or another immigrant, Rubin said." (Malagón, Chicago Sun-Times, 7/17/21)

Read the full story in the Chicago Sun-Times

Housing advocates push to preserve two-flats in Chicago, A door-to-door campaign is part of a movement to preserve affordable units while helping homeowners build wealth, according to housing advocates, Elvia Malagón, Chicago Sun-Times, 7/17/21







THREATENED: "I want to save a historic Chicago home. I'm up against developers who would rather raze it."



Chicago Workers Cottages. Photo Credit: Eric Allix Rogers

"When I pulled the creaky front door shut, the bungalow's weathered door knob popped off in my hand. I ran my fingers over its grooves. It felt heavy in my palm as I weighed the fate of this historic home in Avondale.

"The old house needed significant work, but it was within my budget. The one-story brick bungalow was structurally sound with many original features intact. With time and care, I could bring it back to

life. I envisioned sipping my morning coffee as light danced through the leaded stained glass windows.

"That is, if someone didn't outbid me who would tear it down. Someone who saw more value in the land than in preserving the home's built-ins, beautiful millwork and hardwood floors.

"Chicago is losing its historic homes at an alarming rate. People like me are losing the chance to preserve them. Only landmark buildings and Chicago Landmark Districts are protected from demolition. The city places few restrictions on developers with bulldozers and deep pockets. Those of us who want to invest our time and money into saving old homes can't compete.

"Developers say replacing single-family homes with condos creates more housing. Housing for whom? Students, early-career professionals and working class families can't afford luxury condos. Those developers are after profit, not serving the people in the community. New construction means premium real estate prices. It ultimately leads to higher property taxes that can become untenable for long-time residents. As the character of the neighborhood changes, more people get pushed out.

"Chicago's classic brick bungalows and gabled workers cottages were once staples of working-class housing. These small-footprint older homes are often the first to get razed as gentrification creeps in. Take Logan Square as an example. Of the 418 properties torn down from 2006 through 2020, 45% were workers cottages, according to city data compiled by Matt Bergstrom and Liz Potamites from Chicago Workers Cottage Initiative.

"Historic homes one neighborhood over in Avondale are up next. When I saw a developer's plan to replace an Avondale bungalow with a six-unit condo building, my stomach sank. Was it the house whose door knob had weighed heavy in my hand? I had bid $5,000 over the asking price. The winning offer bid $25,000 over.

"It turned out to be a different bungalow one block away. The sketches for the proposed building look drab and lifeless. Each condo would sell for $350,000 to $500,000 depending on completion and market value. The developer bought the bungalow for $465,000.

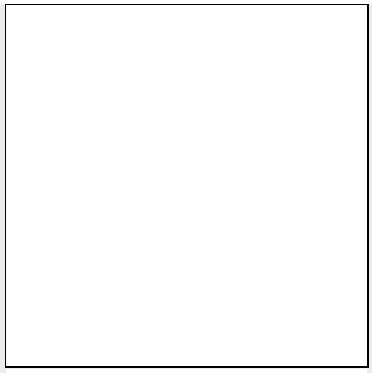
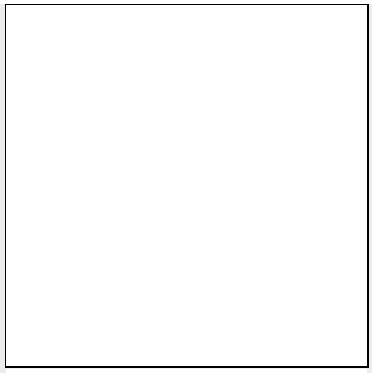
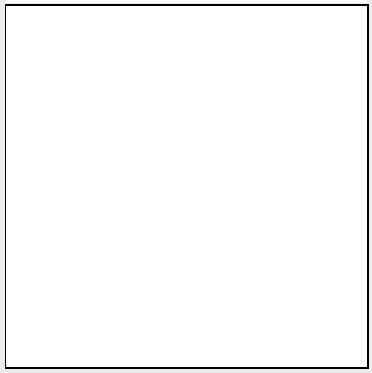
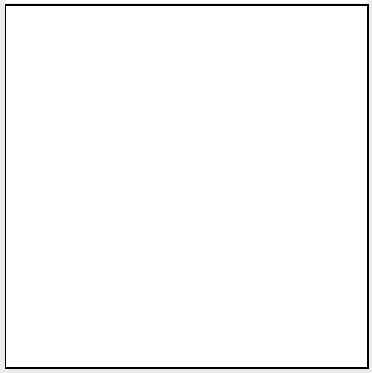
"Mary Lu Seidel, director of community engagement for Preservation Chicago, has a few ideas for low-cost interventions that could help save these old homes:

"Protect all buildings over 50 years old, full stop. Require that developers prove the structure is a public safety threat to demolish it. If demolition is the only path forward, charge a hefty teardown fee. Put it into a fund for preserving other historic buildings in that community. Lastly, require that developers secure financing and get plan approval before they can bulldoze. Early development plans often fall apart, leaving another vacant lot where a historic building once stood.

"I'm not giving up. I still think there's an old bungalow out there for me. While I keep scouring the market, it's time I join the community groups already working to preserve Chicago's architecture and neighborhoods. My voice alone can't save these homes. As a community of many voices, we can." (Mikel, Chicago Sun-Times, 6/10/21)

Read the full letter at Chicago Sun-Times

Chicago is losing its historic homes at an alarming rate. The city places few restrictions on developers with bulldozers and deep pockets, Betsy Mikel, Letter to the Chicago Sun-Times, 6/10/21

Chicago Tribune: Comfort Station is the small Tudor building in Logan Square with a century of Chicago history — first as a restroom, now an arts space and outdoor theater



Thriving outdoor arts venue at adaptively reused Logan Square Comfort Station, 1926, West Chicago Parks Commission, 2579 N. Milwaukee Ave. Photo Credit: Comfort Station



Logan Square Comfort Station, 1926, West Chicago Parks Commission, 2579 N. Milwaukee Ave. Photo Credit: Comfort Station

"If the modest structure resembles a tool shed that emigrated from 16th century England, well, the comfort station may have been built in 1927 as a comfort station, or public restroom, one of many on the West Side of Chicago in the late-trolley era, but for decades it was a tool shed.

"More recently, in pre-COVID times, the demi-cottage and surrounding, shady lawn area has routinely hosted between 150 and 200 events a year: concerts, art exhibits, photography exhibits, puppet shows — the brilliant Manual Cinema folks performed there — and larpers.

"Comfort Station sits just across Milwaukee Avenue from the Illinois Centennial Monument. That one's known in our family as 'the eagle statue,' designed by Henry Bacon of Lincoln Memorial fame.

"'Small but mighty' is how Logan Square Preservation president Andrew Schneider refers to Comfort Station, which is gradually reopening its indoor activities for business. 'It's a unique intersection of activities,' he says.

"In literal terms, that intersection and its surroundings are about to undergo a massive, 18-month (maybe longer; you know how things go) traffic-rerouting project. Inevitably, change is coming to this corner of Logan Square, a lot of it, one hopes, for the better — the greener, the safer — and maybe some of it not.

"Long-gestating plans to reroute the roundabout circling (or ovaling) the square will eventually divert Milwaukee around it, rather than Milwaukee running through it. The Centennial Monument area and the smaller Comfort Station parcel will become one big space. Work is expected to begin this fall, to be completed in early- or mid-2023.

"Who runs what in this corner of the world? A lot of folks. The city manages the Logan Square boulevard system, where Comfort Station resides. Logan Square Preservation, a nonprofit outfit, holds the lease on the building and served as primary advocates in a successful effort to secure landmark status for the building in 2004.

"'The idea of a publicly owned building operated by a grassroots cultural organization — I can't really think of another quite like it,' says Comfort Station director Jordan Martins. 'The city owns it, but somehow this motley crew of weirdos got their hands on it.'

"Some history. In January 1926, the West Chicago Parks Commission announced plans to build 17 'public comfort stations' (cost: $6,000 apiece; 17 later became nine) on the city's West Side, each around 700 square feet, done up in Tudor-style trim. Utilitarian stuff. Nothing big. They were meant to give folks waiting for a trolley a place to get out of the rain, or the snow, and buy some smokes. And use the restrooms.

"A Jan. 16, 1926 Chicago Daily Tribune story mistakenly left one of the originally planned 17 off its list: That one, presumably, was the one in Columbus Park, just north of Eisenhower Expressway on Austin Boulevard. And that's the only surviving Chicago comfort station besides Logan Square's, though the Columbus Park structure has been dormant for decades.

"The comfortstationlogansquare.org website notes that the trolley era was quickly replaced by the revenge of the autos. By 1940 the Logan Square Comfort Station, where Milwaukee crosses Logan Boulevard, was listed as 'vacant' and eventually became a lawn mower and tool shed. Over the years it avoided demolition many times, just as Logan Square redevelopment managed to avoid some of the city's worst-laid plans. (Take a look at the 1970 Logan Square redevelopment proposal sometime, and weep: It's all concrete and no life.)

"It's a repurposed neighborhood asset most neighborhoods don't have, and probably wouldn't think twice about, given everything most neighborhoods face these days. (Phillips, Chicago Tribune, 7/14/21)

Today, it seems inevitable that Logan Square Comfort Station is a thriving, vibrant, cherished local creative arts institution. But if not for the dogged determination of Logan Square Preservation and preservation partners, this building would still be a shed for lawnmowers or more likely, demolished and replaced by a patch of grass.

Read the full story at the Chicago Tribune

Comfort Station is the small Tudor building in Logan Square with a century of Chicago history — first as a restroom, now an arts space and outdoor theater, Michael Phillips, Chicago Tribune, 7/14/21

Visit the Logan Square Comfort Station website for event calendar and other information.

Preservation Events & Happenings

Chicago Architecture Center presents "Helmut Jahn: Life + Architecture" Now Open



Chicago Architecture Center presents "Helmut Jahn: Life + Architecture" Image credit: Chicago Architecture Center



Chicago Architecture Center presents "Helmut Jahn: Life + Architecture" Image credit: Chicago Architecture Center

"Helmut Jahn and Chicago were made for one another. Helmut's larger-than-life persona and his inventive and surprisingly original buildings remade Chicago in the 1980s. His brash designs and relentless pursuit of excellence invigorated Chicago, helping the architectural community move confidently beyond mid-century modernism. Helmut was, in turn, embraced by 'the city of big shoulders.'" -- Lynn Osmond, President and CEO of the Chicago Architecture Center)

"'Helmut Jahn: Life + Architecture' is a new exhibit honoring the late Chicago architect and style icon. Get to know this extraordinary man who will continue to inspire generations to come.

"Chicago lost a radiant star with the recent death of Helmut Jahn (1940-2021). Known for the creation of progressive, often provocative buildings around the globe, Jahn's talent, style and charisma also caught the attention of the world beyond design aficionados. Having received nearly every architectural accolade over the course of his career, Jahn still managed to compete in dozens of world championship sailing competitions and grace the cover of popular magazines like GQ.

"Born in Germany, Jahn came to Chicago in 1966 to study at the Illinois Institute of Technology (IIT). With an education rooted in formal modernism, he began forging a career in his adopted hometown with bold works that both extrapolated from and challenged modernist orthodoxy. Helmut Jahn: Life + Architecture presents important designs by the powerhouse architect, ranging from signature early projects like the crystalline Michigan City Public Library (1977) and Chicago's dazzlingly provocative James R. Thompson Center (1985) to the transformational urban marketplace Sony Center in Berlin (2000) and the forward-looking Pritzker Military Archives Center, currently under construction in Somers, Wisconsin.

"Photography, models and sketches illuminate each project and explore the collaborative design and engineering process, while personal imagery, video and recollections by those who knew and worked with Jahn underscore his flair for the dramatic and zest for life." (Chicago Architecture Center Website)

Learn more at the Chicago Architecture Center Website

Purchase Exhibit Voucher which includes access to two floors of imaginative exhibits at the Chicago Architecture Center

Helmut Jahn exhibit opens at Chicago Architecture Center, "Helmut Jann: Life + Architecture" will run through October, Jay Koziarz, Urbanize Chicago, 7/23/21

With the Thompson Center on the block, CAC celebrates its late creator; "Helmut Jahn: Life + Architecture" offers big pictures and tiny buildings, Deanna Isaacs, Chicago Reader, 5/4/21

Chicago Architecture Center Celebrates Helmut Jahn's Legacy in a Retrospective Exhibition, Dima Stouhi, ArchDaily, 7/24/21

“Chicago Comics: 1960s to Now”
at the MCA and sister exhibit
“Chicago:
Where Comics Came to Life"
at the Chicago Cultural Center
June 19 – October 3, 2021



Chicago: Where Comics Came to Life (1880-1960) at the Chicago Cultural Center, June 19 – October 3, 2021. Photo Credit: Vashon Jordan Jr / Chicago Tribune

"A significant but often overlooked contribution to American art and culture is Chicago's role in the development of the early comic strip. Through its countless newspapers and its publishing industry, Chicago led the transformation of comics from daily fantasy and joke features into ongoing stories grounded in the textures and details of real life, its first real step towards legitimacy as an expressive language and semi-literary art form.

"The exhibition focuses on the origins of the comics in popular publishing, the immeasurable importance of African-American cartoonists and publishing, the first woman cartoonists and editors, the first daily comic strip, and finally the art and comics of undeservedly forgotten Frank King, who with "Gasoline Alley" captured not only the rhythms and tone of everyday existence in his characters that aged not only at the same daily rate as its newspaper readers, but were also fictionalized versions of real people.

"Curated by artist and author Chris Ware, and Chicago Cultural Historian Emeritus, Tim Samuelson, this exhibition is designed and planned as an intentional historical companion to the concurrently appearing survey of contemporary Chicago comics at the Museum of Contemporary Art, in which Ware's work also appears." (Chicago.gov)

Learn more at the Chicago Cultural Affairs and Special Events Website

MCA Show Highlights Chicago's Contributions to the History of Cartooning, Marc Vitali, WTTW Chicago, 6/23/21

Chris Ware Explores the Place 'Where Comics Came to Life' in New Exhibit, Marc Vitali, WTTW Chicago, 7/28/21

CHICAGO CELEBRATES ITS CLASSIC COMICS CULTURE, D. D. Degg, The Daily Cartoonist, 6/22/21

Free show 'Chicago: Where Comics Came to Life' at the Cultural Center is 82 jam-packed walls by Chris Ware and pal, Christopher Borrelli, Tronc, 7/1/21

Grand Opening of the Pullman National Monument and State Historic Site
Labor Day Weekend, September 4 & 5 2021



Pullman Clock Tower and Administration Building, 1880, Solon S. Beman, 11057 S Cottage Grove Ave.
Photo credit: Pullman Clock Tower and Administration Building Historic Pullman Foundation



Don't miss the Grand Opening of Pullman National Monument Visitor Center and Pullman State Historic Site Factory Grounds the Labor Day Weekend 2021! Image credit: Pullman National Monument Visitor Center

Don't miss the Grand Opening of Pullman National Monument Visitor Center and Pullman State Historic Site Factory Grounds the Labor Day Weekend 2021!

On Saturday and Sunday, Sept. 4th and 5th, the community, friends, and neighbors are invited to celebrate the grand opening of the new Pullman National Visitor Center and Pullman State Historic Site Factory Grounds at 11001 South Cottage Grove Avenue. Many of the activities are free event with no reservation needed.

Link to full schedule of activities. Saturday events are listed below. Please note that timed tickets for guided tours of Pullman National Monument Visitor Center and tours of the first floor of historic Hotel Florence will be available on the day-of, on a first-come, first-served basis.

Saturday events
9AM -11:30AM Car caravan, hosted by Pullman Civic Organization (PCO), Ald. Anthony Beale (9th Ward), Calumet Area Industrial Commission, Greater Roseland Chamber of Commerce. Line-up at 9 a.m. at House of Hope, depart at 10:30 a.m. Must register in advance at pullmancarcaravan@gmail.com

10AM- 4PM Guided tours of Pullman National Monument Visitor Center, hosted by National Park Service (free tickets available day-of)

10AM - 4PM Guided tours of Hotel Florence (first floor), hosted by Illinois Department of Natural Resources & National Park Service (free tickets available day-of)

10AM - 4PM Tours of Historic Pullman-built rail cars, sponsored by American Association of Private Railroad Car Owners, Amtrak, and Metra, and hosted by Historic Pullman Foundation. Stay tuned for details on ticket sales.

10AM - 4PM Programming at the National A. Philip Randolph Pullman Porter Museum (Also hosting Urban Renaissance event on Monday)

10AM - 4PM Tours of Historic Pullman-built rail cars, hosted by American Association of Private Railroad Car Owners, Amtrak, and Metra. Tickets will be sold in advance by Historic Pullman Foundation at pullmanil.org/events.

10AM - 3PM Interpretive programs under the tent at the historic Pullman Factory Site

10AM - 4PM Self-guided tours, with map provided by Historic Pullman Foundation

11AM & 2PM Walking tours of Pullman, hosted by Illinois Labor History Society

11:30AM - 2:30PM Food trucks, live music and Jesse White Tumblers (1 p.m.), hosted by Pullman Civic Organization, Ald. Anthony Beale (9th Ward), Calumet Area Industrial Commission, Greater Roseland Chamber of Commerce

4PM - 6PM Pullman Good Neighbor Awards, including live music by the Mudcats and food trucks

Visit the National Park Service website for more information regarding the Grand Opening of Pullman National Monument Visitor Center and Pullman State Historic Site Factory Grounds the Labor Day Weekend 2021.

Institute of Classical Architecture & Art presents Wicker Park Walking Tour with Elaine Coorens August 11, 2021



The Robey Hotel / Northwest Tower in Wicker Park, 1929, Perkins, Chatten, & Hammond, 2018 W North Ave. Photo Credit: Eric Allix Rogers

"The Chicago Institute of Classical Architecture & Art Luminaries are please to announce the second event of the summer. Elaine Coorens will lead our group on a walking tour of the historic parts of Wicker Park. Our tour will conclude with cocktails and lite bites at the Robey Hotel.

"The tour will be led by Wicker Park resident, Elaine Coorens, whose passion for all things community is what led her to become a historian, tour guide, and author. Ms. Coorens has documented the fascinating development of one of Chicago's most unique and vibrant communities in her book, 'Wicker Park from 1673 Thru 1929 and Walking Tour Guide'. From sea captains to beer barons, politicians and industrialists, many buildings relevant to this famed past continue to thrive in the twenty-first century Wicker Park.

"The tour will be approximately 60 minutes at a leisurely pace. It will highlight historically significant architecture which has contributed the rich history of the neighborhood. Wicker Park is both on the National Register for Historic Places (1979) and a Chicago Landmark Neighborhood (1991).

"Followed by a small reception at the Robey after the tour. Ms. Coorens' book will be available for purchase. Special thanks to Mollie O'Shea, designer at James Thomas Interiors and Luminaries committee member, for organizing this event.

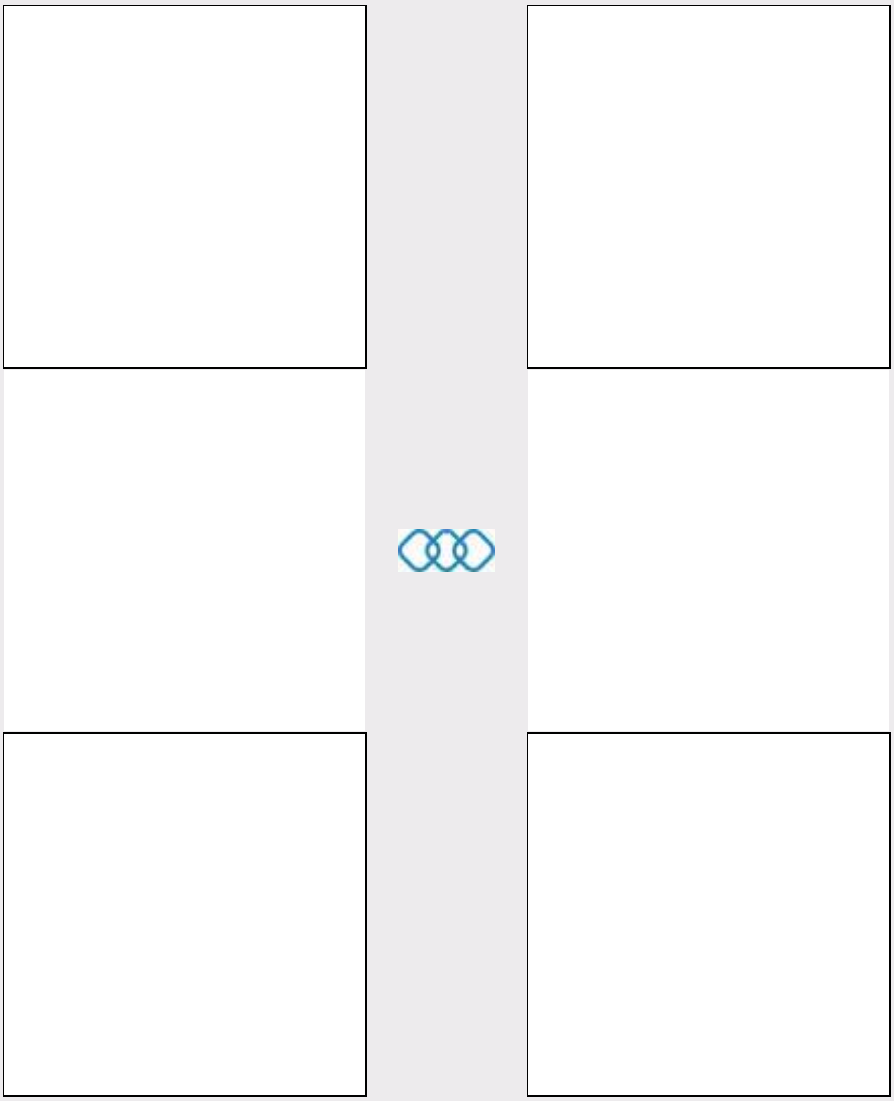
Space is limited – register today!

Date: Wednesday, August 11, 2021
Time: 5:30 pm- 8:00 pm
Location: Wicker Park (Starting Location – TBD)

Ticket Prices ~ Student & Young Professionals: $15, ICAA Member: $25, Non-Member: $40

Link to register

More information at Chicago Institute of Classical Architecture & Art website



Hiding in Plain Sight: Architectural Gems of the South Side Tour with Lee Bey
September 15, 2021



Hiding in Plain Sight: Architectural Gems of the South Side Tour with Lee Bey, September 15, 2021. Image Credit: Know Your Chicago committee

"The Know Your Chicago committee takes great pleasure in welcoming you to our seventy-second season of civic engagement with the Chicago community. This tour season will be unlike any we have offered before, and brings our unique brand of behind-the-scenes access to your personal computer. Over two Tours, registrants are invited to learn more about two important topics: the fate and future of architectural gems on Chicago's South Side, and the vital role that equal access to internet plays in our communities and City's future.

"Hiding in Plain Sight: Architectural Gems of the South Side Tour with Lee Bey, September 15, 2021

Going my way? Join noted architecture critic and photographer Lee Bey as he takes us on a personal virtual tour of Chicago's special places based on his recent book, Southern Exposure: The Overlooked Architecture of Chicago's South Side. He'll take us to rarely visited sites and show us how to see neighborhoods in new ways. Presented on September 15th, this unique tour includes the virtual video program, interviews with experts, an interactive discussion with Q&A and downloadable reading materials including building information, maps, and biographies.

Link to register

Refer to www.knowyourchicago.org for additional information.

Pritzker Military Museum Presents "Drawn to Combat: Bill Mauldin & The Art of War."
May 14, 2021 - Spring 2022





WATCH Trailer for "Drawn to Combat: Bill Mauldin & the Art of War"

"Welcome to the Pritzker Military Museum & Library's newest exhibition, Drawn to Combat: Bill Mauldin & The Art of War, a retrospective of the provocative work by two-time Pulitzer Prize winning cartoonist Bill Mauldin about our nation's time of war, civil rights, and social justice.
"Explore Mauldin's largest collection featuring 150 framed drawings and published cartoons, as well as personal material from his exceptional career including his Pulitzer Prize awards, fan letters, and Purple Heart medal. #WhoIsBillMauldin

"Learn more and purchase your exhibit tickets ahead of time here:"

The art of war and more from Bill Mauldin: The Pritzker Museum highlights the late cartoonist's 50-year fight with injustice, Deanna Isaacs, Chicago Reader, 5/26/21

Open Call for Volunteers for Open House Chicago 2021! Saturday and Sunday, October 16 and 17, 2021



Volunteers for Open House Chicago 2021 on Saturday and Sunday, October 16 and 17, 2021. Image credit: Open House Chicago

"Chicago Architecture Center is excited to announce the in-person element of Open House Chicago (OHC) 2021 is Saturday and Sunday, October 16 and 17, and are thrilled to welcome back the over 1,000 volunteers needed to greet and assist visitors at 100+ sites throughout the city.

"OHC Volunteer Greeters work ONE shift either Saturday or Sunday, for 3.5 to 5.5 hours.

"As a thank you, each volunteer receives great benefits, including a Priority Access Pass which lets you skip long lines.

"In 2020 we learned a whole new way of doing what we love - showcasing Chicago's built environment - from a mobile device app. 2021 will be the best of both worlds; the OHC app, open October 1-31, makes for a more intimate, personalized experience for our attendees, getting to know the ins and outs of neighborhoods with themed trails, virtual programming, and self-guided tours.

"To register as a volunteer for Open House Chicago 2021, complete the form on the Open House Chicago website.

"In mid-August, you will receive an email with additional information about choosing a shift and t-shirt pickup options.

"The list of participating sites will be released after Labor Day and shortly after that registered volunteers will be able to select shifts.

"Chicago Architecture Center is continuing to take the ongoing pandemic seriously and will conform to all current health and safety standards necessary, as well as update our volunteers on COVID-19 policies as we get closer to October 16 & 17.

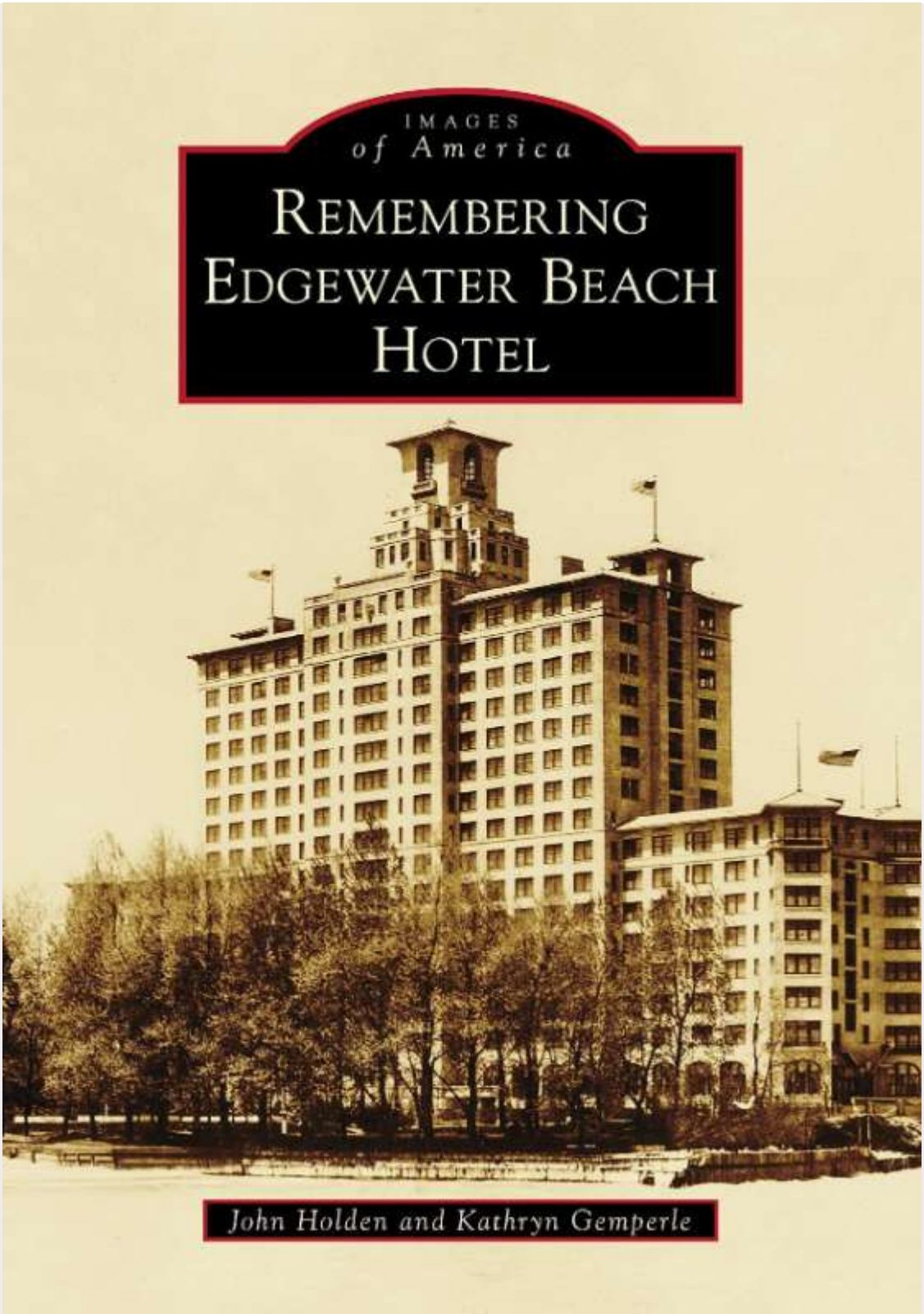
"The team at the Chicago Architecture Center thank you for being dedicated to our city and our festival.

"Please email ohcvolunteers@architecture.org if you have questions about this process."

More information and registration form at Open House Chicago website.

Film & Books

Remembering Edgewater Beach Hotel
By John Holden and Kathryn Gemperle



'Remembering Edgewater Beach Hotel' by Kathryn Gemperle and John Holden, members of the Edgewater Historical Society. Image Credit: Arcadia Publishing

"Nothing epitomized the glamour and excitement of Chicago's jazz age and war years like the fabled Edgewater Beach Hotel. Much more than a hotel, the Edgewater Beach was a world unto itself—the only urban resort of its kind in the nation. Located on the shores of Lake Michigan on Chicago's North Side, it offered swimming, golf, tennis, dancing, theater, fine dining, exclusive shopping, fabulous floor shows, unique watering holes, and, of course, some of the best jazz and swing music of its era. It even had its own pioneering radio station, which broadcasted across the nation and burnished its fame.

Many of the legends of the big band era played its stages, and many of Hollywood's leading stars crossed its footlights. It was a stomping ground for both the rich and famous as well as ordinary people who wanted a small taste of the high life. The Edgewater Beach Hotel was world renowned. But the social upheaval of the 1960s, the ascendance of automobile culture, and rapid urban change led to its demise." (ArcadiaPublishing.com)

"Fifty years ago, the last remnants of Edgewater's most famous building came down, ending an era for one of the most storied hotels in Chicago history. Now, the Edgewater Beach Hotel is being remembered in the first book on the subject, written by two neighborhood historians.

"'Remembering Edgewater Beach Hotel' was published this year under Arcadia Publishing's popular 'Images of America' series. It was written by Kathryn Gemperle and John Holden, members of the Edgewater Historical Society.

"The Edgewater Beach Hotel opened in 1916 in the 5300 block of North Sheridan Road. It quickly became the crown jewel of Edgewater, which was known for its wealthy residents and leafy mansions. With its own beach, the hotel quickly became a destination for well-heeled Chicagoans and dignitaries of the day, including Babe Ruth, Bing Crosby and Marilyn Monroe.

"'The hotel was that rarest of birds, perhaps without equal anywhere in the world: a full-service beachfront resort hotel located in the heart of one of the world's great cities,' Holden and Gemperle write in the book. 'To find its rivals in the mid-20th century, one would have had to travel outside the Midwest to Atlantic City, Palm Beach, or the islands of California.'

"Aside from its lavish amenities, the hotel was the first home of WGN, which placed its broadcast antennas atop the hotel. The hotel also helped popularize jazz and big band music in the 1920s, with radio broadcasts beaming live performances from the hotel.

"The Edgewater Beach Hotel played a pivotal role in the founding of the Zenith Radio Company. It is also considered to have built the world's first indoor parking garage.

"In 1947, the city approved a plan to extend DuSable Lake Shore Drive from Foster Avenue to Hollywood Avenue, cutting off the hotel from its private lakefront.

"The Edgewater Beach Hotel closed in 1967 and was demolished in 1971. All that remains is the Edgewater Beach Apartments, the historic building at 5550 N. Sheridan Road built in 1928 as a companion to the hotel.

"Despite its demise, the Edgewater Beach Hotel retains a special place in the memory of longtime Edgewater residents, Gemperle said. The authors hope the new book will help preserve the hotel's legacy for future generations of Chicagoans.

"'The community of Edgewater has a nostalgia for the hotel, especially after it was torn down,' Gemperle said. 'It really was a big deal.' (Ward, Block Club Chicago, 8/5/21)

Read the full story at Block Club Chicago

Edgewater Beach Hotel, Glitzy Lakefront Resort Demolished In '70s, Memorialized In New Book; Neighborhood historians Kathryn Gemperle and John Holden wrote the book, which builds off an exhibit they designed about the hotel with its own private beach, Joe Ward, Block Club Chicago, 8/5/21

Return with us now to the glory and celebrity of Chicago's Edgewater Beach Hotel, Rick Kogan, Chicago Tribune, 8/4/21

Order a copy at Arcadia Publishing

More history of the Edgewater Beach Hotel at the Edgewater Historical Society

Vautravers Building Relocation Project Recap from Start in May 2021to Move:
A Documentary Film (16:28)



Vautravers Building Relocation Project Recap from start in May 2021 | Plus 360 View of New Location: a film by the1stMikeC (16:28 minutes) Image Credit: the1stMikeC

"Video starts with a walk around 360-view of the finished move. Next a recap of the considerable preparation done before the move, including a large excavation for the new foundation and building a massive reinforced concrete sub-foundation. 360 Degree View.

0:00 Walk around 360 View of New Location
1:42 Original Location
1:48 Building in 1929
2:01 Project starts in May with basement excavation
2:18 Large Hole excavated for New Foundation
2:41 Moveable Down Spouts installed
3:00 Surveying the New Foundation
3:25 New Foundation Floor Pad
4:10 Framing the massive new Foundation Footing
6:06 Pouring the Reinforced Concrete Foundation Footing
7:08 Wolfe Building Movers on site. That's the owner & one of his sons.
7:31 First holes in old foundation for Moving Beams
7:58 The first Moving Beam is in place
8:28 Placing the first Large Moving Beam
10:05 All the Large Beams have been placed
10:59 Placing a Medium Beam
12:45 Medium Sized Cross Beams on Large Beams
13:19 Placing the Front Facade Exterior Bracing
14:11 The old foundation is gone & the Building is sitting on the Moving Platform
14:48 Unified Jacking Machine and Hydraulic Lines
15:03 Heavy Duty Rollers "skates"
15:16 Moving Day

Vautravers Building Relocation Project Recap from start in May 2021 | Plus 360 View of New Location: a film by the1stMikeC (16:28 minutes)

Starship Chicago: Thompson Center
A Film by Nathan Eddy
(Chicago 7 2016, 2018, 2019 & 2020)



"Architect Helmut Jahn's kaleidoscopic, controversial State of Illinois Center in Chicago, which shocked the world when it opened in 1985, may not be long for this world. Today the building is a run down rusty shadow of its former self, occupying a lucrative downtown block and deemed expendable by the cash-strapped state legislature.

"Despite initial construction flaws and hefty refurbishment costs, this singular architectural vision of an open, accessible, and inspiring civic building—defined by its iconic, soaring atrium--remains intact. Four years after the stinging loss of brutalist icon Prentice Women's Hospital, Chicago preservationists, along with the building's original champion, Governor James R. Thompson, are gearing up for a major battle to save the city's most provocative architectural statement."

Includes interviews with:

- Lynn Becker, Archtecture Critic
- Tim Samuelson, Cultural Historian, City of Chicago
- Chris-AnnMarie Spencer, Project Architect, Wheeler Kearns Architects
- Bonnie McDonald, President, Landmarks Illinois
- Blair Kamin, Architecture Critic, Chicago Tribune
- Helmut Jahn, Architect
- Greg Hinz, Poltical Writer, Crain's Chicago Business
- James R. Thompson, Governor of Illinois, 1977-1991
- Stanley Tigerman, Principal, Tigerman McCurry Architects

Watch Starship Chicago: A Film by Nathan Eddy (15:50 Minutes)

Roseland's South Michigan Avenue Commercial District: The Avenue's Past, Present and Future. An original video short by Preservation Chicago



Roseland's South Michigan Avenue Commercial District: "The Avenue's" Past, Present and Future

Roseland's South Michigan Avenue Commercial District: "The Avenue's" Past, Present and Future. An original video short by Preservation Chicago. Image credit: Preservation Chicago

"Roseland's South Michigan Avenue Commercial District is the commercial center and heart of this Far South Side community, located approximately 15 miles from downtown Chicago. Situated on a

hilltop ridge, the corridor extends between 100th Street and the viaduct just south of 115th Street, with the central core of the existing commercial district located between 110th and 115th Streets.

"Once referred to by local residents as 'The Avenue,' the street's viability as a commercial corridor began to deteriorate and fade in the mid-1970s. Over the decades, some historic buildings have been remodeled and covered with new facades, and many other notable and significant commercial buildings, which further helped to define the district, have been lost to demolition.

"However, it is important to protect, restore and reuse the remaining structures, many of them noteworthy in their overall design and materials. This would honor the legacy and history of this remarkable community and encourage a holistic approach to further promote economic revitalization along the South Michigan Avenue commercial corridor." (Preservation Chicago)

Special thanks to project partners including the Greater Roseland Chamber of Commerce, the Roseland Community, Andrea Reed, Alderman Beale, Open House Chicago, Chicago Architecture Center, and Preservation Chicago staff!

Link to watch Roseland's South Michigan Avenue Commercial District: "The Avenue's" Past, Present and Future



Preservation Chicago Tours the Arlington Deming Historic District. An Original Documentary



Preservation Chicago Tours the Arlington Deming Historic District. An Original Documentary.
Image Credit: Preservation Chicago

Host, Ward Miller, Executive Director of Preservation Chicago guides you on a tour of one of Lincoln Park's most important historic districts.

Learn how the district developed following the 1871 Great Chicago Fire: from modest frame homes to enormous mansions built by noted architects for prominent Chicago families.

Ward meets restoration expert, Susan Hurst with Bloom Properties for an exclusive tour of the newly restored Sarah Belle Wilson House at 522 W. Deming Place.

Features special guests, historian and Preservation Chicago board member, Diane Rodriguez; and Ed Vera, Formlinea Design+Build and Vera Rice Architects.

Watch Preservation Chicago Tours the Arlington Deming Historic District (46 minutes)

Individual chapters will be released on Preservation Chicago's YouTube channel and promoted through social media.

WATCH: The Video Overview of the Preservation Chicago 2021 "Chicago 7 Most Endangered" (Length 3:48)

[Preservation Chicago 2021 Chicago 7 Most Endangered Video]

Video Overview of Preservation Chicago's 2021 Chicago 7 Most Endangered. (3.5 Minutes) Image Credit: Preservation Chicago

WATCH: The Full Announcement and Presentation of the Preservation Chicago 2021 "Chicago 7 Most Endangered" (Length: 57 Minutes)



Recording of Full Ward Miller Preservation Chicago 2021 "Chicago 7 Most Endangered" to Record Breaking Virtual Audience. (57 Minutes) Photo Credit: Preservation Chicago

SUPPORT PRESERVATION CHICAGO

Introducing the Preservation Chicago 2021 "Chicago 7 Most Endangered" Poster and Mug





Buy Chicago 7 Posters **Buy Chicago 7 Mugs**





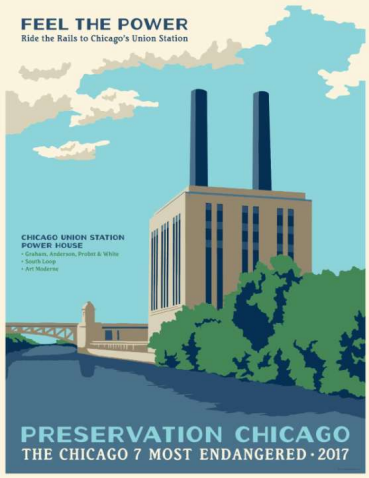
Preservation Chicago 2020 Chicago 7 Poster and Mug now on sale at the Preservation Chicago web store. Photo Credit: Preservation Chicago

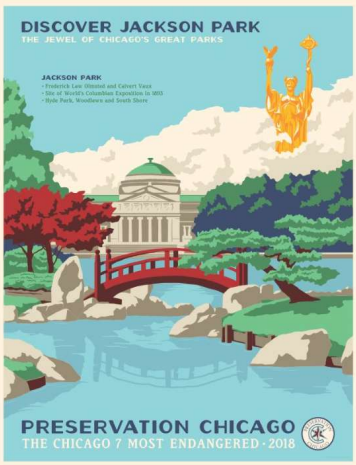
The 2021 Chciago Lakefront “Chicago 7 Most Endangered” poster is now available for sale on the Preservation Chicago webstore.

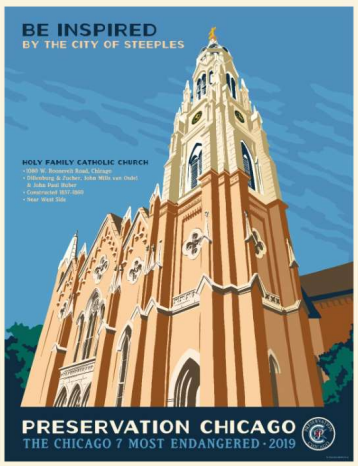
Previous years' “Chicago 7 Most Endangered” posters including Thompson Center, Union Station Power House, Jackson Park, and Holy Family Church are also available. The posters are available in three sizes; 8x10, 16x20 and 24x36.

Check out other great 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

