SHARE:
Join Our Email List

PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

July 2022 Month-in-Review Newsletter



Chicago Flag and John Hancock Building

John Hancock Building, 1969, Skidmore, Owings and Merrill with Bruce Graham and Fazlur Khan, 875 N. Michigan Avenue. Photo by Vashon Jordan Jr.

Follow Vashon Jordan Jr. on Instagram or Twitter

Table of Contents

ADVOCACY

1. WIN: Google To Purchase Thompson Center
2. WIN: Project Hercules Will Rescue 115 S. LaSalle
3. TRIBUNE EDITORIAL: Happily Googling Thompson Center
4. THREATENED: 'Monument with Standing Beast' Sculpture
5. SUN-TIMES EDITORIAL: Century and Consumer landmark?
6. WIN: Mayor Announces Support for Promontory Point
7. WIN: St. Boniface Condo Conversion Moving Forward
8. THREATENED: Archdiocese Plans to Close The Shrine
9. WIN: Epworth Church Receives Preliminary Landmark Approval
10. WIN: $250,000 Adopt-a-Landmark for Second Presbyterian
11. WIN: KAM II Receives $250,000 Adopt-a-Landmark Grant
12. WIN: Pilgrim Baptist Church Receives $2.1M State Grant
13. WIN: Emmett Till Home Awarded $150K National Trust grant
14. THREATENED: GoFundMe to Rescue Ghost Signs Before Demo
15. THREATENED: Golf Course Threatens South Shore Nature Sanctuary
16. WIN: Morton Salt Reopens as The Salt Shed Music Venue
17. WIN: Jefferson Park Firehouse Reuse Moving Forward
18. POTENTIAL WIN: Reuse Plans for Salvation Army Bldg.
19. WIN: Laramie Bank Restoration Catalyzes Revitalization
20. WIN: Long Vacant Englewood Firehouse to be Restored
21. WIN: Rusnak Brothers Store Adaptive Reuse Complete
22. WIN: Façade Elements Donated to IL Railway Museum
23. POTENTIAL WIN: New Central Manufacturing District RFP
24. WIN: Motor Row Historic District Streetscape Upgrades
25. WIN: Modernist Lake Meadows Building to be Fully Restored
26. WIN: Covent Hotel Renovation for Affordable Housing
27. WIN: Standard Club's Chicago Fire Murals go to Art Institute
28. Medinah Temple Use as Temp. Casino
29. THREATENED: Cook Cty Scavenger Sale Undermines Housing
30. WIN: McKinley Park Workers Cottages Surveyed
31. THREATENED: Bridgeport Restaurant and Building Listed
32. LOSS: After 49 Years, Lincoln Park Cycle Smithy Closing
33. BUYER WANTED: Beverly Bungalow by Walter Burley Griffin
34. BUYER WANTED: Woodlawn Victorian at 6627 S. Woodlawn
35. BUYER WANTED: Austin Foursquare at 5400 W. Washington Blvd
36. BUYER WANTED: West Pullman Victorian at 12207 S. Eggleston
37. LOSS: Brick 2-Flat at 3440 N. Avers Ave. in Avondale Demolished
38. THREATENED: Early Warning Signs
39. THREATENED: 90-Day Demolition Delay Watch List
40. LOSS: Spotlight on Demolition (54 demolitions in July 2022)

PRESERVATION IN THE NEWS

- Sun-Times Editorial: Landmark Chicago Vocational High School
- Sun-Times Editorial: Action is needed at Lakeside Center
- Chicago Reader: Living with Muddy
- AIA Architect: Sleeping Beauties - Chicago's Adaptive Reuse
- Urbanist News: When Preserving Affordable Housing Is Cheaper Than Building It
- Block Club Chicago: South Side Jazz Clubs Were A Haven For Queer Chicagoans

EVENTS & HAPPENINGS

- Capturing Louis Sullivan: What Richard Nickel Saw by Driehaus Museum
- Pullman - From Factory Town to National Monument by Glessner House
- Unity Temple Guided Interior Tours by Frank Lloyd Wright Trust
- Neighborhood Walking Tours by Edgewater Historical Society
- Life Behind the Wire: Prisoners of War by Pritzker Military Museum
- A Tale of Today by Driehaus Museum
- "The Progressive City" 2022 Conference by Frank Lloyd Wright Building Conservancy

FILM & BOOKS

- "The US Government Wants to Destroy These Towers," A documentary by The B1M
- "Early Chicago Skyscrapers" for UNESCO World Heritage Site Designation by AIA Chicago and Preservation Chicago
- Was Humboldt Park's Pioneer Trust & Savings Bank Built to Last? A Documentary by Rob Reid
- AIA Guide to Chicago, 4th Edition, by AIA Chicago & Laurie McGovern Petersen
- "Graceland Cemetery: Chicago Stories, Symbols, and Secrets" by Adam Selzer
- WTTW Chicago: The Richard Nickel Story
- "Uptown: Portrait of a Palace," A Documentary by Pappas & Bisberg
- "Lost Chicago Department Stores," by Leslie Goddard
- Schiller/Garrick Theatre Visualization by Wrightwood 659
- Starship Chicago: Thompson Center: A Film by Nathan Eddy
- WATCH: Short Cuts of the Preservation Chicago 2022 Chicago 7 Most Endangered (Length 0:34)
- WATCH: Video Overview of the Preservation Chicago 2022 "Chicago 7 Most Endangered" (Length 5:00)

SUPPORT PRESERVATION CHICAGO

- Chicago 7 Posters and Swag
- Please Support Preservation Chicago

Preservation Chicago: Love Your City Fiercely!

Love this monthly newsletter?

You're in good company with thousands of others who 'Love Chicago Fiercely.'
We always welcome your reviews, comments, and suggestions at
info@PreservationChicago.org

Not interested in this monthly newsletter? No problem.
*Click the **'Unsubscribe'** button in the footer ("End" key shortcut takes you there)*

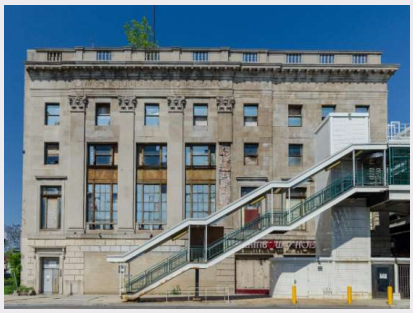
Miracles DO happen...
But today they are people-powered












and Preservation Chicago is there

every step of the journey.

Preservation Chicago seeks to nurture and support healthy, vibrant, diverse, and sustainable communities by leveraging the power of Chicago's historic built environment.

We are deeply grateful for your donations. Your support has allowed us to successfully convert ambitious strategic goals into on-the-ground realities. Our results have been surprising, significant and substantial.

Thanks to your support, we can continue to make Chicago a better city. Preservation Chicago is a 501(c)(3) non-profit so your donation is tax-deductible as permitted by law.

Your support makes it all possible. Thank you for supporting the cause.

YES, I'll Donate!

Advocacy

WIN: Google To Purchase Thompson Center for New Chicago Headquarters (Chicago 7 2016, 2018, 2019 & 2020)



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



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



Blair Kamin Tweet regarding the James R. Thompson Center, 1985, Helmut Jahn, 100 W. Randolph Street. Photo Credit: Blair Kamin Twitter

"We're encouraged that the architecturally-daring James R. Thompson Center — seemingly consigned to the scrap heap just a few years ago — is now set to become the downtown home for tech giant Google.

"In a deal announced by Gov. J.B. Pritzker at a Wednesday morning news conference outside the Thompson Center, Google will buy the building from the state for $105 million, then move in 2,000 workers once rehab and restoration, not yet started, are complete.

"'Google is one of Chicago's most important companies,' Pritzker said. 'You are an integral part of our community and you have invested in your future while investing in ours.'

"It's a win for both sides, and for our city.

"As part of the plan, the state will buy the former BMO Harris Building, 115 S. LaSalle St., from Prime Group for $75 million and relocate some state offices there. Pritzker said the state would consolidate space it currently leases downtown, a move that the governor said would save taxpayers $1 billion — over 30 years.

"Google, meanwhile, has a good track record when it comes to old buildings. The company paid $1.9 billion in 2010 for the 3 million square foot former Port Authority building in New York. The company is the building's largest tenant and has helped bring other tech companies to the area.

"'The way we see it, the Thompson Center is more than just a building,' Karen Sauder, head of Google's Chicago operations, said at the announcement.

"'Establishing a presence here in the Loop allows us to get in on the ground floor of revitalizing and breathing new life into the very heart of this city,' she said.

"This bodes well for the Thompson Center, but also for a Chicago downtown that's still staggering from the pandemic and needs all the help, energy — and new office workers — it can get." (Chicago Sun-Times Editorial Board, 7/27/22)

Read the full editorial at Chicago Sun-Times

Thompson Center, luckily, shows up in Google's search for office space, The sale bodes well for the Thompson Center, but also for a downtown that's still staggering from the pandemic and needs all the help, energy — and new office workers — it can get, Chicago Sun-Times Editorial Board, 7/27/22

Google to the rescue for the Loop; The company's plan to occupy and eventually purchase a revamped Thompson Center is an inflection point in the Loop's sluggish comeback from COVID-19, Danny Ecker, Crain's Chicago Business, 7/27/22

Google's plan to take over Thompson Center a shot in the arm for downtown Chicago and for Gov. J.B. Pritzker, Dan Petrella and Brian Rogal, Chicago Tribune, 7/27/22

Google to buy Thompson Center; Developer Mike Reschke's company will renovate the building, John Pletz and Danny Ecker, Crain's Chicago Business, 7/27/22

Google turns up big in Chicago's search for a benefactor; In buying the Thompson Center, the search engine company is helping state and local governments answer some knotty questions. But will the partnership go a tiny bit further?, David Roeder, Chicago Sun-Times, 8/1/22

How the Google-Thompson Center deal came together: Crain's Daily Gist podcast; Crain's reporters Danny Ecker and John Pletz talk about how Google's plan to occupy and eventually purchase the Thompson Center happened and what it could mean for the Loop, Crain's Chicago Business, 8/2/22 (29:16 Interview)

Google to buy, renovate Chicago's Thompson Center; The tech giant's move into the glassy state office could bring thousands of jobs. But what will this mean for the historical legacy of the building?, Claire Hyman, Reset, WBEZ Chicago, 7/29/22 (13:42 Interview)

Google Buys Thompson Center, Will Preserve Much Loved, Loathed Loop Landmark, Heather Cherone, WTTW Chicago, 7/27/22 (7:26 Interview)

Google buys Thompson Center, Anna Roberts and Alyssa Donovan, WGN 9, 7/27/22 (2:45)

Google Is Buying The Thompson Center For $105 Million; The famed building will be sold to the tech giant, which will "entirely" redevelop the Thompson Center into an office suite for its workers, Gov. JB Pritzker said, Kelly Bauer, Block Club Chicago, 7/27/22

It's Actually Good News That Google Bought the Thompson Center, Diana Budds, New York Curbed, 7/28/22

Google Will Call The Loop Home at Thompson Center, Chicago Loop Alliance, 7/27/22

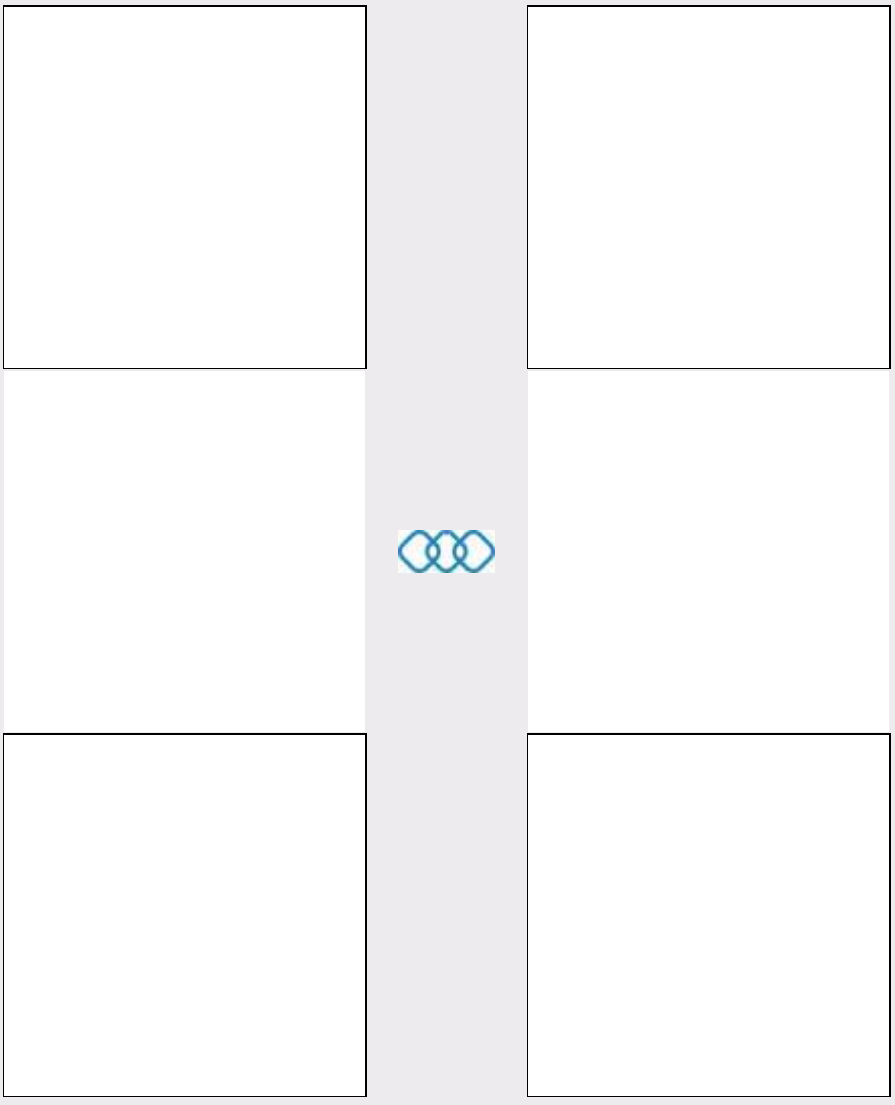
Google to acquire iconic Chicago building in $105 million sale; The tech giant plans to occupy Chicago's historic James R. Thompson Center as soon as 2026, Dave Byrnes, 7/27/22

Google will buy the Thompson Center; The Prime Group will pay $105 million to then renovate and sell it to Google, Lukas Kugler, Urbanize Chicago, 7/29/22

Google Confirms $105M Purchase Of Thompson Center, Bee Rickets, Chicago Yimby, 7/28/22

Google in Talks To Buy Chicago's Thompson Center; Deal Could Revive Part of Downtown That Has Lagged Behind Other Neighborhoods, Ryan Ori, CoStar News, 6/28/22

Google may be Googling the Thompson Center; The search engine company says it is growing in Chicago, but it won't speak directly to a report of its interest in the former state government hub in the Loop, David Roeder, Chicago Sun-Times, 6/29/22



WIN: Project Hercules Could Rescue Two Vacant Loop Skyscrapers; Thompson Center and 115 S. LaSalle



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



Harris Bank Addition II, 1974, Skidmore, Owings and Merrill, 115 S. LaSalle Street. Photo Credit: LoopNet

"In the middle of a pandemic, Michael Reschke and Quintin Primo signed onto a massive rehab project, buying the James R. Thompson Center, a hulking building that had deteriorated from icon to eyesore.

"Their plan was to overhaul the building—home to 2,500 government workers and the city's busiest mass transit stop—with hundreds of millions in renovation that would effectively strip it down to its

steel frame and rebuild it. Reschke and Primo would sell back one-third of it to the state and hunt for new tenants for the rest, a task that appeared monumental at a time when companies are slashing office space to adjust to the rise of remote work.

"Plans changed after Primo reconnected with an old friend from Atlanta, Michael Tabb, whom he'd met as part of a national professional group for minority real estate executives formed nearly 20 years earlier. Tabb had recently joined Google's real estate team. 'He said they were looking to expand significantly in Chicago,' Primo said.

"The result was Project Hercules, a suitable code name for the heavy lift required to rework an already massive transaction on a very short timeline. Google, one of the world's biggest companies, wanted to take over the entire Thompson Center.

"It was a dream scenario for Reschke and Primo—but only if they could move fast and get the state on board with a new plan as a July closing date approached.

"As it happened, Reschke was bidding to buy adjacent office buildings that BMO Harris Bank is vacating at 115 S. LaSalle St. and 111 W. Monroe St., distressed properties he could buy at a fraction of the value of the debt tied to them, part of a broader bet he was making on the future of LaSalle Street.

"'That's when the light bulb went off,' Reschke said.

"If he could get the state to throw out its plan for staying in the Thompson Center and instead agree to take space at 115 S. LaSalle, he could fill up two prominent-but-outmoded buildings at once.

"'We had a choice to make,' Gov. J.B. Pritzker said. 'We said, if you want to change the deal, and you've got a tenant who eventually wants to buy the whole thing, we're open to that—especially because it's Google. If Google wants to expand in the center of Chicago, that's a tremendous development for everybody.'

"'Thank God the BMO building was available,' said Reschke, who signed a letter of intent to buy the loan tied to the properties in May and brought up the Google idea with the state. "The miracle of the transaction was how fast it came about and how all the pieces fit together,' he said. "It was a little bit like putting together a Swiss watch to make it run. . . .I haven't had much sleep."

"In the end, Reschke and Primo ended up with two old buildings and two very different clients who had one thing in common: a desire to be downtown. The resulting deals, involving 2 million square feet of office space, are a leap toward stabilizing the vacancy-ridden core of the Loop. It's the most significant real estate deal in the city in a generation.

"'I don't know what kind of magic dust Mike had,' Chicago developer John Murphy said of the reconfigured deal. He thought any developer would be hard-pressed to fix the Thompson Center's inefficiencies through a renovation and have a tough time leasing up the building, "but Google is a different tenant entirely. It's almost like a (co-working) environment with so many diverse business units. That type of tenant would probably fit very well within the (Thompson Center) configuration,' Murphy said.

"Whatever the payoff, Reschke acknowledges his good fortune. 'I do believe I'd rather be lucky than good,' he said. While he didn't anticipate Google in his original plan, 'where you are with timing and market forces around you sometimes are more important.'" (Pletz and Ecker, Crain's Chicago Business, 7/28/22)

Read the full story at Crain's Chicago Business

Inside the deal that brought Google to the Thompson Center; The developers behind the complicated deal called it Project Hercules—a heavy lift that also required a bit of luck, John Pletz and Danny Ecker, Crain's Chicago Business, 7/28/22



CHICAGO TRIBUNE EDITORIAL: Happily Googling the Thompson Center
(Chicago 7 2016, 2018, 2019 & 2020)



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

"Google's decision to take up residence in the James R. Thompson Center, formerly the State of Illinois Center, is a meaningful victory for Chicago's preservationists and a very useful reminder that the city's architectural gems include more recent buildings designed by postmodernists such as the late, great Helmut Jahn who died in a cycling accident last year.

"Jahn's polarizing, multicolored 1985 building, it has turned out, was no white elephant after all.

"The all-glass exterior and the arrestingly layered skylight atrium were originally designed to suggest transparent state government. Wishful thinking, perhaps, but nonetheless an example of Jahn's audacity and ambition, especially as he plunked down that crazy building amid Chicago's boxy, straighter-laced skyscrapers.

"Even its admirers, and we are among them, have to admit the Thompson Center appears to be a North Loop visitor from another planet. Naysayers have long complained about its high energy and maintenance costs proving overly expensive for the state.

"But the theatricality of the building clearly appealed to Google's parent Alphabet, whose high-profile arrival in that struggling section of downtown Chicago will be an important and timely economic boost to the surrounding blocks. And the sale drops $105 million in the state's coffers to boot.

"Like many other corporations, Alphabet is struggling to get its workers back to the office. The purchase of such a signature building surely will be a part of incentivizing workers to get social and collaborative all over again. And it is, of course, a major commitment from a blue-chip, high-tech innovator toward not just a signature building, but downtown Chicago as a whole.

"Jahn, surely, would be as happy as anyone with an outcome far better than we had dared to hope. Ideally, we'll still be able to get a sandwich, if not a driver's license, in that gloriously weird atrium." (Chicago Tribune Editorial Board, 7/28/22)

Read the full editorial at Chicago Tribune

Chicago Tribune Editorial: Happily Googling the Thompson Center, Chicago Tribune Editorial Board, 7/28/22

Thompson Center, luckily, shows up in Google's search for office space; The sale bodes well for the Thompson Center, but also for a downtown that's still staggering from the pandemic and needs all the help, energy — and new office workers — it can get, Chicago Sun-Times Editorial Board, 7/27/22



THREATENED: 'Monument with Standing Beast' Sculpture to be Relocated



'Monument with Standing Beast,' 1984, Jean Dubuffets sculpture in the Thompson Center plaza. Photo credit: Ward Miller / Preservation Chicago

"One of Chicago's iconic pieces of public art will be getting a new home.

"French artist Jean Dubuffet's sculpture 'Monument with Standing Beast,' in place in front of the Thompson Center since the building opened in 1985, is moving to a different spot in the Loop.

"With the state of Illinois selling the building to Google, the sculpture, once dubbed 'Snoopy in a Blender,' will move to the former BMO Harris Bank building at 115 S. LaSalle St. That building was recently purchased by the state to replace some of the office space lost with the Thompson Center sale.

"Cathy Kwiatkowski, a spokeswoman for the Illinois Department of Central Management Services, said no date is set for the sculpture, owned by the state, to arrive at its new home.

"The 29-foot, 10-ton fiberglass sculpture was inspired by Dubuffet's 1960 series of paintings called 'Hourlope.' In 1984, the late Ruth Horwich, art collector and one of the Museum of Contemporary Art's founders, donated the sculpture in memory of her husband, Leonard Horwich. It was unveiled outside the still-incomplete Thompson Center in November of that year.

"'Monument with Standing Beast' has four elements, meant to represent an animal, a tree, a portal and a monument.

"Rolf Achilles, an art historian and professor at School of the Art Institute in Chicago, would prefer the sculpture stay in front of the Thompson Center. It's a high-profile spot, he said, unlike its future location.

"'The Dubuffet deserves better than standing in the shade,' Achilles said. 'It won't have the impact it has now; in other words, Dubuffet is going to be in exile.' (Perkins, Chicago Sun-Times, 7/31/22)

'The Monument with Standing Beast' sculpture located in the Thompson Center's public plaza was created by one of the world's most noted Modernist artists, Jean Dubuffet. It was a gift to the citizens of Chicago and Illinois and must be protected. We have seen important works of 20th century Chicago public art removed (Henry Bertoia's Sonambient and Yaacov Agam's Communication X9), destroyed (top surface mosaic of Marc Chagall's Four Seasons), placed in storage (Alexander Calder's The Universe) or sold at auction (Henry Moore's Large Internal-External Upright Form). 20th century Chicago public art was a 2017 Chicago 7 Most Endangered, so it is imperative that this great Dubuffet sculpture be protected.

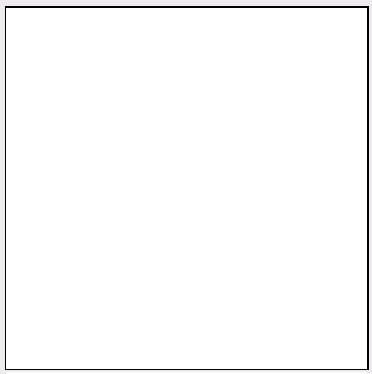
Preservation Chicago urges the City of Chicago with the support of The Prime Group and The State of Illinois to designate the Thompson Center as a Chicago Landmark. A Landmark designation could protect this building, plaza and public sculpture ensuring that these will be retained in any redevelopment of the site. Jahn's career began in Chicago and is now celebrated around the world. Much like the Sony Center in Berlin (which was modeled on the Thompson Center), this is a building of the people, built as a monument and open to all, with many public spaces that should be forever open to all, and efforts to both protect its architecture and vision and activate the building should be implemented. (Perkins, Chicago Sun-Times, 7/31/22)

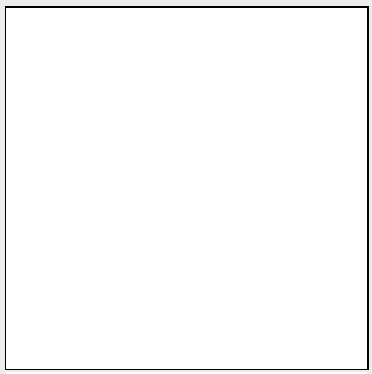
Read the full story at Chicago Sun-Times

Thompson Center sculpture heading to new home; With the state selling the building where it has stood for nearly four decades, "Monument with Standing Beast" will have to move to a new location, Jordan Perkins, Chicago Sun-Times, 7/31/22

The Thompson Center - What Will The State Do With 150+ Art Objects?, Edmund McDevitt, Art Can Save Us Blog, 7/30/22

Major Works from the Thompson Center Permanent Art Collection listing, Illinois Department of Central Management Services





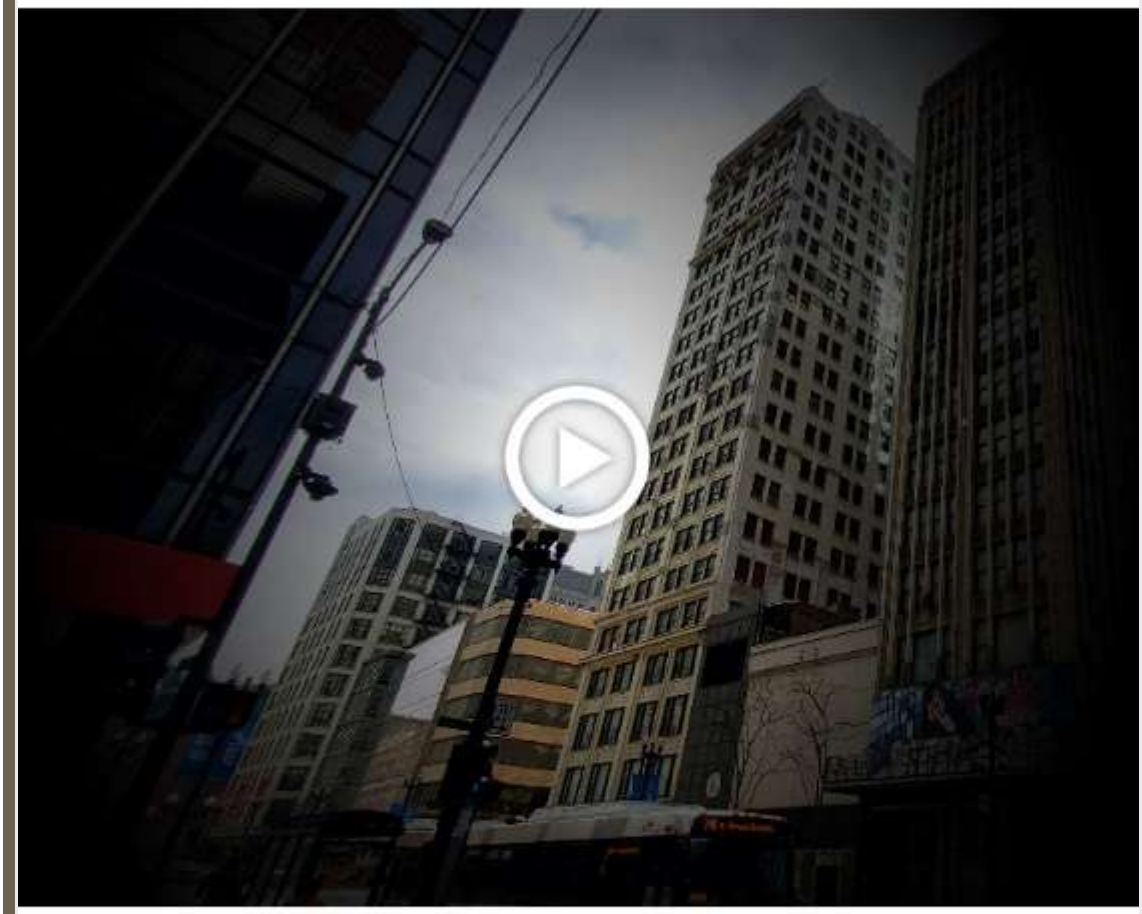
SUN-TIMES EDITORIAL: Are the Endangered Century and Consumer Buildings Headed Toward Landmark Status? Let's Hope So.
(Chicago 7 2011, 2013 & 2022)



The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street and The Century Building, 1915, Holabird and Roche, 202 S. State Street. Photo Credit: Eric Allix Rogers



The Chicago Collaborative Archive Center leadership at the May 18, 2022 press conference in the Brunswick Room at St. Ignatius College Prep High School to introduce the details of the adaptive reuse plan for the Century and Consumers Buildings. Photo Credit: Chicago Collaborative Archive Center



CITIES

The US Government Wants to Destroy These Towers

830,901
VIDEO VIEWS

The US Government Wants to Destroy These Towers receives over 800,000 views (9:29). Image credit: The B1M

"The Century and Consumers buildings, two vacant downtown skyscrapers that are shamefully rotting away and now targeted for demolition by the federal government, might soon gain a powerful advocate.

"The Commission on Chicago Landmarks has asked the city's Department of Planning to work on creating a landmark designation report on the early 20th century buildings, located at 202 and 220 S. State St.

"This is key because, traditionally, creation of the reports is almost always a first step toward granting landmark status to a site.

"'I think there's a lot of examination that has to be done,' the commission's chairman, Ernest Wong, said this month at a hearing on the buildings.

"For a while now, we — along with the town's leading preservationists — have said the federal government's plan to wreck the buildings to create a security plaza for the Dirksen Federal Building is a senseless affront to architectural preservation, and also to efforts to make State Street more viable.

"So it's great to see the commission and the city weigh in. Both are important voices with enough weight to possibly change the outcome for the two buildings.

"The commission requested the preparation of a landmarks designation report after a July 7 meeting on the Century and Consumers buildings.

"In the wake of the [$52 million demolition earmark], one of the leading voices for saving the buildings, Preservation Chicago, proposed turning the structures into a limited-access archives center for religious orders and other organizations.

"'There hasn't been a space for robust conversation in the past,' Ward Miller said. 'It's the GSA giving directives.'

"The stance by the landmarks commission, and the Lightfoot administration by proxy, represents a potential turnaround from the city's position just three years ago.

"But hopefully today is a new day. Would a city landmark designation — on its face — prevent the federal government from razing the buildings?

"Likely not. It could lead to a standoff that ends with the federal government using its power to bigfoot over the city's wishes.

"Or — and this is what we want to see — landmarking the buildings could bring the judges, the city, the GSA and that $52 million earmark to the table to work out something that leads to these buildings being properly redeveloped.

"That's what Chicago and downtown really need." (Chicago Sun-Times Editorial Board, 7/23/22)

Read the full editorial at the Chicago Sun-Times

Are the endangered Century and Consumer buildings headed toward landmark status? Let's hope so. It would be a better fate than the federal government's plan to demolish the structures for a security plaza, Chicago Sun-Times Editorial Board, 7/23/22

City landmarks panel backs review of State Street buildings that feds say are security risk; The members act after getting a petition from more than 22,000 people who voiced support for saving the early 20th century structures, setting up a potential show down with the federal government over security concerns for the nearby Dirksen Federal Courthouse, David Roeder, Chicago Sun-Times, 7/7/22

Preservationists seek landmark status for State Street buildings; The Commission on Chicago Landmarks has scheduled a presentation on the buildings today after an advocacy group gathered more than 22,000 signatures supporting its plan to protect them from demolition, Alby Gallun, Crain's Chicago Business, 7/7/22

Commission On Chicago Landmarks Passes Resolution To Review Endangered Buildings At 202 And 220 S State Street In The Loop, Jack Crawford, Chicago Yimby, 7/12/22

Landmarks backs review of Century and Consumer Buildings; The process may lead to a landmarks standoff with the federal government, Lukas Kugler, Urbanize Chicago, 7/10/22
Read the full story at Chicago Sun-Times

https://www.theb1m.com/video/us-government-wants-to-demolish-chicago-consumers-century-buildings

Groups coalesce around plan to save State Street buildings; The proposal calls for turning them into a shared archive center, but the properties' owner, the federal government, wants the early 20th century high-rises wrecked, David Roeder, Chicago Sun-Times, 5/18/22

Explore preservation group's plan to save two doomed Loop towers; Federal government ought to give a proper hearing to this or any other legit, preservation-minded proposal, Chicago Sun-Times Editorial Board, 5/19/22

These two endangered downtown buildings look rough outside. The inside is even worse. See photos inside 202 and 220 S. State, a pair of historical towers the federal government wants to spend $52 million demolishing, Dennis Rodkin, Crain's Chicago Business, 5/20/22

Instead Of Demolishing Century And Consumer Buildings, Let Us Turn Them Into A National Archive Center, Preservationists Ask Feds; Preservation groups said the national archive center would meet the security guidelines of the neighboring federal courthouse while serving as a major hub for archive-based research, Melody Mercado, Block Club Chicago, 5/18/22

Preservationists push to save Chicago's Century, Consumers towers; Plans to use the building as archive address security concerns of adjacent courthouse, The Real Deal, 5/19/22

Preservationists highlight history as two Loop buildings face uncertain future, Leslie Williamson and Madison Comeau, The DePaulia, 6/6/22

Preservationist places faith in plan for State Street buildings; A proposal to revive the buildings adjacent to the federal complex is being developed, with hope that it will satisfy concerns about safety, David Roeder, Chicago Sun-Times, 5/9/22

Preservationists push rescue plan for endangered State Street skyscrapers; The feds want to demolish a pair of early 20th-century Loop buildings. But preservation groups say they could be reused instead., Denis Rodkin, Crain's Chicago Business, 5/18/22

New plan revealed to save State Street skyscrapers; There's a new proposal to save two historic Chicago skyscrapers from demolition, Fox 32 Chicago, 5/19/22

Proposal aims to save 2 historic buildings in downtown Chicago from demolition, ABC7 Chicago, 5/18/22

The Two Towers, A bizarre federal quest to destroy a pair of historic Chicago skyscrapers, Henry Grabar, Slate, 5/11/22

Why have feds spent millions on vacant Chicago buildings they now want to demolish? Ben Bradley, WGN Chicago, 4/6/22

A federal case: U.S. government shouldn't wreck two Loop skyscrapers in the name of safety; The buildings' demolition would create an economic and pedestrian dead zone on State Street. And it would be a shameful waste of some really good Chicago architecture, Lee Bey, Chicago Sun-Times, 4/3/22

Flashback: Chicago remains a 'city of skyscrapers,' but two early examples may be nearing a date with the wrecking ball, Ron Grossman, Chicago Tribune, 4/14/22

Loop skyscrapers must be demolished to protect safety of Dirksen federal building; I respect the interest in historic preservation. But the Dirksen Courthouse and those who work in it have been targeted before, and security vulnerabilities around the courthouse must be addressed, Sen. Dick Durbin, Chicago Sun-Times, 4/26/22

Wrecking the Century & Consumers buildings is ‘Durbin Renewal,’ not urban safety, Elizabeth Blasius, Chicago Tribune Op-Ed, 4/29/22

Century and Consumer Buildings Good Day DePaul Episode with Emily Reilly, 5/2/22

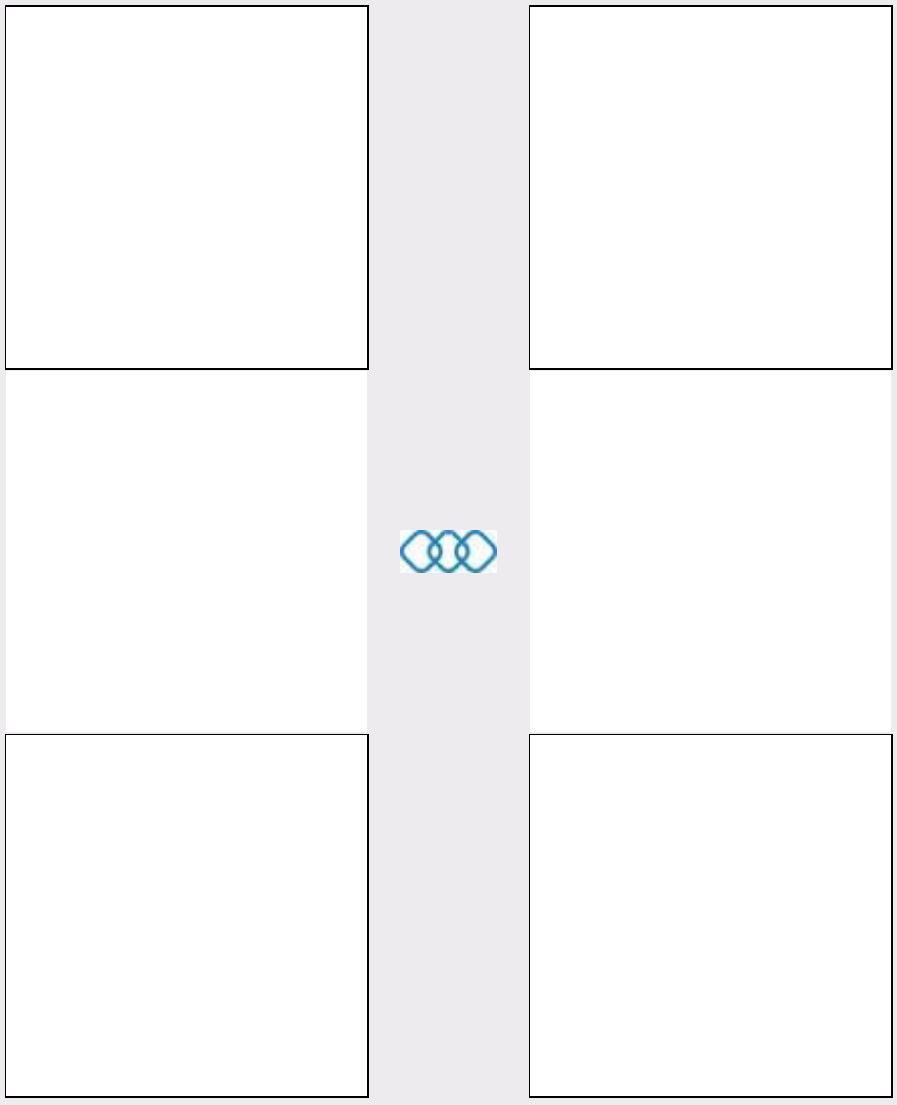
Century And Consumers Buildings, Beverly’s Pike House Top List Of Most Endangered Historic Places In Illinois; The feds plans to tear down the historic Loop buildings as part of a $52 million demolition. They've sat vacant for 17 years. "It's completely ridiculous," one Landmarks Illinois preservationist said., Melody Mercado, Block Club Chicago, 4/20/22

What’s that building? The Century and Consumers buildings; The federal government wants to demolish a pair of century-old State Street buildings — a plan preservationists are trying to stop, Dennis Rodkin, WBEZ, 3/31/22

Preservation Chicago 2022 Chicago 7 Most Endangered: The Century and Consumers Buildings

Landmarks Illinois 2022 Most Endangered Historic Places in Illinois, Century & Consumers Buildings, 4/20/22

PETITION to Save the Century & Consumers Buildings



WIN: After Personal One-Hour Promontory Point Tour, Mayor Announces Support for Limestone Revetment Restoration (Chicago 7 2022)



Promontory Point, 1937, Alfred Caldwell, Chicago Lakefront between 54th and 56th Streets. Photo Credit: Adam Natenshon / Preservation Chicago

"The repair and restoration of Promontory Point has been a subject of debate and contention in Hyde Park for more than 20 years. And as of last week, a representative from Mayor Lori Lightfoot's office told the Herald that the city will support a preservation approach to restoring the Point's limestone revetment.

"'The Park District, along with the Army Corps and Chicago Department of Transportation have a role in ensuring that Promontory Point continues to remain the community asset that it has always been,' said a spokesman from the mayor's office in a July 18th statement to the Herald. 'We are committed to working with the community on a design that properly addresses the historic nature of the Point… We are committed to a preservation-based approach and there will be extensive outreach to the community during the planning and design process.'

"This statement comes more than a month after Lightfoot's comments regarding the Point's preservation sparked outrage among some advocates. In an early June interview, Mayor Lori Lightfoot was first asked by the Herald if her office supported preserving the limestone or replacing it with concrete steps, as is in place along most of the lakefront. Though she said liked the way the limestone looks, Lightfoot added, 'I don't know if that's a realistic way to preserve the Point without it literally washing away.'

"The reaction was swift. The following week, the Point Preservation Conservancy (a private group advocating for a preservation approach to the design and restoration of the Point) published an open

letter to the mayor criticizing this statement. They also requested that Lightfoot join them for a walk around the Point.

"Lightfoot took the conservancy up on that invitation, — accompanied by Ald. Leslie Hairston (5th) and the mayor's Chief Engagement Officer Martina Hone— joining the conservancy for an hour-long walk on July 4th, shortly after participating in Hyde Park's 4th on 53rd Parade. According to members of the conservancy, Lightfoot and company were shown the group's plans for repairing the limestone steps and "asked good questions.'

"In the July 18th statement, the Mayor's spokesman said of the walk, 'The Mayor was grateful for the opportunity to visit the Point with the Promontory Point Conservancy and hear their concerns directly.'

"This walk was the latest effort in a renewed push for the Point's preservation, which was reinvigorated in 2019 following the Chicago Park District's announcement of a new shoreline study that would include Promontory Point. Over the last three years, a number of different studies have been proposed to explore the cost of rehabilitating the limestone or replacing it entirely, leaving residents concerned about the park's future." (Monaghan, Hyde Park Herald, 7/26/22)

Read the full story at the Hyde Park Herald

Mayor supports preserving and restoring Promontory Point limestone, Marc C. Monaghan, Hyde Park Herald, 7/26/22

Conservationists hopeful historic limestone wall at Promontory Point will be preserved
The Promontory Point Conservancy announced last week that U.S. Rep. Robin Kelly earmarked $550,000 of federal funding to authorize a third-party engineering study of the Point's limestone revetment, Cheyanne M. Daniels, Chicago Sun-Times, 5/21/22

Link to full Promontory Point Conservancy Press statement, May 26, 2022

Promontory Point Lovers Celebrate Rep. Kelly's Request To Fund Long-Delayed Study Into Saving Park's Limestone; With earmarks returning to Congress this year, Rep. Robin Kelly has requested $550,000 for an independent study into preserving Promontory Point, Maxwell Evans, Block Club Chicago, 5/27/22

Hundreds of thousands of dollars in federal funding requested for long-awaited Promontory Point preservation study, Shanzeh Ahmad, Chicago Tribune, 6/3/22

Celebrating 85 years of Promontory Point, Marc C. Monaghan, Hyde Park Herald, 5/31/22

Promontory Point Day, festival celebrating park's 85th year, begins Saturday, Hyde Park Herald, 5/26/22

Community, environmentalists declare "Point Day" to save Promontory Point Park revetment, ABC 7 Chicago, 5/26/22

Fight to save Promontory Point reinvigorated after demolition and construction proposed, Adrianna Nehme, U-High Midway, 4/6/22

More information at Promontory Point Conservancy

WIN: After Decades of Delays, St. Boniface Residential Adaptive Resuse Moving Forward
(Chicago 7 2003 & 2009)



St. Boniface Church, 1904, Henry Schlacks, 1358 W. Chestnut Street. Photo Credit: Debbie Mercer



Rendering of a condo interior at the St. Boniface Church redevelopment. St. Boniface Church, 1904, Henry Schlacks, 1358 W. Chestnut Street. Rendering Credit: STAS Development



Rendering of a condo interior at the St. Boniface Church redevelopment. St. Boniface Church, 1904, Henry Schlacks, 1358 W. Chestnut Street. Rendering Credit: STAS Development

"Construction on a long-delayed project to turn a historical Noble Square church into condos will begin as soon as the city grants a key permit, the developer said this week.

"St. Boniface Church, 1358 W. Chestnut St., was bought in 2016 by STAS Development President Michael Skoulsky, who pledged to convert the church and an empty lot next door into dozens of residential units.

"After years of delays, Skoulsky said Wednesday he's started submitting permits for phase one of the project, which includes the church renovation and a putting up a three-story building behind it.

"Skoulsky said he's done interior demolition and structural work on the almost-120-year-old church.

"'It's been a ton of work ... so we've done a pretty good job moving past all that. Now we're just in for permits,' he said.

"The three-story building will include affordable residential units and office space for Northwestern Settlement House, a social services provider based a few blocks north.

"Overlooking Eckhart Park, St. Boniface was the focus of a protracted neighborhood preservation battle after the Archdiocese of Chicago closed it in 1990.

"The church was designed by architect Henry Schlacks, who also designed numerous other houses of worship around Chicago. St. Boniface Parish dates back to the 1860s, according to a website dedicated to its history. The church was completed in 1904.

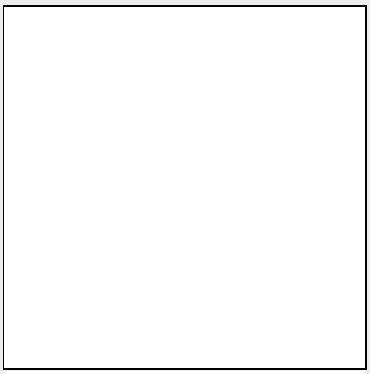
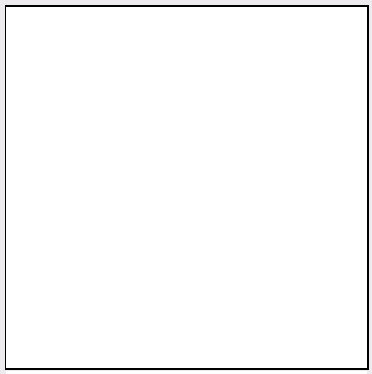
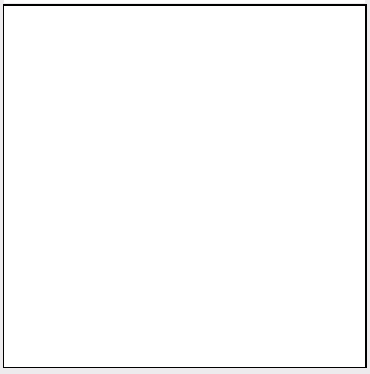
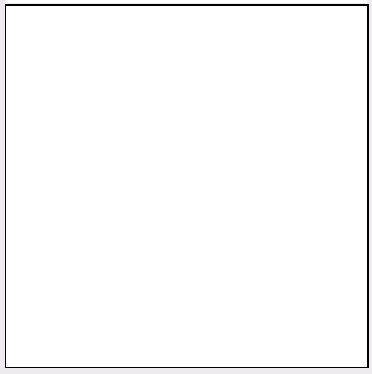
"Facing demolition threats over the years, West Town neighbors and Preservation Chicago launched a campaign to save the building, culminating in Skoulsky buying the building.

"Now, as units are sold and permits submitted, Skoulsky is confident the project will move forward. He said he hopes the first tenants can move into the church by fall 2023.

"'At this point, there's no way that it doesn't come together,' said Skoulsky, who lives a few blocks west of the church. 'It's finally happening, and as a neighbor I'm very happy about it.'

Read the full story at Block Club Chicago

St. Boniface Condo Conversion In Noble Square Nearing Construction After Years Of Delays, Developer Says; Developer Michael Skoulsky hopes tenants will begin moving into the church by fall 2023: "At this point, there's no way that it doesn't come together.", Quinn Myers, Block Club Chicago, 7/14/22

THREATENED: Archdiocese Reveals Plans to Close The Shrine of Christ the King



Shrine of Christ the King / St. Clara / St. Gelasius, Henry J. Schlacks, 1927, 6415 S. Woodlawn Ave.
Photo Credit: Eric Allix Rogers



Shrine of Christ the King / St. Clara / St. Gelasius, Henry J. Schlacks, 1927, 6415 S. Woodlawn Ave.
Photo Credit: Eric Allix Rogers



After 2016 Fire. Shrine of Christ the King / St. Clara / St. Gelasius, Henry J. Schlacks, 1927, 6415 S. Woodlawn Ave. Photo Credit: Eric Allix Rogers



Detail of the the large Healy and Millet stained glass window at Epworth Church. Epworth United Methodist Church, 1891, Frederick Townsend, 5253 N. Kenmore Ave. Photo credit: Ward Miller / Preservation Chicago

"Woodlawn community organizers say public masses have been suspended at the Shrine of Christ the King Catholic Church, and they worry the Archdiocese of Chicago is planning to shutter the landmark.

"Mass and other sacraments at Shrine of Christ the King, 6401 S. Woodlawn Ave., were suspended on Monday, according to Jennifer Blackman, a member of the Coalition to Save the Shrine, a nonprofit organization aiming to restore the church.

"Blackman said the ban came from the archdiocese under a directive issued early this year to bring parishes and shrines in line with a papal decree aimed at limiting Mass being celebrated in Latin. Christ the King Church only celebrates Mass in Latin.

"The Coalition to Save the Shrine was formed in January of 2016 after fire destroyed the roof of the church. The organization said more than $3 million was raised to repair the damage and save the church from demolition, according to Blackman.

"Gabriel Piemonte, co-founder of Save the Shrine, said the recent developments 'are a cause for concern.'

"'We and other community stakeholders are requesting that the archdiocese be transparent in the decision-making process to ensure the future of the building reflects its highest and best use,' Piemonte said.

"The building was constructed in 1927 as St. Clara Church. It was granted landmark status in 2003 as St. Gelasius.

"Blackman said representatives from Coalition to Save the Shrine plan to speak at Thursday's Commission on Chicago Landmarks meeting. (Heather, Chicago Sun-Times, 8/2/22)

Preservation Chicago has worked closely with preservation partners for many years to defend and protect this significant building. The highly ornate 1923 church building at 6401 S. Woodlawn Avenue was devastated by a fire in October 2015. The historic church's interior and roof were completely lost, but the massive limestone walls survived. The estimated cost of rebuilding was $9 million dollars so the Archdiocese was left with little choice but to demolish the remains of the Designated Chicago Landmark Building.

Then something of a miracle occurred. Due to an extraordinary preservation advocacy effort, within a few months of the fire, nearly $650,000 in pledges had been received to rebuild. Ultimately, the congregation, Woodlawn residents, the preservation community, and Preservation Chicago were successful in their efforts to preserve the building resulting in a transfer of ownership from the Archdiocese to a separate Catholic order, known as The Institute of Christ the King, at no cost, but with a commitment to rebuild the building and a Catholic presence in Woodlawn.

Initial funding was used to stabilize the building with the optimism that future monies would be raised for the installation of a new roof. Over $3 million dollars were raised. The rebuilding efforts for fire-damaged Shrine of Christ the King/St. Gelasius/St. Clara Church in Woodlawn reached an important milestone in March 2018 when the first new roof trusses were installed.

Read the full story at Chicago Sun-Times

Preservation group says Mass has been suspended at Shrine of Christ the King Church, raising concern for future of landmark; Jennifer Blackman, a member of the Coalition to Save the Shrine, said many questions have gone unanswered by he Catholic Archdiocese of Chicago, Kade Heather, Chicago Sun-Times, 8/2/22

Latin Mass Will No Longer be Held At Only Catholic Church in Woodlawn; Residents Worry About Church's Future Without Mass, NBC 5 Chicago, 8/2/22

WIN: Epworth Church Receives Preliminary Landmark Designation Approval



Epworth United Methodist Church, 1891, designed by architect Frederick Townsend, with additions by Theilbar & Fugard, 5253 N. Kenmore Ave. Tweet credit: City of Chicago DPD



Epworth United Methodist Church, 1891, designed by architect Frederick Townsend, with additions by Theilbar & Fugard, 5253 N. Kenmore Ave. Photo credit: Ward Miller / Preservation Chicago



Detail of the the large Healy and Millet stained glass window at Epworth Church. Epworth United Methodist Church, 1891, Frederick Townsend, 5253 N. Kenmore Ave. Photo credit: Ward Miller / Preservation Chicago

"Epworth Church is one step closer to becoming a city landmark just as the historical church is set to be redeveloped — possibly into apartments.

"The city's Commission on Chicago Landmarks voted Thursday to give Epworth Church preliminary landmark status, which would give the church campus demolition protections after an earlier effort to raze its buildings.

"The 131-year-old Epworth Church at 5253 N. Kenmore Ave. held its last church services in early May before a prospective new owner applied for a demolition permit for the church campus' two buildings.

"The developer pulled the demolition request after blowback from neighbors and a pledge from Ald. Harry Osterman (48th) to seek landmark protections for the church.

"Osterman said any development plan that comes forward will be done in conformity with the city's landmark protections. He said he will work to include community accessible space in the redevelopment plans.

"Epworth has been an anchor in our community," Osterman said at the meeting. "It's very important we keep the building preserved."

"The church has been added to the National Register of Historic Places and was given 'orange-rated' status under the city's historic survey. That status prompted a 90-day delay and review of the demolition permit, though it was ultimately withdrawn before the timeline was up.

"Edgewater residents and preservationists Carla Bruni helped the church earn its federal historic status. The church campus, set back from the street with its ornate limestone façade, provides greenery and human scale in a dense part of Edgewater neighbored by high rises on nearby Sheridan Road.

"Epworth is worthy of landmark status because of its exemplary architect, the notoriety of its architects and its historical significance as an example of Edgewater's earliest days, according to the city's landmark report. (Ward, Block Club Chicago, 7/8/22)

Preservation Chicago has been working to find good preservation outcome for Epworth United Methodist Church for over two years with congregants, neighbors, the Edgewater Historical Society, and Ald. Harry Osterman (48th). A petition and periodic news articles maintained wider awareness of the threats to Epworth Church. The announcement of the closing of Epworth and a "demolition sale" sounded the alarm bells.

Despite assurances from the developer that demolition was not being considered, the receipt of the demolition permit application by the City of Chicago confirmed the true intentions of the developer. Due to extensive neighborhood advocacy, coordination and preparation, a rapid response took the developer by surprise and forced a withdrawal of the demolition permit application.

Despite the loss of many interior features due to the demolition sale, Preservation Chicago strongly supports the Chicago Landmark Designation of Epworth United Methodist Church and will continue to strongly support the neighborhood throughout this process.

During the demolition sale, neighbors and Preservation Chicago monitored the Epworth Church closely as any exterior features and fixtures would be protected by a future Chicago Landmark Designation. The Alderman's office and City of Chicago Landmarks Division was updated throughout the process.

Preservation Chicago notified the demolition sale company that it would be improper to sell any fixed objects and elements visible from on the exterior, especially the stained glass windows from legendary Chicago artists Healy and Millet. While these large windows appear to be intact, six

significant rose windows in the tower appear to have been sold and removed. Ward Miller quickly contacted the St. Louis based architectural salvage company responsible and negotiated an agreement to return them to the building in the event that it is landmarked and restored. We are optimistic that they will be restored as part of the reuse of the building.

Preservation Chicago would like to see these buildings and facades remain visible from the street and unobstructed by potential new construction. The views of the Parish House/Community Building must remain visible. The existing green space and garden is an essential component of the historic property and is not a vacant lot ripe for development.

Read the full story at Block Club Chicago

Edgewater's Epworth Church Gets Preliminary Landmark Status As Developer Seeks To Turn Church Into Apartments; With landmark status, the 131-year-old church building would be saved as it is set to be sold to a developer and converted into a residential use, Joe Ward, Block Club Chicago, 7/8/22

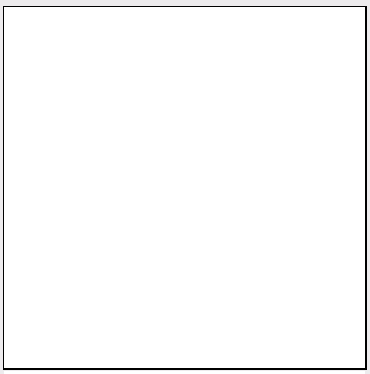
Owner Of Edgewater's Epworth Church Withdraws Demolition Permit As Landmark Process Moves Forward; The buyer of the 130-year-old church sought a demolition permit for a condo development. Those plans have changed after Ald. Harry Osterman endorsed landmark status for the church, Joe Ward, Block Club Chicago, 5/19/22

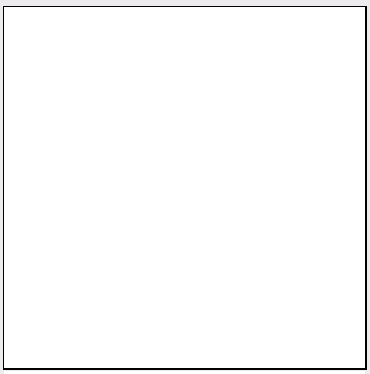
Osterman Wants To Landmark Epworth Church After Developer Moves To Demo 130-Year-Old Building; A developer is seeking to demolish the Epworth Church that dates back to the early days of Edgewater, but preservationists hope to save it, Joe Ward, Block Club Chicago, 5/16/22

130-Year-Old Edgewater Church Hosting Final Service Sunday After Being Sold, Leaving Building's Future Unclear; Neighbors have been told Epworth United Methodist Church at Kenmore and Berwyn could be demolished, but Ald. Harry Osterman said he believes the owner will reuse the building, Joe Ward, Block Club Chicago, 5/13/22

Petition to Landmark Epworth Church

Epworth United Methodist Church Demolition Sale Listing





WIN: Second Presbyterian Church Receives $250,000 Adopt-a-Landmark Grant for Interior Restoration



Second Presbyterian Church, Gothic Revival exterior by James Renwick 1874 and Arts and Crafts interior by Howard Van Doren Shaw and Frederic Clay Bartlett in 1901, 1936 S. Michigan Ave. Photo Credit: Friends of Second Presbyterian Church

The Commission on Chicago Landmarks has approved Adopt-A-Landmark funding for Second Presbyterian Church. Located at 1936 S. Michigan, the church is designed as a Gothic Revival church that has an arts and crafts interior. The rear portion of the church has two rooms that are open to the public for meetings and events which are the subject of the funding request.

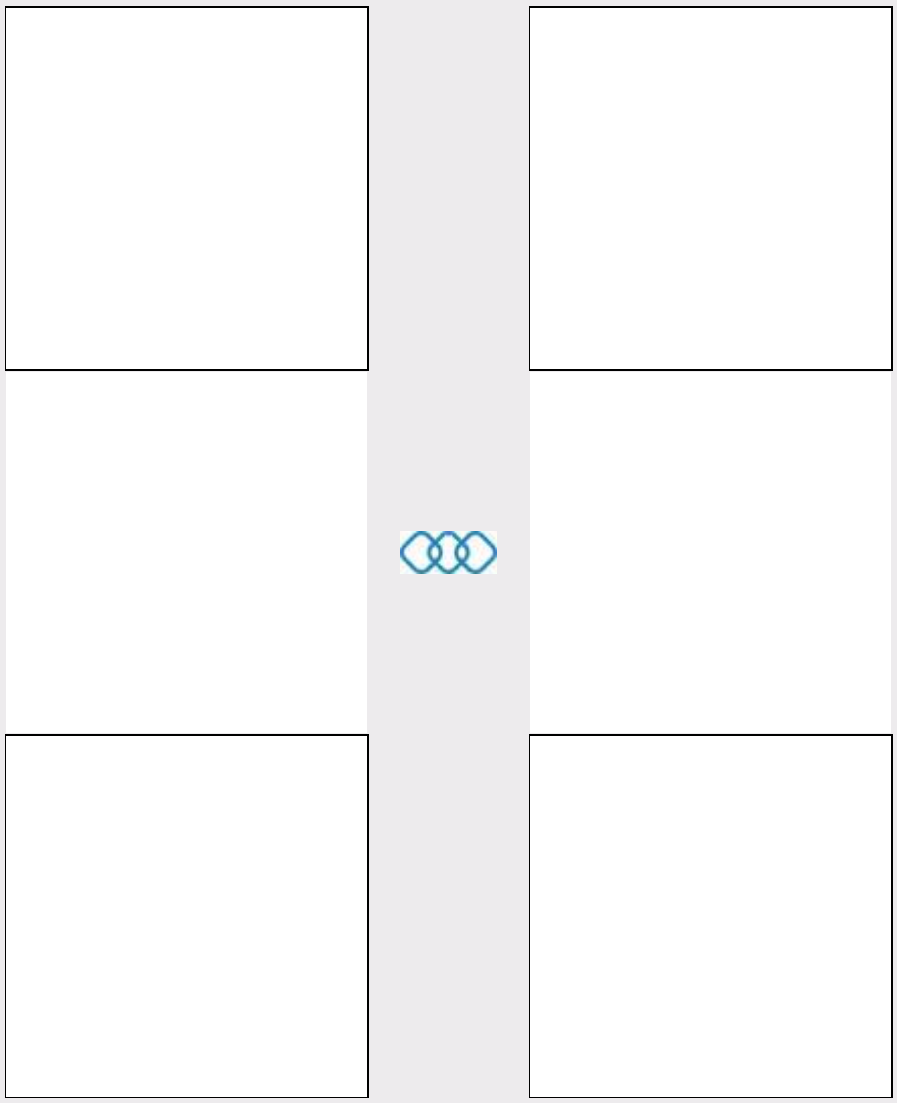
Undergoing a wide range of renovations totaling $900,000, this application focuses more narrowly on the interior restoration of the Fellowship Hall and North Parlor. The approved funding will provide $250,000 to offset a $508,000 budget for the renovation of the two.

With landmarks approval, the project can proceed ahead and acquire permits for the project. A timeline for the renovations was not discussed, but the church will need to return to the commission to present the final result.

Read more with photos at Urbanize Chicago

Second Presbyterian Church gets renovation funding, Adopt-A-Landmark funding will support an interior restoration, Lukas Kugler, Urbanize Chicago, 7/18/22

Friends of Historic Second Church Website



WIN: KAM Isaiah Israel Receives $250,000 Adopt-a-Landmark Grant for Stained Glass Window Restoration



KAM Isaiah Israel, 1926, Alfred S. Alschuler, 1100 E. Hyde Park Blvd, The oldest Jewish congregation in Chicago. Photo Credit: Eric Allix Rogers

"The Commission on Chicago Landmarks voted unanimously during its July 7 meeting to award the KAM Isaiah Israel a $250,000 grant for exterior renovations from its Adopt-a-Landmark Fund.

"The Kenwood synagogue, 1100 E. Hyde Park Blvd., is already partway through a $5 million project that will fix the domed roof, replace the restrooms and repair the exterior masonry and interior plaster.

"KAM Isaiah Israel was created when two congregations, KAM (Kehilath Anshe Ma'arav — "Congregation of the Men of the West,") and Temple Isaiah Israel, merged in 1971. But both congregations have long histories in the neighborhood and Chicago. KAM was organized in 1847 and Temple Isaiah Israel traces its roots through its antecedent Kehillah B'nai to 1852. Prior to organizing, KAM Isaiah Israel traces its roots back to the arrival of some of the first Jewish settlers in Chicago (approx. 1841), and remains the Midwest's oldest Jewish congregation.

"The synagogue itself was designed by architect Alfred S. Alschuler and constructed in 1924. Six years after the congregations merged, the building was designated by the city as an official Chicago Landmark.

"'It is one of the city's oldest synagogues, tracing its roots back to the earliest days of Chicago,' said Ward Miller, Executive Director of Preservation Chicago. '(The grant) really is a wonderful commitment by the city of Chicago to an esteemed landmark.'

"Per the synagogue's budget submitted in its grant application to the Landmark Commission, the total cost of this window restoration is estimated to be about $430,000. This leaves a little more than $180,000 for the congregation to cover.

"KAM's stained glass windows, which are about 98-years-old, include depictions of the prophet Isaiah and Moses with the Ten Commandments. For the restoration, the synagogue will use Daprato Rigali Studios, 6030 N. Northwest Highway, historic preservation architects with experience working on

houses of worship. Rigali studios are also working on the larger renovation project." (Monaghan and Faris, Hyde Park Herald, 7/7/22)

Read the full story at Hyde Park Herald

Landmarks Commission gives $250,000 to KAM Isaiah Israel for rehab, Marc C. Monaghan and Hannah Faris, Hyde Park Herald, 7/7/22



WIN: Pilgrim Baptist Church Receives $2.1 Million State Grant for National Gospel Museum



National Museum of Gospel Music planned for Pilgrim Baptist Church originally constructed as K.A.M. Synagogue, 1890, Adler and Sullivan, 3301 S. Indiana Ave. Rendering Credit: Wight & Company



Pilgrim Baptist Church originally constructed as K.A.M. Synagogue, 1890, Adler and Sullivan, 3301 S. Indiana Avenue. Photo Credit: Richard Nickel / Ryerson & Burnham Archives



Limestone façade supported by scaffolding following the devastating fire in 2006. Pilgrim Baptist Church originally constructed as K.A.M. Synagogue, 1890, Adler and Sullivan, 3301 S. Indiana Avenue. Photo Credit: Ward Miller / Preservation Chicago



Collapsed rear brick wall at Pilgrim Baptist Church originally constructed as K.A.M. Synagogue, 1890, Adler and Sullivan, 3301 S. Indiana Avenue. Photo Credit: Debbie Mercer

"Tumbled-down brick walls, nubs of charred timber — even the cast-iron frame and melted strings from what was once a baby grand piano.

"Strolling through the remains of the historic Pilgrim Baptist Church — on the first public tour since the devastating 2006 fire — feels almost like traipsing through Roman ruins.

"'This is our coliseum. The Romans have theirs; we have ours,' said Mark Kuberski, vice president of Central Building & Preservation, as he led the tour Thursday.

"Except that the Dankmar Adler and Louis Sullivan-designed building, erected in 1890, isn't expected to remain a ruin. It doesn't look like much now — only two exterior walls remain, and only because they're held in place with steel braces.

"But on Thursday, the project to transform the celebrated church into a museum of the history of gospel music got a boost, with $2.1 million in state funds. Thomas A. Dorsey, considered the 'father of gospel music,' was a choir director at the church, which many consider to be the music style's birthplace.

"State Sen. Mattie Hunter, D-Chicago, who attended the church as a child, helped secure the funding.

"The first phase of the project — repairing the original limestone-and-brick exterior walls, replacing the two that fell down and putting on a roof — is expected to cost about $10 million, project organizers said. The hope is to have that completed within the next two years, said Antoinette Wright, president and executive director of the museum project." (Esposito, Chicago Sun-Times, 6/16/22)

Read the full story at Chicago Sun-Times

Dreaming of a future for the South Side's historic Pilgrim Baptist Church; Planned gospel museum gets a boost with $2.1 million in state funds, Stefano Esposito, Chicago Sun-Times, 6/16/22

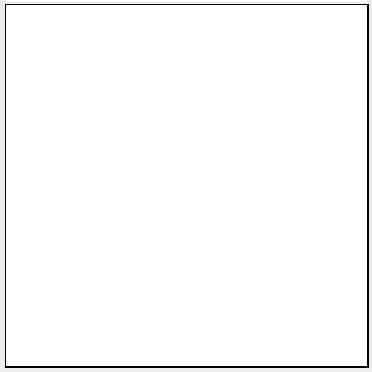
Leaders at Pilgrim Baptist Church in Bronzeville get $2.1 million toward rebuilding the worship space and creating a gospel museum, Tatyana Turner, Chicago Tribune, 6/23/22

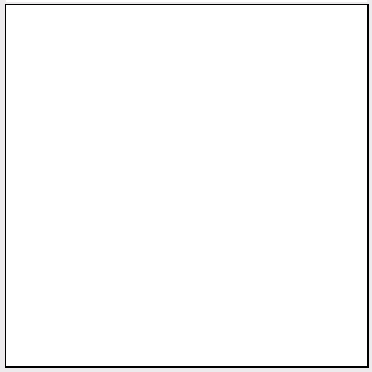
The National Museum Of Gospel Music Planned For 3301 S Indiana Avenue In Bronzeville, Bee Ricketts, Chicago YIMBY, 6/22/22

Historic Walls, But Far More Needed For Rebuild; The landmark Adler & Sullivan-designed building at 3301 S. Indiana Ave. burned in 2006 and partially collapsed in August's vicious storm, Bob Chiarito, Block Club Chicago, 1/8/21

Plan for National Museum of Gospel Music in Bronzeville Moves Forward, Eddie Arruza, WTTW Chicago, Chicago Tonight, 9/24/18

Plan to revive Pilgrim Baptist Church shows promise but faces hurdles, Blair Kamin, Chicago Tribune, 12/9/17





WIN: Emmett Till Home Awarded $150K grant from the National Trust for Historic Preservation's African American Cultural Heritage Action Fund



Emmett Till and Mamie Till-Mobley Home, 6427 S. St. Lawrence Avenue. Photo Credit: Ward Miller / Preservation Chicago

"Blacks in Green, a Woodlawn-based environmental and community revitalization nonprofit, has received a $150,000 grant from an African American history preservation fund as it seeks to transform the two-flat where Emmett Till lived into a West Woodlawn community space.

"The home, 6427 S. St. Lawrence Ave., became a Chicago landmark last year. Blacks in Green bought it in 2020; Executive Director Naomi Davis told the Tribune the plan is to open it in 2025, when the Obama Presidential Center opens in Jackson Park.

"In 1955, the 14-year-old Till's brutal murder in Mississippi was a catalyst for the Civil Rights Movement, galvanizing opposition to Jim Crow, especially after Till's mother, Mamie Till, insisted on having an open casket funeral for her son in Bronzeville to exhibit the barbarity of his lynching.

"Davis told the Tribune that the goal is for the in-need-of-repairs Emmett Till and Mamie Till-Mobley House to be "an international heritage pilgrimage destination." With the grant, a project director position will be created within Blacks in Green to guide the home's restoration, as well as focus on programming projects for once the museum opens.

"The grant was awarded by the African American Cultural Heritage Action Fund, a project of the National Trust for Historic Preservation. This year the fund awarded more than $3 million to 33 historic sites and cultural organizations nationwide.

"The National Trust has granted money to several Black South Side cultural attractions in recent years, including the planned Mojo Museum at Muddy Waters' North Kenwood Home, 4339 S. Lake Park Ave., the Sweetwater Foundation in Washington Park, 5749 S. Perry Ave., the South Side Community Arts Center, 3831 S. Michigan Ave., and The Forum theater, 318 E. 43rd St." (Monaghan, Hyde Park Herald, 7/19/22)

We're thrilled, after all these years of advocacy, that the Emmett Till and Mamie Till-Mobley home is protected with a Chicago Landmark Designation and that the museum reuse project is gaining momentum. Preservation Chicago played an essential role in coordinating all the stakeholders and ensuring that all the pieces were in place to allow the process to successfully move forward.

Preservation Chicago has been advocating for the Chicago Landmark Designation of the Emmett Till and Mamie Till-Mobley home since 2006. More recently, in 2017 we led another push for landmark designation. We continue to actively support of the effort, including testimony to help secure Adopt-a-Landmark funding for renovation.

A special thanks to Naomi Davis of Blacks in Green, 20th Ward Alderman Jeanette Taylor, Maurice Cox Commissioner of Chicago Planning and Development, and the Chicago Landmarks Division Staff. Additional thanks to Mary Lu Seidel and Jonathan Solomon for researching and writing the outstanding Chicago Landmark Designation report.

Read the full story at the Hyde Park Herald

Emmett Till Home gets $150K grant for Blacks in Green project, Herald Staff Report, Hyde Park Herald, 7/26/22

The National Trust names 33 historic sites as 2022 African American Cultural Heritage Action Fund grantees, Hannah Su, The Architect's Newspaper, 7/19/22

Emmett Till childhood home now an official city landmark; The Emmett Till and Mamie Till-Mobley House in West Woodlawn became an official Chicago landmark after an expedited City Council vote Wednesday. It culminates years-long efforts to landmark the home of the teen whose 1955 lynching sparked the Civil Rights Movement, Maudlyne Ihejirika, Chicago Sun-Times, 1/27/21

Landmark Designation Report, Emmett Till and Mamie Till-Mobley House, 6427 S. St. Lawrence Avenue, November 5, 2020, City of Chicago. Research and writing by Mary Lu Seidel, Preservation Chicago; and Jonathan Solomon, Architect, Associate Professor, School of the Art Institute of Chicago (volunteers) & Matt Crawford, City of Chicago (Project Manager)

Emmett Till home declared landmark; A group plans to develop an $11 million museum complex on the site, Dennis Rodkin, Crain's Chicago Business, 1/27/21

Emmett Till's Former Home, Now A Chicago Landmark, Will Become A Museum; Till's brutal death at the hands of white supremacists helped spark the Civil Rights Movement. The Woodlawn home

where he lived with his mother was designated a Chicago landmark Wednesday. Maxwell Evans, Block Club Chicago, 1/27/21



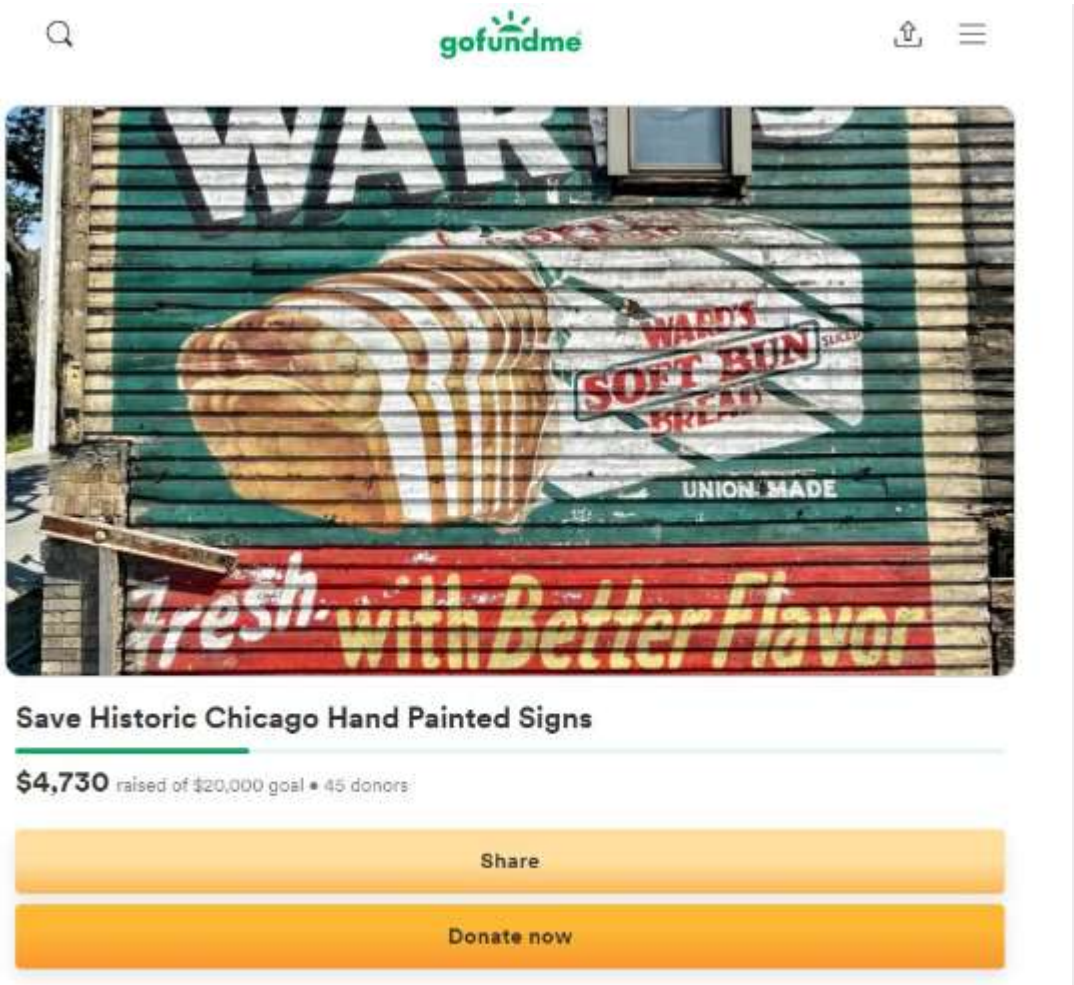
WIN: Epworth Church Receives Preliminary Landmark Designation Approval



Epworth United Methodist Church, 1891, designed by architect Frederick Townsend, with additions by Theilbar & Fugard, 5253 N. Kenmore Ave. Tweet credit: City of Chicago DPD



Ghost signs on the north wall of 3609 N. Ravenswood Avenue was removed recently as seen on July 18, 2022. Photo Credit: Colin Boyle / Block Club Chicago



GoFundMe Effort To Save Historic Chicago Hand Painted Signs Before Demolition. Image Credit: Kelsey McClellan

"Epworth Church is one step closer to becoming a city landmark just as the historical church is set to be redeveloped — possibly into apartments.

"The city's Commission on Chicago Landmarks voted Thursday to give Epworth Church preliminary landmark status, which would give the church campus demolition protections after an earlier effort to raze its buildings.

"The 131-year-old Epworth Church at 5253 N. Kenmore Ave. held its last church services in early May before a prospective new owner applied for a demolition permit for the church campus' two buildings.

"The developer pulled the demolition request after blowback from neighbors and a pledge from Ald. Harry Osterman (48th) to seek landmark protections for the church.

"Osterman said any development plan that comes forward will be done in conformity with the city's landmark protections. He said he will work to include community accessible space in the redevelopment plans.

"Epworth has been an anchor in our community," Osterman said at the meeting. "It's very important we keep the building preserved."

"The church has been added to the National Register of Historic Places and was given 'orange-rated' status under the city's historic survey. That status prompted a 90-day delay and review of the demolition permit, though it was ultimately withdrawn before the timeline was up.

"Edgewater residents and preservationists Carla Bruni helped the church earn its federal historic status. The church campus, set back from the street with its ornate limestone façade, provides greenery and human scale in a dense part of Edgewater neighbored by high rises on nearby Sheridan Road.

"Epworth is worthy of landmark status because of its exemplary architect, the notoriety of its architects and its historical significance as an example of Edgewater's earliest days, according to the city's landmark report. (Ward, Block Club Chicago, 7/8/22)

Preservation Chicago has been working to find good preservation outcome for Epworth United Methodist Church for over two years with congregants, neighbors, the Edgewater Historical Society, and Ald. Harry Osterman (48th). A petition and periodic news articles maintained wider awareness of the threats to Epworth Church. The announcement of the closing of Epworth and a "demolition sale" sounded the alarm bells.

Despite assurances from the developer that demolition was not being considered, the receipt of the demolition permit application by the City of Chicago confirmed the true intentions of the developer. Due to extensive neighborhood advocacy, coordination and preparation, a rapid response took the developer by surprise and forced a withdrawal of the demolition permit application.

Despite the loss of many interior features due to the demolition sale, Preservation Chicago strongly supports the Chicago Landmark Designation of Epworth United Methodist Church and will continue to strongly support the neighborhood throughout this process.

During the demolition sale, neighbors and Preservation Chicago monitored the Epworth Church closely as any exterior features and fixtures would be protected by a future Chicago Landmark Designation. The Alderman's office and City of Chicago Landmarks Division was updated throughout the process.

Preservation Chicago notified the demolition sale company that it would be improper to sell any fixed objects and elements visible from on the exterior, especially the stained glass windows from legendary Chicago artists Healy and Millet. While these large windows appear to be intact, six significant rose windows in the tower appear to have been sold and removed. Ward Miller quickly contacted the St. Louis based architectural salvage company responsible and negotiated an agreement to return them to the building in the event that it is landmarked and restored. We are optimistic that they will be restored as part of the reuse of the building.

Read the full story at Block Club Chicago

Edgewater's Epworth Church Gets Preliminary Landmark Status As Developer Seeks To Turn Church Into Apartments; With landmark status, the 131-year-old church building would be saved as it is set to be sold to a developer and converted into a residential use, Joe Ward, Block Club Chicago, 7/8/22

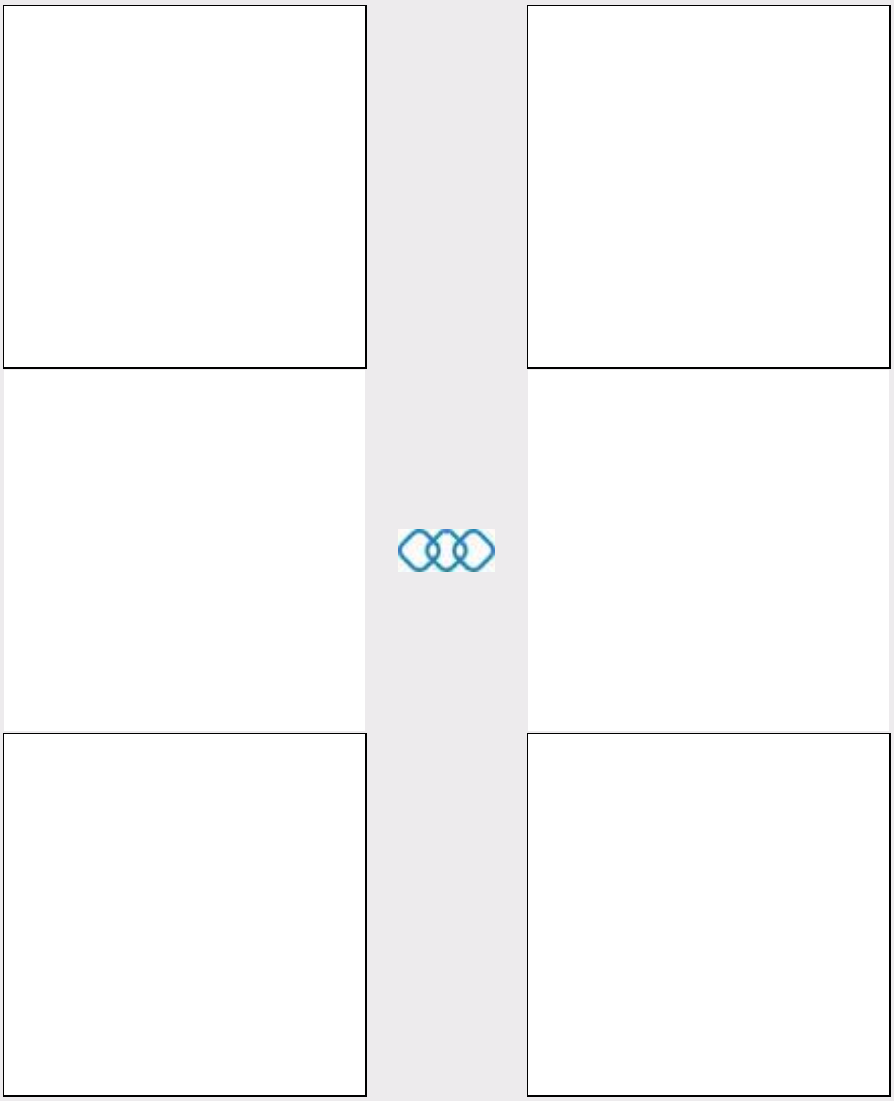
Owner Of Edgewater's Epworth Church Withdraws Demolition Permit As Landmark Process Moves Forward; The buyer of the 130-year-old church sought a demolition permit for a condo development. Those plans have changed after Ald. Harry Osterman endorsed landmark status for the church, Joe Ward, Block Club Chicago, 5/19/22

Osterman Wants To Landmark Epworth Church After Developer Moves To Demo 130-Year-Old Building; A developer is seeking to demolish the Epworth Church that dates back to the early days of Edgewater, but preservationists hope to save it, Joe Ward, Block Club Chicago, 5/16/22

130-Year-Old Edgewater Church Hosting Final Service Sunday After Being Sold, Leaving Building's Future Unclear; Neighbors have been told Epworth United Methodist Church at Kenmore and Berwyn could be demolished, but Ald. Harry Osterman said he believes the owner will reuse the building, Joe Ward, Block Club Chicago, 5/13/22

Petition to Landmark Epworth Church

Epworth United Methodist Church Demolition Sale Listing



THREATENED: Golf Course Threat Looms Over South Shore Nature Sanctuary?
(Chicago 7 2017, 2018, 2019, 2020 & 2021)



South Shore Nature Sanctuary volunteer steward Susannah Ribstein leads a tour of the sanctuary during its 20th anniversary celebration, July 16. Photo Credit: Marc C. Monaghan / Hyde Park Herald

"'It's amazing that there's like a space in Chicago where people can just come and visit nature,' said Amal, a rising senior at Disney II Magnet High School, as she looked across a pond in the South Shore Nature Sanctuary on July 16.

"That Saturday afternoon, she visited the sanctuary with her mother to participate in activities organized by the sanctuary's volunteer stewards to commemorate its 20th anniversary.

"Pledging to set aside more natural areas like the sanctuary throughout the city, former Mayor Richard M. Daley dedicated the preserve on June 30, 2002. Located along the South Shore lakefront, just east of the South Shore Cultural Center, between the Cultural Center's beach and the seventh hole of the South Shore golf course, the Sanctuary contains approximately six acres of dunes, wetlands, prairie and woodlands, and is the home to dozens of species of trees, shrubs, grasses and wildflowers, fish, amphibians and reptiles.

"Currently, the sanctuary is a focus of concern for South Side residents who oppose the proposed development of a championship-level golf course in South Shore and Jackson Parks, the so-called Tiger Woods Golf Course, as the development would destroy parts of the sanctuary (it’s worth noting that some residents are in favor of the course, so long as it doesn’t affect the sanctuary).

"Among other species, the sanctuary is home to the Royal Catchfly, a scarlet-red flowered plant listed as endangered by the State of Illinois, and milkweed, the only food source for caterpillars of the Monarch butterfly. Monarch butterflies were recently added to the International Union for Conservation of Nature endangered species Red List.

"The proposed golf course, a single 18-hole championship golf course occupying the sites of the extant 9-hole South Shore and 18-hole Jackson Park Golf Courses, has been dubbed the Tiger Woods Golf Course because of the role played by Tiger Woods’s golf-course design firm, TGR Design, in creating the plan for the course.

"State Senator Robert Peters (D-13), who had been on a tour of the sanctuary with volunteer steward Susannah Ribstein, echoed what Amal had said earlier, 'It's one of few places where people in the city can actually really sort of enjoy the diversity of nature...I would hope that they can figure out how to protect such a beautiful piece of land.' Noting that his engagement photos had been taken in the sanctuary, Peters continued, 'It plays an important role for the community. I want to support it.'

"After taking a tour with Ribstein, Yvette Moyo, a member of the South Shore Cultural Center Park Advisory Council, said, 'This is life itself. This is chlorophyll. It's green. It's flowers, everything that I love and thrive on.'

"'I am so in favor of them (the Park District and golf course designers) doing everything except being here, not the nature sanctuary. I am an advocate for them to connect the two golf courses, to give the youth opportunities to see ... a different view of greenery and grass and nature. And that would then perhaps calm the spirit of some youth, who don't get a chance to stop and see how beautiful our natural growth is,' Moyo said.

"Then she said, 'I don't have a genuine concern (about the nature sanctuary being destroyed). It is too valuable to our community, and I'm definitely a stakeholder in the community, and it's sort of like 'over my dead body.'

"At the end of the day's events, Susannah Ribstein said to the Herald, 'This is a rare place in the city that has had 20 years to grow and develop. And that's what I wanted to celebrate, to share the magic and importance of that.'" (Monaghan, Hyde Park Herald, 7/25/22)

Read the full story at the Hyde Park Herald

South Shore Nature Sanctuary celebrates 20th year amidst uncertain future, Marc C. Monaghan, Hyde Park Herald, 7/25/22

A Jackson Park landmark was destroyed — is the South Shore Nature Area next? Every foundation stone from the 1893 World's Fair Women's Pavilion was removed. Every plant from the May McAdams-designed garden was ripped out. Every tree was cut down, Lyletta Robinson, Chicago Sun-Times, 9/15/21

WIN: Morton Salt Reopens as The Salt Shed Music Venue



Morton Salt Building Salt District, 1357 N. Elston Ave. Rendering Credit: Lammar Collaborative

"Adhering to Chicago tradition, Bruce Finkelman is making no small plans for the Salt Shed. The former Morton Salt complex in West Town is being transformed into a performance venue and had its first outdoor concerts this week, the first Tuesday and Fleet Foxes Wednesday. Andrew Bird and Iron & Wine are scheduled for Aug. 12.

"Finkelman is the managing partner of 16″ on Center — the hospitality group behind the project — and seeks to 'change how people go to concerts' with the new venue. Though many parts of the reported $50 million renovation remain months away from completion, the space on display at the soft opening suggested Finkelman's goals are within reach. There is nothing like the Salt Shed in Chicago.

"Located directly across from Goose Island and framed on the east by the North Branch of the Chicago River, the Salt Shed occupies a 4.2-acre site that's long been a distance marker for anyone headed downtown along the Kennedy Expressway by train or car. The warehouse roof's iconic Morton Salt sign originally caught Finkelman's attention when he was a kid traveling in the back seat of his parent's car. Its mystique held sway when he returned to Chicago after college and later, along

with partner Craig Golden, became one of the entrepreneurs behind staples such as Thalia Hall, Revival Food Hall and the Promontory.

"'The idea of adaptive reuse with the Morton Salt complex was very appealing,' said Finkelman. 'We wanted to turn it into something for the neighborhood and community.'

"As a manufacturing complex and warehouse for salt built in the 1920s, the buildings along the river were occupied by Chicago-founded Morton Salt from their construction until 2015, and sold in 2017. Zoning for their adaptive reuse was approved last year.

"One visual in particular is impossible to miss: a panorama of the Chicago skyline. The striking perspective — and the nearer-sighted activities of kayakers and boaters making their way on the river — underscores Finkelman's belief that Salt Shed symbolizes 'the epicenter of the city.' It's another reason he and his partners preserved every detail they could.

"'Early on we could've scrapped it all and put up a new building,' Finkelman said. "Doing that would've been cheaper, easier and faster. But that's not what we want. You pay homage to the Morton legacy. You have to see how it all fits into the history of Chicago.'

"The conveyor-belt mechanisms, truck weighing scale, steel frameworks and loading areas that punctuate the exterior space hint at the architectural elements that await patrons once the interior facility opens later. On a tour, Finkelman pointed out stretches of refinished hardwood floors comprised of two-by-fours turned on their side to support crushing weights; sliding fireproof metal doors; beefy columns and beams once coated with white salt powder; the remains of an enormous Erie City Iron Works boiler complete with an intimidating cluster of fire tubes and heat-charred bricks; exposed brick walls; and soaring ceilings." (Gendron, Chicago Tribune, 8/3/22)

Read the full story at the Chicago Tribune

New Salt Shed opens for outdoor concerts in the huge former Morton Salt complex: Good sound, historic touches and oh, that skyline view, Bob Gendron, Chicago Tribune, 8/3/22

Chicago's Newest Music Venue Breathes New Life into Iconic Salt Shed, Marc Vitali, WTTW Chicago, 8/3/22

The Salt Shed, Chicago's Newest Music Venue, Opens Next Week At Morton Salt Site Along North Branch; Concerts outside the development along the Chicago River will run through September. The indoor venue is expected to open early next year, Quinn Myers, Block Club Chicago, 7/28/22



PARTIAL WIN: Jefferson Park Firehouse Adaptive Reuse Moving Forward, Despite Lake Effect Brewery Backing Out



Jefferson Park Fire Station, 1906, 4835 N. Lipps Ave. Historic Photo Credit: Northwest Chicago Historical Society

"Far Northwest Side neighbors are disappointed and frustrated after Lake Effect Brewing Company bowed out of plans to open a taproom in a historical neighborhood firehouse, joining a line of businesses pitched for the area that never opened their doors.

"Lake Effect announced Tuesday it was abandoning the firehouse project, which began in 2016, due to years of city delays. With its lease up in December, the Old Irving Park business secured a building in Avondale and plans to move operations in the next few months.

"City Council agreed to sell the firehouse, built in 1906 at 4841 N. Lipps Ave., to Ambrosia Homes last year as part of its $1 land sale program. Ambrosia paid $208,000 to the city, which used the money for remediation reimbursement. Eight rental loft apartments are planned on the floors above.

"The $2.4 million development was scheduled to be completed by this summer. Ambrosia President Tim Pomaville said he will resubmit plans to the city once a new tenant is in place.

"'It took five years for the building to be sold to Tim, who had the money and is a very willing developer,' Ryan Richter said. 'To me, there is a larger issue around the city's various bureaucracies, commissions and committees this property had to go through.'

"Since the Lake Effect Brewery news was announced, Pomaville said his phone "has been blowing up." He's been showing the space and has received several leads for tenants to take the firehouse's ground floor.

"'Everyone is very positive,' Pomaville said. 'I'm keeping the city [informed], and people are aware. Everything is going to be very good.'

"Pomaville said he is committed to bringing in a business that has the same spirit as Lake Effect, such as a restaurant, bar or brewery. That makes neighbors like Baehring happy, as they want to see more walkable eateries in the area that can benefit from access to the CTA, she said.

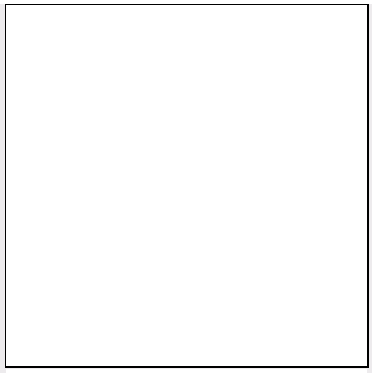
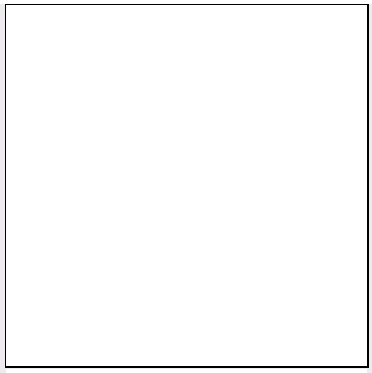
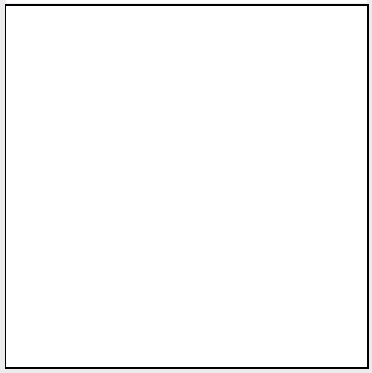
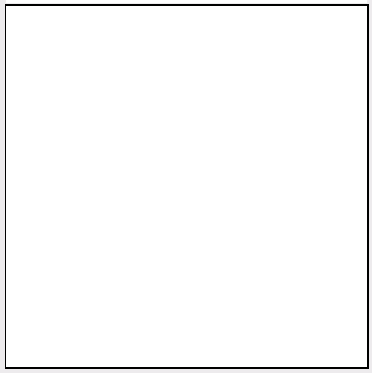
"'The adaptive reuse [of the firehouse] is great,' Baehring said. "Whatever tenant can go in next, I hope it can get whatever support they need to move into the space.'" (Parrella-Aureli, Block Club Chicago, 7/14/22)

Preservation Chicago applauds Tim Pomaville and Ambrosia Homes for his dedication and commitment to this adaptive reuse over the past 5 or more years. He genuinely partnered with the community, listened to and integrated the comments, and changed the trajectory of his development accordingly. A special thanks to the dedicated and outstanding advocacy of the Northwest Chicago Historical Society, Susanna Ernst, Frank Suerth, and Jacob Kaplan. The Northwest Chicago Historical Society and Preservation Chicago encourage Ambrosia Homes to seek a Chicago Landmark Designation for the building. This could be considered as an individual landmark or as an extension of the thematic Chicago Fire House Landmark District.

Read the full story at Block Club Chicago

After Lake Effect Brewery Calls Off Jefferson Park Plans, Neighbors Ask: What Will It Take To Keep Promising Businesses? The developer is committed to bringing another brewery, restaurant or bar to the historic firehouse and has been showing the space this week, Ariel Parrella-Aureli, Block Club Chicago, 7/14/22

Lake Effect Brewing Won't Open Taproom In Jeff Park Firehouse After Years Of Delays, Heading To Avondale Instead; After six years of planning, Lake Effect Brewing's owner said he couldn't wait any longer for construction to start on the historical firehouse. The taproom is slated to open in Avondale early next year, Ariel Parrella-Aureli, Block Club Chicago, 7/11/22

POTENTIAL WIN: Zoning Amendment Submitted for Salvation Army Building Adaptive Reuse as Hotel and Apartments (Chicago 7 2021)



Proposed NOMA Adaptive Reuse, formerly Salvation Army building / Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army, Furst & Rudolph in 1891, with Art Deco/Art Moderne Remodeling by Albert C. Fehlow in 1947, 509 N. Union Avenue. Rendering Credit: Eckenhoff Saunders Architects



Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army, Furst & Rudolph in 1891, with Art Deco/Art Moderne Remodeling by Albert C. Fehlow in 1947, 509 N. Union Avenue. Photo Credit: Serhii Chrucky



Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army, Furst & Rudolph in 1891, with Art Deco/Art Moderne Remodeling by Albert C. Fehlow in 1947, 509 N. Union Avenue. Photo Credit: Eric Allix Rogers



Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army, Furst & Rudolph in 1891, with Art Deco/Art Moderne Remodeling by Albert C. Fehlow in 1947, 509 N. Union Avenue. Photo Credit: Eric Allix Rogers

"Thousands of apartment units and a hotel could replace the former Salvation Army property and a neighboring site steps from the city's first casino in River West.

"Chicago-based Shapack Partners plans to transform two areas, including the closed store at 509 N. Union Ave., into an apartment-hotel hybrid campus, according to two zoning applications submitted to the city.

"The Salvation Army closed in March, citing significant disruptions caused by the COVID-19 pandemic. The site was home to a thrift store and an adult rehabilitation center, which also closed in March. Shapack Partners bought the campus in May for $25 million, according to Crain's. (Mercado, Block Club Chicago, 6/23/22)

"Originally revealed by Urbanize last month, the multi-tower development surrounding the former Salvation Army building, now dubbed NOMA, has been reviewed by the Committee on Design. The mixed-use project will occupy a collection of sites all generally bound by N. Desplaines St, W. Hubbard St., N. Halsted St, and W. Ohio St. The project will convert the Salvation Army building into a new hotel and build an approximate 1,500 units of housing across four buildings paired with extensive retail and food/beverage space.

"With Eckenhoff Saunders Architects tapped for the conversion of the Salvation Army building, the six-story structure will be converted into 141 hotel rooms. The primary facades will be preserved, with a small two-story addition added to the southern half of the building. Clad in contemporary metal, the addition will allow for destination dining and hotel amenities. Once revitalized, the building will be able to anchor and contribute substantially to the new district.

"At the pedestrian scale, the urban plan calls for extending the public realm across the sites and through the streets. Connecting the sites, an art walk and park would be envisioned for W. Hubbard St in collaboration with the city. An art walk within the development will begin at the Salvation Army Building and continue down N. Union Ave to connect to the southern sites which will use the Mews concept from Shapack Partners' previous projects at 167 N. Green and 170 N. Green to lace the sites together and create an active pedestrian experience. The meandering spaces will offer food and beverage options as well as retail spaces. A grand cultural institution, placed at W. Grand Ave and N. Desplaines St will connect the development and create a cultural anchor for the project that will enliven the entire community." (Kugler, Urbanize Chicago, 7/15/22)

The Wrigley Lodge / Salvation Army Building is a unique blend of two distinct architectural styles. A soaring Streamline Modern element joins the 5-and 6-story red brick industrial lofts to create wonderfully balanced asymmetry. The result is an iconic building. Its distinctive appearance and important history make this building an important one to save. The building was designed by C. J. Furst and Charles Rudolph in 1891.

In 1929, William Wrigley Jr. purchased the building and donated the property to the Salvation Army for use as a lodging house for unemployed men. A formal ceremony was held on October 23, 1930. The Wrigley Lodge served as a homeless shelter throughout the Great Depression and World War II. Following the war, it increasingly served as a veterans' rehabilitation center to assist returning servicemen.

Wrigley Lodge had the capacity to lodge 1,200 men nightly and to feed over 2,000. But the goals were more broad and included rehabilitation services, paid employment opportunities within the buildings, and assistance in finding employment.

After the war, the Salvation Army began a fundraising campaign to remodel the building, and on December 9, 1947, a permit was issued for the alterations. It was remodeled in the Streamline Moderne style including the striking, asymmetric, vertical entryway with glass block and rounded corners. (Preservation Chicago 2021 Chicago 7 Most Endangered)

Preservation Chicago applauds Chicago-based Shapack Partners for their planned adaptive reuse. The Salvation Army building is an outstanding structure that deserves to be protected and preserved as part of the site redevelopment. While the specifics are still unknown, we are encouraged by recent reporting that indicates a preservation-sensitive outcome for this important building.

Read the full story at Urbanize Chicago

Committee on Design reviews NOMA, The mixed-use development will center around the Salvation Army building, Lukas Kugler, Urbanize Chicago, 7/15/22

2,200 Apartments, Hotel Proposed For River West Salvation Army Site Near Bally's Casino
Fulton Market-based Shapack Partners has hatched a plan to redevelop the site after buying the Salvation Army campus for $25 million, Melody Mercado, Block Club Chicago, 6/23/22

Shapack proposes over 2,200 apartments near casino site, The Fulton Market developer aims to build a series of projects between the former meatpacking district and the planned Bally's casino that could help establish a burgeoning new neighborhood, Danny Ecker, Crain's Chicago Business, 6/20/22

Shapack Partners plans multi-tower development around 509 N. Union; 1,500 units are expected across four new towers, Lukas Kugler, Urbanize Chicago, 6/17/22

Braun & Fitts Butterine Factory / Wrigley Lodge / Salvation Army, West Loop Industrial Lofts, A Preservation Chicago 2021 7 Most Endangered

Fulton Market developer tees up big River West project; Shapack Partners has purchased a longtime Salvation Army property adjacent to a massive riverfront site that could be home to the city's first casino, Danny Ecker, Crain's Chicago Business, 5/2/22

Salvation Army Closes River West Thrift Store, Drug Rehab Center Near Tribune Printing Plant Being Considered For Casino; Tucked away on a side street near the West Loop, the thrift store has long been a destination for affordable clothes and furniture in the pricey neighborhood, Quinn Myers, Block Club Chicago, 3/24/22

What's That Building? The Salvation Army Building; This West Loop building was once the center of a fight over margarine marketing, Dennis Rodkin, WBEZ 91.5 Chicago, 3/18/21

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

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

WIN: Laramie State Bank Restoration Powerfully Catalyzes Chicago Avenue Revitalization (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



Laramie State Bank Building, 1929, Meyer & Cook, 5200 W. Chicago Avenue in Austin. Designated a Chicago Landmark in 1995. Rendering Credit: Latent Design

"Plans for renovation of the historic Laramie State Bank building in Austin are taking shape. Nearly 20 small businesses are planning to remodel or open on the stretch of Chicago Avenue that calls itself the Soul City Corridor. And Shawnie Jones' year-old Chicago Eats Sports Bar is enjoying robust demand for catering and special events.

"OPRHC Executive Director Athena Williams expects to close on its financing in the fall, with most construction to take place in the first half of next year. Supply chain delays have raised the cost of the project to about $55 million from $38 million previously projected, she says.

"Austin is one of 10 neighborhoods receiving an economic boost under the city's Invest South/West initiative, which aims to revitalize Chicago's most disinvested communities. Since the program's launch in 2019, the city has awarded 10 projects valued at around $400 million. About half are expected to break ground this year. Overall, the broad program has attracted $1.5 billion in public, private and philanthropic investment commitments.

"'It's about process,' says Malcolm Crawford, president of the nonprofit Austin African American Business Networking Association and manager for the Chicago Avenue corridor. People in the community are used to fighting, with an 'it's me against the world' mentality, he says. Now that resources are coming, 'we have to figure out how to make it happen.'

"The Chicago Avenue corridor is seeing an influx of new businesses, some funded with city Neighborhood Opportunity Fund grants, others with private capital. Jones, a longtime entrepreneur who opened Chicago Eats Sports Bar last year at Chicago and Laramie, says the business has taken off with events such as baby showers and retirement parties. Catering demand from local schools and hospitals has helped. The city is spending $21 million to improve the streetscape with lights, benches and elements to build on the Soul City theme.

"Developer Lennox Jackson plans a 20-unit residential building with market-rate apartments, hoping to attract more affluent tenants who don't qualify for subsidies but can't afford the higher rents of downtown or neighborhoods like Bucktown. 'If you increase discretionary income of residents, that helps to attract retail tenants,' Jackson says.

"Despite the tensions rising from the influx of investment, community leaders say they are optimistic. 'This project is bringing opportunity for the community at large,' Williams says. 'We have to go beyond our corner. It represents all of Austin.' (Crown, Crain's Chicago Business, 7/8/22)

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 Laramie State 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.

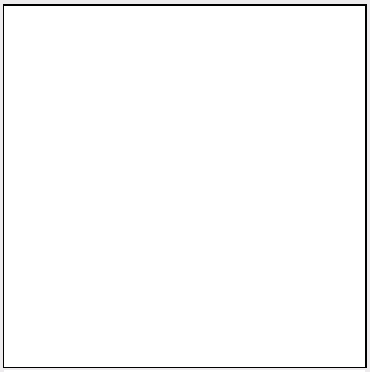
Preservation Chicago has been advocating for Laramie State Bank building for many years, but with more urgency since it became vacant after its 2012 foreclosure. It was a Chicago 7 Most Endangered in 2019. We have attended many building court hearings to provide support for the building. We been in regular communication with the owners and stakeholders with ties to the building, including the alderman and Cook County Land Bank. We have attempted to find private developers with an interest in tackling this restoration and reuse of this building. We're thrilled the City has stepped forward. This is a outstanding outcome for the building.

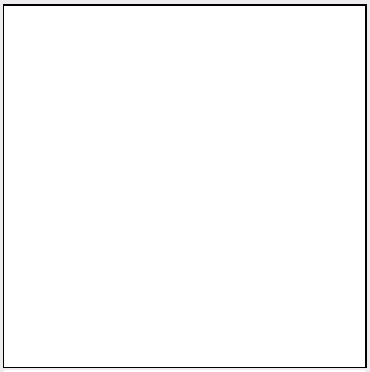
Read the full story at Crain's Chicago Business

An economic revival finally reaches Austin; A stretch of Chicago Avenue called the Soul City Corridor sparks opportunities for businesses to revitalize one of the city's most disinvested communities, Judith Crown, Crain's Chicago Business, 7/8/22

Austin's Laramie State Bank Is Becoming A Museum. But First, It Needs Emergency Repairs To Fix Severe Water Damage; The building has rapidly deteriorated since it was foreclosed in 2012. In the coming years, it will be transformed into a museum, a business incubator and a café, Pascal Sabino, Block Club Chicago, 6/16/22

Austin's Laramie State Bank Is Becoming A Museum. But First, It Needs Emergency Repairs To Fix Severe Water Damage; The building has rapidly deteriorated since it was foreclosed in 2012. In the coming years, it will be transformed into a museum, a business incubator and a café, Pascal Sabino, Block Club Chicago, 11/11/21





WIN: Long Vacant Englewood Firehouse to be Restored by INVEST South/West for Eco-Food Hub



Englewood Firehouse Chicago Fire Department Engine Co. 84, Truck 51, at 62nd and Green. Built in 1929. Photo credit: Google Maps

"Developers of a multimillion-dollar project that would transform a historical Englewood firehouse into an eco-food hub could break ground this fall as they work through the summer to get final approvals.

"McLaurin Development Partners, a real estate development team, received a key city approval this month from the Community Development Commission to bring its Englewood Connect project to fruition.

"Englewood Connect will turn the vacant, 98-year-old firehouse at 63rd and Halsted into an eco-food hub and year-round community 'living room' where neighbors can gather and local businesses and entrepreneurs can grow and operate.

"The project was the winning proposal in the city's INVEST South/West initiative, created by Mayor Lori Lightfoot to bring new developments to West and South Side neighborhoods.

"Phase one of Englewood Connect, which will include restoration of the firehouse and construction of the 'Living Room,' is estimated to cost $15 million. Previous estimates placed costs around $10 million.

"'Englewood Connect would be one of the catalysts that not only continues the turning of the tide of perception of Englewood but also as a shining example that there is a viable economic development opportunity in Englewood and the South Side,' McLaurin said. (Reed, Block Club Chicago, 6/28/22)

Read the full story at Block Club Chicago

Englewood Connect, A $15 Million Business Incubator To Be Built In An Old Firehouse, Could Break Ground This Fall: Englewood Connect will be built in three phases, the first including a restoration of the firehouse and construction of the "Living Room," a year-round gathering space for neighbors, Atavia Reed, Block Club Chicago, 6/28/22

Business Hubs, Housing And Public Plazas: Developers Make Their Pitches For 2nd Phase Of Englewood Square: Four proposals center around repurposing the former firehouse near 63rd and Halsted. Residents can share feedback on the proposals through online surveys until Thursday, Jamie Nesbitt Golden, Block Club Chicago, 2/1/21

In Englewood, an old fire station awaits a new call, Lee Bey, WBEZ, 10/26/10

WIN: Rusnak Brothers Store Adaptive Reuse for Auburn Gresham Healthy Lifestyle Hub Complete



The Healthy Lifestyle Hub of Greater Auburn Gresham / formerly the Rusnak Brothers Furniture Store and Showroom, 1925, 839 W. 79th Street. Rendering Credit: McBride Kelley Baurer



The Healthy Lifestyle Hub of Greater Auburn Gresham / formerly the Rusnak Brothers Furniture Store and Showroom, 1925, 839 W. 79th Street. Rendering Credit: Prim Lawrence Group

"South Side healthy living center will soon open on 79th Street, bringing neighborhood essentials to the community, nearly two years after winning a $10 million citywide prize. The Healthy Lifestyle Hub, 839 W. 79th St., will open July 29, 2022 said Carlos Nelson, director of the Greater Auburn Gresham Development Corporation.

"The four-story Healthy Lifestyle Hub will house a myriad of tenants, including Mikkey's Retro Grill, Bank of America, UI Health, Big Brothers Big Sisters of Illinois and a UIC Neighborhood Center. The Illinois Tollway will train Black and Brown community members at the hub for jobs with the organization, Nelson said.

"A UI Health Clinic and Urgent Care Center will occupy the entire second floor and a portion of the third. The clinic will offer medical, dental and mental health services. It's expected to serve more than 30,000 patients per year, Nelson said.

"A high-tech kitchen and training center sponsored by the Chicago Bears will open on the first floor, giving local chefs, neighbors and students a place to master healthy cooking. A cafe has already been built to house a local coffee shop. The hub will also offer free wifi throughout the building.

"Nelson said the best charm of all will be the 18-by-18-foot windows on the first floor. The oversized windows will "bring in light and light up 79th Street and Auburn Gresham, figuratively and literally," Nelson said.

"The site of the hub was once home to the Rusnak Bros. Furniture Store and Showroom, which opened in 1925. The building had bricked-in windows on almost every floor with ground-floor retail, Nelson said.

"In the 1970s, the building became a dark public aid office with no windows, Nelson said. For years, the building stood vacant. But once the development corporation got to work, they used 'a lot of money and a lot of time' to restore it and add something new. They took 'painstaking measures to preserve the terra cotta of this building' and 'cored out' the center of the building to add an elevator, Nelson said. They also 'blasted out windows' on every floor, he said.

"In 2020, the Healthy Lifestyle Hub was the winner of the Pritzker Traubert Foundation's $10 million Chicago Prize. The hub also received $4 million from the city's Invest South/West program. The Bears donated more than $600,000 to power the high-tech kitchen, Nelson said. Companies like Whirlpool and Kohler donated appliances and fixtures for the bathrooms and offices, as well.

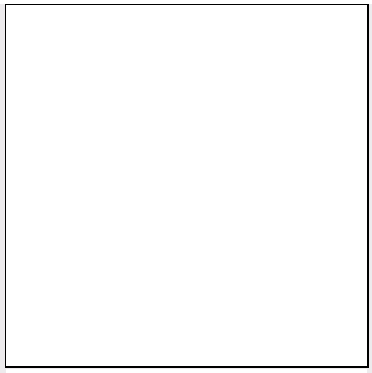
"'Almost 30 graduating classes at Leo High School have walked past this bricked-up vacant building, and it became a backdrop of their existence,' Nelson said. 'For me, it was important for us to design this from a standpoint that says, 'Hey, kids, we live in a place that is just like the West Loop.'" (Reed, Block Club Chicago, 7/8/22)

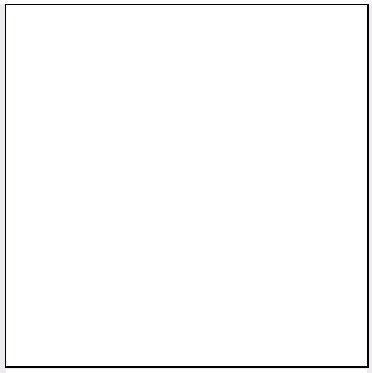
Read the full story at Block Club Chicago

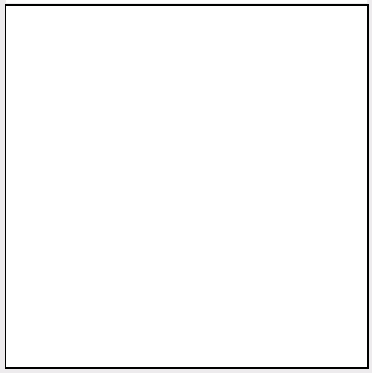
Auburn Gresham's Healthy Lifestyle Hub Will Open This Month On 79th Street, Bringing New Life To A Long-Vacant Building; The hub will bring a pharmacy, doctor's office, bank, restaurant and a Chicago Bears-backed teaching kitchen to the South Side community, which has been devastated by closures and vacant storefronts, Atavia Reed, Block Club Chicago, 7/8/22

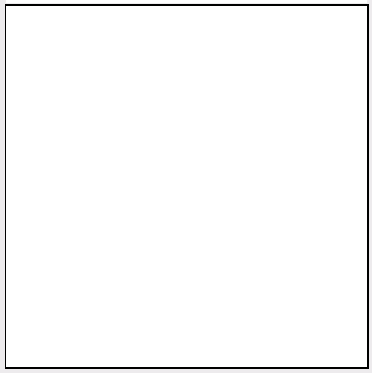
Auburn Gresham group selected for $10 million prize for plan to address roots of crime and disenfranchisement, Annie Sweeney, Chicago Tribune, 8/6/20

Construction underway of Auburn Gresham lifestyle center, Erick Johnson, Chicago Crusader, 5/22/22









WIN: Original Decorative Cast Iron Window Elements from 1899 Donated to Illinois Railway Museum



Decorative cast iron windows members dating from 1899 from the Williams Building at 205 W. Monroe designed by Holabird & Roche donated to Illinois Railway Museum on July 11, 2022. Photo Credit: Ward Miller / Preservation Chicago



Decorative cast iron windows members dating from 1899 from the Williams Building at 205 W. Monroe designed by Holabird & Roche donated to Illinois Railway Museum on July 11, 2022. Photo Credit: Ward Miller / Preservation Chicago



Photo of The Williams Building with original decorative cast iron windows. The Williams Building, 1899, Holabird & Roche, 205 W. Monroe Street. Photo Credit: Lee Bey



Decorative cast iron windows members dating from 1899 at the Williams Building at 205 W. Monroe designed by Holabird & Roche. Photo Credit: Lee Bey

Preservation Chicago and The St. Jude League Building/The Williams Building at 205 W. Monroe donated 16 large, original cast iron window members on July 11, 2022 to the Illinois Railway Museum. The current plan is to incorporate these building elements into the IRM visitor center. We wish to applaud the The Williams Building management as well as the Illinois Railway Museum for their interest, patience and support of this effort.

The Williams Building was commissioned by Jon Williams in 1898-1899 and designed by the architectural firm of Holabird & Roche, one of Chicago's most famous architectural firms. This building is a surviving example of the "Chicago School of Architecture" also known as "The Chicago Commercial Style."

The 205 W. Monroe Building is a ten-story building clad with red-brick and terra cotta. The building's metal frame supporting allows for large windows and relatively thin exterior walls for a building of its height. These cast iron components of the building's façade and expression divided the large bands of windows vertically. This is similar in design and grouping to many of the world's first skyscrapers within blocks of its location during the 15 years prior to its construction.

It was a multi-use building with the lower three floors intended to be sales floors and showrooms with their signature expansive glass storefronts on the ground floor and large "Chicago Windows" on floors two and three on the Wells Street façade. The upper seven floors were designed for manufacturing to service the 'wholesale district' of garment manufacturers in Chicago's Loop. (Preservation Chicago)

"Like this red brick honey at 205 W. Monroe that caught my eye last week. Built in 1898 as the Williams Building, this early skyscraper is almost buried among much taller and newer buildings, and semi-obscured by the “L” tracks running next to it down Wells Street.

"But it wants to be seen, so let’s look closer. Notice the building is glassy and minimal — one of the many downtown skyscrapers of that era (such as the Reliance Building/Hotel Burnham) that seem to foreshadow the architectural modernism that would come decades later.

"And that grid of Chicago windows, each composed of a big, fixed center window flanked by sets of two originally operable windows.

"The Williams Building is the work of Holabird & Roche, a firm that later became Holabird & Root. It’s not their most notable work. That honor would go to (take your pick) City Hall/County Building, the former Daily News Building at 400 W. Madison, the Chicago Board of Trade, or many others. Still, the Williams Building is a solid, graceful and nicely-maintained piece of early Chicago architecture: an old friend you’re glad is still around." (Bey, WBEZ Chicago, 11/25/13)

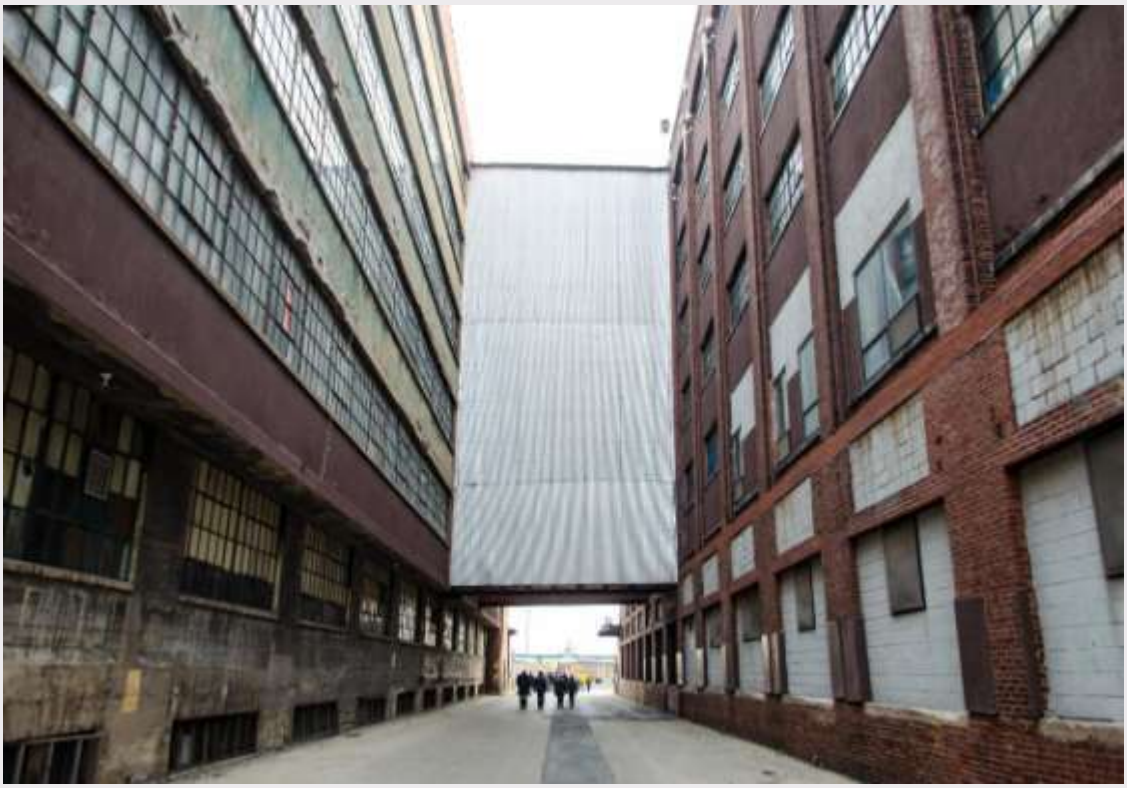
Read more about the Williams Building at WBEZ

The Williams Building: A little gem at Monroe and Wells, Lee Bey, WBEZ Chicago, 11/25/13

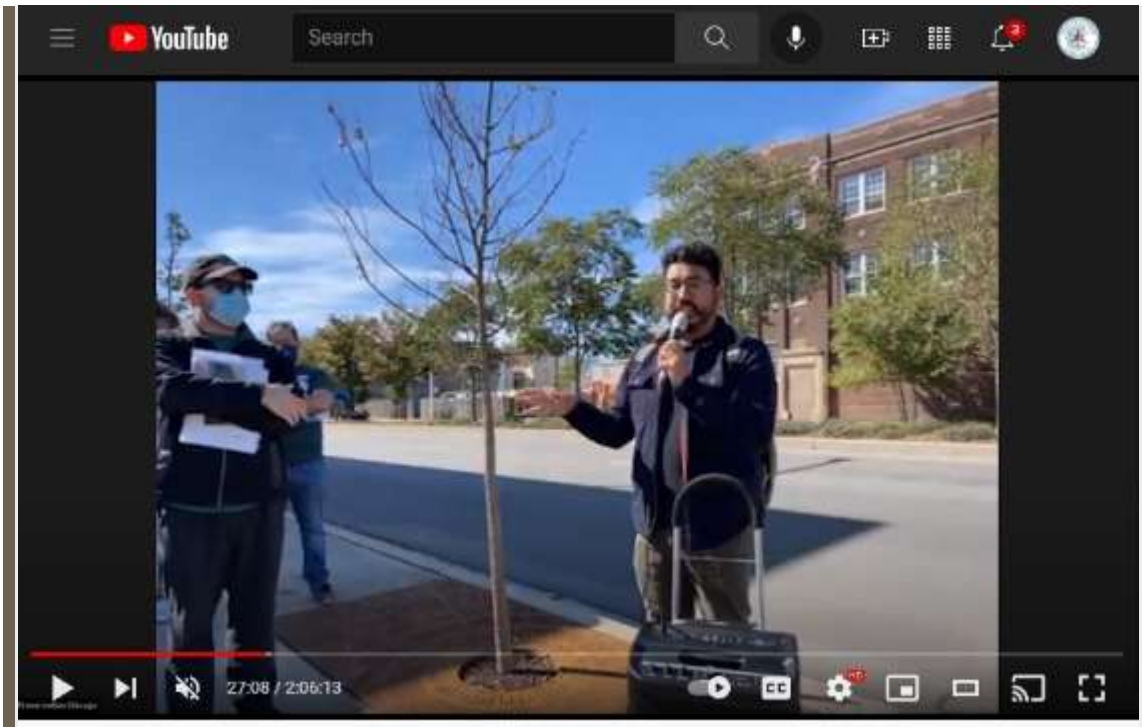
POTENTIAL WIN: City of Chicago Seek Developers for Central Manufacturing District Warehouses (Chicago 7 2014 and 2020)



Central Manufacturing District Buildings, Pershing Road, Photo Credit: Eric Allix Rogers



Central Manufacturing District Buildings, Pershing Road, Photo Credit: Eric Allix Rogers



Central Manufacturing District Original East District Walking Tour by Preservation Chicago (Large)

Watch Preservation Chicago's Central Manufacturing District-Original East District Walking Tour video recorded September 25th, 2021 Image Credit: Preservation Chicago

"The city is reviving a push to redevelop a massive and empty historic warehouse it owns in McKinley Park, starting with a plan to put the property up for sale.

"The Chicago Community Development Commission today unanimously approved a proposal to seek developers for the six-story building at 1769 W. Pershing Road and a property next door, at 1717 W. Pershing, that the city uses as a vehicle-storage facility.

"The properties sit in the city's old Central Manufacturing District. It was one of the nation's first industrial parks when it opened in the early 20th century, but now it's mostly a collection of imposing and underutilized brick-and-terra-cotta structures waiting to be transformed. So far, however, plans to redevelop most of the buildings haven't made it past the talking stage.

"In 2018, the city solicited developers for the building at 1769 W. Pershing and a matching warehouse it owns next door, at 1819 W. Pershing. The city also entered the properties in a design competition sponsored by C40, a global network of cities working to combat climate change. But the process didn't yield any acceptable development proposals, and the city decided not to move forward.

"'The buildings have seen years of deferred maintenance and may have un-remediated environmental concerns,' Nolan Zaroff, a planner in the Department of Planning & Development, told the commission at its meeting today.

"'In the past, city efforts to market and sell these properties have considered them as a whole, but this RFP looks to break them into more manageable chunks, which we think will improve the likelihood of them receiving feasible proposals,' Zaroff said.

"Last year, a development group secured a combination of public and private financing to convert another vintage warehouse down the street, at 2159 W. Pershing, into 120 affordable apartments.

"The Department of Planning & Development plans to release a request for proposals for the two city-owned properties on July 18. Developers will be required to submit their proposals by Oct. 21." (Gallun, Crain's Chicago Business, 7/12/22)

Preservation Chicago applauds the City of Chicago for moving forward with this Request for Qualifications and Proposals. This approach has proved successful with the Old Main Post Office and others. We also wish to applaud the City of Chicago for recognizing the value of these historic buildings and for requiring that proposals include their redevelopment.

The Central Manufacturing District has long been a concern of Preservation Chicago. In 2020, Preservation Chicago named the Pershing Road section of the Central Manufacturing District, which includes the clock tower and warehouses, as one of Chicago's most endangered historic places. In 2021, Preservation Chicago did the same for the CMD Original East District.

Chicago's CMD was one of the first planned industrial districts in the country. The grand and magnificent buildings that comprise the CMD harken back to a time in the early 1900s to the 1920s when big companies began housing operations there – including Westinghouse Electric & Manufacturing Co., the Goodyear Tire & Rubber Co., Albert Pick & Co. and the U.S. Cold Storage Company.

Creating a Landmark District now will provide significant safeguards to protect the CMD buildings going forward. A remarkable number of the buildings are intact, but development pressure is mounting. Now is the time to advance a Chicago Landmark District for both the Pershing Road buildings and the East District (bounded by Ashland Avenue to the west, 35th Street to the north, Morgan Street to the East, and Pershing Road to the south). Both of these areas are already National Register of Historic Places Historic Districts. Preservation Chicago was responsible for the idea of creating a Central Manufacturing District National Register District and funded much of the historical research for this successful designation.

Of particular concern is the CMD Clock Tower which was listed for sale in November 2021. Its is iconic, but also suffering from years of deferred maintenance and neglect.

Read the full story at Crain's Chicago Business

City seeks developer—again—for huge vintage warehouse in McKinley Park; Four years after an unsuccessful push to redevelop obsolete industrial buildings it owns on Pershing Road, Chicago officials are giving it another shot, Alby Gallun, Crain's Chicago Business, 7/12/22

Clock Tower For Sale as McKinley Park Industrial Properties Make Moves in Marketplace, McKinley Park News, Justin Kerr, 11/13/21

Preservation Chicago Central Manufacturing District – Pershing Road Chicago 7 Most Endangered 2020 Article

WIN: Motor Row Historic District Streetscape Upgrades Complete



Sunset on Motor Row in 2007. Motor Row was designated a Chicago Landmark in 2000. Photo credit. Photo Credit: Eric Allix Rogers

"A South Side neighborhood once known for its fancy auto dealerships now has a pedestrian-friendly look thanks to city investments.

"Michigan Avenue between Cermak Road and 24th Place — part of the area known as Motor Row — has been reduced to three lanes, had its sidewalks widened and received landscaping, LED smart lighting and improved crosswalks as part of an $11 million, multi-year project that recently wrapped up.

"Motor Row also has new benches, trash receptacles and bike racks as part of the project; they're upgrades that will benefit walkers and neighboring businesses, Mayor Lori Lightfoot said at a ribbon-cutting ceremony Wednesday at Revel Motor Row, 2400 S. Michigan Ave.

"Investment in the infrastructure of our neighborhoods is an investment in improving public safety, encouraging economic development and deepening racial equality. They are all intertwined," Lightfoot said.

"The city wants to install and improve 10 other streetscapes in neighborhoods across Chicago; $584 million will be set aside for streetscapes, from which $146 million will be focused on traffic safety efforts, officials said." (Nesbitt Golden, Block Club Chicago, 7/7/22)

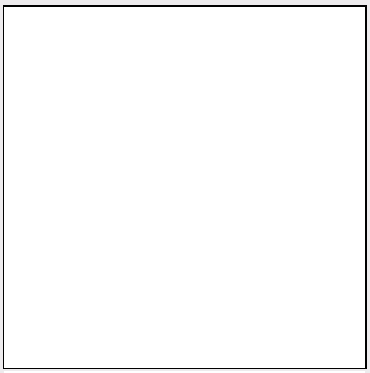
Motor Row is comprised of a collection of early 20th Century automobile architecture by architects including Holabird & Roche, Alfred Alschuler, Philip Maher, Albert Kahn, and Christian Eckstorm. It was also home to The Chicago Defender, a important newspaper which served Chicago's African American community.

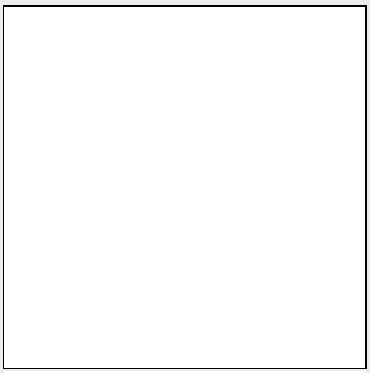
As a vibrant music hub, Motor Row was home to Chess Records which during the 1940s recorded blues and rhythm and blues and later gospel, soul, jazz, rock and roll. Motor Row was designated a Chicago Landmark on December 13, 2000.

Read the full story at Block Club Chicago

South Loop's Motor Row Gets $11 Million Facelift; Mayor Lori Lightfoot championed the project as one of the city's tools to "enhance public safety" by protecting pedestrians, Jamie Nesbitt Golden, Block Club Chicago, 7/7/22

Chicago's historic Motor Row – A new book about a lesser known part of Chicago's rich history, Ashley Bihun, WGN Radio, 5/12/22





WIN: Modernist Lake Meadows Professional Building to be Fully Restored



Lake Meadows Professional Building, 1954, SOM, 467 E. 31st St. Photo Credit: Ley Bey

"A steel-and-glass building on Bronzeville's northern edge is among Chicago's finer modernist structures, yet it has gone relatively unnoticed and uncelebrated since its construction 60 years ago.

"But that could change over the next year or so.

"The long-vacant, two-story former Lake Meadows professional building at 31st Street and Rhodes Avenue is set to come alive again in early 2023 as office space for the Howard Brown health organization.

"Work has already begun, with the building stripped down to its steel bones as part of the transformation.

"'It's a jewel on the prairie,' Lee said.

"Designed by architecture firm SOM and completed in 1959, the two-story, 26,000-square-foot building originally was office space for telephone company Illinois Bell. Soon after, the building was converted to professional offices largely serving Michael Reese Hospital and Medical Center — now demolished — located across 31st Street.

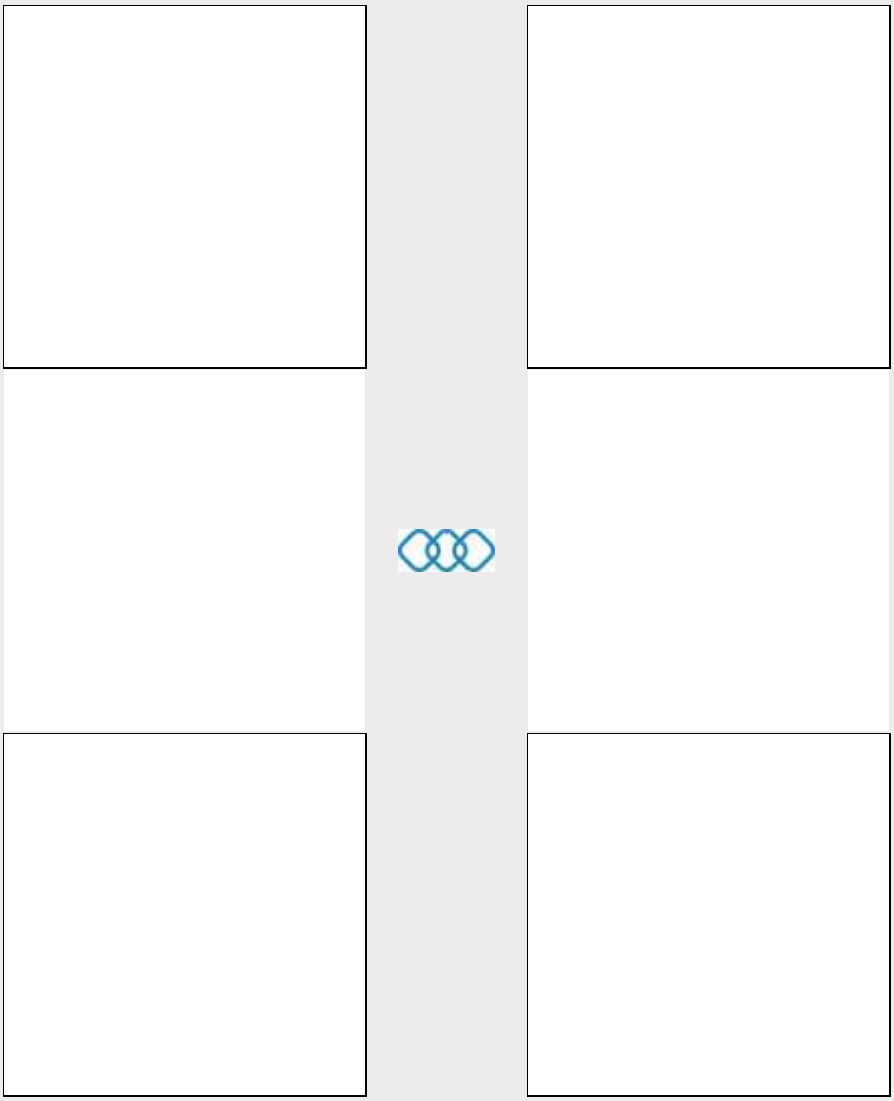
"Built in 1954 by local real estate titan Draper & Kramer and designed by SOM, the Lake Meadows complex was also the city's first urban renewal project.

"We love the building," said Gordon Ziegenhagen, Draper & Kramer's senior vice president." (Bey, Chicago Sun-Times, 7/2/22)

Read the full story at Chicago Sun-Times

Unsung architectural 'jewel on the prairie' in Bronzeville is poised to shine again; The long-vacant, two-story former Lake Meadows professional building at 31st Street and Rhodes Avenue — a dormant but architecturally significant modernist South Side office building — is getting a major fix-up, Lee Bey, Chicago Sun-Times, 7/2/22

Lake Meadows Pavilion Rental Listing 31st St. & Rhodes Ave. Draper and Kramer



WIN: Covent Hotel Renovation and Conversion to Affordable Housing to Begin



Rendering of Covent Hotel post-renovation, 1916, 2653 N. Clark Street, F.E. Davidson, 1916. Rendering Credit: Weese Langley Weese Architects

"Construction is set to begin on the Covent Hotel redevelopment this September after years of planning and approval hurdles. Originally proposed back in 2016, the project at 2653 N. Clark will reuse the existing Covent Hotel building while adding a new building to the parking lot behind the building.

"Planned by The NHP Foundation, the conversion of the Covent Hotel will see its 64 SRO units renovated into 30 small affordable studio apartments. Designed by Weese Langley Weese Architects, the historic building will front N. Clark St with 4,700 square feet of retail space and a new residential lobby. The building will have no parking spaces.

"NHP Foundation originally bought the Covent Hotel for $7 million back in 2016 and the project will be financed through a HUD FHA loan as well as tax-exempt bonds, LIHTC financing, and historic tax credit equity. (Kugler, Urbanize Chicago, 8/2/22)

“The Covent Hotel dates to 1915, when it was built to accompany an adjacent theater, which was demolished in the 1960s. The surviving three-story building has long served as a single-room occupancy, but it fell into disrepair after its previous owner died, city officials said.

“Ald. Michele Smith (43rd), who has supported the project since before it went to the city’s Plan Commission in 2020, said it was a “very difficult project to bring to fruition because of the high cost in our community.”

“‘It was very important to me and the surrounding community that we preserve this [single-room occupancy], which has been used in this fashion since just past the Depression,’ Smith said. ‘We couldn’t be happier.’

“The hotel’s renovation will also involve replacing doors, windows and elevator systems, as well as converting its eight ground-level commercial spaces into four larger retail spaces, said Mecky Adnani, senior vice president at NHP.

“‘This is what the community wanted,’ Adnani said. ‘These kinds of rental units are needed in the Lincoln Park area, and we’re really glad we could preserve the building while creating these 30 great studio apartments.’ (Wittich, Block Club Chicago, 2/22/22)

“The Covent Garden Theater, opened in June 1916 for the Lubliner & Trinz circuit, could originally seat 2,684, and was one of the largest theaters in the Lake View neighborhood of Chicago. It featured vaudeville and stage shows as well as motion pictures. The theater was taken over by the Balaban & Katz chain on December 22, 1932 and was renamed Covent Theatre. It was remodeled in 1934 by the firm of Pereira & Pereira.

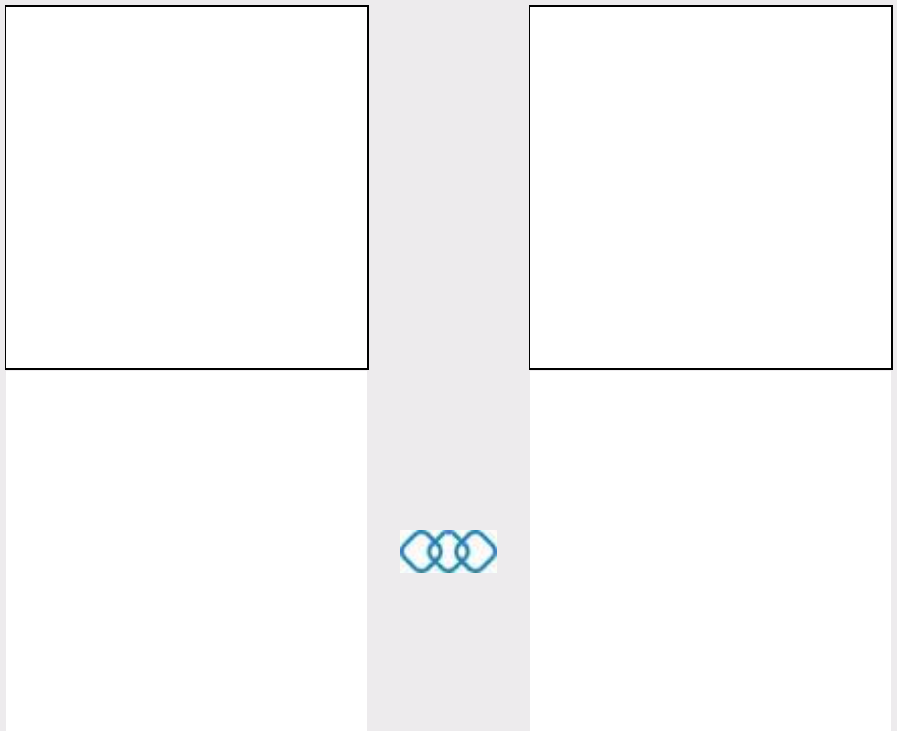
“The theater was part of a complex which also included the Hotel Covent, or Covent Hotel. It was closed in 1958. When the theater was demolished, only the auditorium was razed, replaced by a parking lot. The hotel remains today.” (Krefft, Cinema Treasures)

Read the full story at Urbanize Chicago

Covent Hotel project set to break ground in September, The SRO building will be converted into affordable apartments, Lukas Kugler, Urbanize Chicago, 8/2/22

Rehab Of Historical Lincoln Park Hotel Into Affordable Studio Apartments Primed To Get Key City Funding; The Covent Hotel, which was built in 1915, will be renovated into 30 affordable studio apartments with their own kitchens and bathrooms, Jake Wittich, Block Club Chicago, 2/22/22

Covent Theater History, 2653 N. Clark Street, Chicago, IL 60614, CinemaTreasures.org



WIN: Standard Club's Great Chicago Fire Murals by Edgar Miller to be Loaned to Art Institute



The Standard Club, 320 S. Plymouth Court, by Albert Kahn in 1926, (Dearborn Street Facade). Photo Credit: Eric Allix Rogers



Section of the Great Chicago Fire Murals at The Standard Club of Chicago by Edgar Miller. Photo Credit: Eric Allix Rogers

"The Standard Club, homeless since deciding to close in 2020 and agreeing this year to sell its Plymouth Court building, is loaning—and potentially donating—some of its artwork to the Art Institute of Chicago.

"Four Great Chicago Fire-themed murals by 20th-century painter and woodcarver Edgar Miller will be conveyed to the museum under a four-year loan agreement, according to what members were told last night in a Zoom call annual meeting. If the club fails to find a new home by the end of the period, it will offer to donate the nearly 70-year-old murals to the Art Institute.

"The Standard Club lives on, with about 300 remaining members, reduced dues and hopes of occupying another building. In the meantime, members enjoy reciprocal privileges with the Union League Club of Chicago and other clubs across the country. The Standard Club's 11-story property was sold to real estate investor Remo Polselli, with a recorded purchase price of $9 million.

"The Miller panels are in climate-controlled storage after being removed from the club's first-floor bar room in February by Methods & Materials, an art installer and rigger based on the Northwest Side. Roger Machin, its director, confirmed they were destined for the Art Institute.

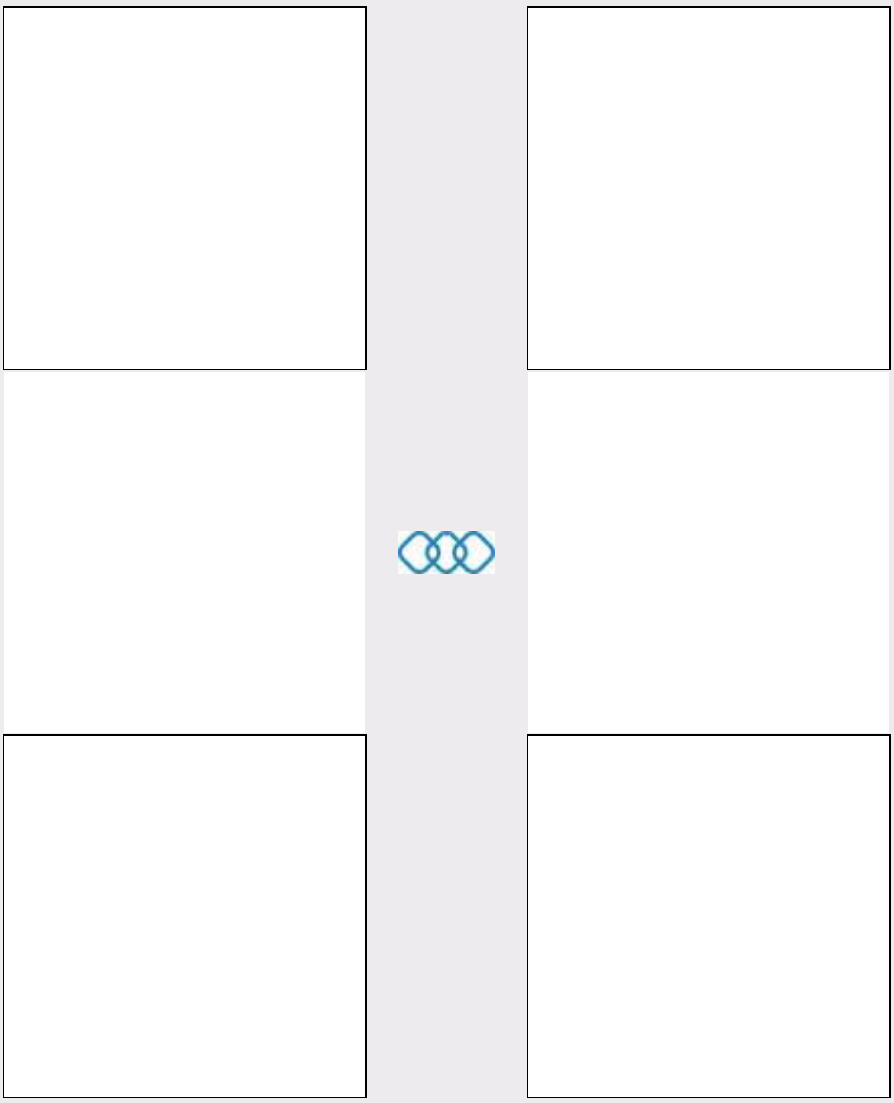
"Unlike other fixtures at the club, the panels were not auctioned off.

"'I think that Miller's work is not particularly well known, and they're very large pieces,' some 12 feet by 6 feet and more suitable for a museum, says Zac Bleicher, executive director of the Chicago-based Edgar Miller Legacy project. 'What makes the murals at the Standard Club so unique, you have to carve into (black) linoleum,' he added, citing the technique as popular with railroad car decorators of yore.

"The Standard Club's most visible work of art—'Complex Forms With Color Ink Washes Superimposed' by Sol LeWitt—was a mural in the third-floor dining room that measured 16 feet by 27 or 28 feet. Painted on a wall, it will disappear, by design, if it hasn't already. Rights to recreate it were auctioned off by Sotheby's last year for $189,000. (Strahler, Crain's Chicago Business, 6/29/22)

Read the full story at Crain's Chicago Business

Standard Club artwork headed for Art Institute; Edgar Miller's Great Chicago Fire panels will go on loan and may stay there if the club fails to find a new home, Steven R. Strahler, Crain's Chicago Business, 6/29/22



Medinah Temple to be Updated for Temporary Casino Use



A rendering of what the Medinah Temple will look like as a temporary casino site for Bally's. Medinah Temple, 1912, Huehl and Schmidt, 600 N. Wabash. Rendering Credit: STL Architects

"Medinah Temple's three-story interior will need renovations as it becomes home to a temporary casino for Chicago, officials said Tuesday.

"The city held its first community engagement session, asking neighbors for their feedback on and questions about the temporary Bally's Casino set to open in the Medinah Temple, 600 N. Wabash Ave., in River North.

"The temporary casino will be used until Bally's permanent casino and resort at the Tribune Publishing site in River West can open. The temporary casino will bring in $55 million in tax dollars, city officials have said.

"Bally's hopes to open the Medinah Temple temporary facility by June, with company officials saying the temporary site will be used for two to three years.

"The temporary casino was supposed to be at 700 W. Chicago Ave. — a former Tribune advertising insertion plant — but its location was changed to Medinah Temple after concerns were raised about traffic in and out of the Chicago Avenue location during construction of the permanent site. But the temple will need renovations to fit the casino, officials said Tuesday.

"Bally's has teamed up with local architectural firm STL Architects to renovate Medinah Temple for casino use, officials said.

"The exterior of the building is protected by landmark status, so the only changes there will include swapping out the building's Bloomingdale's signs and flags for those of Bally's." (Mercado, Block Club Chicago, 7/20/22)

Preservation Chicago strongly advocated that if and only if a Casino was coming to Chicago, that the only appropriate location for it was at Lakeside Center at McCormick Place. In a January 2022 Chicago Tribune Op-Ed, we wrote, "if a casino is coming to Chicago, Preservation Chicago strongly supports the adaptive reuse of Lakeside Center for it. The plan offers a once-in-a-generation chance to create a

dynamic south lakefront entertainment and cultural district — and a way to embrace our past and strengthen our future."

Read the full story at Block Club Chicago

Casino At Medinah Temple Could Look Like; Medinah Temple, a landmark, won't see changes to its exterior if it hosts the temporary casino — but its three-story interior will be renovated, officials said, Melody Mercado, Block Club Chicago, 7/20/22

Preview Of Bally's Temporary Casino In River North, Bee Ricketts, Chicago Yimby, 8/3/22

Op-ed: Turning McCormick Place's Lakeside Center into a casino would be a win for Chicago, Ward Miller, Chicago Tribune, 1/3/22



THREATENED: Cook County Scavenger Sale Undermines South and West Side Housing Stock



Vacant and Boarded Up Home in Englewood. Photo Credit: Debbie Mercer



Preservation Chicago Tweet regarding the Three T's; Title, Training and Tools campaign. Image Credit: Preservation Chicago

"An extraordinary report from Cook County Treasurer Maria Pappas reveals what happens when government not only doesn't get out of its own way, but instead adds to the poverty and inequity that has plagued Chicago and the south suburbs for decades.

"In essence, the report details how those neighborhoods never had a fighting chance to attract investment, which remains the crucial problem undermining progress today.

"You would think, then, that a Scavenger Sale program would help spur investment in those blighted areas. But that's not the case. As the report shows, the bulk of Scavenger Sale properties never receive a bid. And only a few of the bids result in the actual transfer of property to new owners or see taxes paid off.

"The Cook County Land Bank Authority, which also competes with private bidders for properties and in many cases has an advantage over private bidders, took ownership of properties in less than one in 10 Scavenger Sales between 2007 and 2019. And many of the properties cycle through again and again on the sale list.

"'Because the majority of the properties at the Scavenger Sale are vacant lots or abandoned businesses or homes, the sale's inability to make anything but incremental change allows swaths of unused, deteriorating land in economically struggling, mostly minority city neighborhoods and suburbs to continue deteriorating,'' the report concludes.

"Why the dismal track record? The county's Scavenger Sale makes acquiring distressed property difficult. As the report states, it can take up to three years in some cases for private buyers to win a property outright. And bidders often must compete with the county and Land Bank, which are not on the hook to pay off delinquent taxes.

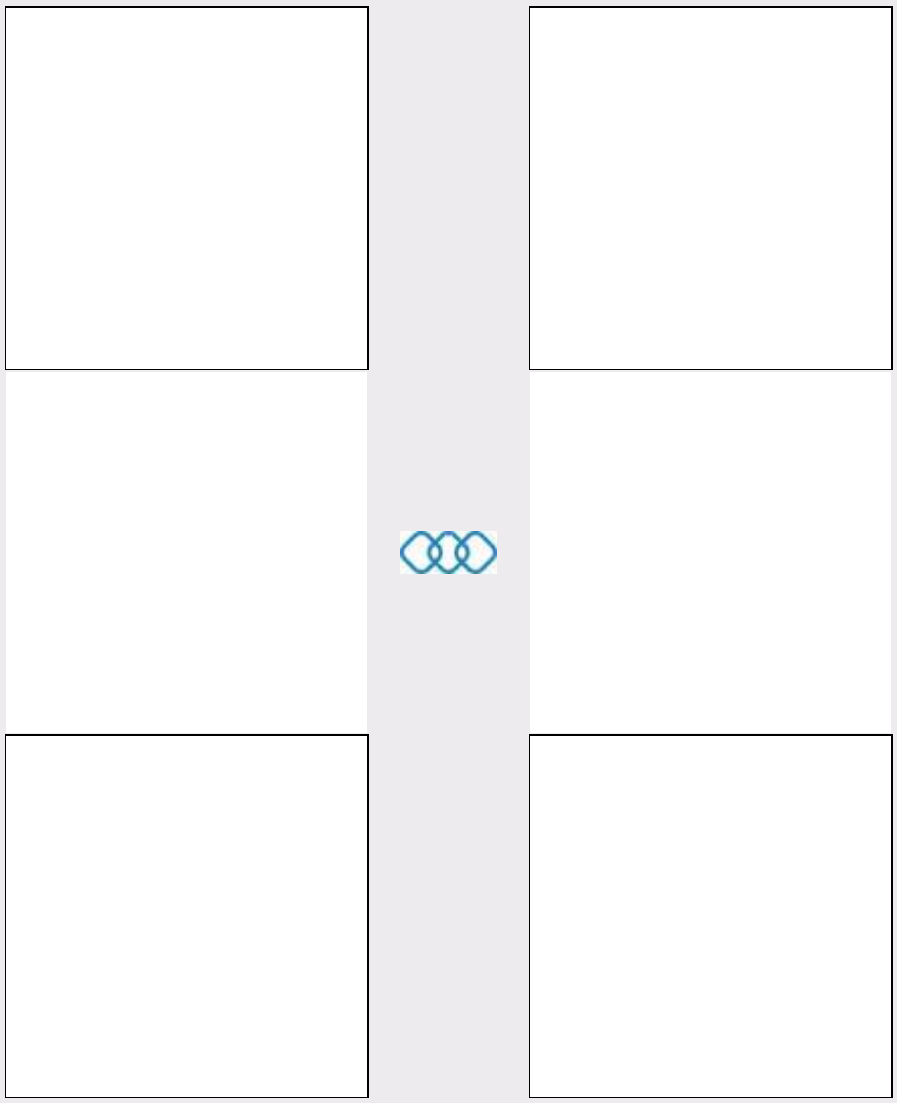
"Sound arduous? Maybe that's why Cook County is the only county in the state that still conducts this kind of Scavenger Sale.

"Instead, most counties have moved to a cleaner trustee program, which allows counties to obtain tax liens on properties that aren't sold at regular tax sales. If taxes and penalty fees aren't cleared up by

the owner, the property then goes into a trust where the liens are cleared, and the property goes up for sale. Any proceeds from an eventual sale are then distributed to the taxing bodies." (Crain's Chicago Business Editorial Board, 7/25/22)

Read the full editorial at Crain's Chicago Business

Scrap the Scavenger Sale to save struggling neighborhoods; Cook County's antiquated system for dealing with abandoned property entrenches poverty, Crain's Chicago Business Editorial Board, 7/25/22



WIN: McKinley Park Workers Cottages Surveyed



The Chicago Workers Cottage Initiative again partnered with Preservation Chicago and students from the Preservation Planning Studio class at the School of the Art Institute of Chicago to conduct a field survey of workers cottages in McKinley Park. Photo credit: Tom Vlodek / Chicago Workers Cottage Initiative



Field survey map of workers cottages in McKinley Park conducted by the Chicago Workers Cottage Initiative in partnership with Preservation Chicago and students from the Preservation Planning Studio class at the School of the Art Institute of Chicago. Map Credit: Chicago Workers Cottage Initiative and Preservation Chicago

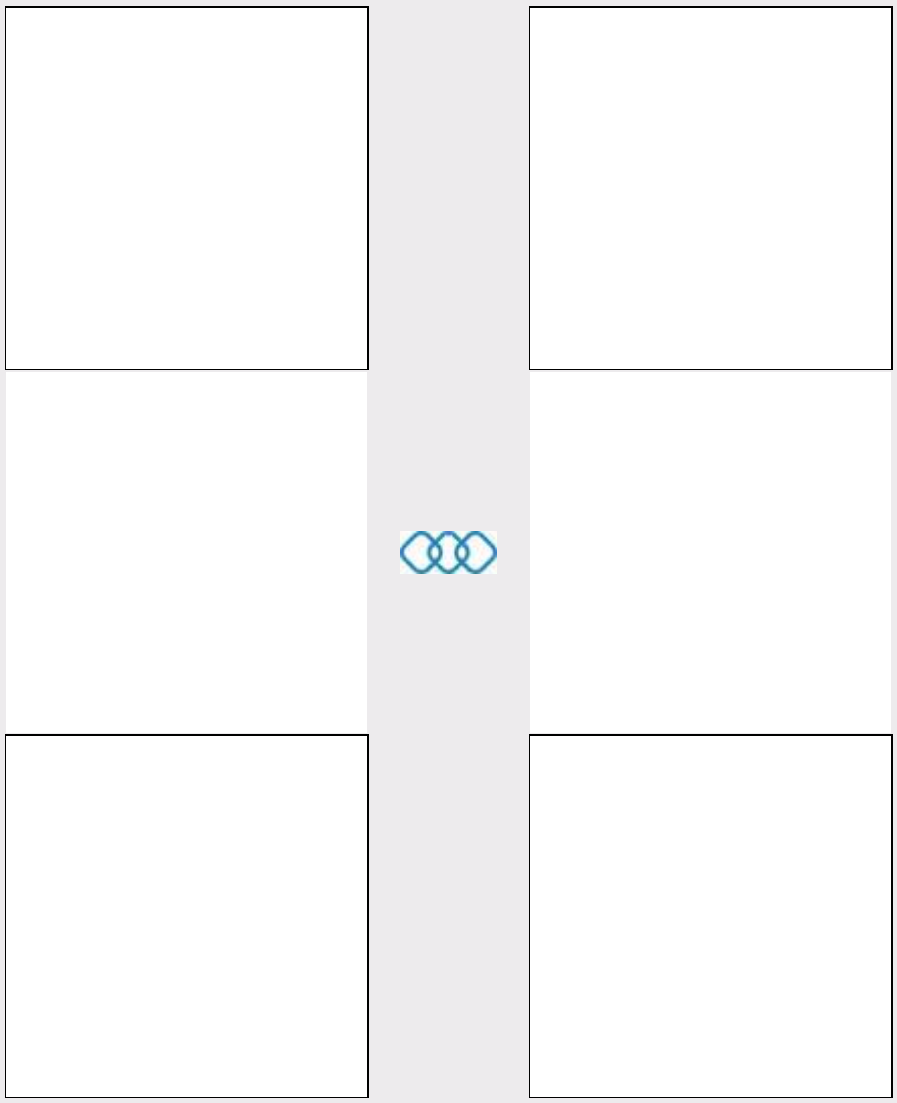
In April 2022, the Chicago Workers Cottage Initiative again partnered with Preservation Chicago and students from the Preservation Planning Studio class at the School of the Art Institute of Chicago to conduct a field survey of workers cottages. The survey of was similar to a 2021 study in Logan Square, this time examining housing in the southwest side McKinley Park neighborhood. Led again by

professor Charlie Pipal, twelve grad students gathered information about workers cottages and related two-flat buildings. With a larger group of surveyors compared to the previous year, the class was able to canvass a far larger area, and indeed covered the entire McKinley Park neighborhood including more than 4,000 properties. Surveyors noted the historic character of other buildings in the area as well for future reference. Information on each building was recorded via smartphone using the Regrid parcel-mapping app by Loveland Technologies.

McKinley Park, like the Bridgeport and Brighton Park neighborhoods to the east and west, is home to a large number of workers cottages. Indeed the surveyors identified almost 1,300 houses or more than a third of the buildings in the neighborhood as workers cottages. An additional 9% of the houses in the area are the taller gable-roofed two-flats which are closely related to workers cottages.

[See the full survey results at Chicago Workers Cottage Initiative]

[Cataloging and Celebrating the Workers Cottage, One of Chicago's Original Affordable Homes, Nick Blumberg, WTTW Chicago, 5/12/22]



THREATENED: Bridgeport Restaurant Closing and Building Listed For Sale



Bridgeport Restaurant, Since the 1940s, Bridgeport Restaurant, 3500 S. Halsted Street. Photo Credit: Ariel Cheung / Block Club Chicago



Bridgeport Restaurant, Since the 1940s, Bridgeport Restaurant, 3500 S. Halsted Street. Photo Credit: Google Maps



Bridgeport Restaurant, Since the 1940s, Bridgeport Restaurant, 3500 S. Halsted Street. Photo Credit: Loopnet

"A Bridgeport staple near the home of the White Sox is closing next week, ending its long history serving diner classics and its famed corned beef sandwich on the South Side.

"Bridgeport Restaurant, 3500 S. Halsted St., will close June 30, owners Irais and Josie Rodriguez confirmed. They are trying to sell the business.

"Looking to retire, the Rodriguezes put the restaurant up for sale in 2019. The couple has owned and operated the restaurant for about 15 years, almost always working seven days a week, Irais Rodriguez said. Now, they're ready to close and spend more time with family.

"'In this area, we've had customers for so many years. It's kind of sad, they don't want me to go,' he said. 'But they understand that we've been working for so many years here.'

"Also known as Bridgeport Family Restaurant, the diner has been in the neighborhood at least 75 years, Irais Rodriguez previously said. It has long been known for its steak and eggs, melts and the 35th Street Special Sandwich: sliced corned beef and sauerkraut topped with Swiss cheese.

"'We have so many memories with people in the neighborhood,' Irais Rodriguez said. 'We've been in some TV shows, 'Chicago P.D.' and 'Chicago Fire,' and those memories will always stay with my family and my kids. I'll miss everyone around here, but it has to come to an end somehow.' (Mathewes, Block Club Chicago, 6/23/22)

A few doors down from the Bridgeport Restaurant, Preservation Chicago saved the Ramova Grill art deco fixtures over ten years ago and gifted them to Benton Settlement House where they have been reinstalled in the community room of the gymnasium building. In partnership with owner Grazina "Gina" Biciunas-Santoski, we also helped to coordinate the donation of the Healthy Foods Lithuanian Restaurant fixtures, which closed after 70 years, to Benton House a few years later.

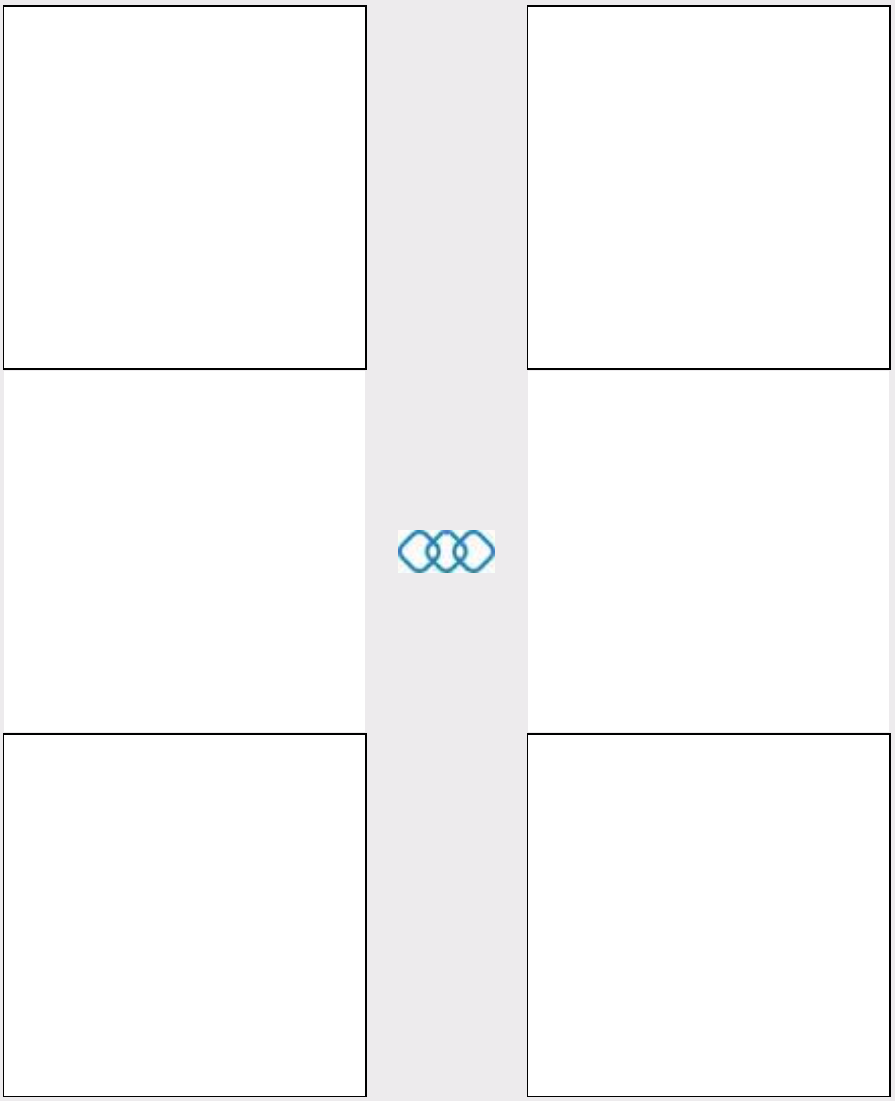
Read the full story at Block Club Chicago

Bridgeport Restaurant Closing Beloved Diner After More Than 7 Decades; The last day of service will be June 30. Irais Rodriguez said he and his family are deeply appreciative of all of their customers through the years, Francesca Mathewes, Block Club Chicago, 6/23/22

Beloved Bridgeport Restaurant to close after decades of feeding South Side, The owners were bombarded with calls once news of the Bridgeport institution's closure spread. "We know we are always busy, but the way they think about the food, and about everything is amazing," co-owner Josie Rodriguez said, Mariah Rush, Chicago Sun-Times 6/27/22

3500 S. Halsted Street Building & Businesses Listing Loopnet

Bridgeport Restaurant, Neighborhood Staple For Decades, Up For Sale As Owner Plans To Retire
The news hits just days after another neighborhood icon, Bridgeport Bakery, announced plans to close, Ariel Cheung, Block Club Chicago, 10/15/19



LOSS: After 49 Years, Beloved Lincoln Park Cycle Smithy To Close In September



Cycle Smithy, 2468 ½ N. Clark St. to close after 49 years in September 2022. Photo credit: Colin Boyle / Block Club Chicago

"Cycle Smithy has been helping Chicagoans find the perfect bike for 49 years — but the shop will close in September.

"Owner Mark Mattei, 71, said it's time for him to retire. He'll let the lease run out on the business, 2468 1/2 N. Clark St. In the meantime, everything's 30 percent off, "and maybe I'll throw what's left over in the lake," Mattei said.

"Employees taped up signs this week and did a small chalk drawing of Mattei, his white hair flying in all directions, on the board outside the shop. It's a relatively quiet end for a shop that's long been beloved for its vintage bikes — and for pairing Chicago kids with their first bicycles.

"'Most people started riding one as a kid,' Mattei said Monday. 'You can ride around the block, away from your parents and into a neighborhood you've never seen.'

"'Bikes are freedom. What's not to love?' he said.

"The more than 40 vintage bicycles Mattei displays inside — a history lesson in cycling since the 1800s — are not and have never been for sale.

"'I can spend all day talking about how these aren't crap,' Mattei said. 'Every bike has a story.'"

"Cycle Smithy at 2468 ½ N. Clark Street is scheduled to close in September 2022. (Liederman, Block Club Chicago, 7/27/22)

Read the full story at Block Club Chicago

Cycle Smithy Will Close Beloved Lincoln Park Bike Shop In September After 49 Years; Cycle Smithy has bikes from the 1800s and onwards. Owner Mark Mattei will take them home and sell everything else for 30 percent off, Mack Liederman, Block Club Chicago, 7/27/22

BUYER WANTED: Beverly Bungalow by Architect Walter Burley Griffin



1712 W. 104th Place, Built 1909, Walter Burley Griffin. Walter Burley Griffin Place District became a Designated Chicago Landmark District in 1981. Photo Credit: Redfin

"The man who prevented the demolition of a historically significant bungalow in Beverly and spent a decade restoring it has it on the market.

"'Nobody was living there but a possum when I bought it,' David Kroll says of the 1909 bungalow on the Southwest Side.

"One of seven Prairie-style homes on one street designed by Walter Burley Griffin before he moved to Australia in 1914 to design that nation's capital city, the house was boarded up and foreclosed by a lender before Kroll bought it in 2005 for $275,000.

"At the time, Kroll says, the house had been vacant for something like five years, and 'the next step for it was going to be demolition.'

"Kroll is now asking $489,900 for the five-bedroom, roughly 2,200-square-foot bungalow on 104th Place, which is also called Walter Burley Griffin Place.

"Over the course of a decade, Kroll restored the plaster interior walls and the stucco exterior, replaced the wood floors and rebuilt the cantilevered canopy on the front, doing much of the work himself. In some places, he did a modern take on Griffin's original, such as the stacked-stone fireplace mantel in the living room. Kroll also added two full baths and one partial bath, supplementing the original single bath.

"'It was a labor of love,' Kroll says. 'I grew up around the corner and always liked these houses." This one, known as the Edmund C. Garrity House, is the second in the group that Kroll restored. (Rodkin, Crain's Chicago Business, 5/20/22)

Read the full story at Crain's Chicago Business

He rescued this Beverly bungalow from possums and demolition. Now he's selling it; David Kroll spent a decade restoring the 1909 home designed by Walter Burley Griffin, the Chicago architect who went on to create Australia's capital city, Dennis Rodkin, Crain's Chicago Business, 5/20/22

Listing for 1712 W. 104th Place

BUYER WANTED: Woodlawn Victorian at 6627 S. Woodlawn Avenue



6627 S. Woodlawn Avenue, Built 1872. Photo Credit: Realtor.com / VHT Studios



6627 S. Woodlawn Avenue, Built 1872. Photo Credit: Realtor.com / VHT Studios

"A rare find in Woodlawn is now on the market! This Victorian masterpiece built in 1872 is a one of a kind. You'll be awed by the meticulous detailing and fine craftsmanship on the exterior.

"An expansive front porch is the perfect greeting spot to welcome your guests. The foyer features a wood burning fireplace and coffered ceiling indicative of the era. This grand style Victorian features three large bedrooms, two and a half baths and an updated kitchen with white shaker cabinetry. The piece de resistance awaits in the huge finished attic filled with natural light from the four skylights and the original windows.

"The possibilities are endless! Don't wait, this is your opportunity to buy a piece of Chicago history. Sold AS-IS"

Listing for 6627 S. Woodlawn Avenue

BUYER WANTED: Austin Foursquare at 5400 W. Washington Boulevard



5400 W. Washington Boulevard, Built 1910. Photo Credit: Redfin / VHT Studios



5400 W. Washington Boulevard, Built 1910. Photo Credit: Redfin / VHT Studios

"This HUGE stately, oversized Austin foursquare-style home on Washington Boulevard is overflowing with vintage charm and is ready for its next chapter. Five bedrooms (including finished attic w/stairs) and loads of potential!

"Be sure to view the floor plan for layout. Corner lot, with side-entry garage. Needs considerable interior and exterior work, but there are many original details worth saving. Original wood paneling, light fixtures, built-ins, and stained glass. Bring your ideas for updating or restoring. Original windows, but kitchen and bathrooms are updated. Boiler is 3 years old.

"Bring your contractor and see this grande dame of a home! Sold as-is."

Listing for 5400 W. Washington Blvd

BUYER WANTED: West Pullman Victorian at 12207 S. Eggleston Avenue



12207 S. Eggleston Avenue, West Pullman, Built 1902. Photo Credit: Redfin / VHT Studios



12207 S. Eggleston Avenue, West Pullman, Built 1902. Photo Credit: Redfin / VHT Studios

"STUNNING GORGEOUS GRAND VICTORIAN. MAJESTIC 10 ROOM, 5 BEDROOM GRAND DAME WITH WRAP AROUND PORCH SET ON 2 LOTS. APPROX. 2,300+ SQ FT. THE INVITING EXTERIOR OPENS UP WITH RELAXING FRONT PORCH. ORIGINAL DOUBLE DOOR ENTRY WITH LARGE FOYER WITH WALK IN CLOSET. ORIGINAL DESIGN OF FORMAL & INFORMAL PARLORS WITH ORIGINAL FIREPLACE. TALL CEILINGS, COVE MOLDINGS & ORNATE MILLWORK GRACE ALL ROOMS. MAIN LEVEL BEDROOM SERVES AS A 5TH BEDROOM OR DEN. MASSIVE CHEF'S KITCHEN WITH AN ISLAND LOADED WITH CUSTOM WHITE CABINETS, QUARTZ COUNTERTOPS, UNDERMOUNT SINK, MAGNIFICENT TILED BACKSPLASH & STAINLESS STEEL APPLIANCES. THIS DREAM KITCHEN OPENS TO A LARGE DINING AREA WITH A PANTRY CLOSET. ENCLOSED 4 SEASON SUN DRENCHED SITTING PORCH.

"4 LARGE SECOND FLOOR BEDROOMS. 2 WITH WALK IN CLOSETS. MASSIVE 2ND FLOOR BATH WITH DOUBLE SINKS IS ALL NEW & UPDATED. HOUSE IS SERVED WITH NEW DUAL HVAC SYSTEMS. NEW WATER TANK. 200 AMP ELECTRIC SYSTEM. NEW ROOF & NEWER SIDING. NEW WINDOWS. PROFESSIONALLY PAINTED INTERIOR. ALL NEW UPGRADED LIGHTING AND CANNED LIGHTING. CUSTOM 2 PANEL DOORS. GORGEOUS BATHS WITH NEW FIXTURES & TILING. MASSIVE PRIVACY FENCED YARD WITH NEW SOD. OFF STREET PARKING FOR 4 VEHICLES. CLEANED UP PAINTED BASEMENT FOR STORAGE OR ENJOYMENT. QUIET LOW TRAFFIC STREET. STRAIGHT UP FROM HISTORIC WEST PULLMAN PARK. METRA ELECTRIC KENSINGTON STATION IS ABOUT 6 BLOCKS AWAY & EASY ACCESS TO EXPRESSWAYS. FLOORPLANS IN ATTACHMENTS & IN PHOTOS" (Redfin Listing)

Listing for 12207 S. Eggleston Avenue in West Pullman

LOSS: Brick 2-Flat at 3440 N. Avers Avenue in Avondale Demolished



3440 N. Avers Avenue, Avondale. Demolished July 2022. Photo Credit: Redfin



3440 N. Avers Avenue, Avondale. Demolished July 2022. Photo Credit: Redfin

"A permit was issued late last week to remove a two-story residence along with a detached frame garage, located at 3440 N Avers Avenue in the Avondale neighborhood. The permit's owner has been listed as 2315 N Kenneth LLC.

"All Concrete Chicago Inc is serving as the demolition contractor. No permits or plans for a future build have been submitted at the time of this writing." (Rickets, Chicago Yimby, 8/1/22)

"GREAT INVESTMENT OPPORTUNITY IN HOT AVONDALE! THIS BRICK 2 FLAT WITH ALSO A LEGAL GARDEN UNIT IN THE HEART OF AVONDALE SITS ON A 50" LOT. LARGE 3 BEDROOM APARTMENTS IN ALL 3 UNITS WITH PLENTY OF NATURAL LIGHT. FIRST & SECOND UNITS HAVE HARDWOOD FLOORS THROUGHOUT, ALL 3 UNITS HAVE LARGE EAT IN KITCHENS WITH WALK IN PANTRIES. SPACIOUS ROOMS THROUGHOUT ALL UNITS. 2ND FLOOR UNIT (OWNER UNIT)VACANT HAS CALIFORNIA CLOSETS, CENTRAL AIR FORCE HEAT AND MUCH MORE. EACH UNIT HAVE LARGE PRIVATE STORAGE SPACES. LAUNDRY AREA IN BASEMENT WITH COIN OPERATED WASHER/ DRYER. FENCED IN BACKYARD, DRIVEWAY THAT LEADS YOU TO A 2.5 BRICK CAR GARAGE. WALK TO ALL PUBLIC TRANS. GREAT OPPORTUNITY FOR LIVE-IN OWNERS WITH RENTAL INCOME. MANY UPDATES!" (Redfin Listing)

Listing for 3440 N. Avers Avenue in the Avondale

Demolition Permits Issued For 3440 N Avers Avenue In Avondale, Bee Rickets, Chicago Yimby, 8/1/22

THREATENED: Early Warning Signs

You Retweeted

Johnny Burgin @burginjohnny · 21h

Some of the best shows I saw there: Guitar Jr (w Sax Gordon), Jimmy Rogers, Pinetop Perkins, Eddie Shaw, Big AND Little Smokey Smothers, Jimmy Dawkins, Sunnyland Slim, Louis Meyers. I even met Big Moose Walker and had a nice chat. So long Blues on Halsted. @ChicagoBluesNet



8 23 55

Early Warning Signs - B.L.U.E.S. on Halsted building at 2519 N Halsted St is for sale. Per B.L.U.E.S. on Halsted, "we are proud to be the oldest blues bar in the world with live blues music since 1979."



Early Warning Signs - 2150 W. Monroe Street



Early Warning Signs - 115th and Michigan



Early Warning Signs - 1015 E. 82nd Street

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)
City of Chicago Demolition Delay Hold List (2022)

Address: 3246 W. Bryn Mawr Avenue, North Park

#100960059
Date Received: 07/05/2022
Ward: 39th Ward Ald. Samantha Nugent
Applicant: Hanna Architects, Inc.
Owner: 3244-50 Bryn Mawr, LLC C/O Igor Michin
Permit Description: Partial demolition of an existing 1-story commercial building with a new 4-story addition.
Status: Under Review



3246 W. Bryn Mawr Avenue, North Park Photo credit: Ward Miller / Preservation Chicago

Address: 1535 N. Maplewood Avenue, Wicker Park
#100955534
Date Received: 07/01/2022
Ward: 1st Ward Ald. Daniel La Spata
Applicant: IR Design Firm, Inc. C/O Hemal Purohit
Owner: 1535 N. Maplewood Apartments, LLC C/O Gregory M. Fordon, Jr.
Permit Description: Partial demolition of a masonry two-flat to accommodate a new one-story rooftop addition.
Status: Released 07/28/2022



1535 N. Maplewood Avenue, Wicker Park. Photo credit: Google Maps

Address: 1909 N. Orchard Street, Old Town
#100975594
Date Received: 06/10/2022
Ward: 43rd Ward Ald. Michele Smith
Applicant: Quality Excavation, Inc. C/O Grainne Keane
Owner: GrowCor, LLC C/O Charles Grode
Permit Description: Wreck and removal of a 2.5-story, masonry, multi-family residential building.
Status: Released 07/28/2022



1909 N. Orchard Street, Old Town. Photo Credit: Google Maps

Address: 5835 W. Washington Boulevard, Austin
#100968140
Date Received: 06/10/2022
Ward: 29th Ward Ald. Chris Taliaferro
Applicant: McDonagh Demolition
Owner: Vanessa Perea, Jaime Enriquez, et al.
Permit Description: Emergency wreck and removal of a three-story, frame residential building.
Status: Released 06/23/2022 [Per Circuit Court of Cook County Order to address dangerous and hazardous conditions.]



5835 W. Washington Boulevard, Austin. Photo Credit: Google Maps

2019 Sales Listing with many photos

Address: 1325 W. Carmen Avenue, Andersonville
#100970938
Date Received: 05/17/2022
Ward: 47th Ald. Matt Martin
Applicant: Demox, Inc. C/O Vitalii Grygorashchujk
Owner: Jerald and Pamela Kreis
Permit Description: Wreck and removal of a 2-1/2 story frame residential building.
Status: Under review



1325 W. Carmen Avenue, Andersonville. Photo Credit: Redfin

1325 W Carmen Ave, Chicago, IL 60640
$899,000
Sale Status: Contingent

"DEVELOPER ALERT! ATTENTION DEVELOPERS, INVESTORS AND REHABBERS! Unique and Exceptional opportunity on one of the best blocks in the area. Coveted 40x136, RT-4 zoning, in exceptional residential area. Outdated property best suited for teardown or rehab project. Bring your ideas to transform this vintage home with incredible potential, or tear down and build a multi-unit condo development. Originally built as a three-unit, property was converted into single-family home. The home's current condition needs updating and repairs throughout. SOLD AS-IS."

Sales Listing

Address: 25251-5257 N. Kenmore Avenue, Edgewater

#100970529
Date Received: 05/12/2022
Ward: 48th Ald. Harry Osterman
Applicant: Heneghan Wrecking & Excavating Co., Inc.
Owner: LS 5251, LLC C/O Steve Ciaccio
Permit Description: Demolition of a one- and two-story masonry church building with a basement.
Status: Application withdrawn 05/17/2022



Epworth United Methodist Church, 1890, designed by architect Frederick Townsend, with additions by Theilbar & Fugard, 5253 N. Kenmore Ave. Photo credit: Ward Miller / Preservation Chicago

Owner Of Edgewater's Epworth Church Withdraws Demolition Permit As Landmark Process Moves Forward; The buyer of the 130-year-old church sought a demolition permit for a condo development. Those plans have changed after Ald. Harry Osterman endorsed landmark status for the church, Joe Ward, Block Club Chicago, 5/19/22

Osterman Wants To Landmark Epworth Church After Developer Moves To Demo 130-Year-Old Building; A developer is seeking to demolish the Epworth Church that dates back to the early days of Edgewater, but preservationists hope to save it, Joe Ward, Block Club Chicago, 5/16/22

130-Year-Old Edgewater Church Hosting Final Service Sunday After Being Sold, Leaving Building's Future Unclear; Neighbors have been told Epworth United Methodist Church at Kenmore and Berwyn could be demolished, but Ald. Harry Osterman said he believes the owner will reuse the building, Joe Ward, Block Club Chicago, 5/13/22

Address: 2109 W. Wilson Ave., Ravenswood
#100958829
Date Received: 04/14/2022
Ward: 47th Ald. Matt Martin
Applicant: Moss Design, Inc.
Owner: Ellen Bradley
Permit Description: Partial demolition of a two-story, masonry residential building to accommodate a two-story side and rear addition.
Status: Released 07/13/2022



2109 W. Wilson Ave., Ravenswood. Photo Credit: Google Maps

Address: New Devon Theater / Assyrian American, 1618 W. Devon Ave., Rogers Park
#100946230
Date Received: 12/3/2021
Ward: 40th Ald. Andre Vasquez
Applicant: Alpine Demolition Services, LLC
Owner: Doris Eneamokwu
Permit Description: Opening of closed existing windows, install new window frame and glazing, repair existing glazed brick as needed (tuckpointing) [removal of ornamental masonry panel]
Status: Under review



Decorative Terra Cotta Ornament Stripped from New Devon Theater / Assyrian American Association on September 2, 2021. New Devon Theater, 1912, Henry J. Ross, 1618 W. Devon Avenue. Photo Credit: Photo Credit: Belli @bellisaurius

"As of September 2, 2021 it seems that the beautiful terra cotta face that has looked down over Devon Avenue for more than 100 years is no more. No one is quite sure what happened, but there was scaffolding on the building and someone was chipping away at it in the morning, and it was gone by the afternoon. And the Assyrian American Association name is no longer on the building either.

"The New Devon Theater, with its distinctively austere glazed block façade featuring a large arch and a large bust of a woman's face, was built in 1912, and was quickly eclipsed by the nearby Ellantee Theater. It disappears from news listings after October, 1917.

"By 1923 it had been converted to a Ford dealership. By 1936 it had become an American Legion hall. In the 1950s it operated as a radio and TV store. Since 1963, it has served Chicago's Assyrian community as the home of the Assyrian American Association of Chicago." Cinema Treasures.org

Historical Terra Cotta Removed And Thrown Out From Protected Rogers Park Building, Leading To Stop Work Order; City officials say workers removed historical façade features from the 1912 movie house at 1618 W. Devon Ave. without proper permits. The new owner said she didn't know it was protected, Joe Ward, Block Club Chicago, 10/28/21

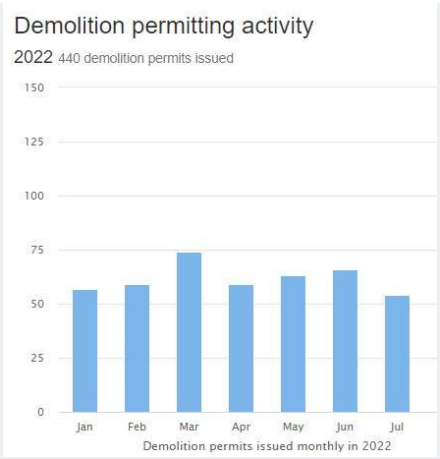
LOSS: 'Spotlight on Demolition' July 2022

- 210 W. Chestnut Street, Near North Side
- 1457 W. Roscoe Street, Lake View
- 7035 S. Wentworth Avenue, Englewood
- 3440 N. Avers Avenue, Irving Park
- 5517 W. Division Street, Austin
- 8105 S. Chappel Avenue, South Shore
- 949 W. Belden Avenue, DePaul
- 1500 N. Wieland Street, Old Town
- 1248 N. Marion Court, Wicker Park
- 2046 W. Addison Street, Roscoe Village
- 7247 S. Eberhart Ave., Greater Grand Crossing
- 6607 S. Martin Luther King Dr., Woodlawn
- 9044 S. Dauphin Avenue, Burnside
- 841 W. Lill Avenue, DePaul

"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 54 demolitions during July 2022 at Chicago Cityscape's Demolitions Tracker



Chicago Cityscape



210 W. Chestnut Street, Near North Side. Demolished July 2022. Photo Credit: Google Maps

"Permits were issued last week for the demolition of a two-story commercial building located at 210 W Chestnut Street in Near North Side neighborhood. The structure will give way to 868 N Wells Street, a 25-story tower serving as the next phase of JDL's North Union megadevelopment."

Demolition Permit Issued For Demolition Permit Issued For 210 W Chestnut Street In Near North Side, Bee Ricketts, Chicago YIMBY, 7/18/22



1457 W. Roscoe Street, Lake View. Demolished July 2022. Photo Credit: Albert David

"A demolition permit was issued on Wednesday for a two-story frame multi-unit residence along with a detached frame garage located at 1457 W Roscoe Street in the Lake View neighborhood. As of this writing, no permits have been filed for a future build."

Demolition Permits Issued For 1457 W Roscoe Street In Lake View, Bee Ricketts, Chicago YIMBY, 7/30/22



7035 S. Wentworth Avenue, Englewood. Demolished July 2022. Photo Credit: Google Maps



3440 N. Avers Avenue, Irving Park. Demolished July 2022. Photo Credit: Redfin

Demolition Permits Issued For 3440 N Avers Avenue In Avondale, Bee Ricketts, Chicago YIMBY, 8/1/22



5517 W. Division Street, Austin. Demolished July 2022. Photo Credit: Google Maps



8105 S. Chappel Avenue, South Shore. Demolished July 2022. Photo Credit: Google Maps



949 W. Belden Avenue, DePaul. Demolished July 2022. Photo Credit: Google Maps



1500 N. Wieland Street, Old Town. Demolished July 2022. Photo Credit: Google Maps



1248 N. Marion Court, Wicker Park. Demolished July 2022. Photo Credit: VHT Studios



2046 W. Addison Street, Roscoe Village. Demo July 2022. Photo Credit: Google Maps



7247 S. Eberhart Ave., Greater Grand Crossing. Demo July 2022. Photo Credit: Google Maps



6607 S. Martin Luther King Dr., West Woodlawn. Demo July 2022. Photo Credit: Google Maps



9044 S. Dauphin Avenue, Burnside. Demolished July 2022. Photo Credit: Google Maps



841 W. Lill Avenue, DePaul. Demolished July 2022. Photo Credit: Redfin

Preservation In the News

SUN-TIMES EDITORIAL: Landmark Chicago Vocational High School



Chicago Vocational High School, 1940, John C. Christensen, 2100 E. 87th St. Photo Credit: Lee Bey



Chicago Vocational High School, 1940, John C. Christensen, 2100 E. 87th St. Photo Credit: Lee Bey

Update: Chicago Vocational High School was approved for National Register of Historic Places application by the Commission of Chicago Landmarks meeting on July 7, 2022.

"We've been plenty concerned about Chicago Vocational, the architecturally important but underutilized Art Deco/Art Moderne designed high school in the city's Avalon Park neighborhood.

"Built in 1941 for 4,000 students, only about 800 pupils currently attend the school at 2100 E. 87th Street.

"The city's second-largest public school building — only Lane Tech is larger — Chicago Vocational is so underused, officials closed off a nearly block-long wing along Anthony Avenue, a few years ago.

"There was even talk a few years back of wrecking the Anthony wing, which triggered concerns among the school's alumni about the building's future.

"But those fears might be allayed a bit now. That's because the Illinois Historic Sites Advisory Council last month voted to recommend the National Park Service list the rambling 81-year-old school on the National Register of Historic Places.

"It is simply one-of-a-kind and thus the school is well-deserving in taking its place among other noted and honored structures," said Michael L. Mims, a 1978 graduate of the school — he majored in architectural drafting — who is leading the National Register nomination effort.

This is good news that we hope leads to a full-on effort to preserve the historic school — and rebuild its curriculum also.

"Now called Chicago Vocational Career Academy, but best known by its original name, Chicago Vocational High School, CVS sits on a 22-acre campus west of the Chicago Skyway.

"During its prime in the 20th century, the school provided a top-notch vocational education on the then-largely industrial Southeast Side.

"But rather than stick students with a bare-bones, factory-like school building, Chicago Board of Education architect John C. Christensen designed a stylish building, rippling with architectural details.

"'CVS is an exemplary building and architecturally distinct from any other public school in Chicago,' Oram said. 'But CVS is more than another Art Deco landmark. CVS is a monument of social history that represents the experiences of local students, teachers, and families.'

"But Mims and Oram's good work shows the city must also get about the business of granting CVS local landmark status.

"A city landmark designation would help protect the building from demolition or unsympathetic alterations.

"Together, a city landmark designation and the National Register could make a solid foundation to reinvest in CVS and turn it into the academic asset it once was — and must be again." (Chicago Sun-Times Editorial, 7/2/22)

Read the full editorial at Chicago Sun-Times

Is Chicago Vocational HS headed for the National Register of Historic Places? This is good news that we hope leads to a full-on effort to preserve the historic school — and rebuild its curriculum also, Chicago Sun-Times Editorial Board, 7/6/22

Could preserving school's regal architecture help CVS regain status as 'the pride of the South Side'? Some grads of Chicago Vocational High School say their alma mater is in a state of disrepair. As enrollment declines, they hope designating the school as an official Chicago landmark can save the building — and the community, Jason Beeferman, Chicago Sun-Times, 11/11/21

Chicago Vocational High School, An Overlooked Art Deco And Art Moderne Hybrid; Lee Bey's Overlooked South Side Architecture: Chicago Vocational High School at 2100 East 87th Street, Block Club Chicago Staff, 10/10/19

School of architecture: A look at sprawling Chicago Vocational, Lee Bey, WBEZ Chicago, 5/21/12

Petition to Designate Chicago Vocational School (CVS) a Historic Landmark



Sun-Times Editorial: When Wall Comes Tumbling Down at Lakeside Center, Action is Needed



Lakeside Center at McCormick Place, 1971, C.F. Murphy and architect Gene Summers. Photo Credit: Serhii Chrucky

"It's been an open secret for the past decade that McCormick Place's ragged Lakeside Center needs a major, big-ticket rehabilitation.

"Additional proof came Monday evening when a big section of the brick cladding adorning the structure's mammoth podium suddenly collapsed and spilled onto the Stevenson Expressway ramp to northbound DuSable Lake Shore Drive.

"The collapse is another reminder that the hall's owner, the Metropolitan Pier and Exposition Authority, needs to step up repairs at Lakeside Center and give some serious thought to the 51-year-old building's future before things inevitably worsen.

"In April, the MPEA reported the building needs a staggering $400 million rehabilitation, including a new 19-acre roof and fixes to the hall's parking structure, plumbing, mechanical and electrical systems.

"Lakeside Center's exterior glass — and there are acres of that, too — needs replacing, and the voluminous interior spaces need work also.

MPEA could seek state funding to rejuvenate Lakeside Center, but nearly a half-billion dollars is still a mighty big ask for a building that now represents McCormick Place's past more than its future

"And demolishing the building and reclaiming the lakeshore on which it sits is a tough option.

"According to the MPEA, Lakeside Center's 30,000-square foot kitchen serves the McCormick Place campus. The agency also says the building has a host of mechanical and communications equipment, and chilled air lines that service the other McCormick Place buildings also.

"When Lakeside Center was being considered for a casino site earlier this year, the MPEA responded that taking the building offline meant a $1.7 billion hall would have to be built to replace the lost meeting hall's space and functions.

"Demolition could run into the tens of millions at least, experts tell us. And it would also likely cause a Donnybrook of a preservation battle, given the modernist building's history — it was once among the most impressive convention halls in the nation — size, architectural significance and architects: the acclaimed Gene Summers and a young Helmut Jahn.

"It's a civic embarrassment — and a dangerous one at that — for one of the city's most visible and iconic structures to just up and crumble into the street like a common shack.

"But the incident could also be a call to duty, for the MPEA, the city, the state and Chicago's considerable architectural talent to begin now mapping out a new day for the old building."

Read the full editorial at the Chicago Sun-Times

When wall comes tumbling down at Lakeside Center, action is needed
The collapse is another reminder that the MPEA, city and state must step up repairs at the 51-year-old building and give some serious thought to its future use. Chicago Sun-Times Editorial Board, 6/29/22



Chicago Reader: Living with Muddy



Chandra Cooper outside the Muddy Waters home on July 16, 2022, and her mother, Amelia Cooper, with grandfather Muddy at the home in 1964. Both women serve on the board of the nonprofit working to turn the home into the Mojo Museum, and Chandra is its president. Photo Credit: Chandra by Andrew Burke-Stevenson for Chicago Reader; Amelia and Muddy by Ray Flerlage courtesy the Mojo Museum

"In 1954, McKinley Morganfield bought his first house, located at 4339 S. Lake Park Avenue in Kenwood. Better known as Muddy Waters, the Father of Chicago Blues shared the south-side house with his wife Geneva, Geneva's son Charles, his granddaughter Amelia 'Cookie' Cooper, and his great-granddaughter Chandra 'Peaches' Cooper.

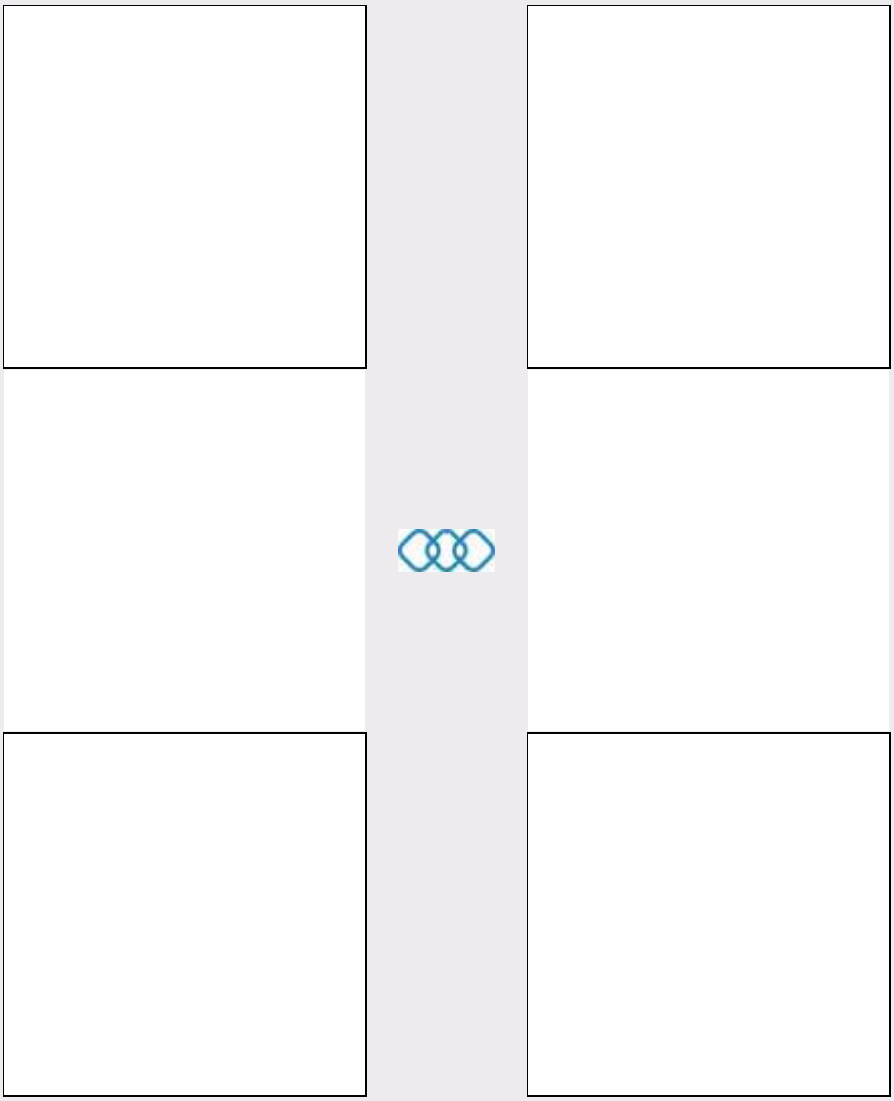
"Quite a few people came and went over the nearly two decades Muddy lived there. Pianist Otis Spann and harmonica player Paul Oscher, members of Muddy's band, were among the musicians who stayed in the basement. The basement also hosted legendary jam sessions and rehearsals with some of the greatest blues artists on earth. During his years in Kenwood, Muddy recorded some of his best-known and most enduring songs, including 'Hoochie Coochie Man,' 'Got My Mojo Working,' and 'Mannish Boy.'

"Today the house is owned by Muddy's great-granddaughter Chandra, who is the president of the nonprofit that's working to turn it into the Muddy Waters Mojo Museum. The city designated the house a Chicago landmark last October, and this spring the nonprofit received $250,000 from the Commission on Chicago Landmarks for exterior renovations and another $116,152 from the city for interior renovations. The house has been unoccupied for more than a decade, so it needs plenty of work. The Mojo Museum eventually plans to open exhibit space on the first floor and a recording studio and music room in the basement.

"Most of the coverage of the museum project has focused on the process of securing landmark status and raising funds, and on underlining Muddy's huge importance in the worlds of blues and rock 'n' roll. I wanted to tell a more personal story, so I talked to Amelia, who grew up in the Kenwood house, and to Chandra, who was born in 1970, a few years before the family moved out. I asked both ladies what it was like to live with Muddy Waters." (Farr, Chicago Reader, 7/21/22)

Read the full story at Chicago Reader

Living with Muddy; You may have heard that Muddy Waters's Chicago home is becoming a blues museum. Now you can hear from two women in his family who lived there, Deitra Farr, Chicago Reader, 7/21/22



AIA Architect: Sleeping Beauties - Chicago's Adaptive Reuse; A wave of community-focused resurrections of former neighborhood anchors seeks to heal community — and architectural — neglect.



Laramie State Bank of Chicago, 1929, Meyer & Cook, 5200 W. Chicago Avenue. Chicago 7 Most Endangered 2019. Photo Credit: Eric Allix Rogers

"The Laramie State Bank Building, in Chicago's Austin neighborhood, strikes an alluring profile on the corner of Chicago and Laramie avenues. A hulking, concrete box built in 1928 with ornate exterior terra cotta, it's one of the city's rare examples of Egyptian Revival design. Architect Katherine Darnstadt, AIA—whose firm Latent Design is working on a $37.5 million, city-supported adaptive reuse project seeking to re-envision the structure—says the enormity of the landmarked space, with the double-height banking hall and interior columns, makes it one of a kind.

"'It communicated power, finance, and trust, announcing that, 'Yes, we are an important place,'' Darnstadt says. 'What we found interesting about the project was the idea of bringing it back to that sense as much as possible.'

"That's no easy task after decades of disinvestment in both the building and the surrounding neighborhood. After short stints as a banquet hall and other temporary reuses, the building was foreclosed on in 2012, and the Austin neighborhood has seen its population plunge nearly 20% in the past two decades following economic and social disinvestment. Darnstadt describes entering the building as exploring a cave, with so much water damage from poor maintenance that she expected a stalactite to fall from the deteriorating plaster ceiling. The excitement she feels for this project, part of a larger vision to create a 'Soul City Corridor' featuring a blues museum and affordable housing, is palpable, with permitting expected to be complete by the end of the year.

'Honestly, it's the dollars; it's showing the city [is] investing in these areas,' Darnstadt says. '[It's] a stark contrast to the previous administration, which focused on the central business district. Every component of it ties into a neighborhood strategy, instead of a single building reuse strategy.'

"When Maurice Cox, commissioner of the city's Department of Planning and Development, was discussing the city's new Invest South/West Initiative, he described these buildings as 'sleeping beauties': buildings on formerly active commercial corridors that loomed large in people's minds and just needed someone to reactivate them. The initiative is a $1.4 billion 10-neighborhood vision to find

community-oriented catalyzing developments in oft-overlooked neighborhood corridors, including the Laramie State Bank Building.

"The projects that Darnstadt and others have embarked on or will embark on—revitalizing the modern skeletons of once-vital community and economic infrastructure—highlight the potential of adaptive reuse not just to ring a classic building back to life but to heal a void in one of the city's disinvested neighborhoods. Often, these projects an be completed with a speed and more economical cost that make them a key part of larger development strategies. It's a running theme both across the nation and especially in Chicago: The resurrection of the South Side Pullman neighborhood, a worker's village erected by railroad magnate George Mortimer Pullman, has become a national monument and magnet for millions in economic development. The continuing art and preservation work of local artist and professor R. Theaster Gates, whose Rebuild Foundation has created cultural and community hubs in the city's Grand Crossing neighborhood, dovetails with the recent news that one of the city's postmodern gems, the spaceship-like James R. Thompson Center, will be spared the wrecking ball and transformed via a $280 million restoration into a new vital downtown destination with its soaring atrium intact.

"Part of the reason Chicago has so many of these projects is the age of the building stock, especially compared with cities farther west, says architect Matt Nardella, AIA, whose firm, Moss Design, recently redeveloped a bank in the city's Northwest Side. Older Chicago buildings also offer the unique potential of transit-oriented development ordinances and the city's fairly suburban zoning ordinance. In 2020, the city was leading the nation in the number of adaptive reuse housing projects that were underway.

"'Many of the buildings we do adaptive reuse projects with couldn't be built as they are today,' Nardella says. By utilizing adaptive reuse's potential for the Northwest Side bank redevelopment plan, which turned the triangular site into apartments and ground-level commercial space with a brewery and coffee shop, Moss Design was able to do a Flatiron-style building without having to provide the standard 20 parking spaces. 'The last thing we want to see is a good building be demolished,' he says." (Sisson, AIA Architect, 6/3/22)

Read the full story at AIA Chicago

Sleeping Beauties: Chicago's Adaptive Reuse; A wave of community-focused resurrections of former neighborhood anchors seeks to heal community — and architectural — neglect, Patrick Sisson, AIA Architect, 6/3/22

Urbanist News: When Preserving Affordable Housing Is Cheaper Than Building It



Multicolored Brick Courtyard Building, Built 1909, 5439-45 S Woodlawn Avenue. An example of Naturally Occurring Affordable Housing or NOAH in Chicago. Photo Credit: Eric Allix Rogers

"While building affordable housing is a hot topic, new buildings only account for about a quarter of the affordable housing market. The rest is comprised of Naturally Occurring Affordable Housing, or

NOAH, which falls between subsidized housing and high-rent buildings. However, that too is that risk. In Chicago, 10% of NOAH housing was lost from 2012-2019.

"One Chicago CDFI has been working to preserve that housing for decades. Called Community Investment Corporation (CCI), they have a wide range of programs, including their Troubled Building Initiative, to support the acquisition, rehabilitation and preservation of affordable rental housing.

"CEO Stacie Young says they started in the '80s by creating access to credit for primarily local owners to buy and rehab multi-family housing in historically disinvested neighborhoods, as well as for small-business owner acquisitions. They did this in part by creating funding pools of lenders with a shared-risk model. Now, they have $330 million dollars of loan capital committed by 40 lenders to preserve naturally affordable rental housing.

"They also offer a suite of services to support and educate the landlords who borrow from them, including training on best practices, resources and building code updates. The goal is to help landlords serve as better stewards of affordable buildings. Young says a survey found that half of their borrowers are people of color, and many are local.

"'We usually don't think about landlords as businesses, but they are,' Young says. 'They need the same support.'

"Their 20-year-old Trouble Buildings Initiative (TBI) is aimed at unresponsive landlords. Instead of the city of Chicago filing code violations, TBI pulls together multiple city departments including housing, police and building, to identify at-risk structures and appoint CIC as a stakeholder to make repairs.

"One notable product of this multi-org collaborative is tax relief for multi-family housing which incentivizes low- to moderate-income owners to improve buildings while keeping them affordable. This is critical to preserving more locally-owned NOAH stock as national markets face speculation from aggressive investment groups without stake in community stability.

"Here in Chicago, we're looking at rents of $800-$900 a month for neighborhoods without subsidy," Young says. "And in higher-cost neighborhoods, they're going up to $1,200-$1,700 a month. This tax incentive is a way for owners to keep rents affordable in those higher-cost markets where the rents are going up." (Patterson, Urbanist News, 6/8/22)

Read the full story at Next City Urbanist News

When Preserving Affordable Housing Is Cheaper Than Building It; This Chicago CDFI is taking a multi-faceted approach, from political advocacy to landlord training, to keep the city's dwindling affordable housing supply, Hadassah Patterson, Urbanist News, 6/8/22

Block Club Chicago: Decades Before Boystown, South Side Jazz Clubs Were A Haven For Queer Chicagoans



611 E. 63rd Street is where the Kitty Kat Club once operated. The building remains there – the only one on its block – as seen on June 29, 2022. Photo Credit: Colin Boyle/Block Club Chicago

"Long before North Halsted Street became the epicenter of Chicago queer nightlife, a vibrant drag scene thrived on the South Side, buoyed by jazz clubs in Bronzeville and Woodlawn.

"Jazzheads know the headliners' names, even if the venues are now a memory. Clarinetist and bandleader Jimmie Noone played female impersonator shows at the Cabin Inn, 3119 S. Cottage Grove Ave., until the club was shut down because of a licensing dispute.

"The Kitty Kat Club, 611 E. 63rd St., was known as a haven for gay South Siders and its on-the-pulse music programs, tapping jazz talents including pianists Ahmad Jamal, John Young and King Fleming before their ascents.

"And Sun Ra and his Arkestra, icons in avant-garde jazz and Afrofuturism, backed drag shows at Queen's Mansion, a venue which succeeded Joe's DeLuxe, another longtime drag venue at the same address, 6323 S. King Drive.

"Venues came and went, and new genres arose to occupy jazz's pop-cultural dominance, but drag balls stuck around the South Side through all these transformations. The buildings that housed these popular shows are long gone, driven out amid cultural and economic changes.

"Northalsted is known now for its thriving drag scene — but drag events flourished on the South Side starting in the 1930s.

"The South Side's longest-lasting and most famous drag event was Finnie's Masquerade Ball, a racially integrated Halloween drag show founded in 1935 by Alfred Finnie, a gay, Black man-about-town. A gambler, Finnie was killed after one of his bets went south in 1943, but the ball he founded continued for nearly 50 more years in various venues.

"The Jewel Box Revue — a touring impersonator troupe long emceed by Stormé DeLarverie, a lesbian and drag king later credited with inciting the Stonewall uprising — held extended residencies on the South Side from 1958 to 1966.

"Singer and drummer Earl 'Teddy' Thomas, now 92 and living in South Holland, played in a trio backing the Jewel Box Revue in its short-lived but popular stint at the Roberts Show Lounge, 6620 S. King Drive.

"'It was a great show — very entertaining, very well-received. Some performed as Sarah Vaughan, some as Dinah Washington. ... They imitated all the stars, and they did it well,' Thomas said. "Not many clubs put on full shows. But that's what Jewel Box Revue was.'

"The Chicago Defender remains the most thorough press record of South Side nightlife.

"From the Cabin Inn's revues of the late 1930s to the roving Finnie's Ball, the paper covered female impersonator shows as part of its nightlife columns. The paper gave glowing reviews to Valda Gray's short-lived revues at the Cabin Inn border.

"There should be no reason why Valda Gray's shows are not considered the best on Chicago's great South Side,' a Defender writer said in 1939." (Edgar, Block Club Chicago, 6/30/22)

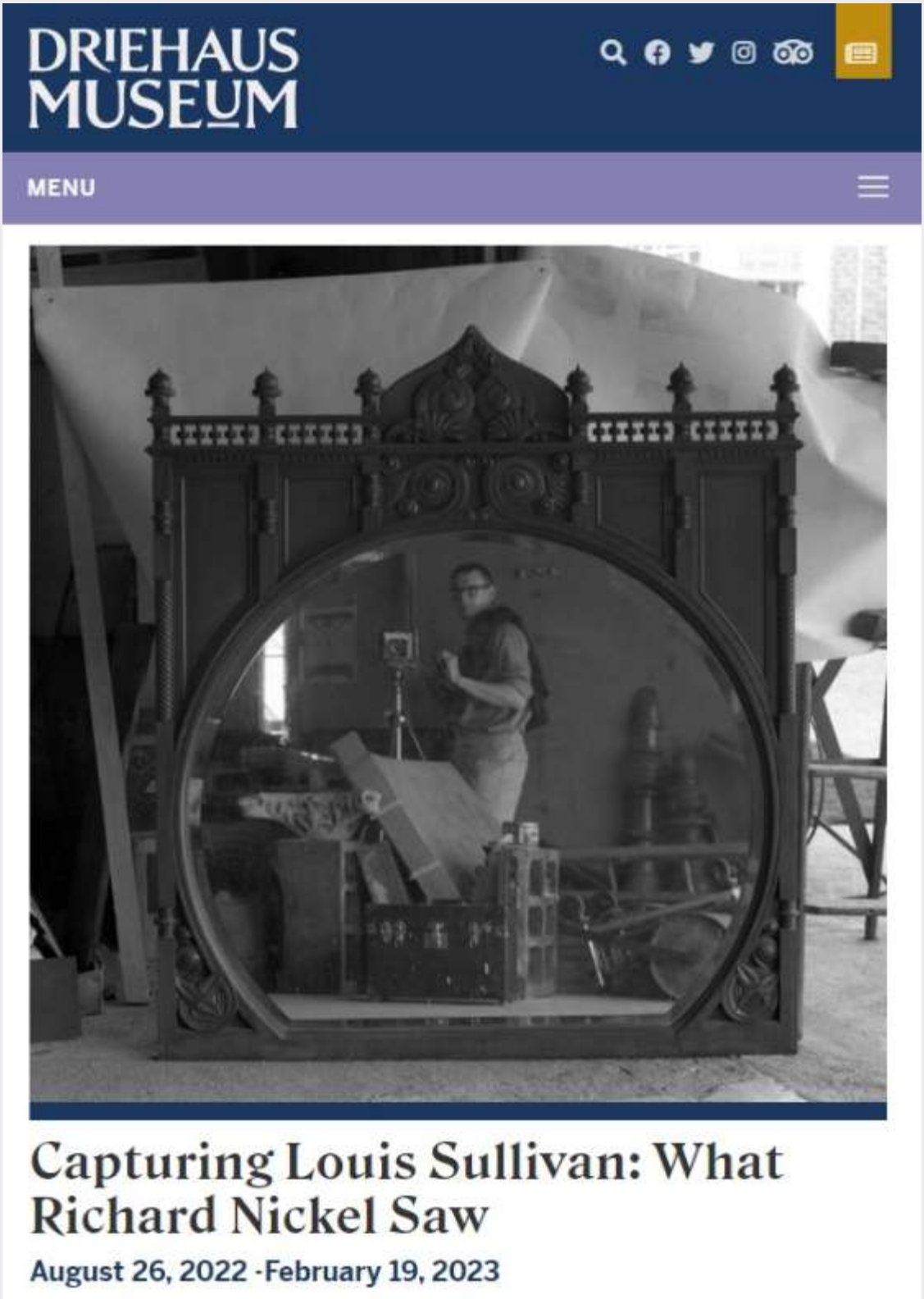
Read the full story at Block Club Chicago

Decades Before Boystown, South Side Jazz Clubs Were A Haven For Queer Chicagoans: From the 1930s through the mid-1960s, drag shows were among Bronzeville and Woodlawn's hottest nightlife attractions, attracting patrons of all races and sexual orientations, Hannah Edgar, Block Club Chicago, 6/30/22

Preservation Events & Happenings

Driehaus Museum Presents

Capturing Louis Sullivan: What Richard Nickel Saw
August 26, 2022 to February 19, 2023



"Capturing Louis Sullivan: What Richard Nickel Saw" August 26, 2022 to February 19, 2023. Image Credit: The Richard H. Driehaus Museum

"Richard Nickel (1928-1972) was a Polish-American architectural photographer and preservationist. Nickel first encountered the work of Louis Sullivan (1856-1924) as a student, when photographing the architect's buildings for a project at the IIT Institute of Design. In the 1960s and 1970s, many of Sullivan's buildings began to be demolished to make way for new development—part of the "urban renewal" movement of the period—and Nickel became an activist. He picketed buildings designated for demolition, organized protests, and wrote letters to news media and politicians in the hopes of saving them from destruction. Realizing that his efforts were futile, he embarked on a mission to meticulously document the buildings in various stages of destruction.

"Today, Sullivan is well-known as an influential architect of the Chicago School, the 'father of modernism,' and as a mentor to Frank Lloyd Wright. The fact that we have a comprehensive overview of Sullivan's Chicago architecture today is largely thanks to Nickel's tireless efforts to document Sullivan's design philosophy and to preserve the architect's legacy. Focusing on Adler & Sullivan's Chicago buildings of the 1880s and early 1890s, the exhibition will explore the firm's architecture through the lens of Nickel's photography, which provides a detailed record of these buildings and, in particular, Sullivan's signature ornamentation. The exhibition will highlight the integral role Nickel played in preserving Sullivan's legacy—the photographer's work is all that remains of many of Adler & Sullivan's major buildings—while ultimately losing his life in an effort to salvage artifacts during a demolition.

"Featuring around forty photographs as well as a selection of over a dozen architectural fragments from The Richard H. Driehaus Collection and loans from other private collectors – many initially saved by Nickel himself – Capturing Louis Sullivan: What Richard Nickel Saw will be on view at the Driehaus Museum from August 26 through February 19, 2023. The exhibition is curated by David A. Hanks.

"'Capturing Louis Sullivan: What Richard Nickel Saw is the last project initiated by the late Richard H. Driehaus, who founded the Driehaus Museum and served as its board president for more than a decade before passing away unexpectedly last year,' said Anna Musci, Executive Director of the Richard H. Driehaus Museum. 'Just as Richard Nickel dedicated his life to documenting and salvaging Sullivan's architecture, Richard H. Driehaus dedicated his to preserving significant architecture and design of the past, most notably the 1883 Nickerson Mansion, a home for his beloved Chicago community to be inspired through encounters with beautiful art. Presenting this exhibition is a celebration of both Chicago's architectural legacy and those who have gone to great lengths to ensure that its beauty and cultural heritage are preserved for future generations.'

"Capturing Louis Sullivan: What Richard Nickel Saw"
August 26, 2022 to February 19, 2023

The Richard H. Driehaus Museum
40 East Erie Street

More Information at Driehaus Museum website

Glessner House Presents
Pullman - From Factory Town to National Monument with Bill Tyre
August 30, 2022



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

"In the 1870s, George Pullman, manufacturer of the famous and luxurious Pullman Palace Cars, purchased land along Lake Calumet south of Chicago, to build a town in which to produce his railroad cars and house his workers. The plan featured beautiful brick Queen Anne style homes, parks, and elegant public buildings including a theater and hotel. The experiment in providing improved living conditions for factory workers drew attention from around the world.

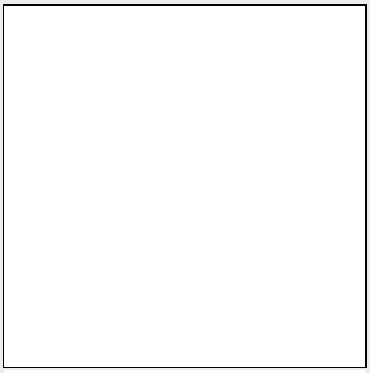
"By the early 20th century, the company was forced to sell off everything except the manufacturing facilities, but the town continued to retain much of its 19th century charm, in spite of narrowly escaping demolition in the 1960s. The significance of the site was acknowledged when President Barack Obama officially designated the town as a National Monument in February 2015.

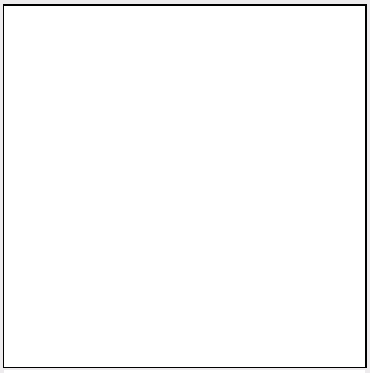
"This presentation by William Tyre, Executive Director and Curator of Glessner House (and a Pullman resident), will explore the history of the town from its 1870s origins to its current interpretation as the only unit of the National Park Service in the Chicagoland area."

Pullman - From Factory Town to National Monument
Presented by William Tyre, Executive Director

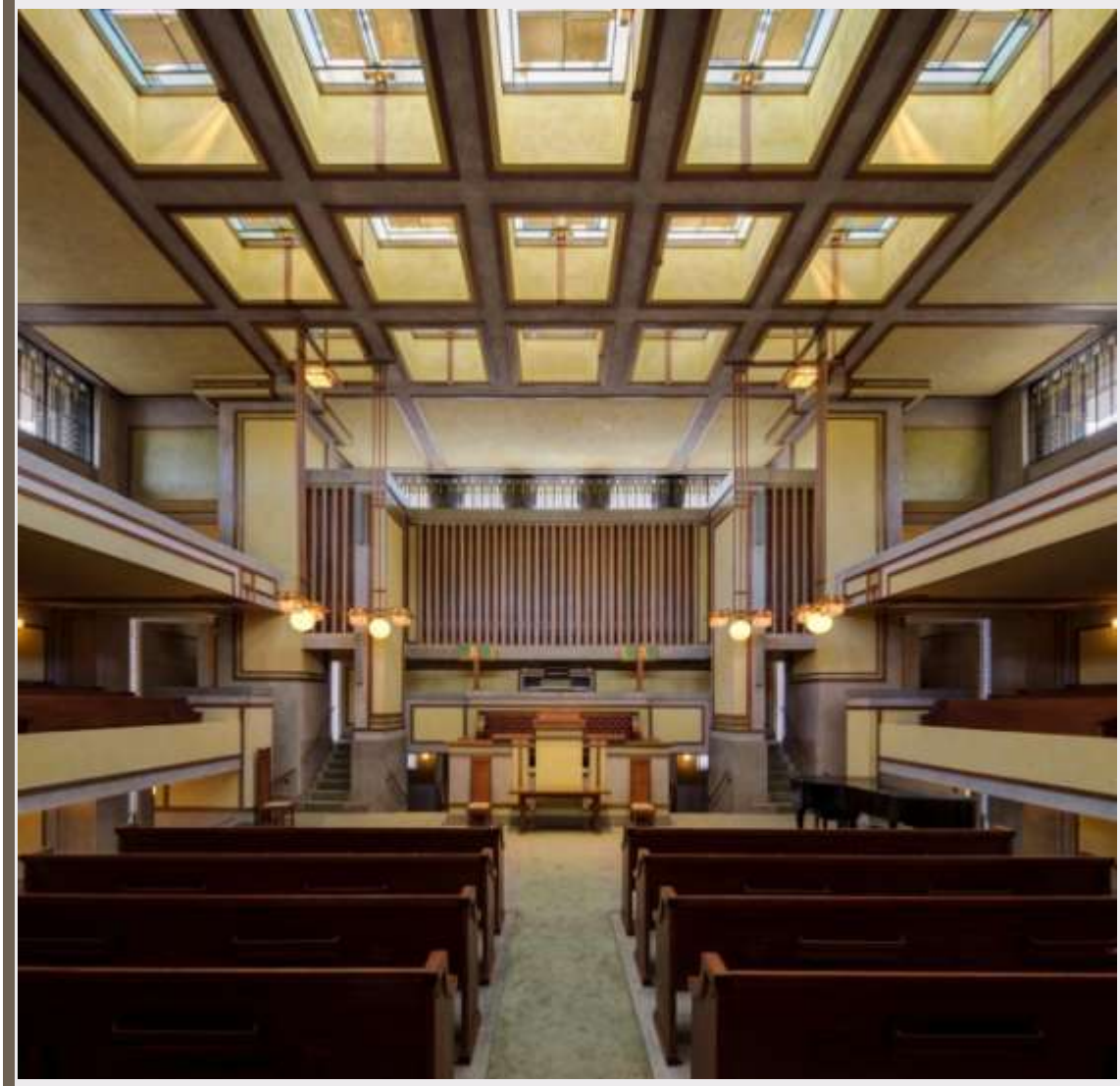
Tuesday, August 30, 2022
7:00 to 8:00 PM
ONLINE via Zoom
$12 per person / $10 for members

Event Registration and Ticket Purchase at Glessner House website





Frank Lloyd Wright Trust presents
Unity Temple Guided Interior Tours
Summer 2022



Unity Temple, 1908, Frank Lloyd Wright, 875 Lake St, Oak Park. Photo Credit: James Caufield / Unity Temple Restoration Foundation

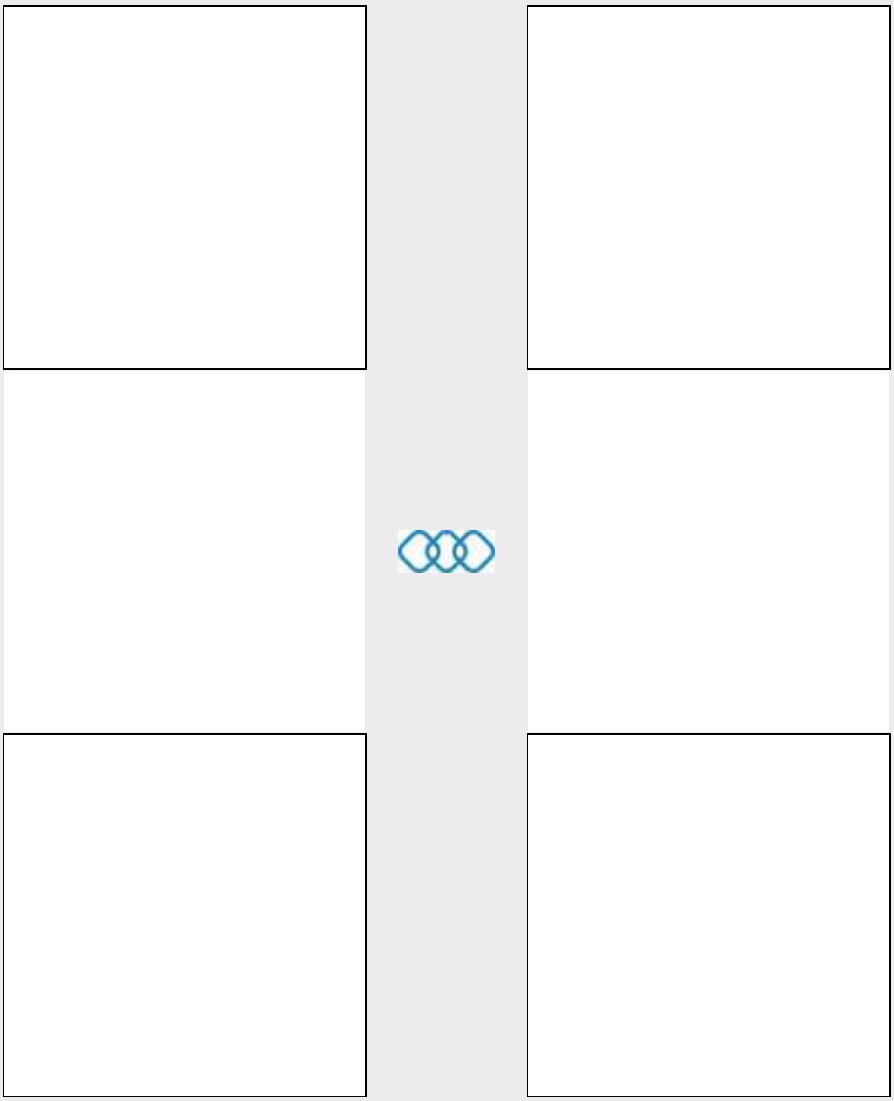
Unity Temple Guided Interior Tours
Unity Temple Audio Self-Guided Tour

Unity Temple In-depth Tour

Unity Temple represents a defining moment in Frank Lloyd Wright's early career. Designed in Wright's Oak Park Studio, it is considered the greatest public building of the architect's Prairie era. Discover how the harmony of the building's strikingly geometric architecture and decorative elements exemplifies Wright's theory of organic design. Unity Temple is inscribed on the UNESCO World Heritage List.

Learn more at Frank Lloyd Wright Trust

Unity Temple Restoration Foundation



Edgewater Historical Society presents
Neighborhood Walking Tours
Summer 2022



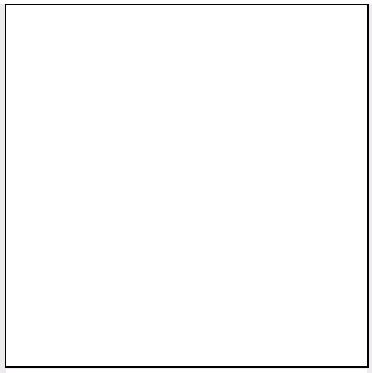
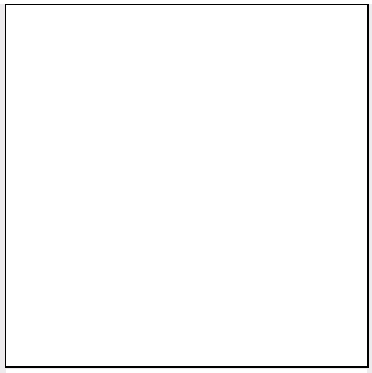
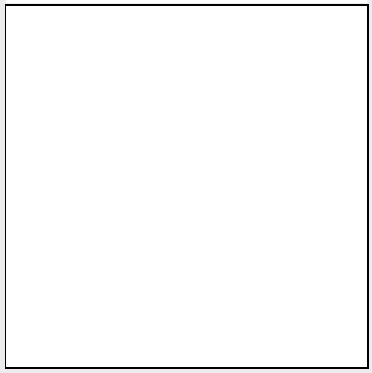
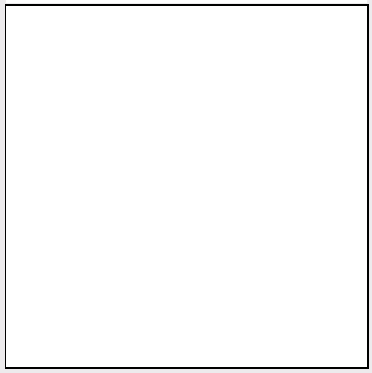
Edgewater Historical Society presents Summer 2022 Neighborhood Walking Tours. Image credit: Edgewater Historical Society

"Enjoy views of the historic homes of Edgewater in our own unique outdoor museum. Edgewater has three historic districts designated by the U.S. Department of the Interior and many blocks filled with historic homes.

"There is a limit of 20 in each tour. Our tour guides, who will have microphones, will lead you through the tour, and share with you our researched brochure. Face masks are recommended but optional. The fee for each tour is $15, which supports the Edgewater Historical Society Museum.

- Surprising Broadway - June 12 at 1:00 p.m.
- Surprising Broadway - July 30 at 1:00 p.m.
- Edgewater Beach North - June 16 at 6:30 p.m.
- Edgewater Beach North - July 6 at 6:30 p.m.
- Bryn Mawr - June 22 at 6:00 p.m.
- Bryn Mawr - July 20 at 6:00 p.m.
- Edgewater Glen - June 23 at 6:00 p.m.
- Edgewater Glen - July 28 at 6:00 p.m.
- Edgewater North - June 26 at 11:00 a.m.
- Edgewater North - July 30 at 11:00 a.m.
- Magnolia Glen - June 29 at 6:00 p.m.
- Magnolia Glen - July 21 at 6:00 p.m.
- Lakewood Balmoral - July 14 at 6:00 p.m.
- Lakewood Balmoral - July 27 at 6:00 p.m.
- Discover the Art Underfoot - July 23 at 10:30 a.m.
- North Magnolia Glen - July 24 at 1:00 p.m.
- Edgewater Beach Hotel - Aug 14 at 1:00 p.m.
- Andersonville - Aug 20 at 11:00 a.m.

To register, visit Edgewater Historical Society's website

Pritzker Military Museum & Library Presents Life Behind the Wire: Prisoners of War Now Open

PRITZKER MILITARY
MUSEUM & LIBRARY

View in web browser



LIFE BEHIND THE WIRE
PRISONERS OF WAR

Pritzker Military Museum & Library Presents Life Behind the Wire: Prisoners of War Opening May 12, 2022. Image credit: Pritzker Military Museum & Library

"Most people aren't aware of the drastic differences that exist between varying prisoner of war (POW) experiences. The camp and captor greatly determined the lifestyle and treatment these prisoners received.

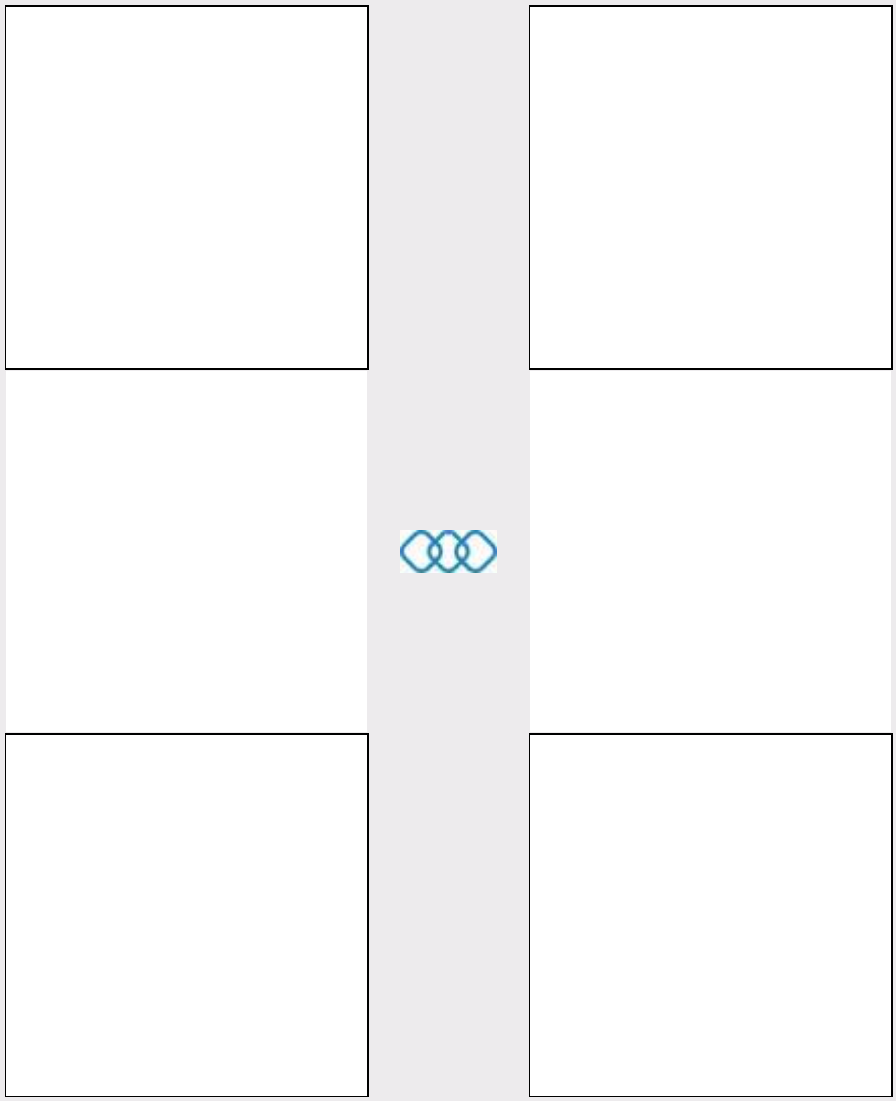
"What happens when a soldier, sailor, airman, or marine is captured during war? How do they cope with the physical and mental toll of prison life after capture? The experience was different for each individual forced to endure capture by the enemy. Food was scarce for some, others received adequate meals, exercise, and comradery. Some endured long hours of work. Many were limited to just a few words for outside communication.

"From escape attempts and their consequences to the ingenuity and inventiveness of prisoners, Life Behind the Wire draws from the special collections and archives of the Museum & Library, along with never-before-seen prisoner of war materials on loan to the museum. The exhibit focuses on POWs from WWII and the Vietnam War, and how those experiences highlight the perseverance of the citizen soldier when faced with insurmountable odds.

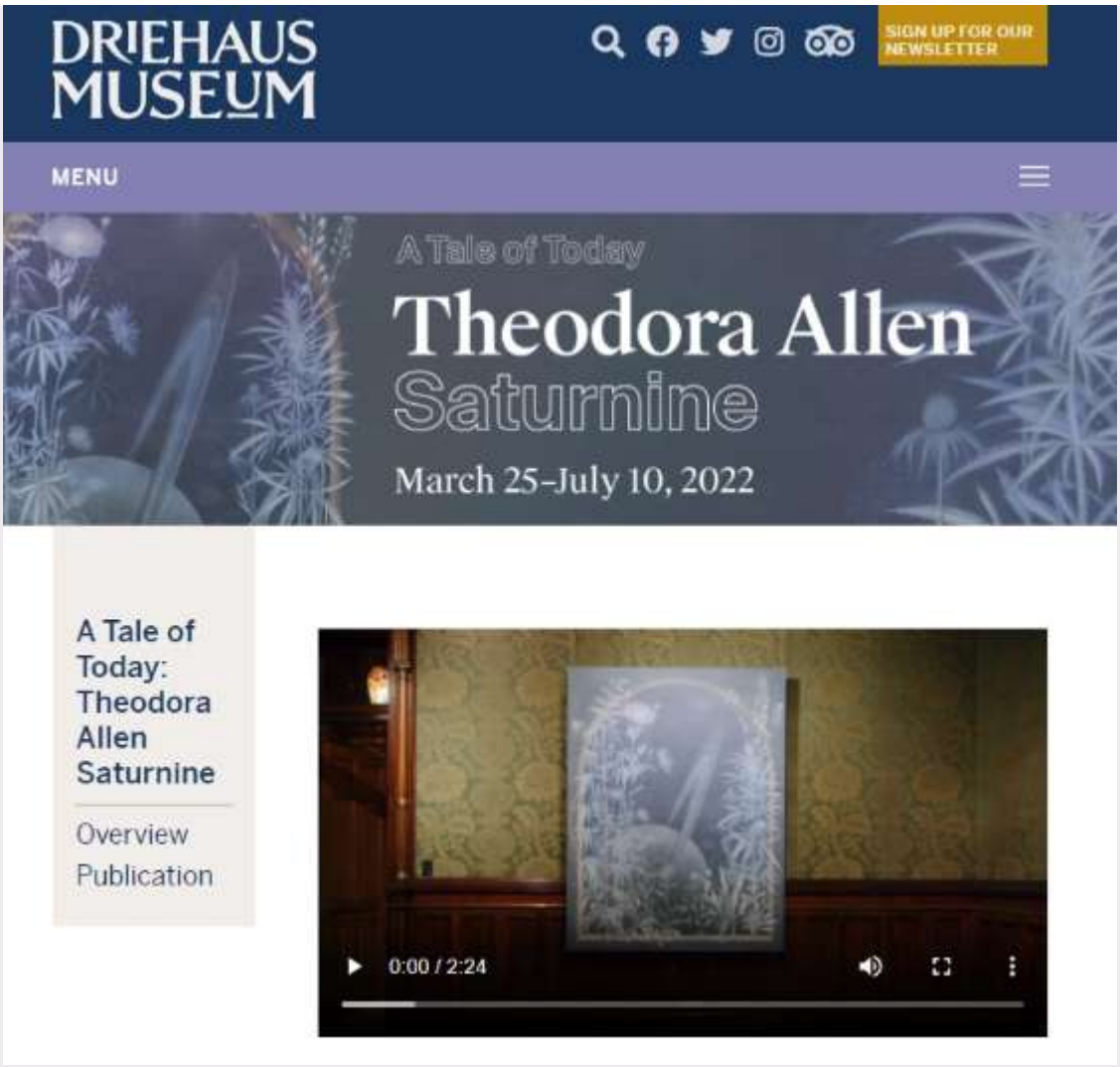
"Visitors will be able to explore artifacts, archival materials, photographs, and oral histories that examine international laws pertaining to POWs, day to day life in a prisoner of war camp, and individual reflections of life as a POW. Life Behind the Wire looks at these individual's experiences to illustrate how the POW experience has changed throughout American military history as well as how POW perspectives fit into the larger narratives of war."

More information at Pritzker Military Museum & Library Website

Life Behind the Wire Video Short (0:30)



Driehaus Museum presents
"A Tale of Today: Theodora Allen Saturnine"
Extended to August 7, 2022



Driehaus Museum presents "A Tale of Today: Theodora Allen Saturnine," March 26 to August 7, 2022. Image credit: Driehaus Museum

"The exhibition marks the latest iteration of the Museum's newest initiative: A Tale of Today, which features work by leading contemporary artists to expand the immersive experience and to shape our understanding of the world through the art, architecture, design, and cultural history of the Nickerson Mansion, the Museum's home.

"Curated by Stephanie Cristello, Theodora Allen: Saturnine derives its title from figure of Saturn and its historical association with melancholy, often referred to as the curse of artists. Visitors to the Museum will see Allen's luminous and meditative compositions, filled with a lexicon of snakes, planets, moons, and plant life – motifs that draw from ancient Greek mythology, literature, fin-de-siècle Europe, and the zeitgeist of 1960s California.

"Allen's paintings are exhibited in the second-floor galleries of the Driehaus Museum, convening a dialogue between the rich ornamentation of the Gilded Age Nickerson Mansion and the artist's interpretation of iconic mythical, natural, and celestial symbols. Alongside its collection of Tiffany glass, pre-Raphaelite paintings, and Art Nouveau flourishes, the unique environment of the Driehaus Museum becomes an essential part of Theodora Allen: Saturnine."

[More information at DriehausMuseum.org]

Frank Lloyd Wright Building Conservancy presents
"The Progressive City" 2022 Annual Conference
October 19 to October 23, 2022



Frank Lloyd Wright Building Conservancy presents "The Progressive City" 2022 Annual Conference, October 19 to October 23, 2022. Image credit: Frank Lloyd Wright Building Conservancy

"The Progressive City is the Conservancy's third Chicago conference, the first there in fifteen years. Chicago around 1900 was a laboratory of progressive reforms addressing widespread social inequality, public health crises, and lack of access to education, nature and affordable housing. Morning education sessions will focus on the efforts of Wright, his peers and collaborators to improve the city through innovations in architecture, urban planning, parks, public health, education, social services, and housing.

"We will revisit must-see favorites from our past tours including Unity Temple and the Frederick C. Robie House (both a part of The 20th-Century Architecture of Frank Lloyd Wright World Heritage inscription and restored since our last visit), as well as the Bradley House, The Rookery, Wright's Oak Park Home & Studio, Emil Bach House, and more.

"We will also have the opportunity to visit homes never before toured during in-person Conservancy events: the Jessie and William Adams House, Foster House, Baker House, Kathryn and Lloyd Lewis House, and others. Evening events will provide fellowship, support the Conservancy's mission, and celebrate the recipients of the 2022 Wright Spirit Awards. The Conservancy's Annual Meeting will take place on the morning of Thursday, October 20. We hope you will join us in Chicago – or online!"

Monday, October 17
Silent auction bidding opens online

Wednesday, October 19
9 a.m. Pre-Conference Tour: Bradley House, Jessie and William Adams House & Foster House
6 p.m. Opening Reception: The Rookery
7:30 p.m. Leadership Circle Dinner: Glessner House

Thursday, October 20
8:30 a.m. Conservancy Annual Meeting
9 a.m. Education Sessions
12 p.m. Conference Tours: Wright Home & Studio, Unity Temple & more to be announced
6 p.m. Benefit Dinner: Unity Temple

Friday, October 21
9 a.m. Education Sessions
12 p.m. Conference Tours: Emil Bach House, Baker House, Dorothy and William Ross House & more to be announced
6:30 p.m. Homeowners & Public Sites Dinner

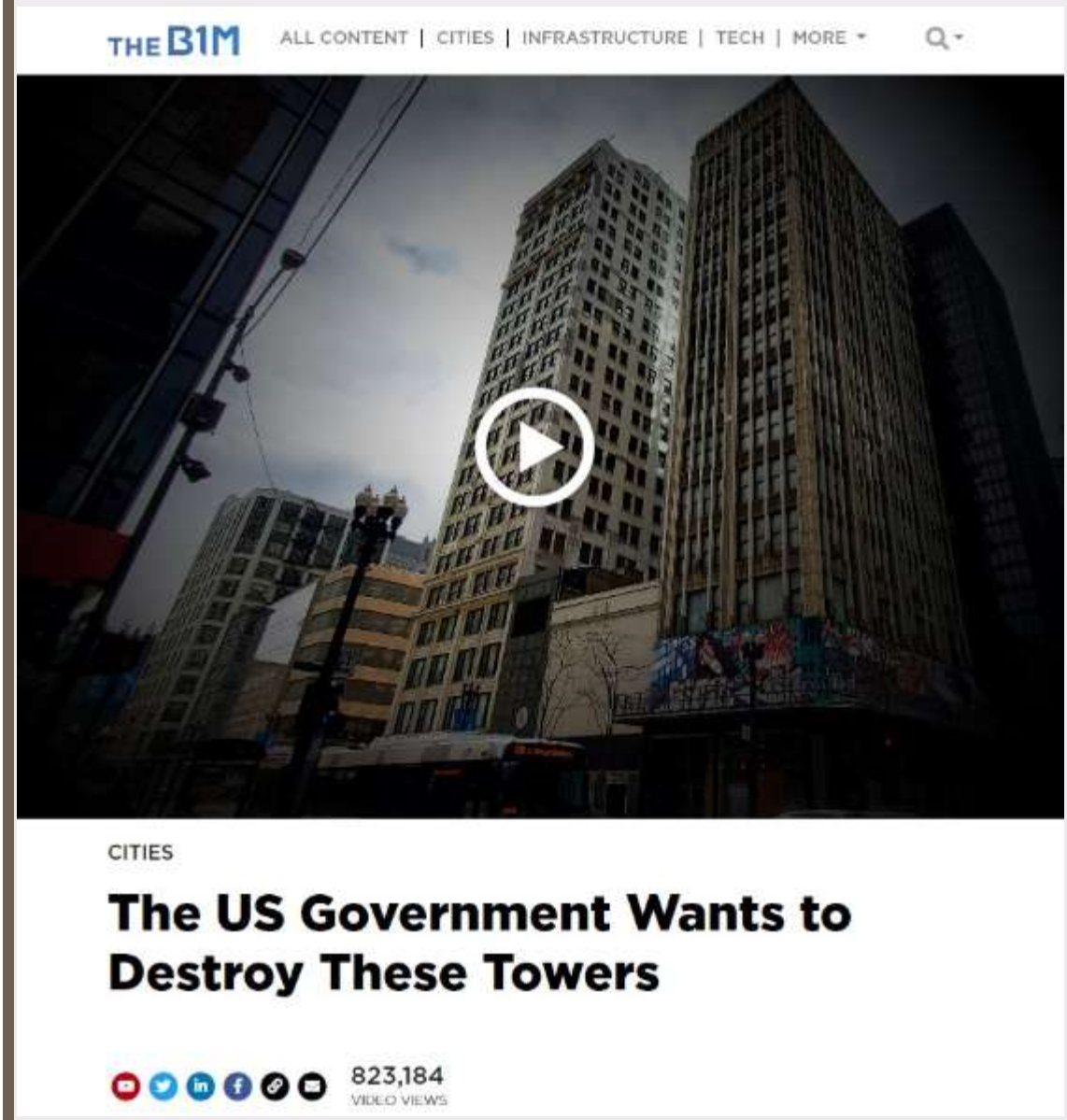
Saturday, October 22
9 a.m. Education Sessions
12 p.m. Conference Tours: Robie House, Heller House & more to be announced
6 p.m. Silent Auction Reception
7 p.m. Gala and Wright Spirit Awards
10 p.m. Silent auction bidding closes online

Sunday, October 23
9 a.m. Post-Conference Tour: Kathryn and Lloyd Lewis House, Willits House & more to be announced

More information and Registration at Frank Lloyd Wright Building Conservancy

Film & Books

The US Government Wants to Destroy These Towers, A documentary by The B1M



The US Government Wants to Destroy These Towers (9:29). Image credit: The B1M

"These historic towers in Chicago are at risk, but not because there's a shiny new development coming along that wants their site. The US Federal Government just wants to demolish them.

"In a move that's apparently all about improving security, the Consumers and Century buildings on Chicago's iconic Loop are currently slated for destruction. But as an important part of the city's architectural history, many are fighting hard to keep them standing.

"'What's unusual is that there's now an earmark to demolish them, a $52M earmark approved by Congress as part of a big omnibus bill,' Ward Miller, Executive Director of Preservation Chicago said. 'Earmarks we have not seen in the United States in a long time, but specifically to demolish these buildings.'

"Critics argue the move would be a major architectural and economic blow for Chicago. So why is the federal government getting involved in a local demolition project? Why are they picking on these buildings? And do people stand any chance of stopping it?

"This is the $52M federal quest to demolish two of Chicago's towers.

"To really get your head around why the US government wants to demolish these buildings and why that's so contentious, you need to understand where they came from.

"Back in 1871, the Great Chicago Fire devastated the city. Burning for more than 24 hours, flames destroyed over 17,000 buildings and killed 300 people. Left with over $200M in damages, Chicago looked to rebuild.

"In the wake of the destruction a group of architects came together and began experimenting with unique designs that could protect buildings from future fires and help jumpstart the economy.

"Enter the Home Insurance Building. Designed by William Le Baron Jenney and built in 1885 – it's known today as the world's first skyscraper. Its 10-storey steel frame was incredibly innovative at the time. Before that, buildings used iron frames with thick masonry walls as support.

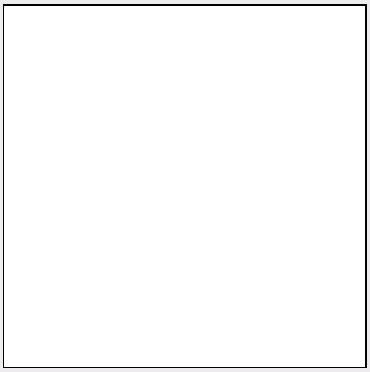
"'The development and integration of steel as a product to design buildings that were much taller and thinner, that allowed for more light and air to come into these structures prior to what we would known today as, you know, air conditioning and electric lighting,' Miller said. 'Basically the idea is almost a steel birdcage, if you will, which in which masonry is hung from that steel birdcage. And what that allowed for is larger window areas, larger spans, thinner buildings as far as their depth of their walls.'

"The style soon became known as the Chicago School of Architecture.

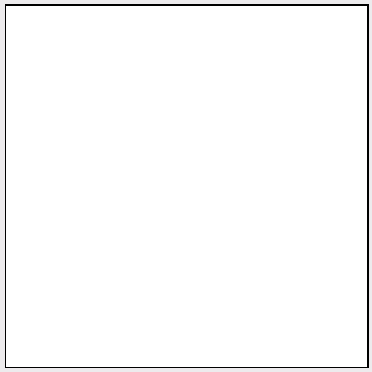
"According to Miller, 'Those innovations still continued today in our skyscrapers and our superstructures buildings over 80 floors, sometimes way over a hundred floors that you see around the world, that technology developed in Chicago and continued to develop even in the superstructures, like the Sears Tower. Now the Willis Tower and the John Hancock Building of the late 1960s and early 1970s.'" (Mills, The B1M, 7/13/22)

Watch the full video at The B1M

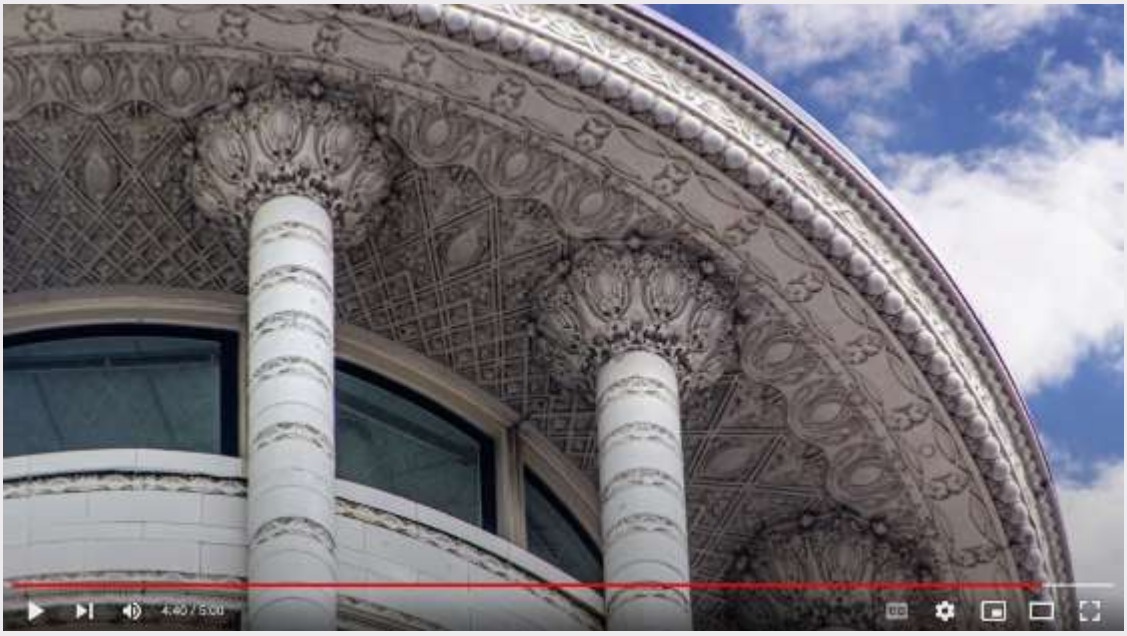
The US Government Wants to Destroy These Towers, Video hosted by Fred Mills, Christine Beldon, The B1M, 7/13/22 (9:29)







"Early Chicago Skyscrapers" for UNESCO World Heritage Site Designation
by AIA Chicago and Preservation Chicago



Early Chicago Skyscrapers: a potential UNESCO World Heritage Site video (5:00). Photo Credit: Eric Allix Rogers

There is strong support to designate “Early Chicago Skyscrapers” as a UNESCO World Heritage Site. A UNESCO World Heritage Site designation would further recognize the Chicago's contributions to the built environment and to increase education regarding these architecturally significant structures. Other sites nominated include Civil Rights Sites, Native American Sites, The Statue of Liberty, and Central Park in New York City.

Preservation Chicago and AIA Chicago are honored to present this 5-minute video prepared for the US/ICOMOS 50th Anniversary Conference was held virtually on April 9th, 2022. We were asked to create this video by the US/ICOMOS on behalf of the many Chicago-based preservation partners which organized the 2016-2017 effort to begin the lengthy process of establishing “Early Chicago Skyscrapers” as a UNESCO World Heritage Site.

The initial list of nine “Early Chicago Skyscrapers” were included due to their architectural significance and owners consent. Additional significant “Early Chicago Skyscrapers” would likely be added as this process advances.

1. The Auditorium Building & Theater
2. The Rookery Building
3. The Monadnock Building
4. The Ludington Building
5. The Second Leiter Building/Leiter II Building
6. The Old Colony Building
7. The Marquette Building
8. The Fisher Building
9. Schlesinger & Mayer/Carson, Pirie, Scott & Company Store

With thanks to:
AIA-Chicago
Preservation Chicago
The Richard H. Driehaus Foundation
The Alphawood Foundation
The TAWANI Foundation
Chicago Architecture Center
Landmarks Illinois
The Coalition in Support of a Pioneering Chicago Skyscrapers World Heritage List Nomination

- Jen Masengarb, AIA Chicago
- Ward Miller, Preservation Chicago
- Gunny Harboe, Harboe Architects
- Kevin Harrington, Professor Emeritus, Illinois Institute of Technology
- Pauline Saliga, Society of Architectural Historians
- Lynn J. Osmond, Chicago Architecture Center
- Gary T. Johnson, Chicago History Museum

And with special thanks to:
Teddy Holcomb, Video Editor
Cathie Bond, Director of Events, Preservation Chicago
Eric Allix Rogers, Photographer

Watch the 'Early Chicago Skyscrapers: a potential UNESCO World Heritage Site' video (5:00 min)

Watch the 2022 US/ICOMOS Celebration of the 50th Anniversary of the World Heritage Convention video (69 min)

Was Humboldt Park's Pioneer Trust & Savings Bank Built to Last? A Documentary by Rob Reid and The Humboldt Park Moon



Was Humboldt Park's Pioneer Trust & Savings Bank Built to Last? A Documentary by Rob Reid and The Humboldt Park Moon. Image credit: The Humboldt Park Moon

"Was Humboldt Park's Pioneer Trust & Savings Bank Built to Last?

"This is the story of Humboldt Park's Pioneer Trust & Savings Bank building. Constructed as a monumental symbol of neighborhood stability, surviving the Depression, adapting to changing demographics, winning landmark recognition, ransacked for brass fixtures, then ultimately becoming

a mecca for urban spelunkers rafting into the flooded basement vault– somehow the building still stands today.

"'It was magnificent...To me it's like stepping into a cathedral that you would see in some other part of the world, but in your own neighborhood.'
-Bill Smiljanić-Pérez. Founder, North & Pulaski Historical Society

"'If there's a disaster, let's say a fire at a building, there's an immediate board-up service that comes right after the fire trucks leave and the site is secured. However if there's no disaster, there's nothing that happens but... an open window or a door that's been pried open, it's impossible to get immediate action.'
-Ward Miller. Executive Director, Preservation Chicago

Watch the A Community Anchor in a Story Sea. Was Humboldt Park's Pioneer Trust & Savings Bank Built to Last? (9:11)

A Community Anchor in a Story Sea. Was Humboldt Park's Pioneer Trust & Savings Bank Built to Last? Rob Reid, The Humboldt Park Moon, 7/12/22

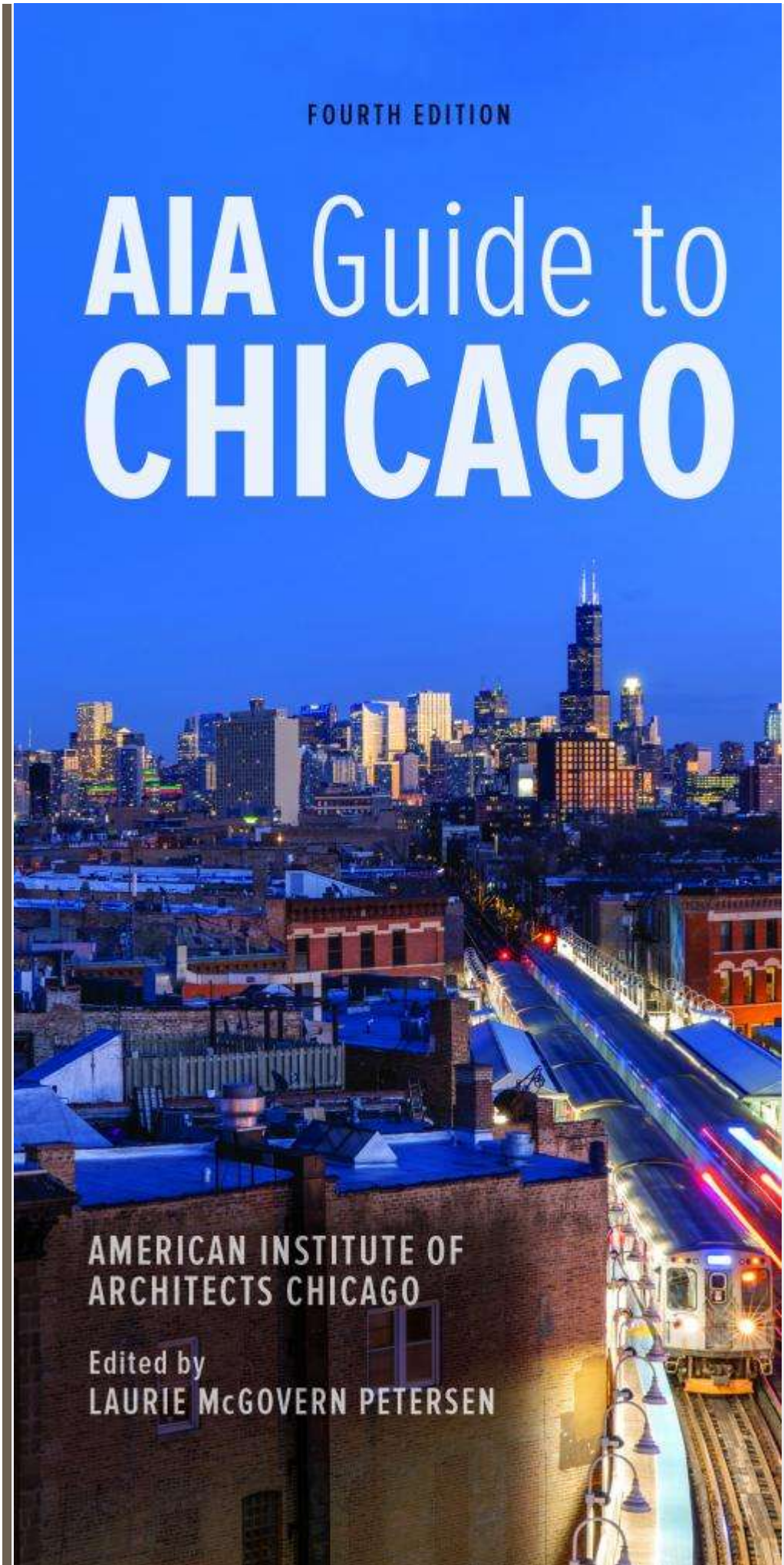


AIA Guide to Chicago, 4th Edition

by American Institute of Architects Chicago Edited by Laurie McGovern Petersen

FOURTH EDITION

AIA Guide to CHICAGO



AMERICAN INSTITUTE OF ARCHITECTS CHICAGO

Edited by
LAURIE McGOVERN PETERSEN

AIA Guide to Chicago, 4th Edition By American Institute of Architects Chicago, Edited by Laurie McGovern Petersen. Image credit: American Institute of Architects Chicago

"Chicago's architecture attracts visitors from around the globe. The fourth edition of the AIA Guide to Chicago is the best portable resource for exploring this most breathtaking and dynamic of cityscapes. The editors offer entries on new destinations like the Riverwalk, the St. Regis Chicago, and The 606, as well as updated descriptions of Willis Tower and other refreshed landmarks. Thirty-four maps and more than 500 photos make it easy to find each of the almost 2,000 featured sites. A special insert, new to this edition, showcases the variety of Chicago architecture with over 80 full-color images. A comprehensive index organizes entries by name and architect.

"Sumptuously detailed and user friendly, the AIA Guide to Chicago encourages travelers and residents alike to explore the many diverse neighborhoods of one of the world's great architectural cities." (AIA Guide to Chicago, 4th Edition)

"'I never stop working on it,' said Laurie McGovern Petersen, the book's editor and a freelance writer who has been involved since the first edition in 1993. 'The minute it's sort of put to bed, at the printer, no more changes, that's when I start a new folder for the next edition.'

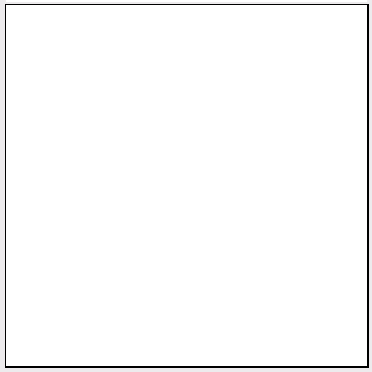
"Petersen said she's most proud of the new themes in the book. There are more entries from the neighborhoods and appreciation of female and minority architects. She's added a 32-page insert of color photography covering styles and subjects such as Art Deco, Modernism and quintessential Chicago housing types. The captions include where to go in the book for more information. Petersen points out distinction in unexpected places. The book "shows things like power stations, field houses and CTA stations that you wouldn't think would be delightful but are,' she said. Recent favorites of hers include new libraries that combine that function with affordable housing.

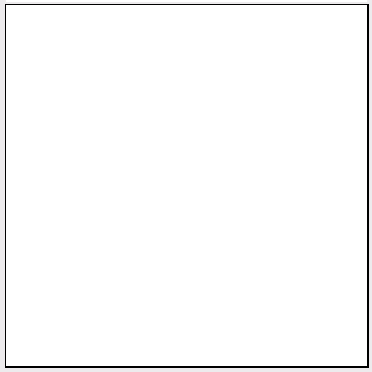
"For this endeavor, Petersen stands on the shoulders of scores of contributors, particularly founding editor Alice Sinkevitch. Entries for the buildings reflect a 'chorus of voices,' Petersen said, and the fourth edition benefits from the photography of Eric Allix Rogers, with a cover shot by Tom Rossiter that combines downtown's splendor with neighborhood rooftops. Contributors include the Sun-Times' own Lee Bey. Published by University of Illinois Press, the book retails for $42.95, $14.95 as an e-book." (Roeder, Chicago Sun-Times, 7/18/22)

AIA Guide to Chicago, 4th Edition
By American Institute of Architects Chicago
Edited by Laurie McGovern Petersen.

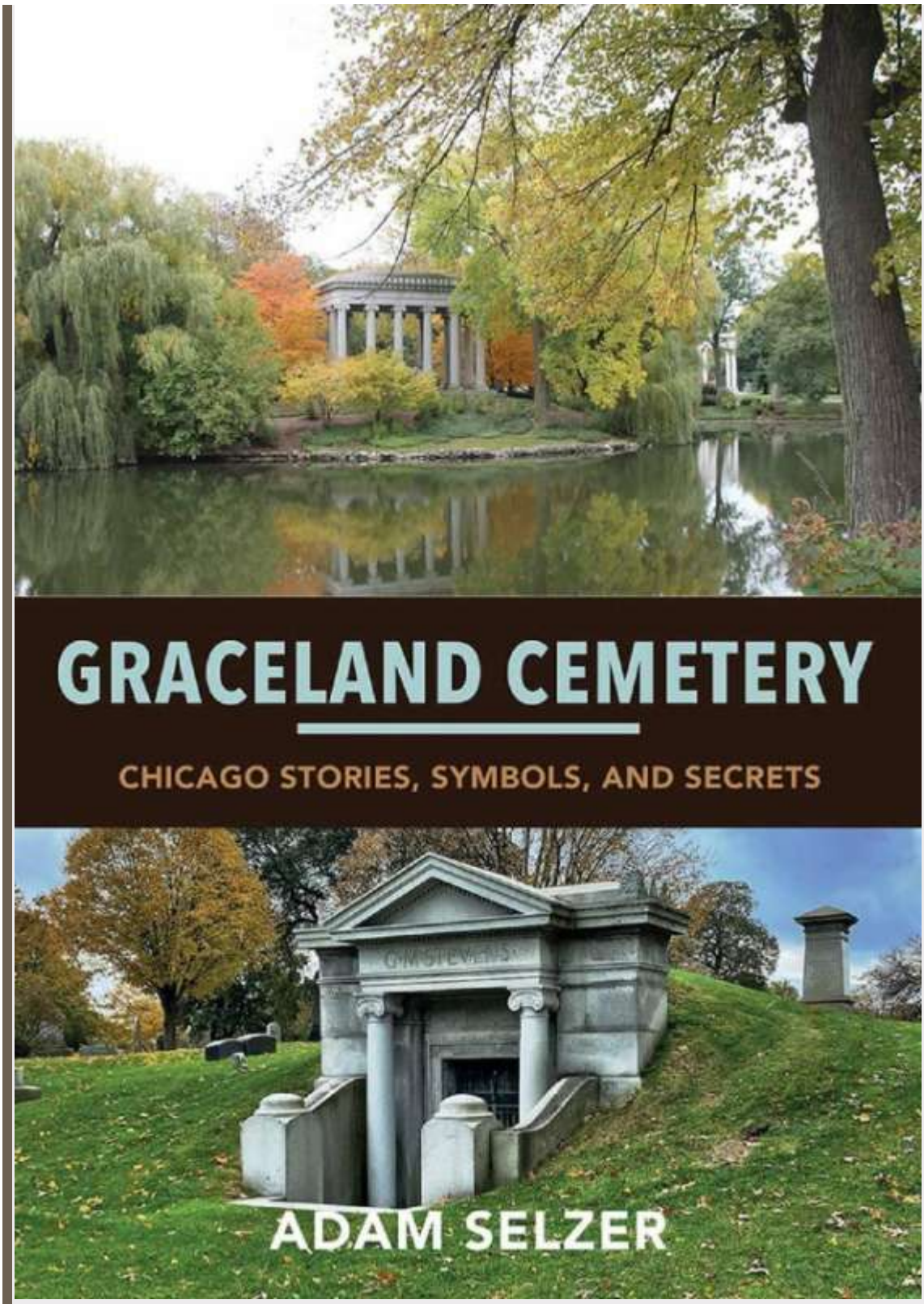
Purchase AIA Guide to Chicago, 4th Edition

Architectural guide captures Chicago's beauty and breadth, The fourth edition of the "AIA Guide to Chicago" catches up with new buildings and adds appreciation of neighborhood sites. David Roeder, Chicago Sun-Times, 7/18/22





"Graceland Cemetery: Chicago Stories, Symbols, and Secrets"
by Adam Selzer



"Graceland Cemetery: Chicago Stories, Symbols, and Secrets" by Adam Selzer. Photo Credit: Graceland Cemetery



"Graceland Cemetery: Chicago Stories, Symbols, and Secrets" author Adam Selzer. Photo Credit: Jen Bayona

"The dead do tell tales.

"The trick is to listen and when you do, you will learn that the great architect Louis Sullivan's 'grave was initially unmarked (when he died in 1924, he was out of fashion and in dire financial circumstances).'

"You will meet Thomas Barbour Bryan, the founder of Graceland Cemetery, a man who, among many accomplishments, spoke six languages, built railroads, founded Elgin, wrote comic poetry and was 'probably the only person who knew both Abraham Lincoln and H.H. Holmes.'

"You will also come to know that 'coyotes are common in urban cemeteries. Shy around people, Graceland's resident coyotes are a vital part of the cemetery's ecosystem.'

"These tantalizing bits of information are delivered by Adam Selzer, a prolific and stylish writer, tireless tour guide, podcaster and passionate researcher. They arrived in his latest book, "Graceland Cemetery: Chicago Stories, Symbols, and Secrets" (3 Fields Books, an imprint of the University of Illinois Press).

"In it he writes, 'Taken as a whole, these stories at Graceland present a unique lens through which to view American history. And there's always more to find.'

"'I had started giving tours there some years ago,' he said. 'There are many, of course many, people there who have had books written about them but I was finding and seeking stories about some of the others. There are some 175,000 bodies there and that makes for a lot of stories.'

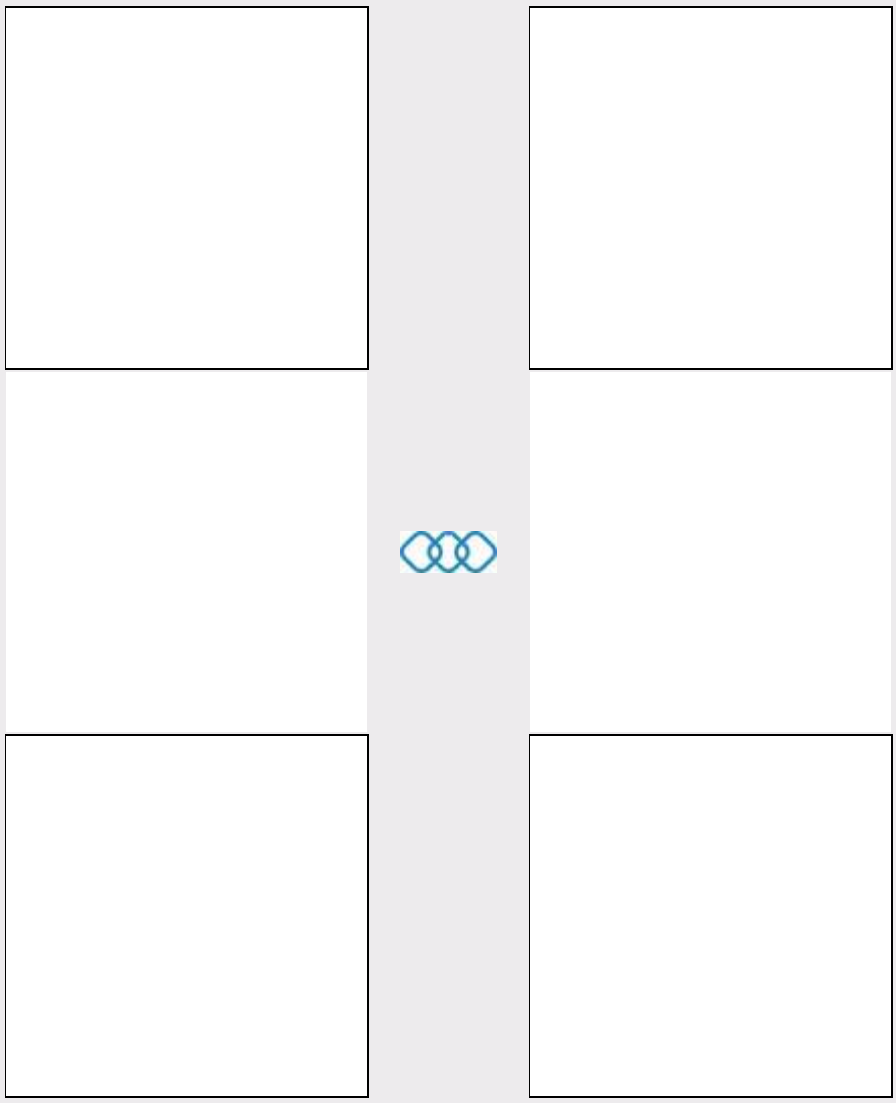
"Though the book can be used a guide for do-it-yourself walking tours, it is lively joy to read on your couch. It is a book about, as Selzer writes, 'people who were famous in their day but haven't had anything written about them since their epitaphs were carved. ... It's easy to forget, but good to remember, that the people here were once alive, and that there was more to their lives than business transactions and weddings.'" (Kogan, Chicago Tribune, 8/2/22)

Read the full review at Chicago Tribune

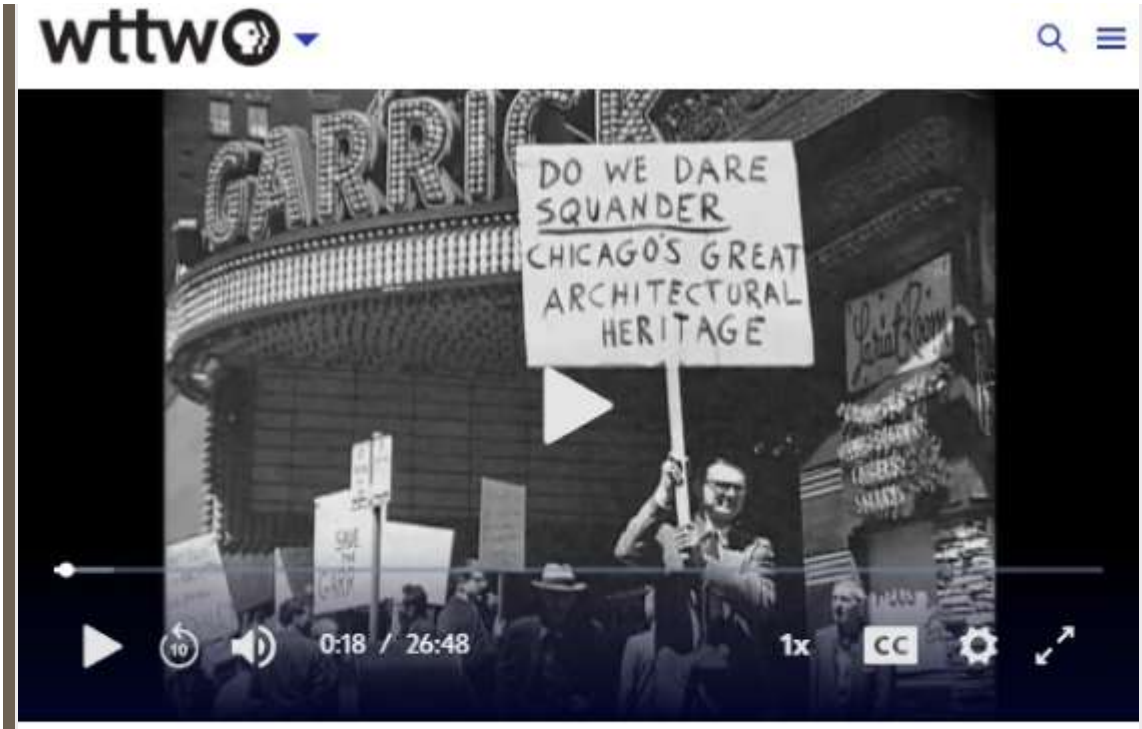
[The dead keep telling tales and the new book ‘Graceland Cemetery’ is alive with hundreds of them, Rick Kogan, Chicago Tribune, 8/2/22]

[Register for Graceland Cemetery Walking Tour and Book Release, August 14, 2022]

[Purchase "Graceland Cemetery: Chicago Stories, Symbols, and Secrets" by Adam Selzer from the University of Illinois Press]



WTTW Chicago: The Richard Nickel Story



CHICAGO STORIES

The Richard Nickel Story

Special | 26m 48s

WTTW Chicago: The Richard Nickel Story. Image credit: WTTW Chicago Chicago Stories (26:48)

"Just a few decades ago, Chicago was tearing many architectural landmarks, including the work of legendary architect Louis Sullivan. No one, it seemed, felt it was important to document and preserve them. No one, that is, except photographer Richard Nickel. This idealistic young crusader's passion to save Chicago's architectural treasures consumed his life and ultimately caused his untimely death."

Watch WTTW Chicago Chicago Stories: The Richard Nickel Story (26:48)

Uptown: Portrait of a Palace
A Documentary by John Pappas and Michael Bisberg

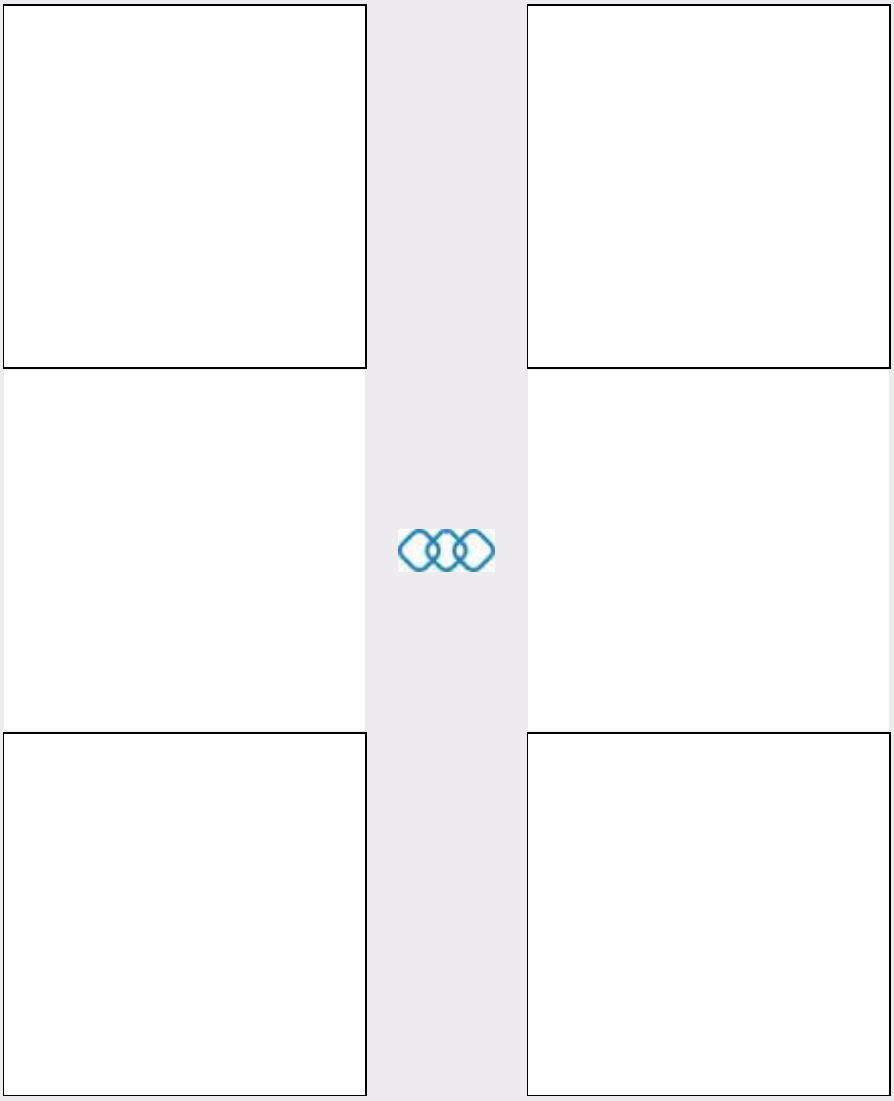


Uptown: Portrait of a Palace (2006) by John Pappas and Michael Bisberg (25:58 min)

"What happens when a building slips through a crack in time? Leftover from an extinct era and useless in modern society, the Uptown Theatre has done just that. Closed in 1981, the 85-year old

movie palace has sat in decay on Chicago's North Side. This film explores the history of the Uptown and why the biggest and arguably most elaborate movie theatre in the country has been left vacant for almost thirty years. Is the Uptown a stoic remnant of the long-forgotten past, or is it, as Rapp & Rapp remarked when they built it, a theatre 'not for today, but for all time'?"

Uptown: Portrait of a Palace (2006) by John Pappas and Michael Bisberg (25:58 min)



Schiller/Garrick Theatre Visualization as part of Romanticism to Ruin, the Two Lost Works of Sullivan and Wright by Wrightwood 659



Schiller/Garrick Theatre Visualization. (16:25 Minutes) Image credit: Wrightwood 659

"Wrightwood 659 is pleased to announce the virtual release the Schiller/Garrick Theatre Visualization which premiered at Wrightwood 659 as a key element of the exhibition Romanticism to Ruin, the Two Lost Works of Sullivan and Wright. Working under the guidance of John Vinci and Angela Demma, with new drawings by Vinci along with reference photos, drawings and sketches from the Richard Nickel collection as well as insights into coloration discovered during the preparation of this exhibition, Bangladeshi architectural animator Razin Khan spent the better part of a year 'rebuilding' the Garrick as a virtual 3D model, providing the most overwhelming approximation of the experience of the structure to date. Khan's spectacular animation allows viewers to relive one of Louis Sullivan's most spectacular works."

Watch Schiller/Garrick Theatre Visualization as part of Romanticism to Ruin, the Two Lost Works of Sullivan and Wright by Wrightwood 659 (16:25 Minutes)

More information at Wrightwood659 website

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



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

"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, Polticial 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)

Fighting to save the Thompson Center with a movie camera, Blair Kamin, Chicago Tribune, 11/18/17

WATCH: Short Cuts of the Preservation Chicago 2022 Chicago 7 Most Endangered (Length 0:34)



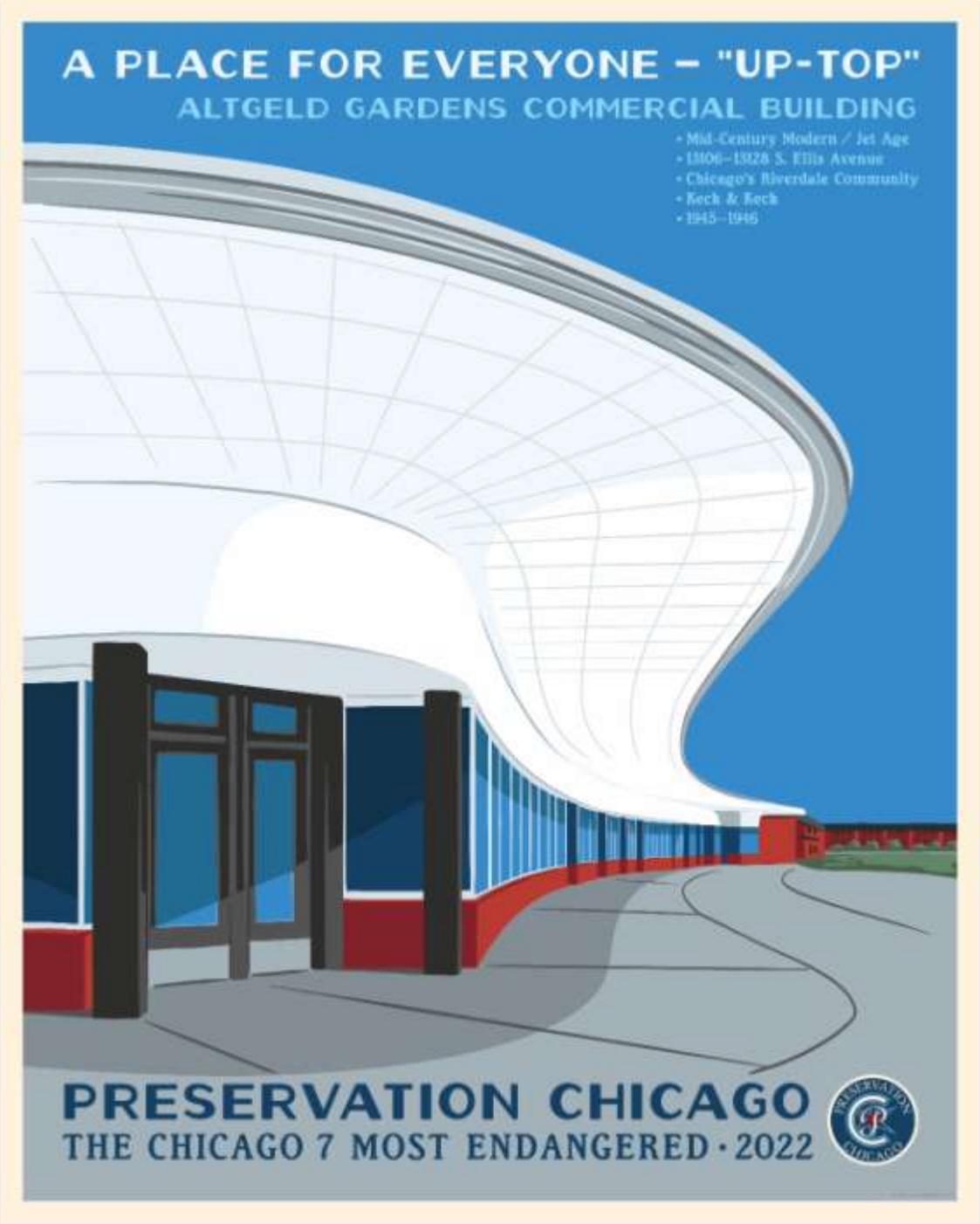
Video Short Cuts Overview of Preservation Chicago's 2022 Chicago 7 Most Endangered. (0:34 Minutes) Image Credit: Preservation Chicago

WATCH: The Video Overview of the Preservation Chicago 2022 "Chicago 7 Most Endangered" (Length 5:00)



Video Overview of Preservation Chicago's 2022 Chicago 7 Most Endangered. (5:00 Minutes) Image Credit: Preservation Chicago

SUPPORT PRESERVATION CHICAGO



Altgeld Gardens 'Up-Top' Commercial Building

1945-46, Keck & Keck, 13106-13128 S. Ellis Avenue. Image credit: Preservation Chicago

Altgeld Gardens 'Up-Top' Commercial Building Preservation Chicago 2022 Chicago 7 Most Endangered Poster. Available in a variety of sizes including 8x10, 16x20, and 24x36.
Posters available at Preservation Chicago's webstore.



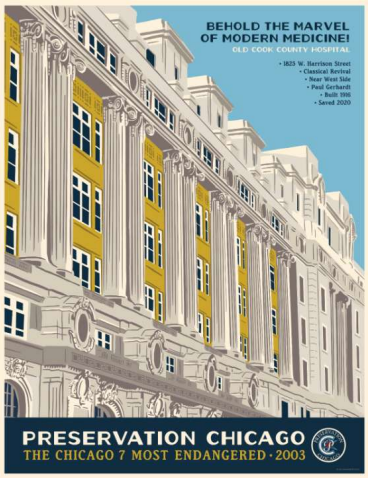


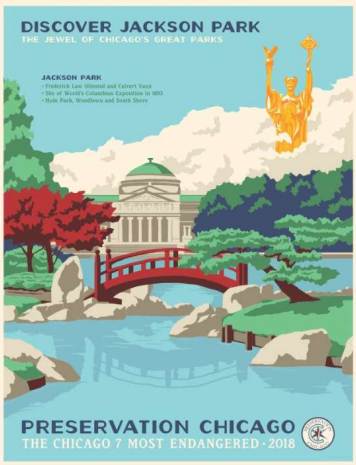
Buy Chicago 7 Posters

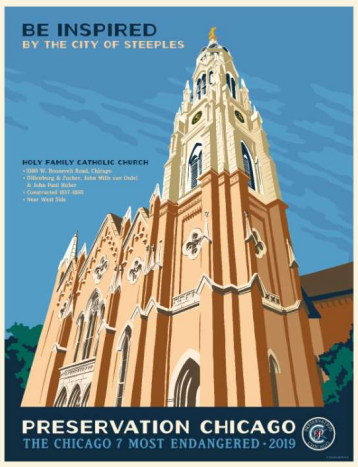
Buy Chicago 7 Mugs











SUPPORT PRESERVATION CHICAGO

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!

Donate

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