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STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

November 2022 Month-in-Review Newsletter



Chicago Historic Skyscrapers Collage

Using a drone, Chris Hytha takes detailed photographs of Chicago landmarks skyscrapers.
Top row, left to right: Tribune Tower, Mather Tower, American Furniture Mart, Steuben Club.
Second row: Reliance Building; 333 N. Michigan; Board of Trade; Carbide and Carbon Building.
Third row: United Methodist Church, Hotel Intercontinental, Jewelers' Building, Palmolive Building.
Bottom row: Pittsfield Building, Wrigley Building, Trustees System Service Building, Monadnock Building

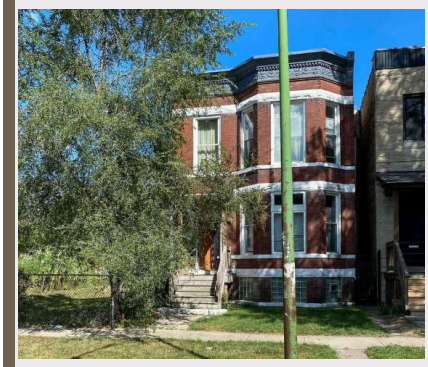
Photos by Chris Hytha
Prints available at www.hythacg.com
Follow Chris on Twitter or Instagram

Ready for their close-up: Pennsylvania duo focuses on "antique skyscrapers." Neil Steinberg, Chicago Sun-Times, 11/12/22

From Impossible to Inevitable... Preservation Chicago Delivers













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- Sun-Times Editorial: Chicago’s oldest house gets a new name and a renewed mission
- Bloomberg CityLab: One Nation, Under Renovation
- NAIOP: From Salt Storage Facility to Concert Venue
- MAS CONTEXT: Seeing Richard Nickel
- Chicago Tribune: The Culture War Between Small Shops and Department Stores
- TimeOut Chicago: A Brief History of Goth Target, TikTok’s Favorite Chicago Building

EVENTS & HAPPENINGS

- Christmas Candlelight Tours by Glessner House
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- "Flow - Water Brings Life to Chicago" Photography of Barry Butler
- "Life Behind the Wire: Prisoners of War" by Pritzker Museum

FILM & BOOKS

- "Who Is The City For?" by Blair Kamin and Lee Bey

- "Swimming Through" A film about Promontory Point
- "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
- WTTW Chicago: The Richard Nickel Story
- "Uptown: Portrait of a Palace," A Film 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

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Advocacy

1.OPEN CALL for Nominations for Preservation Chicago's 2023 Chicago 7 Most Endangered List



Terra cotta building at 115th and S. Michigan Ave. Photo Credit: Eric Allix Rogers

Open Call for nominations for Preservation Chicago's 2023 Chicago 7 Most Endangered List.

Worried about a great vintage building or home in your neighborhood...Please let us know!

We need your help to identify neglected or threatened buildings for consideration for Preservation Chicago's 2023 Chicago 7 Most Endangered List.

To be eligible it must be:
1. Historic
2. In danger
3. In Chicago
4. Too special to lose!

Tell us through social media, our website, call us at 312-443-1000, or email info@preservationchicago.org.

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

"Once a Chicago 7, always a Chicago 7," until its saved or lost. Link to all past Chicago 7s.

2.THREATENED: After 22 year Effort to Save Promontory Point, 500+ Letters to Chicago Officials Urges Landmark Status
(Chicago 7 2022)



Promontory Point in Autumn. Promontory Point, 1937, Alfred Caldwell, Chicago Lakefront between 54th and 56th Streets. Photo Credit: Vashon Jordan www.vashonjordan.com

"Promontory Point Conservancy has formally submitted a request to the Chicago Commission on Landmarks to designate Promontory Point as a Chicago city landmark. Included in their request is a report by preservation consultant Julia Bachrach detailing the historical significance of the Point, underscoring the need for landmark designation. They are joined in their call for preservation by Alderman Leslie Hairston, Cook County Commissioner William Lowry, State Representative Curtis Tarver, State Senator Robert Peters, and U.S. Representative Robin Kelly. Mayor Lori Lightfoot, in a statement to the Hyde Park Herald in August 2022, endorsed a preservation approach to any future repair, restoration, and rehabilitation at Promontory Point. Other organizations in support of this request are Landmarks Illinois, the National Trust for Historic Preservation, Friends of the Parks,

Openlands Chicago, Hyde Park Historical Society, the Cultural Landscape Foundation, Preservation Chicago, and others.

"The conservancy is requesting that this matter be heard at the next meeting of the Landmark Commission. The broader community is invited to send a letter to Landmark Commission member and Department of Planning and Development Commissioner Maurice Cox urging that this matter be heard and the point be protected as an historical landmark. A customizable letter can be accessed and sent through this link.

"Becoming a city landmark will help ensure that Promontory Point is protected against the city's proposed plan to demolish the historic limestone revetment and replace it with a concrete barrier. Preservation Chicago placed the Point on its annual "7 Most Endangered" list for 2022 due to this looming threat. Promontory Point Conservancy has crafted a preservationist approach to repairing, restoring, and rehabilitating the revetment that includes two community-funded engineering studies that demonstrate this approach being both feasible and significantly cheaper than the city's proposal. This preservationist plan enjoys widespread support from the community, including from the political representatives at all levels of government." (Promontory Point Conservancy Op-ed, Hyde Park Herald, 11/28/22)

"Hyde Park residents have been fighting to save the limestone staired revetment wall at Promontory Point for more than 20 years.

"Now they're angling to have the matter settled, if not necessarily once and for all, then at least for the foreseeable future.

"The Promontory Point Conservancy, in conjunction with Preservation Chicago, has submitted a preliminary landmark recommendation report to the Commission on Chicago Landmarks. If the Point is ultimately declared a Chicago Landmark, it would be afforded greater protection from potential demolition or alteration.

"The conservancy is requesting to have the matter heard at the commission's next meeting, which would kick start the landmark process.

"The conservancy has built a broad coalition of support for the Point's landmark push, he said, from government officials — allies include local Ald. Leslie Hairston (who's announced her retirement) and U.S. Rep. Robin Kelly — to the leaders of historic preservation and open space organizations.

"Renowned landscape architect Alfred Caldwell was instrumental in designing Promontory Point, which juts into the lake at roughly 55th Street. Its limestone revetment dates back to the 1930s, built as part of the New Deal's Works Progress Administration program.

"When the Army Corps of Engineers began shoring up revetments elsewhere along Chicago's lakefront in the early 2000s, the limestone rocks were ripped out and replaced with concrete. The Point was spared at the time thanks to vocal opposition from people who objected to what they saw as the loss of history, charm and aesthetics.

"But in 2021, after lakefront beaches and properties took a beating from high water levels and powerful storms, the Army Corps received funding to conduct a comprehensive study of Chicago's shoreline, with a specific focus on the south end.

"Anticipating that the study's results might favor concrete revetments at the Point, Preservation Chicago placed Promontory Point on its annual '7 Most Endangered' list for 2022. (Wetli, WTTW Chicago, 11/28/22)

Read the full story at WTTW Chicago

Promontory Point Supporters Push for Hearing in Front of Chicago Landmark Commission, Patty Wetli, WTTW Chicago, 11/28/22

LETTER: Customizable Letter Writing and Sending link

Let's make Promontory Point a Chicago landmark, Promontory Point Conservancy Op-ed, Hyde Park Herald, 11/28/22

Save The Point! Letter to urge the Landmark Commission of the City of Chicago to Landmark Promontory Point

Promontory Point Should Be Landmarked, Advocates Say As They Work To Save The South Lakefront's Iconic Limestone; By pushing for a landmark designation, advocates hope to "save the Point from [a] kind of destruction and defacement" and preserve its limestone steps, Maxwell Evans, Block Club Chicago, 11/29/22

Save the Point, make it a Chicago City Landmark, Promontory Point Conservancy Op-ed, Hyde Park Herald, 10/27/22

More information at Promontory Point Conservancy Website

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

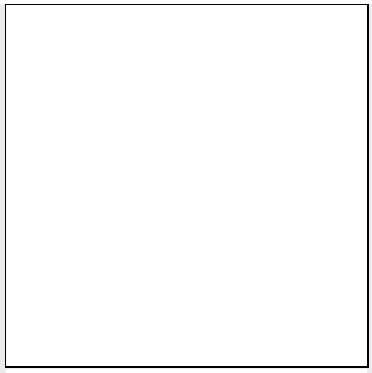
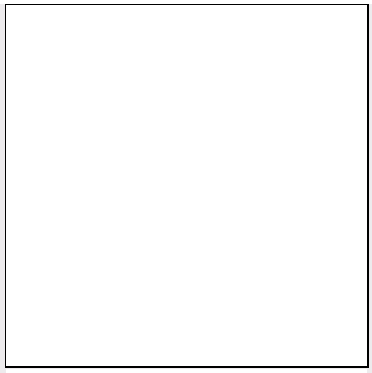
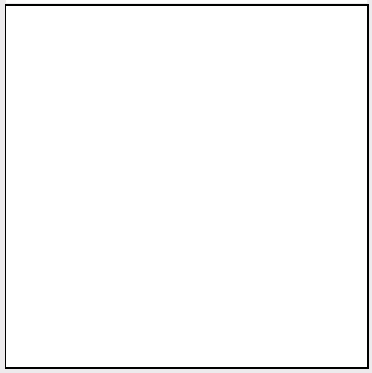
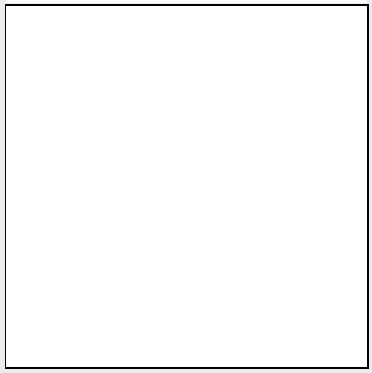
Hundreds of thousands of dollars in federal funding requested for long-awaited Promontory Point preservation study, Shanzeh Ahmad, Chicago Tribune, 6/3/22

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

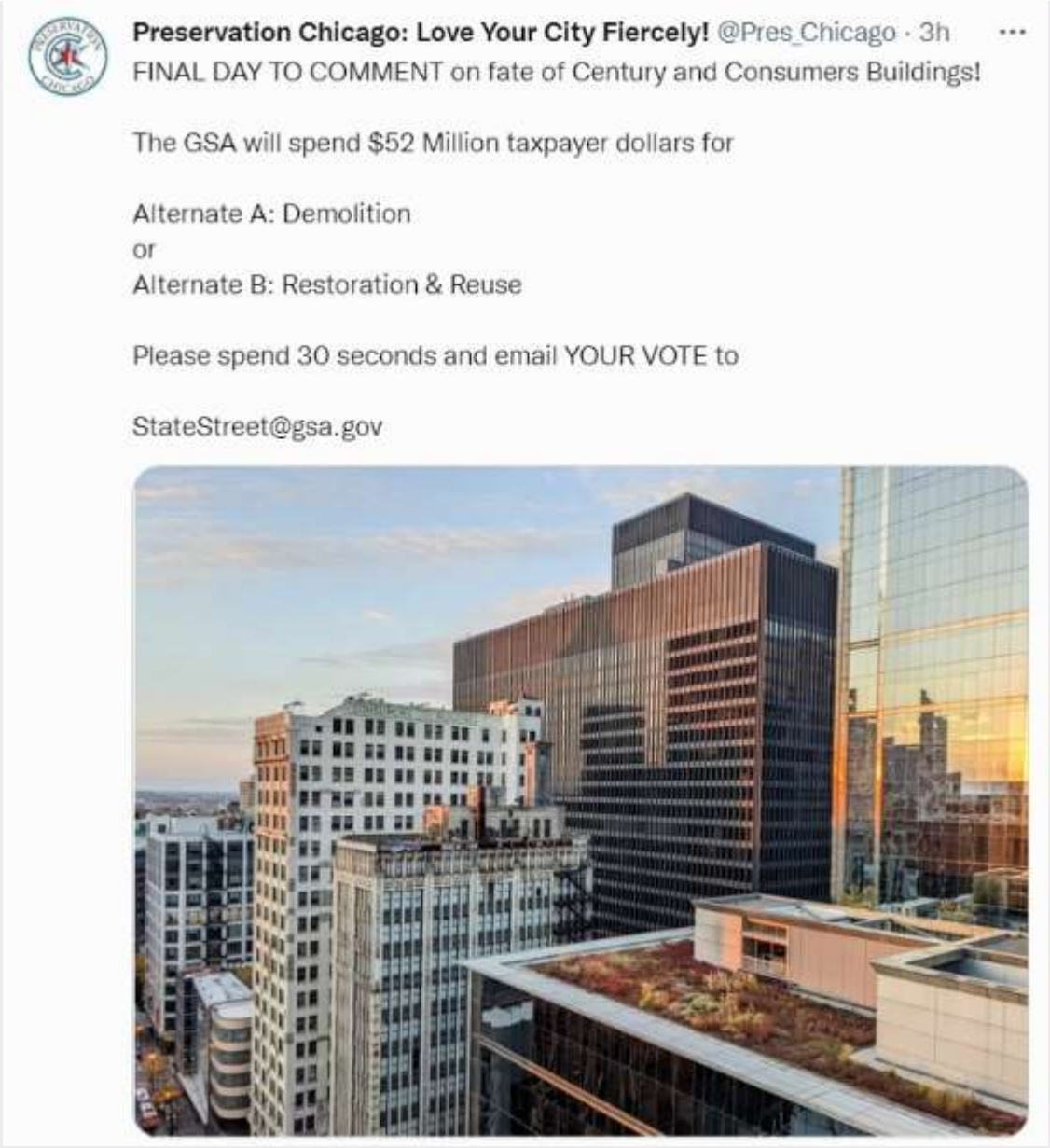
3.THREATENED: Unanimous Public Opposition to Demolition of Century and Consumers Buildings at Public Scoping/Section 106 Hearings
(Chicago 7 2011, 2013 & 2022)



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 Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street, c. 1960. Photo credit: Chicago Architectural Photographing Company, State Street, 200-298 S. Folder 1177, Sheet 4, CPC_04_D_1177_004, Chicago - Photographic Images of Change, University of Illinois at Chicago. Library. Special Collections Department



Preservation Chicago organized the submittal of dozens of letters and comments and letters to the GSA as past of the Section 106 process. Image credit: Preservation Chicago

"Tearing down a pair of early 20th-century towers and their neighbors on State Street would be a waste of money, natural resources and the city's architectural heritage, speakers at a federal hearing said Thursday night.

"The hearing was the start of the General Services Administration's public engagement process for its proposed demolition of a row of four buildings, the 16-story Century Building, the 22-story Consumers Building and two low-rises between them. Earlier this year, Congress allocated $52 million for demolition of the strip, from 202 to 220 S. State St. The move is designed to reduce security risks for the Everett Dirksen U.S. Courthouse immediately to the west.

"About a dozen architects, preservationists and others all urged the GSA to back off the demolition plan. No commenters at the hearing stood up for demolition.

"'Everyone involved should be ashamed,' said Chicago resident Aoife Fahey, who attended the meeting virtually.

"Demolishing the buildings would be 'a waste and a bad decision,' said Keith Giles, a veteran Chicago developer who was a partner in a $141 million residential redevelopment project for the buildings before Chicago officials halted the plan in 2019 because of the federal government's security concerns.

"'I respect and understand the importance of security, particularly in today's world,' Giles said. 'However, eliminating these buildings and creating a large empty plaza with a few security guards will be a mistake if it happens.'

"Renovation is one of the possibilities, the GSA noted in its introductory slide show Thursday, but it would come with a set of 15 stipulations aimed at helping with security. Among them are no residential use of the buildings, no occupants with sight lines into the Dirksen or other federal properties, and no parking in or next to the buildings.

"In May, a coalition of archives proposed a [Chicago Collaborative Archive Center] plan they believe meets all the stipulations. Filling the building with several private archives would limit the number of people using the buildings and allow for extra security measures that might feel burdensome to more bustling users.

"Pallmeyer said there is 'a lack of significant federal funds to make long-term improvements' to the buildings. Speakers from Preservation Chicago urged the GSA to put the allocated $52 million toward restoration of the buildings with safety concerns in mind. Making that switch would entail getting two words inserted into the legislation: 'demolish' would become 'demolish or renovate.'

"Preservation Chicago's Adam Natenshon said that while there's no solid estimate of the cost to renovate the buildings, he felt confident it would be less than demolition. The recent renovation project at Lane Tech High School, he said, entailed rehabbing more than twice the combined square footage of the State Street quartet, but the total cost was $52 million. That's the same amount allocated for demolition on State Street.

"At the meeting, the GSA laid out a timeline for the engagement process that will last two years before a final decision is made. The four buildings, which have sat unused for almost 17 years, will remain in limbo during that time.

"'It's tragic that the buildings will stand another two years vacant and with few repairs, when there are viable reuse options,' said Ward Miller, Preservation Chicago's executive director.

Read the full story at Crain's Chicago Business

Feds urged not to 'waste' vintage State Street buildings, Four early 20th-century buildings that the federal government wants to demolish should be saved and rehabbed, commenters at a Thursday evening hearing argued, Dennis Rodkin, Crain's Chicago Business, 11/10/22

GSA begins public process for Century/Consumers Buildings; The federal agency wants to demolish both towers, Lukas Kugler, Urbanize Chicago, 11/11/22

Landmarks stops short of designation for Century & Consumers Buildings; The GSA will soon begin public hearings on the proposed demolition, Lukas Kugler, Urbanize Chicago, 9/11/22

Downtown's endangered Century and Consumers buildings deserve landmark status; The city is making the right move by standing up to the feds and formally arguing that the towers are historically and architecturally important, Chicago Sun-Times Editorial Board, 9/6/22

Landmarks Commission Kicks the Can on Status of Threatened Century and Consumers Buildings, Patty Wetli, WTTW Chicago, 9/8/22

Commission punts vote tied to demolition plan on State Street; Safety and security concerns leave statuses in limbo, The Read Deal, 9/12/22

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

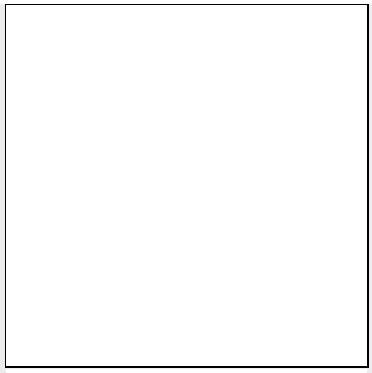
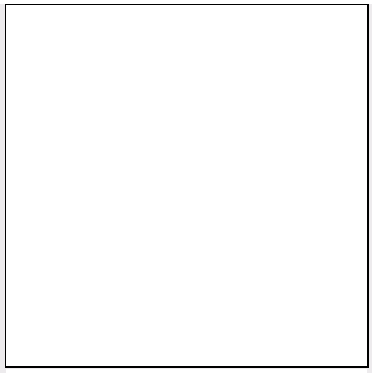
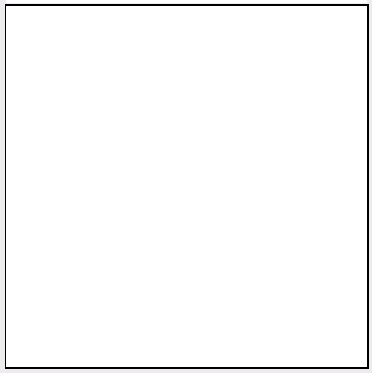
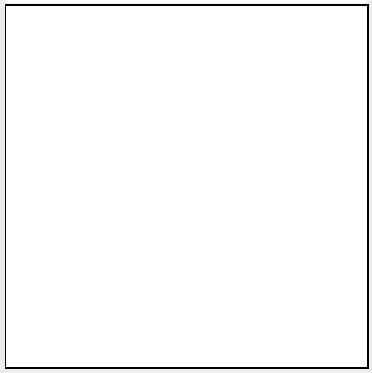
What's that building? The Century and Consumers buildings; The federal government wants to demolish a pair of century-old State Street buildings — a plan preservationists are trying to stop, Dennis Rodkin, WBEZ, 3/31/22

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

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

PETITION to Save the Century & Consumers Buildings

4.THREATENED: Five Parishioners Arrested While Protesting Removal of La Pietà Statue from St. Adalbert's Church (Chicago 7 2014, 2016, 2019, 2021)



Former parishioners are taken into police custody after blocking the truck carrying the La Pietà statue, which was removed from St. Adalbert's and moved to St. Paul's Catholic Church in Pilsen on Nov. 29, 2022, after months of activism to keep the statue in its original home.. St. Adalbert Church, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Colin Boyle / Block Club Chicago



Heavy police presence during the removal of St. Adalbert's La Pietà statue in Pilsen on Nov. 29, 2022, after parishioners stood guard 24/7 for months to keep the statue in its original home. St. Adalbert Church, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Colin Boyle / Block Club Chicago



Parishioners protest the removal of the La Pietà statue from the former St. Adalbert's Church in Pilsen on Oct. 18, 2022. St. Adalbert Church, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Colin Boyle / Block Club Chicago



St. Adalbert Church, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Eric Allix Rogers

"The battle over a beloved statue inside a shuttered Pilsen church came to a crescendo Wednesday as work crews removed the Michelangelo replica and police arrested five people protesting the project.

"The Archdiocese of Chicago and the St. Paul parish has wanted to remove the La Pietà statue from St. Adalbert's Church, 1650 W. 17th St., for months, but protesters blocked the removal on multiple occasions. The church closed in 2019 as part of a consolidation but longtime parishioners have focused on preserving the statue amid their battle with the archdiocese, which wants to sell the land.

"On Tuesday morning, crews successfully removed the statue, which depicts the Virgin Mary holding the dead body of Jesus, through a hole in one of the closed church's walls that was created for the

removal. It was loaded onto a flatbed and brought to its new home at St. Paul's Catholic Church, 2127 W. 22nd Place.

"A small group of protesters were arrested Tuesday after trying to block the truck carrying the statue outside St. Adalbert's, a police spokesperson said. Charges were pending.

"Beginning in September, residents rotated shifts to watch over the statue, camping outside to block it from being removed. The transfer of the statue raised concerns among parishioners about whether the archdiocese will properly seal the hole once the statue is removed and if it will accelerate the demolition of the parish.

"Workers previously tried to move the statue in October, but were again thwarted by protesters.

"Anina Jakubowski, a former St. Adalbert's parishioner and student, said she got a text from friends early Tuesday letting her know workers were finally taking the statue. She raced to Pilsen from her home in Downers Grove to be there as the statue was removed, she said.

"'Oh no, the thing that we dreaded — it's happening,'" Jakubowski said raced through her mind.

"Ald. Byron Sigcho-Lopez (25th) has worked to downzone the church site for years in an effort to force any developer to engage with Pilsen neighbors and St. Adalbert's former parishioners.

"Sigcho-Lopez's ordinance passed the zoning committee in May, despite a representative from the archdiocese at the time saying it would likely sue the city if it passed. It was set to go before the next City Council meeting, but allies of the mayor blocked the vote. (Savedra and Boyle, Block Club Chicago, 11/29/22)

St. Adalbert Church was a Chicago 7 Most Endangered Buildings for several years, and was designed by architect, Henry Schlacks. As the building is orange-rated and city officials have promised that it would become a Chicago Landmark. The building was deconsecrated and closed three years ago by the Archdiocese of Chicago.

Preservation Chicago encourages the City of Chicago to initiate landmark proceedings for St. Adalbert before the Commission on Chicago Landmarks. If the church and rectory were to be brought into Preliminary Landmark Recommendation, it could remain in a long-term Tolling Agreement, to give the Archdiocese, the City and other stakeholders the opportunity to continue with robust conversations.

This would offer all of the protections of a true Chicago Landmark Designation, and also prohibit the removal of art glass. Tragically, all the art glass was recently removed without a permit from the orange-rated All Saints-St. Anthony Church in Bridgeport, another closed church by Henry Schlacks. St. Anthony's sanctuary was devastated by contractors working for the Archdiocese prior to transferring the property to a private developer.

In the past that this idea of a Tolling Agreement worked for St. Gelasius/St. Clara, now known as The Shrine of Christ the King, as well as the New York Life Building, now the Kimpton Hotel Gray at LaSalle and Monroe Streets. That designation of St. Gelasius, which the Archdiocese opposed, led to Cardinal George inviting another religious order from Wisconsin to move to Chicago and establish this as their national headquarters, known as the Institute of Christ the King, within the St. Gelasius/St. Clara Church building and complex. So, the Chicago Landmark Designation was a wonderful planning tool, which led to excellent outcomes.

Read the full story at Block Club Chicago

5 Protesters Arrested Outside Pilsen Church As Workers Remove Beloved Statue After Monthslong Standoff; People have camped outside the closed St. Adalbert's for weeks, hoping to prevent workers from moving the La Pietà statue to St. Paul's Catholic Church, Madison Savedra and Colin Boyle, Block Club Chicago, 11/29/22

La Pieta statue at St. Adalbert Church is moved after months of protests, Jordan Anderson and Adriana Pérez, Chicago Tribune, 11/29/22

Chicago protestors arrested in bid to stop church sale; Demonstrators were arrested after months of protests aiming to stop the sale of a historic Chicago Catholic church, and the removal of a parish statue, The Pillar, 11/29/22

Statue could be removed soon from shuttered Pilsen church; A permit has been issued to remove a beloved statue from St. Adalbert Catholic Church. Preservationists and former parishioners fear the building's fate is sealed. "Once the statue comes out, the wrecking ball comes in," said Ward Miller, president of Preservation Chicago, Michael Loria, Chicago Sun-Times, 11/11/22

La Pieta statue could soon be removed from shuttered St. Adalbert church in Pilsen, Marybel Gonzalez, CBS Chicago, 11/14/22

Workers Stop Removal Of Pilsen Church Statue After Neighbors Protest: 'It Belongs To Them, Not To The Archdiocese'; For years, Polish and Mexican parishioners fought to save St. Adalbert's church. Now, they're fighting to keep a replica of Michelangelo's La Pietà statue there, Colin Boyle and Madison Savedra, Block Club Chicago, 10/18/22

Protesters rally against removal of La Pieta statue from St. Adalbert Church in Pilsen; permit issue holds up the move, Adriana Pérez, Chicago Tribune, 10/18/22

Neighbors continue fight to keep La Pieta statue at shuttered St. Adalbert Catholic Church in Pilsen, Asal Rezaei, CBS Chicago, 10/19/22

Pilsen Parishioners Take Fight To Save Beloved St. Adalbert Statue To Cardinal's Feet At Protest
As Cardinal Blase Cupich spoke at a fundraiser for immigrants at St. Ignatius, Polish and Mexican parishioners protested outside to save a statue in a church the archdiocese forced to close, Jacqueline Cardenas, Block Club Chicago, 10/25/22

Fighting the church with sticks, sawhorses and crumbled brick; A group of mostly middle-aged women trying to keep St. Adalbert Church's Pieta from being removed erected a barricade outside the church Friday and vowed to protest 24 hours a day, Stefano Esposito, Chicago Sun-Times, 9/9/22

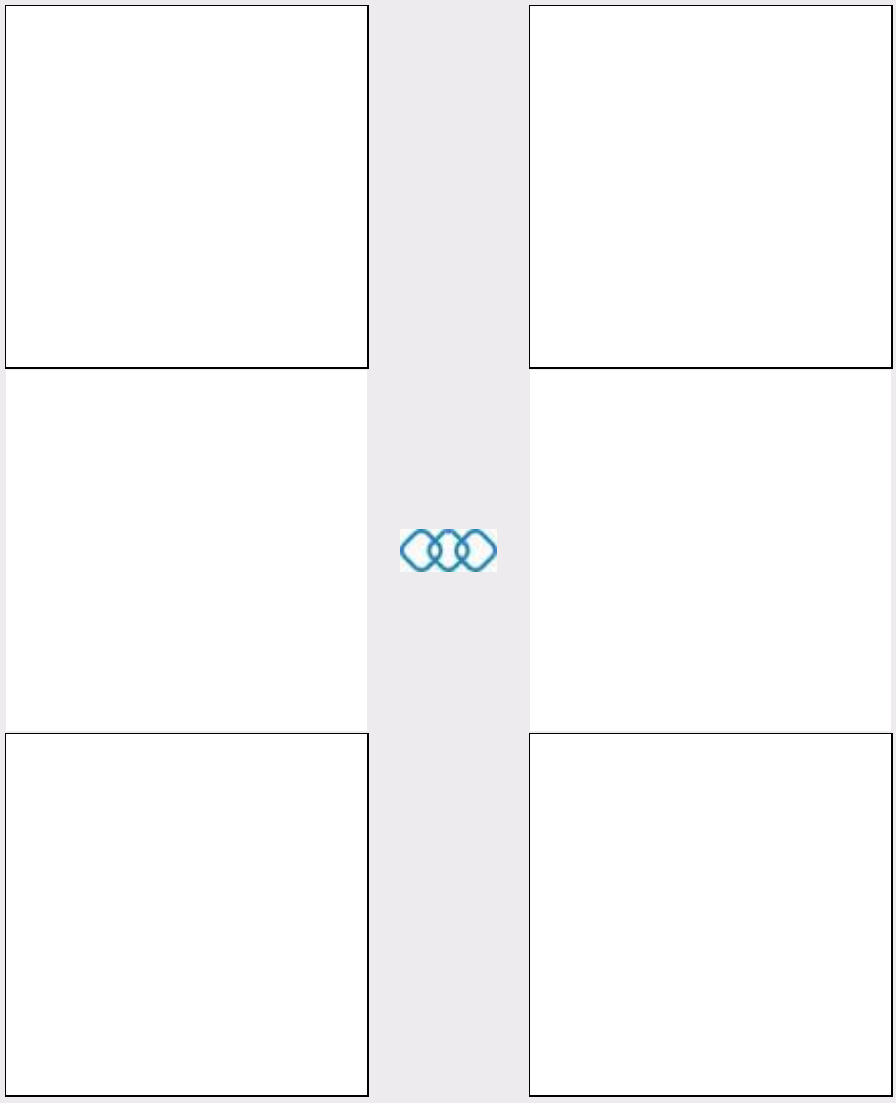
Contentious plan to move beloved statue from shuttered Pilsen church gets underway; The replica of Michelangelo's Pieta, depicting the body of Jesus on the lap of Mary after the crucifixion, will be moved from St. Adalbert to St. Paul's Catholic Church. News of the move surprised those trying to save the Pilsen church, Michael Loria, Chicago Sun-Times, 10/13/22

Pilsen Parishioners Camping Outside Former Catholic Church To Block Archdiocese From Removing Beloved La Pietà Statue; For years, Polish and Mexican parishioners fought side by side the save St. Adalbert's church. Now, they're fighting to keep a statue there. "I was ready to chain myself to the gate.", Jacqueline Cardenas, Block Club Chicago, 9/13/22

Don't loot St. Adalbert, parishioners say, after planned move of marble statue to another church; The plan by the Archdiocese of Chicago to move the replica of Michelangelo's Pieta, which depicts the body of Jesus on the lap of Mary after the crucifixion, to St. Paul's Parish, 2127 W. 22nd Place, surprised those who want to save the Pilsen church, Emmanuel Camarillo, Chicago Sun-Times, 8/31/22

Ald. Sigcho-Lopez files complaint against Mayor Lightfoot over rezoning of Pilsen church
The alderman accused the mayor of taking cues from the Archdiocese and Cardinal Blase Cupich over what parishioners are asking for — a transparent process for the future of the St. Adalbert Church property, Manny Ramos, Chicago Sun-Times, 5/28/22

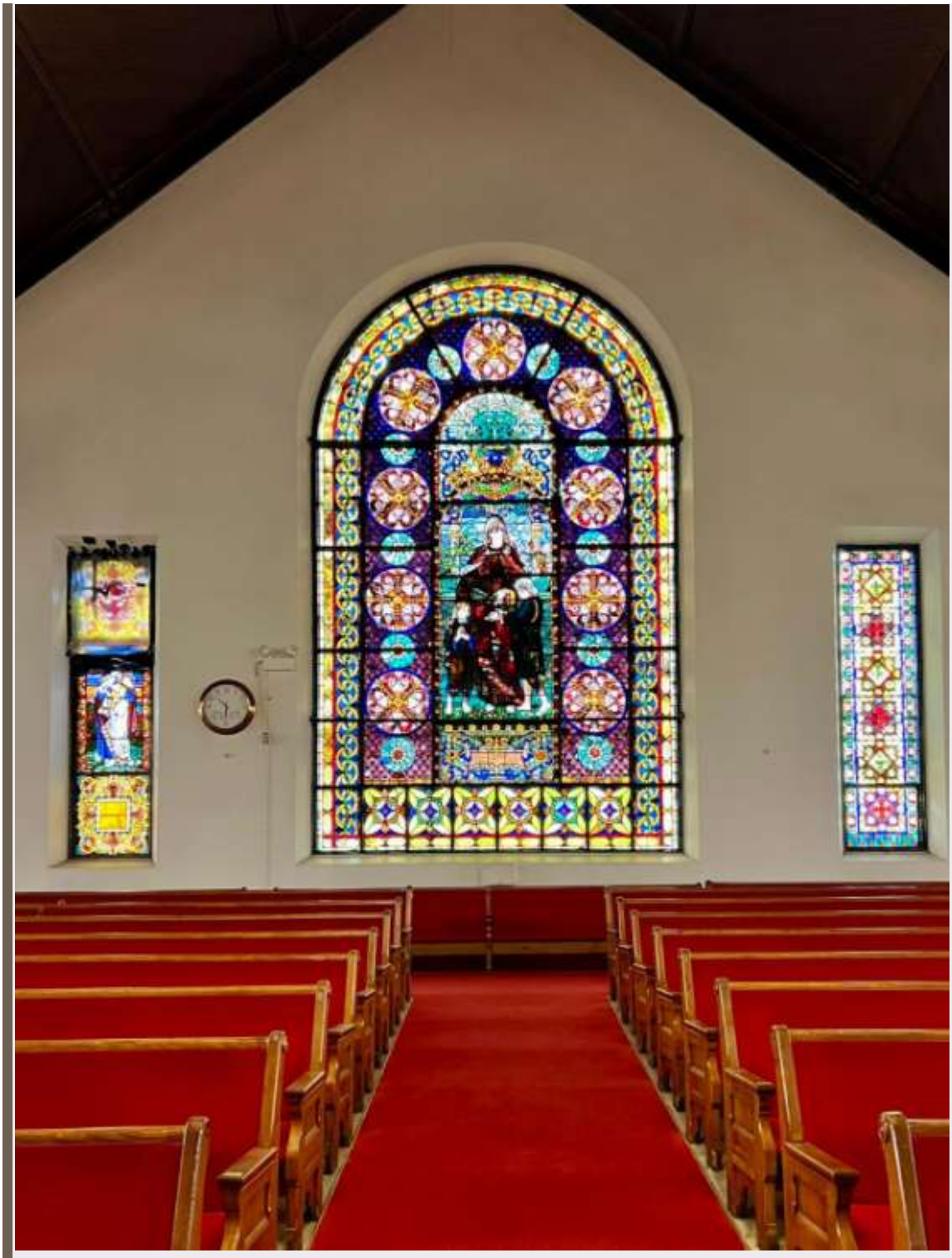
City Moves To Landmark Pilsen's Beloved St. Adalbert Church After Years Of Activism; The preliminary recommendation could be considered by the Commission on Chicago Landmarks in the spring, a spokesman said, Mauricio Peña, Block Club Chicago. 10/29/20



5.WIN: After Seven Year Effort, Greater Union Baptist Church Receives Preliminary Chicago Landmark Recommendation



Greater Union Baptist Church, 1888, William Le Baron Jenney, 1956 W. Warren Blvd. Photo credit: Chicago DPD



Richly-colored art glass by the Chicago firm of McCully & Miles at Greater Union Baptist Church, 1888, William Le Baron Jenney, 1956 W. Warren Blvd. Photo credit: Max Chavez / Preservation Chicago



Wood-beamed ceiling and organ at Greater Union Baptist Church, 1888, William Le Baron Jenney, 1956 W. Warren Blvd. Photo credit: Max Chavez / Preservation Chicago



Wood-beamed ceiling and organ at Greater Union Baptist Church, 1888, William Le Baron Jenney, 1956 W. Warren Blvd. Photo credit: Chicago DPD



Greater Union Baptist Church, 1888, William Le Baron Jenney, 1956 W. Warren Blvd. Historic photo credit: Chicago DPD

The following is a letter from Ward Miller on December 8, 2022 to Commission on Chicago Landmarks in support of Chicago Landmark Designation for Greater Union Baptist Church.

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

We at Preservation Chicago unequivocally support the Preliminary Landmark Recommendation for the Greater Union Baptist Church, originally constructed as The Church of the Redeemer, and located at 1956 W. Warren Boulevard, on Chicago's Near West Side.

The Greater Union Baptist Church building has been a cornerstone of Chicago's Near West Side for generations and has endured many changes to the community over the past 136 years, including vast nearby Urban Renewal projects, social unrest and riots following the death of Dr. Martin Luther King, Jr., along with the expansion of multiple institutions surrounding this magnificent church. It's a testament to the long-term commitment of its leadership and congregation, that Greater Union continues its service to the community, over the past nine decades, in which it has been located within this historic structure.

The church building itself is a beautiful sight to behold, constructed in the Richardson Romanesque Style, with its high gables of richly-colored red brick, ornamental terra cotta and sandstone. The organization of its principal facades, along both Warren Boulevard and Damen Avenue, is highly disciplined and further embellished with a variety of arched openings, often filled with highly decorative art glass windows. Its beautiful volumes are a commanding presence. This is especially noteworthy, as the building's design captures one's eye from a far distance, despite not having a tall tower or belfry, which is a more typical anchor and component of such an important edifice.

Greater Union Baptist Church is truly a remarkable structure, modern for its time, and with a remarkable column-free interior sanctuary, located on the second floor, with its wood-beamed ceiling, original brass chandeliers, converted to electricity, organ, curvilinear pews and richly-colored art glass by the Chicago firm of McCully & Miles. This designation may also further elevate the work of McCully & Miles, to join that of such firms as Tiffany, LaFarge, and Healy & Millet, all working in about the same time period, as the art glass windows at Greater Union are of such excellent quality.

Of great importance is the architect of Greater Union Baptist Church, William LeBaron Jenney (1832-1907). Jenney, an architect and structural engineer, who experimented with metal framing, noting his experience in the American Civil War as a bridge engineer for the Union Army, and is recognized on the world stage as the "Father of the Skyscraper," or first steel/metal-framed building. That first early skyscraper, "The Home Insurance Building," of 1884-1885, located on Chicago's LaSalle Street (demolished in 1931), was designed a year prior to Greater Union Baptist Church building.

In the years following the construction of the church, originally known as "Church of the Redeemer," William LeBaron Jenney went on to design some of the Chicago's tallest structures and recognized Chicago Landmarks, including the Manhattan Building, the Ludington Building, Second Leiter Building, the New York Life Building, among others, while also influencing a generation of architects and the design of their buildings around the world. Jenney's work and achievements are recognized as the beginnings of the Chicago Commercial Style and Chicago School of Architecture.

Preservation Chicago has worked with the Greater Union Baptist Congregation, Board of Directors, and both Pastor Dr. McCray and former pastor Willie Morris of Church, for over seven years towards a designation of the church as a Chicago Landmark.

We were grateful to assist the City of Chicago's Historic Preservation Division of the Department of Planning and Development to capture oral histories of the Pastor and many of the longtime members of the Congregation. We are extremely grateful for this opportunity to assist with this Preliminary Landmark Recommendation and bring this great honor to this amazing West Side institution.

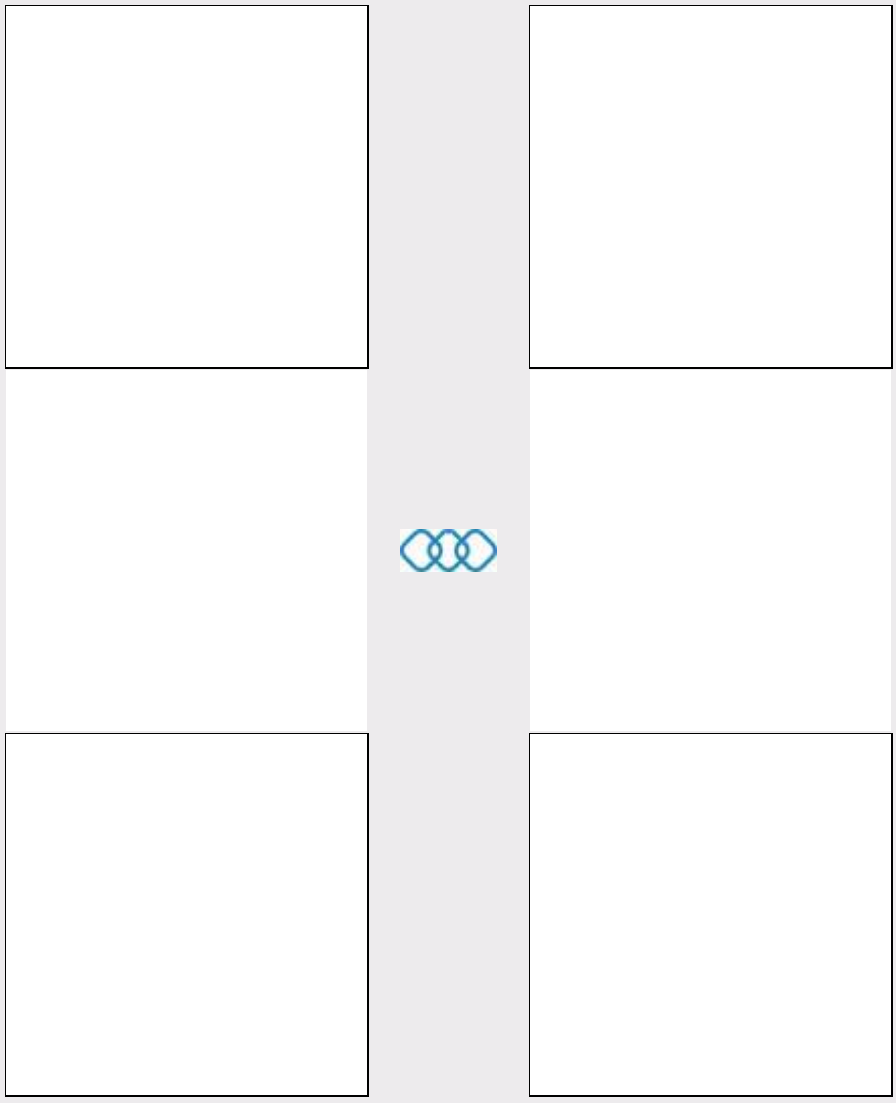
Special thanks to the DPD-Historic Preservation Staff, Pastor Dr. McCray and the many members of Great Union Baptist Church for their help, commitment, dedication and stewardship towards this important moment in our collective history.

With that said, Preservation Chicago fully supports the Preliminary Landmark Recommendation and Chicago Landmark Designation for Greater Union Baptist Church.

Sincerely,

Ward Miller, Executive Director, Preservation Chicago

Greater Union Baptist Church Wikipedia



6.WIN: Pioneer Arcade Receives Final Chicago Landmark Approval as part of Adaptive Reuse Plan (Chicago 7 2015)



Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: John Morris



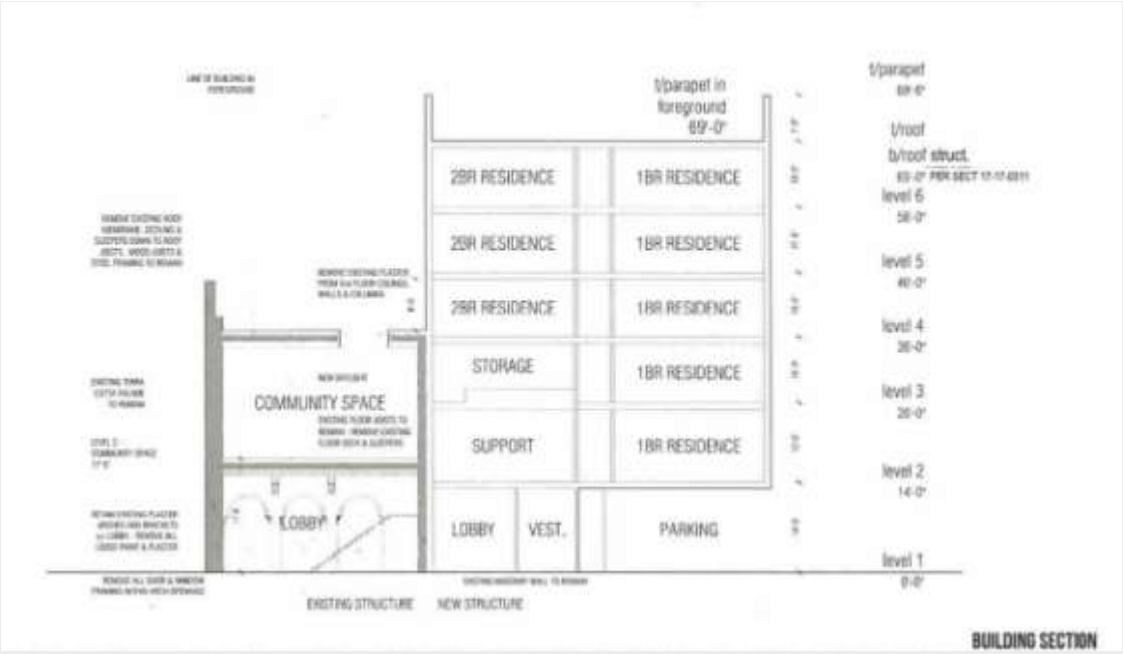
Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: City of Chicago / Commission on Chicago Landmarks



Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: City of Chicago / Commission on Chicago Landmarks



Pioneer Arcade Adaptive Reuse Rendering, 1535 N. Pulaski Road. Rendering Credit: UrbanWorks



Pioneer Arcade Adaptive Reuse Building Section, 1535 N. Pulaski Road. Image Credit: UrbanWorks

After over a decade of vacancy, the Pioneer Arcade received Preliminary Chicago Landmark approval at the November 3, 2022 Commission on Chicago Landmarks meeting. This protection is long-overdue and essential to protect its beautiful ornate facade as part of an adaptive reuse project. The Pioneer Arcade was a Chicago 7 Most Endangered in 2015 and Preservation Chicago has made many attempts over the years to advocate on behalf of the building. We applaud the Chicago Department of Planning and Development for encouraging to the developer to pursue adaptive reuse and Chicago Landmark designation.

"The Commission on Chicago Landmarks has approved the preliminary landmark designation for the Pioneer Arcade. Located at 1535 N. Pulaski, the building was designed by Jens J. Jensen and built in 1924-25. With an impressive terracotta facade, the building is one of the last of Chicago's commercial recreation center buildings. Holding bowling lanes and a billiards hall, the building was a center of neighborhood commercial activity for decades.

"As proposed, the designation states that the building meets Criterion 1 for its value as an example of city, state, or national heritage. Bowling and billiards were the staples of entertainment in the late 19th century and early 20th century. Chicago was the midwestern center for the national indoor sports movement, hosting the first modern bowling tournament in 1901 and one of the first billiards world championship tournaments in 1916. Allen Hall, a well-known billiards competitor, made Pioneer Arcade his signature establishment, raising its profile with well-publicized tournament games.

"In 1924, the Chicago Tribune reported that the Pioneer Arcade would be 'one of the city's finest" and would be 'one of the most elaborate recreation buildings in the city'. Opening in 1925, the ground floor was home to four shops and 35 billiards tables. Upstairs, the second floor was home to 16 bowling lanes with a spectator platform looking down onto them. The recreation building thrived as a bowling and billiards hall, becoming a long-term fixture in the social life of Humboldt Park.

"The second landmark criterion for the building is Criterion 4, for exemplary architecture. As one of the grandest sports halls from the 1920s, the building is an outstanding example of a district commercial building, designed in a version of Spanish Baroque Revival style called Churrigueresque, which refers to the most ornate examples of the overall style. Key elements include the twisted columns, the forms of classical architecture, and the exuberant ornament on the facade, especially above the main entrance. Jens J Jensen was the architect of the building.

"In its current state, the building's exterior is mostly intact, with only very minor alterations to the main facade. On the interior, the bowling lanes and billiards hall have been significantly altered with no historic significance remaining. In an unusual circumstance, the building came before the commission with a redevelopment plan to demolish the back portion of the building and use the front section as part of a new development by Hispanic Housing Development Corporation.

"With UrbanWorks serving as the architect, the plan calls for the restoration, repair, and integration of the front 35 feet of the Pioneer Arcade, with the rear 85 feet set to be replaced with six stories of senior housing. This new addition will be setback significantly from the street and a new building planned for the vacant site south of the Pioneer Arcade will also be setback from the historic building for visual relief. The muted palette of the new design does not aim to compete with the Pioneer Arcade facade.

"The developers have received site plan approval from DPD under the property's existing Planned Development and came to the Commission on Chicago Landmarks consenting to the designation. While a designation usually covers the entire building, there are precedents for the landmarking of a building where it is partially demolished for new construction." (Kugler, Urbanize Chicago, 11/8/22)

Read the full story at Urbanize Chicago

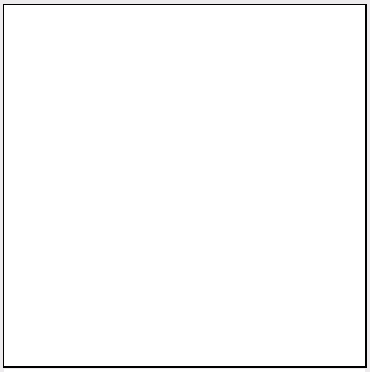
Preliminary landmark approved for Pioneer Arcade; The building will be part of a new senior housing development, Lukas Kugler, Urbanize Chicago, 11/8/22

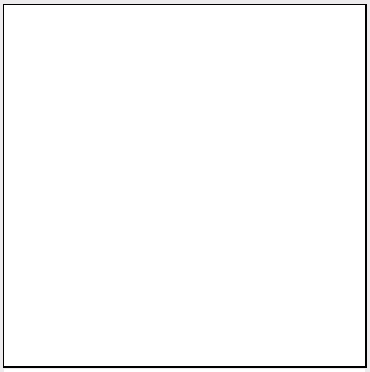
Pioneer Arcade & New Apollo, a Preservation Chicago 2015 Chicago 7 Most Endangered

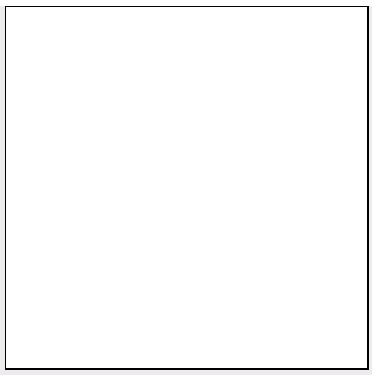
Pioneer Arcade Chicago Landmark Designation Report, November 2022

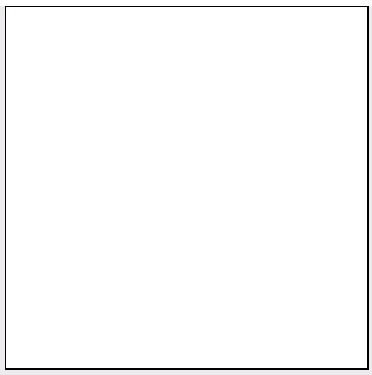
Awaiting a New Tenant: Pioneer Arcade at North and Pulaski, John Morris, Chicago Patters, 8/14/14

A Palace of Pleasure for 1920s Chicago: The Pioneer Arcade (1925), John Cramer, HPRES-IST, 3/25/12

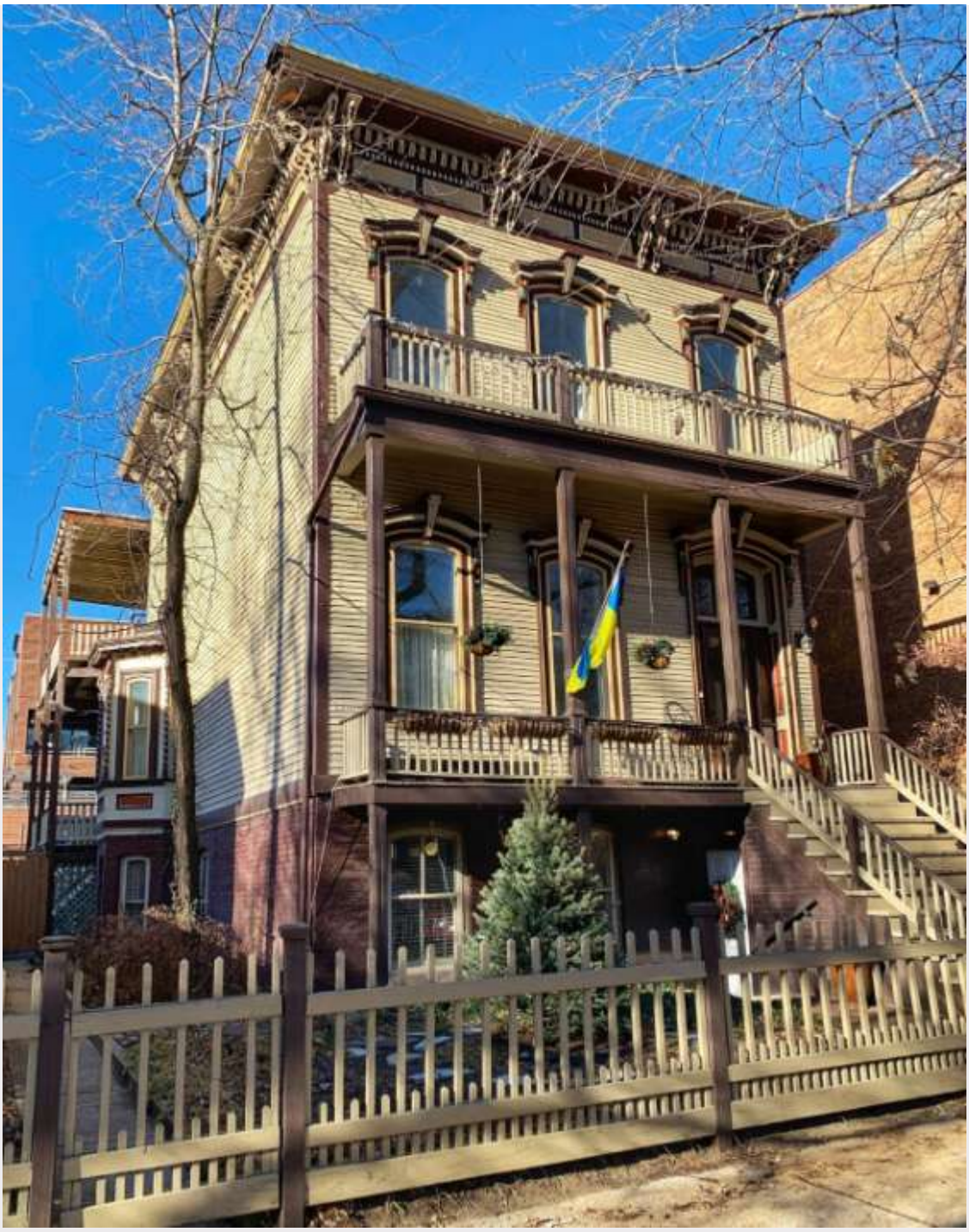








7.PETITION: Stop the Demolition of the Historic Three-Flat at 2240 N. Burling for a Side Yard



2240 N. Burling Street, Lincoln Park, 1873. Photo credit: Rachel Freundt

PETITION: Say NO to Demolition of Historic Three-Flat for a Side Yard

"We oppose the demolition of a beautiful, 150-year-old, multi-unit building and the permanent displacement of its tenants so that a neighbor can have a larger side yard.

"The wood-frame three-unit building with graceful porches and delicate details at 2240 N. Burling in Chicago's Lincoln Park has been home to generations of Chicagoans for literally 150 years. But despite recent renovations and a strong rental market, a neighbor purchased it for over a million dollars with plans to demolish it and enlarge his adjacent single-family home's side yard.

"2240 N. Burling Street is one of the last remaining survivors of the Chicago Fire era. Only a handful remain today of what was once an entire neighborhood of these beautiful buildings. Just two blocks

beyond the flames of the Great Chicago Fire in 1871, it was built in circa 1874 when Chicago was trying to recover from the destruction. Its delicate detailing reveals an unshaken optimism for the future despite the overwhelming difficulties of the time. And its three large, family-sized apartments reveal a utilitarian urgency to provide high-quality housing to the 300,000 Chicagoans who lost their homes.

"Time is short to save it. The 90-Day Demolition Delay clock is ticking and will expire unless it appears on the February 9, 2023 Commission on Chicago Landmarks meeting.

"Chicago must act now to stop the loss of these three units and hundreds of residential units every month. The vibrancy of our neighborhoods, public schools, and commercial corridors depends on it.

"Suburban-scaled, single-family mega-houses and mega-yards spanning five lots and which displace a dozen or more working- and middle-class families after their legacy rental buildings are demolished should not be tolerated in the City of Chicago.

Despite Chicago's affordable housing shortage, this pattern is happening again and again. Proactive steps must be taken to stop this trend from accelerating.

"We call on the 43rd Ward Alderman and City of Chicago to take a strong stand and proactive steps against the demolition of Naturally-Occurring Affordable Housing (NOAH) in historic neighborhoods. This is a difficult and complicated issue and a long-term solution will require dedication, leadership and time.

"In the short-term, we call on the 43rd Ward Alderman and City of Chicago to take a strong stand and proactive steps against the demolition of 2240 N. Burling Street and the few remaining Chicago Fire era buildings in Lincoln Park, before the expiration of the Demolition Delay on February 15, 2023, including a possible Chicago Landmark Designation.

"On November 18, 2022, the current owner applied for a demolition permit for 2240 N. Burling Street. Its status as an Orange-Rated building due to architectural significance in Chicago Historic Resources Survey, requires a mandatory 90-Day Demolition Delay. Unless it's designated a Chicago Landmark, which protects against demolition, or the owner has a change of heart, the demolition permit will be issued on February 15, 2023 when the delay expires and this three-flat will be lost forever.

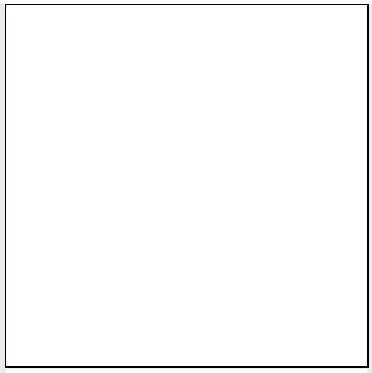
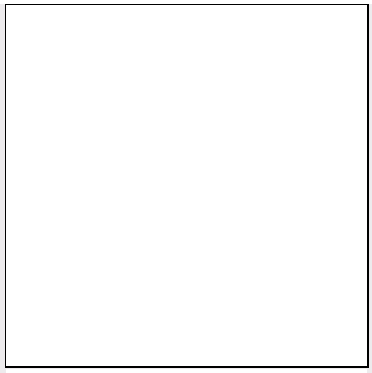
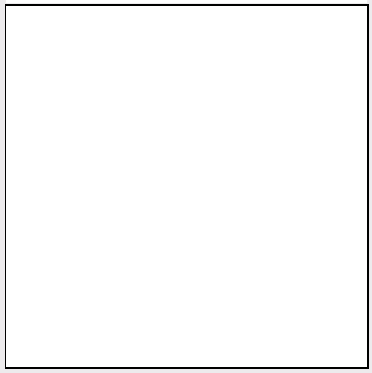
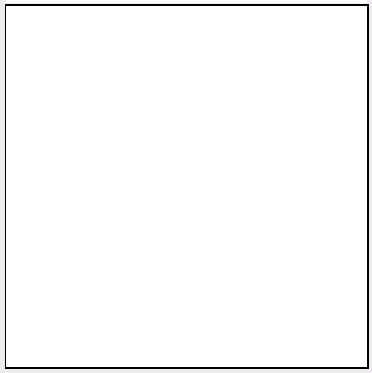
"Every year, Chicago demolishes 2,000 to 3,000 residential units. Saving the four residential units at 2240 N. Burling Street is the first step towards structural change to stem the loss of Naturally-Occurring Affordable Housing in historic neighborhoods.

PLEASE Sign the Petition to Oppose the Demolition of 2240 N. Burling Street for a Side Yard

The Preservation Lab Releases New Resources to Support NOAH Preservation Strategies, DePaul Institute for Housing Studies, 9/22/21

NOAH Risk Analysis: What, Where, Who, and When, Preservation Compact

Naturally occurring affordable housing occupies 'the space between'; And luckily, Illinois and Chicago are working to preserve unsubsidized rentals—the backbone of vintage buildings, Stacie Young, Crain's Chicago Business, 4/8/22

8.THREATENED: Developer Chooses Demolition Over Adaptive Reuse for Werner Bros. Storage Building



Werner Brothers Storage Building, 1921, George S. Kingsley, 7613 N Paulina Street. Orange Rated.
Photo Credit: Debbie Mercer



Werner Brothers Storage Building, 1921, George S. Kingsley, 7613 N Paulina Street. Orange Rated.
Photo Credit: Debbie Mercer



Werner Brothers Storage Building, 1921, George S. Kingsley, 7613 N Paulina Street. Orange Rated. Photo Credit: Google Maps



Phase 1 of Proposed Development adjacent to Werner Brothers Storage. Rendering Credit: Cordogan Clark & Associates



Phase 2 of Proposed Development including to Werner Brothers Storage. Rendering Credit: Cordogan Clark & Associates

"A $30 million, six-story affordable apartment building could replace a retail strip and storage facility at a prominent Howard Street intersection under a development proposal.

"Development group Housing For All wants to build 110 affordable apartments and ground-floor retail at the northeast corner of Howard and Paulina streets, directly across from the Red Line, according to plans shared by Ald. Maria Hadden's 49th Ward office.

"The project would move forward in two phases and require state and likely city funding, said Shelly Tucciarelli, a developer with Housing For All.

"The six-story development would replace a single-story retail strip at 1646-1660 W. Howard St. that holds a currency exchange, Post Office and Redz Belizean Restaurant.

"The project will also require the demolition of the Werner Bros. Storage building, a warehouse at 7613 N. Paulina St. designed by architect George S. Kinglsey and built in 1921. The building is listed as 'orange-rated' in the city's historical survey, requiring a review of the building and development plans before a demolition permit is approved.

"The Werner building can't be redeveloped into housing because some of the floors do not meet ceiling height requirements for housing units, Tucciarelli said. The warehouse is mostly vacant.

"The development would move forward in two phases, with the first phase replacing the Howard Street retail building followed by a building on the Werner Bros. site. There would be 55 apartments built in the first phase.

"Tucciarelli is a longtime developer who is helping build affordable housing catering to Indigenous people at a site in Irving Park. She also spent 20 years working at the Illinois Housing Development Authority, where she managed the low-income housing tax credit program, she said.

"Housing For All is building a 47-unit affordable housing development in suburban Aurora that will adaptively reuse two historical schools. One of the property owners involved in that project also owns the Rogers Park parcels at Howard and Paulina streets, Tucciarelli said. (Ward, Block Club Chicago, 10/25/22)

Affordability and preservation are strongly symbiotic and mutually beneficial. The Werner Brothers Storage Building is an ideal candidate for affordable housing adaptive reuse. Preservation Chicago strongly encourages the developer to pursue this option as they have successfully done in Aurora.

Additionally, we encourage 49th Ward Ald. Maria Hadden and community members to make historic preservation a requirement of this redevelopment.

Low income housing tax credits and the 20% Federal Tax Credit for the Rehabilitation of Historic Properties work well together and can generate significant additional development funding. Historic preservation tax credits could generate 20% additional funds for development expenses within the historic building. Millions of additional development dollars could be used to build additional affordable units on site. Additional affordable units, perhaps as many as eight or ten, would be widely celebrated and historic tax credits are the key to unlocking the funding for them.

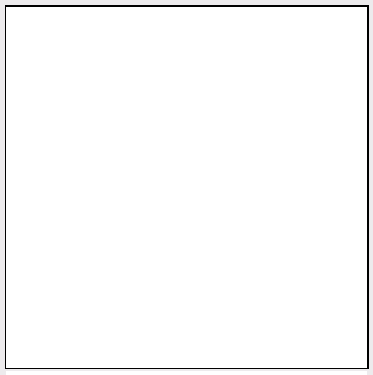
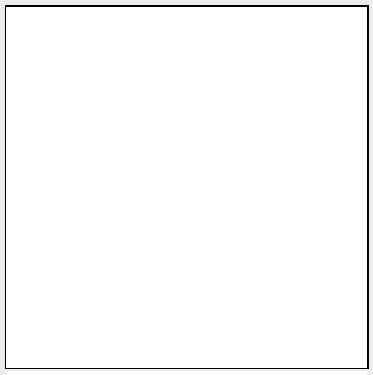
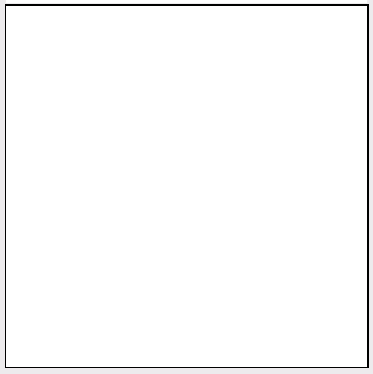
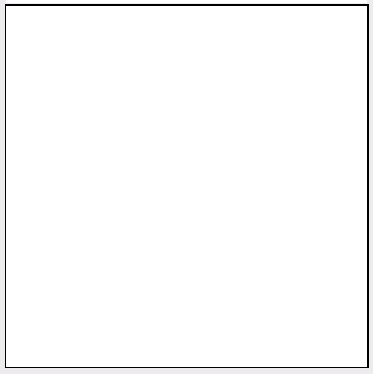
Read the full story at Block Club Chicago

110 Affordable Apartments Proposed For Corner Across From Howard Street Red Line Station; 'It's not every day you get someone who wants to build 100 percent affordable,' Ald. Maria Hadden said. 'This is a wonderful opportunity, and I think this is exactly what the neighborhood needs.', Joe Ward, Block Club Chicago, 10/25/22

Workforce housing proposed for 7603 N. Paulina, The two-phase project will deliver 110 affordable units, Urbanize Chicago, Lukas Kulger, 10/26/22

Details Revealed For Affordable Housing Development At 7603 N Paulina Street In Rogers Park, Ian Achong, Chicago YIMBY, 11/9/22

20% Federal Tax Credit for the Rehabilitation of Historic Properties, National Park Service

9.WIN: City Council Approves Adaptive Reuse Funding for IIT Armour Institute Main Hall (Chicago 7 2015)



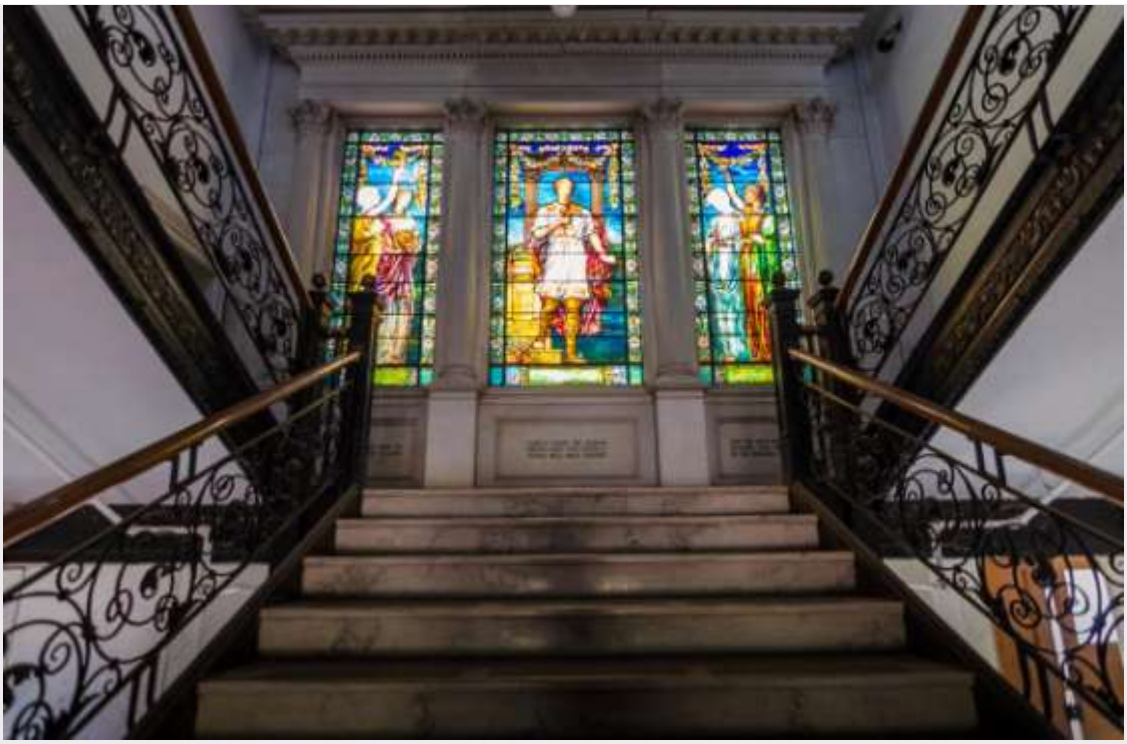
Armour Institute Building Main Hall, 1893, Patton & Fisher, 3300 S. Federal St. Photo credit: Eric Allix Rogers



Main Entrance of Armour Institute Building Main Hall, 1893, Patton & Fisher, 3300 S. Federal St. Photo credit: Eric Allix Rogers



Interior Staircase at Armour Institute Building Main Hall, 1893, Patton & Fisher, 3300 S. Federal St. Photo credit: Eric Allix Rogers



Interior Staircase at Armour Institute Building Main Hall, 1893, Patton & Fisher, 3300 S. Federal St.
Photo credit: Eric Allix Rogers

"The Chicago City Council has approved initial funding for the adaptive reuse of the Armour Institute building at 3300 S Federal Street in Bronzeville. Located on the western end of the Illinois Institute of Technology (IIT) campus, it is commonly known as the main building, or main, by students and used to be the heart of the college in its earlier days as the Armour Institute. The renovation efforts are being co-led by MCM Company and Washington Park Development Group with local architecture firm Pappageorge Haymes working on its design.

"Built in 1893, the Romanesque revival-style structure was designed by Patton & Fisher who also did the neighboring Machinery Hall in 1901. With an original price tag of $500,000, they were funded by Philip D. Armour Sr. whose meatpacking fame is depicted in Upton Sinclair's The Jungle and established the Armour Institute in 1890. The architects clad the base with a gray granite with the remainder of the facade utilizing Victorian era red brick and a set of stained-glass windows showing Philip himself.

"Closed in the early 2010s, the massive building has sat vacant with students often breaking in to take a peek at its historical architecture, but now after various approvals it moves closer to being converted into 102 residential units. These would be made up of 93 studios and nine one-bedroom apartments, of which 21 will be considered affordable and all will have access to a fitness center along with a rooftop deck among other amenities. Renovations will include adding a new staircase, repairing windows and exterior elements, and rebuilding the existing boiler.

"The funds approved will help the $37 million project get off the ground, they will come in the form of $2.5 million in Tax Increment Financing (TIF) approved last year, $14.7 million in loans, $6.3 million in Historic Tax Credits, and an additional $13.3 million in various other smaller sources. With this, the developer can now move towards permitting and construction, although at the moment no formal timeline has been revealed and no applications have been submitted by the developer as well." (Achong, Chicago YIMBY, 11/13/22)

Preservation Chicago is thrilled that after a long period of uncertainty, this comprehensive restoration and adaptive reuse of Main Building is moving forward. The Illinois Institute of Technology (former Armour Institute) Main Building was a Preservation Chicago 7 Most Endangered in 2017. We worked

with IIT towards a good reuse development and have continuously supported this project before the City of Chicago and Commission on Chicago Landmarks.

Read the full story with photos and renderings at Chicago YIMBY

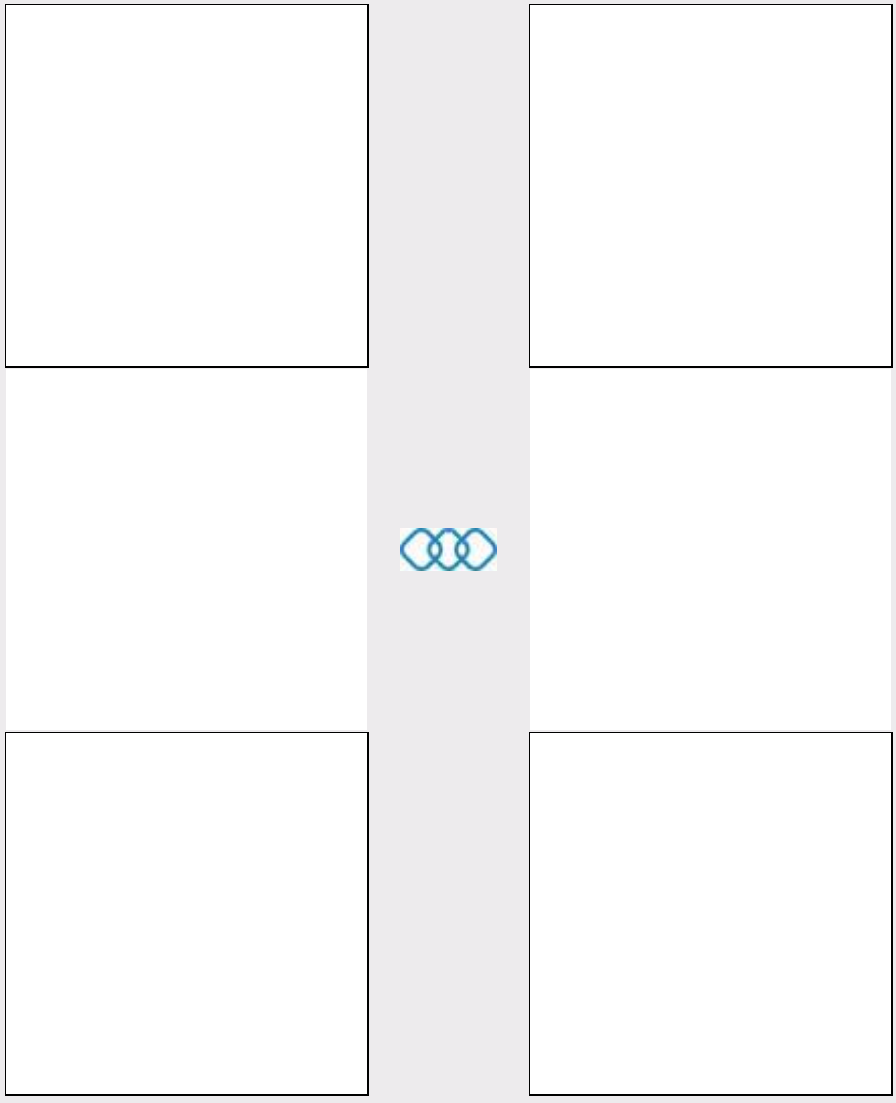
City Council Approves Funding For Armour Institute Building In Bronzeville, Ian Achong, Chicago YIMBY, 11/13/22

Plan to turn historic Armour Building into apartments gets city boost, The Community Development Commission OK'd $5.5 million in TIF money for the near south side project, Jay Koziarz, Urbanize Chicago, 4/20/21

Pappageorge Haymes Partners Armour Institute Adaptive Reuse Project Progress with many photos

What's That Building? Inside The Former Armour Institute Of Technology, Dennis Rodkin, WBEZ Chicago, 3/28/19

Main Building Illinois Institute of Technology, a Preservation Chicago 7 Most Endangered 2015



10.THREATENED: Damen Silos To Be Sold to MAT Asphalt



Petition to Save the Historic Damen Silos in Chicago!, 2860 S. Damen Ave. Photo Credit: Richard Higgins

"The State of Illinois needs a wakeup call about the Damen Silos site along the Chicago River.

"We have been witnessing the dramatic transformation of the Chicago River from an industrial corridor into a centerpiece of Chicago and the next great park system. In many places it is a vibrant public waterfront, with a rich river ecology inviting all, both human and wildlife, to visit.

"These are not one-off efforts. They are part of a broader plan to bring the river back to the people of Chicago as a healthy, natural and recreational resource. The long-term economic impact of this transformation is often overlooked, but is a substantial component of our economic success.

"As is often the case, private investments follow forward-thinking public ones. With Lincoln Yards to the north and The 78 to the south, along with the University of Illinois Discovery Partners Institute, Chicagoans will be seeing more open space, more public access, and more recreational river access soon.

"The Chicago River has, without doubt, shifted from a primarily industrial and sewage infrastructure to a living, breathing, natural resource that is rich with biodiversity and serves as an important and beloved recreational amenity. This is especially important in communities that lack open space and have other environmental stressors and inequities.

"Someone tell me why the State of Illinois is taking a unique 23.4-acre South Branch site that is framed on three sides by the Chicago River and canal slips, and is also home to the dramatic architecture of grain silos, and selling it to MAT, an asphalt plant owner?

"This is a step backward that challenges what so many have been working on for decades.

"Pilsen is immediately to the north and McKinley Park to the south — two neighborhoods, rich in history that are working to improve their quality of life and access to the river. How does this decision fit with their community planning strategies?

"The state needs to understand that the idea of putting material yards along the Chicago River is a thing of the past. In the long run, the environmental impact and public health costs will be higher for all of us. The Chicago community, its current and last two mayors, and many alderpersons have endorsed ecological and people-centric visions for this river.

"The Damen Silos site should be a park, a community asset, a job training center, an arts and cultural amenity, and part of a more forward-thinking South Branch vision for this century.

"This is a plea to Gov. J.B. Pritzker, Sen. Dick Durbin and Sen. Tammy Duckworth to halt the State of Illinois sale of this South Branch river land. This decision will not make Chicago a healthier place to live and work, it will not support the biodiversity and resiliency that our city needs, nor will it help our air quality and water quality, which ties directly to the health and wellness of Chicagoans.

"It is time now for all of us to stand up together and speak for this remarkable river." (Enquist, Chicago Sun-Times, 11/13/22) Philip Enquist, FAIA (Fellow, American Institute of Architects), is an architect and urbanist.

Read the full Op-Ed in the Chicago Sun-Times

Speak up for the Chicago River: Don't sell Damen Silos site to asphalt plant owner; The Damen Silos site should be a park, a community asset, a job training center, an arts and cultural amenity, and part of a more forward-thinking South Branch vision for this century, Philip Enquist, Chicago Sun-Times, 11/13/22

Petition to Save the Historic Damen Silos in Chicago!

Southwest Side Environmental Advocates Ask Pritzker To Halt Damen Silos Sale To MAT Asphalt Owner; Groups have opposed selling the silos to a business group owned by Michael Tadin Jr. "The sale of public land deserves public comment," advocates wrote in a public letter, Katie Finlon, Block Club Chicago, 12/7/22

Pritzker asked to delay sale of Damen Silos; 'We deserve to have a voice,' community leaders say; MAT Asphalt co-owner Michael Tadin Jr. and his family were high bidders for the old grain silos near 29th Street and Damen Avenue featured in "Transformers: Age of Extinction, " Brett Chase, Chicago Sun-Times, 12/5/22

Friends of the Chicago River Urges Governor to Re-Think Sale of Damen Silos

Sale Of Damen Silos To MAT Asphalt Owner Protested By McKinley Park Environmental Group "If the state wants to sell this property, the community must be at the table," members of the group tweeted, Katie Finlon, Block Club Chicago, 11/8/22

Sale of Damen Silos to MAT Asphalt Owner Draws Fire From McKinley Park Activists, Who Want To Halt the Deal, Patty Wetli, WTTW Chicago, 11/9/22

Damen Silos, featured in 'Transformers' movie, set to be sold by state; The owner of a controversial McKinley Park asphalt plant is the winning bidder for the 23-acre Southwest Side property, offering $6.5 million, Brett Chase, Chicago Sun-Times, 11/3/22

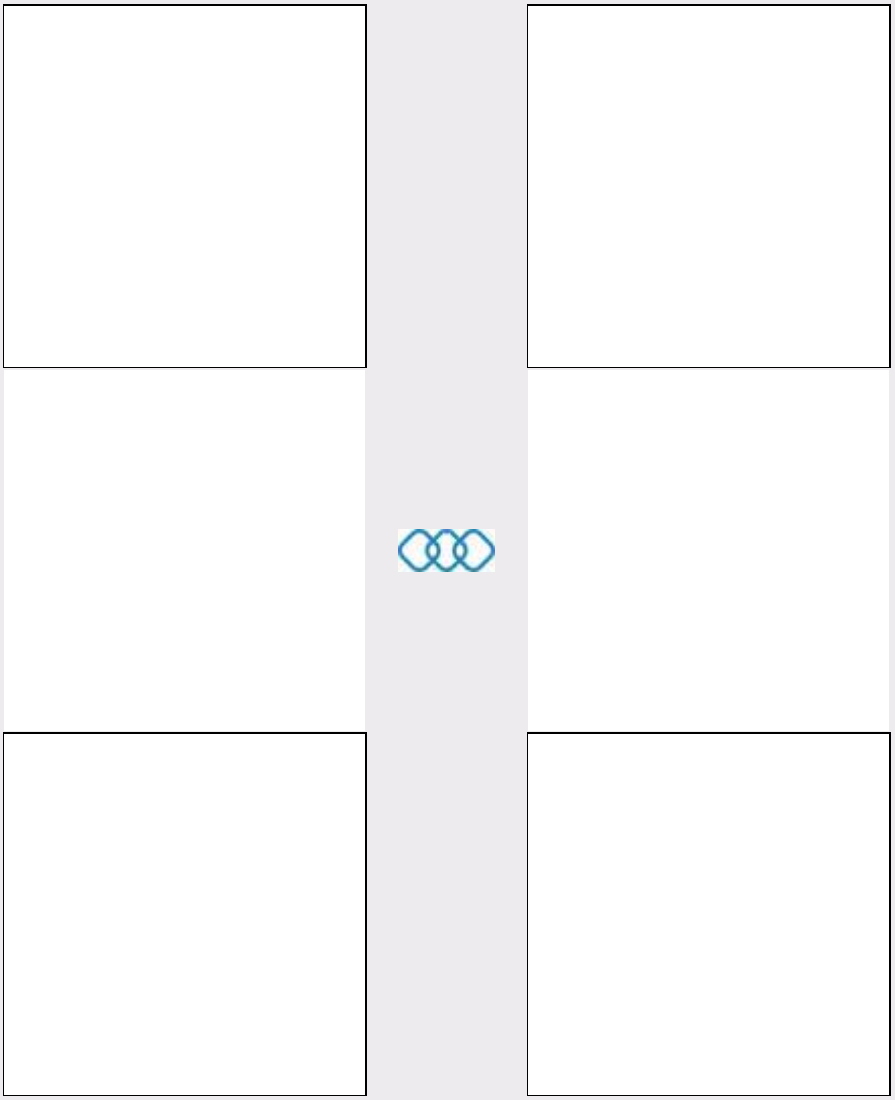
Pritzker finds a buyer for Damen Silos, industrial site once featured in 'Transformers' movie, Brian J. Rogal, Chicago Tribune, 11/3/22

Tadin to Purchase, Demolish, Develop Damen Silos, Justin Kerr, McKinley Park News, 11/2/22

The Power of Uselessness: The History - and Potential - of Chicago's massive Santa Fe Grain Elevator, ArchitectureChicago Plus Blog, 7/22/13

Damen Silos, Spot Beloved By Urban Explorers, Put Up For Sale By State — Opening Bid Is $3.25 Million; The silos have been beloved by urban explorers for years, with so many people stopping by to take pictures or film videos that it felt like "a Chicago tourist destination," one said, Katie Finlon, Block Club Chicago, 8/22/22

Old dormant grain silos on South Side are an enduring industrial canvas for graffiti artists; Located along the Chicago River near Damen Avenue, the hulking structures dare and draw graffiti writers to their towers and snaking caverns below. The long-time owner of the site — state government — has been trying for decades to sell it for redevelopment, Sun-Times Staff, 11/26/21



11.THREATENED: Concrete Block Building Erected Without Permits Across from Humboldt Park Stables



No city building permits were pulled for a project directly next to the National Puerto Rican Museum of Arts & Culture, a Chicago landmark. Humboldt Park Receptory Building and Stable, 1896, Frommann & Jebsen, 3015 W. Division Street. Photo credit: Mina Bloom / Block Club Chicago



Photo with unpermitted concrete block building under construction in foreground. Humboldt Park Receptory Building and Stable, 1896, Frommann & Jebsen, 3015 W. Division Street. Photo credit: Mina Bloom / Block Club Chicago



Humboldt Park Receptory Building and Stable, 1896, Frommann & Jebsen, 3015 W. Division Street. Photo credit: Eric Allix Rogers

"Humboldt Park neighbors have launched a petition in hopes of demolishing an unauthorized construction project next to a landmarked museum in the neighborhood's namesake park, saying 'parkland is under siege.'

"Husband-and-wife neighbors Kurt Gippert and Paula Cabrera are behind the petition, which had nearly 300 signatures as of Thursday afternoon.

"Neighbors and preservationists were shocked earlier this year when construction on a cinder-block building next to the National Puerto Rican Museum of Arts & Culture, 3015 W. Division St., started without any notice. The project was an unsanctioned effort to establish an archives and storage building for the museum, run by former Humboldt Park Ald. Billy Ocasio.

"The ancillary building was going up mere feet from the museum's home inside the historical Humboldt Park receptory and stables, one of the oldest-surviving structures in the neighborhood.

"City officials stopped work on the project. But Gippert and Cabrera, who live a couple blocks from the park, said they want the partially constructed building torn down and moved away from the landmarked stables.

"'If the public intervenes now, we may be able to get this project moved to a more suitable location,' they wrote in the petition.

"The city's Department of Buildings put the kibosh on the cinder-block project in September, ordering Ocasio and his team to stop work on the building because museum leaders didn't obtain proper permits.

"Ocasio, who served as 26th Ward alderman 1993-2009, acknowledged the museum missed some steps of approval in an interview with Block Club. Ocasio is now the museum's executive director.

"Gippert and Cabrera wrote in the petition neighbors need to demand a public review process before anything else happens with the project.

"'We cannot trust this to work itself out and this is the time to let our voices be heard,' they said.

"Gippert, an antiquarian book seller, said he supports a museum expansion that will bring more archival and preservation work to the institution and the neighborhood — but not at the expense of the landmarked building and the park, which is on the National Register of Historic Places.

"The partially-built structure blocks views of the Queen Anne-style receptory and stables building and detracts from the innate beauty of Humboldt Park, Gippert said.

"'Corruption is pretty standard in Chicago. Most people accept it,' he said. 'This exceeds the corruption I can tolerate. It's a failed relationship with all departments — local, state and federal.' (Bloom, Block Club Chicago, 11/11/22)

Read the full story at Block Club Chicago

Humboldt Parkers Want City To Tear Down Unauthorized Building Next To Landmarked Museum; Neighbors say the partially built National Puerto Rican Museum of Arts & Culture project blocks views of one of the area's oldest-surviving buildings, Mina Bloom, Block Club Chicago, 11/11/22

PETITION to Stop Unpermitted Construction in Humboldt Park

City Halts Work On Puerto Rican Museum Project Next To Humboldt Park Landmark; Neighbors and preservationists questioned how the museum was allowed to build a rectangular, cinder-block structure next to the historical receptory and stables, Mina Bloom, Block Club Chicago, 10/12/22

Humboldt Park Receptory Building and Stable Chicago Landmark Designation Report, 6/7/07

12.WIN: Preston Bradley Center Auditorium and Social Services Saved By Preservation-Oriented Buyer



Preston Bradley Center, 1926, J.E.O. Pridmore, 941 W. Lawrence Avenue. Photo Credit: Eric Allix Rogers



Preston Bradley Center, 1926, J.E.O. Pridmore, 941 W. Lawrence Avenue. Photo Credit: Eric Allix Rogers

"An Uptown church and social services center is getting a much-needed renovation and conversion into a nonprofit community hub after being sold for the first time in its nearly 100-year-history.

"The now-closed Preston Bradley Center at 941 W. Lawrence Ave. has been sold to Daniel Ivankovich, a renown orthopedic surgeon, philanthropist and blues musician known as Chicago Slim.

"Ivankovich plans to rehab the church, cultural center and social services building into a home for his and other nonprofits. The building would act as an office space for the organizations and a community space for hosting health clinics, seminars and arts and cultural programs.

"Some of the 1925 building's historical uses, including as a place of worship and a respite for the underprivileged, will remain, Ivankovich said.

"'We've been looking at unconventional spaces that had a cultural or historical significance that we could build on,' he said. 'We're looking to make it an even greater resources to Chicago, to Uptown.'

"The Preston Bradley Center will serve as the home of One Patient Global Health Initiative, a group run by Ivankovich and wife Karla Ivankovich that provides medical services to disadvantaged populations in the Chicago area.

"It will also be home to Chicago Blues Society, a nonprofit founded by Ivankovich that provides music lessons for underserved kids and helps working musicians by providing services, including free health care.

"Ivankovich bought the building for $2 million and plans to spend more on a renovation to the building. The nonprofits could move in by spring.

"'Everything is there,' Ivankovich said. 'It just needs to be restored.'

"The Preston Bradley Center was built by its namesake, the Rev. Preston Bradley, in 1925 to house his Peoples Church of Chicago, a progressive Christian congregation. The six-story building includes a nearly 1,300-seat auditorium with two balconies. It has a large hall or event space, office space and art studios.

"The building will hold offices for nonprofits and be able to host health clinics and other pop-up services, Ivankovich said. A soup kitchen that used to reside in the center will be welcomed back.

"'I see the building functioning as an incubator for non-for-profits,' Ivankovich said.

"The renovation saves a building that is a contributor to the Uptown Square Historic District and that has been placed on the National Register of Historic Places." (Ward, Block Club Chicago, 10/28/22)

In 2015, Preservation Chicago advocated for a individual Chicago Landmark Designation for the building that would include both the exterior and significant interior features including the large 1,300 seat sanctuary / auditorium and the highly decorative Masonic Hall located on the top floor of the building.

Fortunately, the exterior of Preston Bradley Center / Peoples Church is protected by the Uptown Square Landmark District. However, the interior is not explicitly protected. At that time, the ownership was open to an Individual Landmark Designation, but the process never moved forward. We hope to revisit the possibility of creating an Individual Landmark Designation for Preston Bradley Hall/Peoples Church which would both protect these important interior spaces and provide assistance to support this vital social and cultural center which serves the greater Uptown community.

Upon learning that Preston Bradley Center would be listed for sale, Preservation Chicago began actively seeking buyers for the Chicago Landmark that would preserve the building and social uses. Daniel Ivankovich is precisely the type of community-oriented, preservation-sensitive buyer we hoped to find and are thrilled by this news.

Read the full story at Block Club Chicago

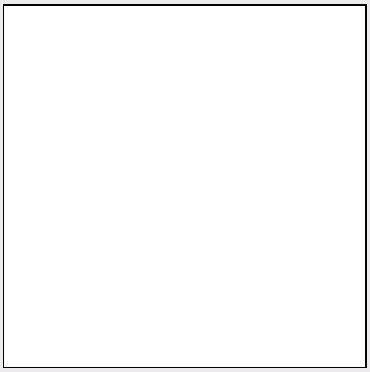
Uptown's Historical Preston Bradley Center Bought By Local Surgeon, Blues Man Who Plans To Convert It Into Nonprofit Community Hub; Daniel Ivankovich, a renowned orthopedic surgeon and blues musician known as Chicago Slim, plans to turn the church into a home for his and other nonprofits, Joe Ward, Block Club Chicago, 10/28/22

What's That Building? The Preston Bradley Center, A local surgeon and blues musician has big plans for the six-story building in Uptown, which has been home to the Peoples Church since 1926; The Preston Bradley Center in Uptown was recently purchased by Dr. Dan Ivankovich, who plans to rehabilitate the church as a thriving community space, Dennis Rodkin, WBEZ, 11/10/22

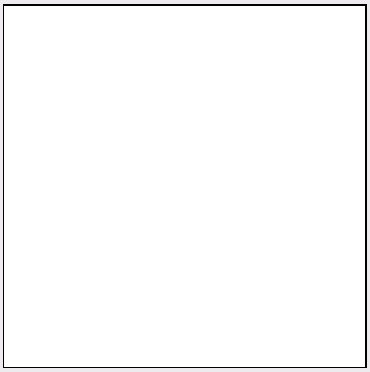
Uptown's Historical Preston Bradley Center, With 1,300-Seat Auditorium, For Sale; The Preston Bradley Center was built in 1925. It has housed the Peoples Church and social service groups ever since, Jay Ward, Block Club Chicago, 10/21/20

Preston Bradley Center Open House Chicago

Uptown Square Entertainment District Chicago Landmark Designation Report, 10/6/16







13.WIN: Adaptive Reuse Plan Approved for Hudson Motor Car Company Building



Hudson Motor Car Company, 1922, Alfred Alschuler, 2222 S. Michigan Ave. Photo credit: CoStar

"A historic Motor Row building owned by former Bears defensive end Israel Idonije is getting a tony makeover.

"The four-story, 38-unit complex in the storied Hudson Motor Building, 2222 S. Michigan Ave. received key city zoning approval in mid-November. It now awaits a full City Council vote before moving forward.

"The $62.5 million development envisions 18 hotel rooms and 53,700 square feet of retail. It is being developed by Hudson Michigan Avenue LLC, of which Idonije is a partner.

"Plans also include a restaurant and event venue on the first floor, with an additional event area on the mezzanine. The second and third levels have apartments ranging from one to four bedrooms, and hotel rooms, according to the plans. Hotel guest rooms would occupy the second and third level, as well. The fourth floor would include additional units, a rooftop pool, men's and women's changing rooms and an outdoor deck, according to the plans.

"The three-story terra cotta building was once home to the Hudson Motor Car Company, which was in operation from 1909 to 1954. It was designed by Chicago architect Alfred Alschuler in 1922, according to Preservation Chicago.

"The development is the latest in ongoing efforts to revitalize Motor Row, which was designated a Chicago Landmark District in 2000. Mayor Lori Lightfoot announced $11 million in infrastructure improvements in July." (Nesbitt Golden, Block Club Chicago, 12/6/22)

"The building's facades will undergo a complete restoration as part of the project. On the S. Michigan Ave frontage, all of the historic windows will be restored, and a new door will be installed to allow for necessary egress. The white terracotta will be repaired and cleaned, with the remainder of the cast iron storefront and center entry frame set to be restored as well.

"To allow for proper light and ventilation to the residential units, a center portion of the north elevation will be removed on the second and third floors. The other volumetric change will be on the roof where a one-story addition will be added to house residential units and rooftop amenities. To avoid adversely affecting the building's frontage along S. Michigan Ave, the addition will be setback 88 feet, while the volume will setback just 28 feet from S. Wabash Ave. The outdoor space facing S. Michigan Ave will feature a roof deck and outdoor pool. (Kugler, Urbanize Chicago, 12/6/22)

Preservation Chicago has been a longtime advocate for the Chicago Motor Row District and we are pleased to see the Hudson Motor Car Company adaptive reuse moving forward.

Read the full story at Block Club Chicago and Urbanize Chicago

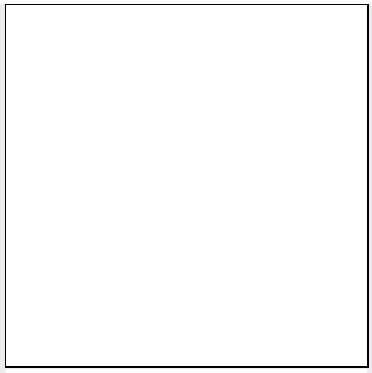
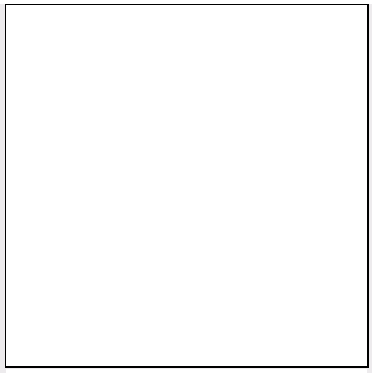
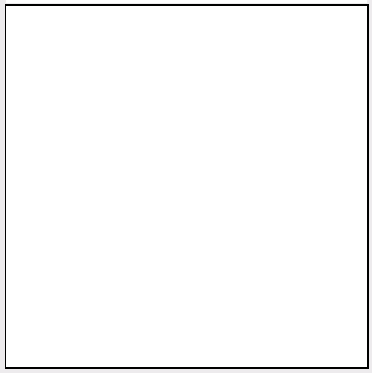
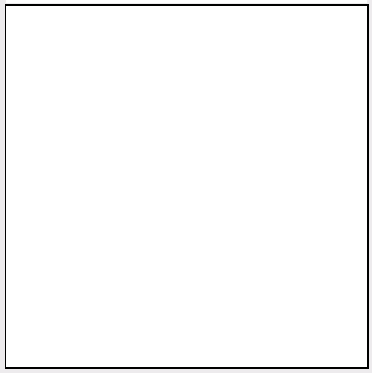
Former Bears Player Part Of Team Bringing Hotel, Stores, Apartments To Motor Row Landmark Building; Israel Idonjie and a team of investors bought the building in 2018. The proposed overhaul awaits a City Council vote, Jamie Nesbitt Golden, Block Club Chicago, 12/6/22

Approvals stack up for 2222 S. Michigan; The historic Motor Row building will become a mixed-use hub, Lukas Kugler, Urbanize Chicago, 12/6/22

Affordable Housing Near Lincoln Square Brown Line, Other Projects Approved By Key Zoning Committee; The approval comes after years of tense community meetings about the Lincoln Square project, which will sit directly across from the Western Avenue Brown Line station, Quinn Myers, Block Club Chicago, 11/29/22

Motor Row Chicago Landmark District Designation Report, April 3, 2000

Motor Row Historic District, Chicago – Architecture & Cityscape Blog

14.WIN: City Approves Conversion of Cameron Building Into Manufacturing Incubator



Cameron Building / Cook Brothers Building, 1926, Thielbar and Fugard, 240 N. Ashland Avenue. Photo credit: Google Maps

"Since starting out five years ago on Chicago Avenue in West Town as a prized project of former Mayor Rahm Emanuel, the manufacturing incubator mHUB has been doing noble work.

"It connects emerging entrepreneurs, many of them minorities, to the funding and advanced know-how needed to get started. The organization said it has had a hand in 500 startups and business expansions that have gone on to create 4,000 jobs. Its ultimate mission is to make sure Chicago keeps its place in global manufacturing, whatever happens with financial pressures and supply chains.

"Factory jobs are good for economic diversity and a source of decent wages for jobs that might not require advanced degrees. So the average person has a rooting interest in mHUB's success.

"It's coming because mHUB is embarking on a $46.8 million venture for which it is slated to get $17.6 million in city help via tax increment financing plus state funding of $9.6 million. The incubator's equity in the project is $350,000.

"The agreement would let mHUB acquire a nearly century-old three-story building with a clock tower at 240 N. Ashland Ave. It has a contract to pay $32.5 million for the building owned by Peppercorn Capital. In turn, mHUB can vacate leased space at 965 W. Chicago Ave. The plan is for the sale to close early in 2023 and for mHUB to occupy the new space by the end of that year.

"It's a classy building, listed in the city's historic resources survey as contributing to the character of the Kinzie Industrial Corridor. The area runs west of the hot Fulton Market District and is feeling the development pressure from it. The building used to be a Cook Brothers warehouse store and then the home of Crate & Barrel spinoff CB2, but has been vacant since 2019.

"City officials said the subsidy agreement would encourage growth in manufacturing jobs while preserving a building that otherwise would fall prey to the next residential developer. Helping mHUB, said Assistant Planning Commissioner Terrence Johnson, would be 'a catalyst for a key economic sector that has previously been identified as a city priority.'

"Planning Commissioner Maurice Cox attributed the above-market price to the presence of other bidders in an area where attractive parcels are getting snapped up. 'The building comes at a pretty high cost, but it's also a prestigious building. 'This is a brick-and-mortar investment that we're making in the future of light manufacturing in Chicago,' Cox said." (Roeder, Chicago Sun-Times, 11/14/22)

"The Thielbar and Fugard designed Prairie Style Cameron Building was built in 1926 and served as a manufacturing plant for many years for the Cameron Can Company, before becoming the headquarters for Crate & Barrel's CB2 until 2019. Now mHUB is looking to leave its current 63,000-square-foot location at 965 W Chicago Avenue in River West and purchase the 80,000-square-foot historical site, as their current lease expires by next year and rents skyrocket. The manufacturing focused start-up incubator has led to 410 patents, 3,900 new jobs, and millions in raised capital for its companies." (Achong, Chicago YIMBY, 11/20/22)

As part of this significant investment of public funds, Preservation Chicago strongly encourages the City of Chicago to consider Chicago Landmark designation for the Cameron Building / Cook Brothers Building. This building is a strong candidate for designation considering its design by notable architects and significant building history.

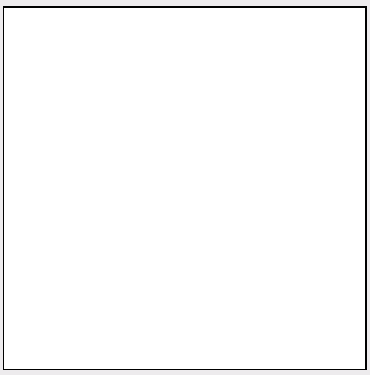
While Preservation Chicago strongly encourages the use of City funds to restore and reactivate Chicago Landmarks and Landmark eligible buildings, we maintain that application for Chicago Landmark designation status be a requirement for eligibility for the significant investment of public funds.

Read the full story at Chicago Sun-Times and Chicago YIMBY

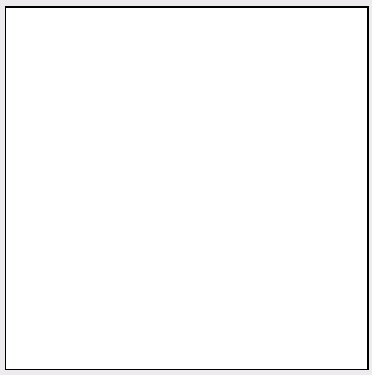
Public money powers manufacturing incubator mHUB's growth; Move to the Kinzie Industrial Corridor on the Near West Side planned with $17.6 million in tax increment financing and another $9.6 million from the state, David Roeder, Chicago Sun-Times, 11/14/22

Initial Funds Approved For mHUB Conversion Of 240 N Ashland Avenue In West Loop, Ian Achong, Chicago YIMBY, 11/20/22

City panel OKs $18 million in TIF money for mHub; The subsidy would help pave the way for the advanced manufacturing incubator to purchase and move to a vacant building just west of the Fulton Market District, Danny Ecker, Crain's Chicago Business, 11/8/22







15.WIN: Strong Community Support for Historic Preservation and Reuse of Historic Mars Candy Factory Building



Mars Candy Factory, 1928, 2019 N. Oak Park Ave. Photo Credit: Google Maps

"When it comes to what community members want to replace the Mars candy factory 2019 N. Oak Park Ave. in Galewood once it closed in 2024, the people have spoken. Residents have settled on a mixed-use development for the site.

"'So this is a factory with walls,' Goldstein said on Oct. 8. 'Now we're trying to create a community without walls.'

"The design proposal that the majority of community members recommended during the fourth meeting features a 'boulevard' design, which is a style that provides lots of green space and is bifurcated into seven different areas.

"One area includes roughly three acres designed for neighborhood commercial or healthcare uses. Another seven acres is split in two, with one side dedicated to a training, education or recreation space. The other half would house offices and a business incubator. Additional acreage will be divided into a space housing an outdoor classroom, a wildlife habitat space and an area dedicated to urban farming and renewable energy, among other uses.

"A landscaped boulevard path will stretch throughout the areas for access and a service road along the railroad will allow trucks to travel to the urban farming or business areas, eliminating residential traffic on the other side of the site, Goldstein said.

"During the fourth meeting on Oct. 8, Kandalyn Hahn, representing the historic preservation division of the Commission on Chicago Landmarks, said she's confident that once a status report is complete, the city will focus on preserving the factory's original facade dating to 1929.

"'The majority of landmark preservations only concern the exterior,' she said. 'That means whatever you want to do to the interior — you can do it.'

"Whether or not the site will become a landmark, however, comes down to a City Council vote following the completion of the report.

"Hahn said the Mars factory site is considered an orange-rated building, meaning it has significance within a neighborhood context. She said the determination of landmark status is a six- to 12-month process.

"She said the commission has met with Mars representatives to notify them of the building's orange-rated status. A consultant has begun examining the building's history and architecture to determine if it meets at least two of the seven criteria for landmark status.

"The design recommendation made by attendees over the course of the five meetings will be reviewed by Mars executives, who will make the final decision about the factory's future.

"Following this decision, Mars will communicate with the community on a quarterly basis to update residents on the decision and buildout process, said Ben Anders, the sponsorship and engagement manager at Mars." (O'Toole, Austin Weekly News, 11/11/22)

Preservation Chicago has attended many public meetings to voice support neighborhood preservation partners, to discuss the benefits of historic preservation, and provide expertise regarding the landmarking process. The Mars factory community meetings have been well run and there is now strong, nearly universal support for a historic preservation to the 1929 building and other historically significant structures. We hope that a Chicago Landmark Designation will be pursued as well.

Read the full story at Austin Weekly News

West Siders settle on plan for redeveloping Mars factory; Community members agree that a mixed-use development would be best for the factory after it closes in 2024, Jamie O'Toole, Austin Weekly News, 11/11/22

Mars Chocolate Factory Closure Could Mean A New Library, Gym Or Nature Center For West Side Neighborhood; Mars Wrigley plans to donate the historic factory to the community when it closes the facility in 2024. Residents are working with the company to plan for how the building will be used, Pascal Sabino, Block Club Chicago, 4/20/22

Mars Wrigley closing nearly century-old chocolate plant on Chicago's West Side, Robert Channick, Chicago Tribune, 1/25/22



16.WIN: Residential Conversion and Restoration Planned for Rector Building at 79 W. Monroe



Rector Building / Chicago Trust Building / Chicago Title and Trust Building / Bell Federal Savings & Loan Building, Jarvis Hunt in 1906 with later modifications to the uppermost floors, cornice, fascia, and base of the building by Holabird & Roche to the south in 1924, 79 W. Monroe Street. Historic Photo Credit: ChicagoPast.com



Rector Building / Chicago Trust Building / Chicago Title and Trust Building / Bell Federal Savings & Loan Building, Jarvis Hunt in 1906 with later modifications to the uppermost floors, cornice, fascia, and base of the building by Holabird & Roche to the south in 1924, 79 W. Monroe Street. Photo credit: Loopnet



Existing ornament on upper floors of Rector Building, 1906, Jarvis Hunt, 79 W. Monroe Street. Photo Credit: R2



Original cornice at Rector Building, 79 W. Monroe Street, by Jarvis Hunt in 1906, Historic Photo Credit: The Art Institute of Chicago, Ryerson & Burnham

"The foreign investor that bought part of a vintage Loop office building in June has now acquired the rest of it, which it plans to turn into roughly 100 apartments as demand for downtown residential units soars.

"A high-net-worth European family advised by Swiss investment firm 4c AG paid $8.2 million last month for the upper half of the 14-story building at 79 W. Monroe St., according to sources familiar with the deal. The purchase from Chicago developer R2 came roughly four months after the same buyer paid $40.5 million for the lower half, which is almost fully leased to a school and a Walgreens location.

"R2 had marketed the roughly 80,000-square-foot block of space on floors eight through 14 in the building as an apartment conversion opportunity amid weak demand for downtown offices and record-high downtown apartment rents. Now the buyer plans to execute that vision, betting that the center of the Loop is poised to become more of a mixed-use neighborhood as effects of the COVID-19 pandemic fade.

"The project would be in line with a new initiative from Mayor Lori Lightfoot to incentivize the conversion of outmoded office buildings on and near LaSalle Street into apartments. City officials are dangling public subsidies to help finance such projects—and ensure they include affordable units—counting on redevelopments to help restore vibrancy in the heart of the central business district where many companies have decamped and where the rise of remote work has decimated daily foot traffic.

"R2 Principal Jason Trailov said the buyer has retained R2 as a third-party manager and adviser to help with the partial redevelopment of the Bell Federal Savings & Loan building, which is known for its Weather Bell sign hanging over the corner of Monroe and Clark streets that changes color as it predicts temperature changes. Timing of the project is unclear, but there are a series of small tenants in the space today that would need to move out or be relocated to begin work.

"R2's continued involvement in the property "demonstrates where we see this asset ultimately going, and fitting into what will hopefully be a more vibrant, 24-7 central business district," Trailov said." (Ecker, Crain's Chicago Business, 11/15/22)

The 14-story Rector Building/Chicago Trust Building/Chicago Title and Trust Building /Bell Federal Savings & Loan Building is located at 79 W. Monroe Street. The original Chicago skyscraper was sesigned by Jarvis Hunt in 1906. In 1924 Holabird & Roche designed a highly complementary and seamless addition to the south.

The Bell Federal Savings & Loan Building is well-known for its distinctive weather prediction clock. The "Weather Bell" was installed in the mid-1950s and changes colors based on the temperature. It even had its own 1950's-era jingle:

When Weather Bell is emerald green
No change in temperature is foreseen.
When Weather Bell is glowing red
Warmer weather is ahead.
When Weather Bell is gleaming gold
A temperature drop is foretold
When Weather Bell is in agitation,
Prepare yourself for precipitation.

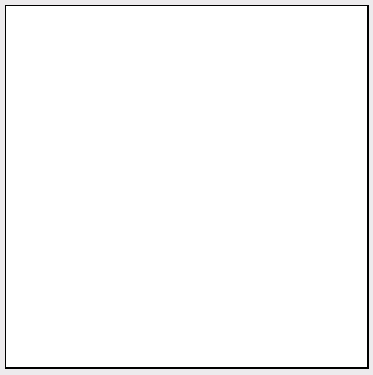
Architect Jarvis Hunt also designed the Lake Shore Athletic Club at 850 North Lake Shore Drive, the Chicago Tribune printing plant at 430 N. St. Clair, Peoples Trust & Savings Bank at 30 North Michigan, Saddle & Cycle Club, 900 North Michigan Avenue (demolished), and Lake-Michigan Building at 201 N. Michigan (demolished).

Originally, the building had an elaborate, multi-story masonry cornice. Preservation Chicago strongly encourages the developer to rebuild the lost cornice and other lost elements to return the building to it historic appearance. This beautifully crafted building by architect Jarvis Hunt with later additions by Holabird & Roche would qualify for a Designated Chicago Landmark. Preservation Chicago encourages the developer to pursue a Chicago Landmark Designation for this important Chicago building.

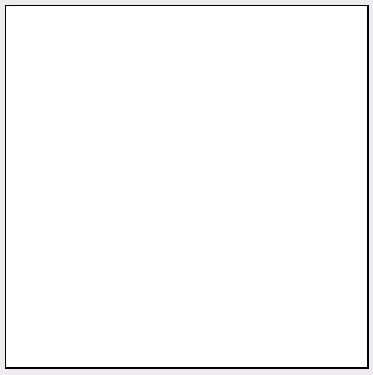
Read the full story at Crain's Chicago Business

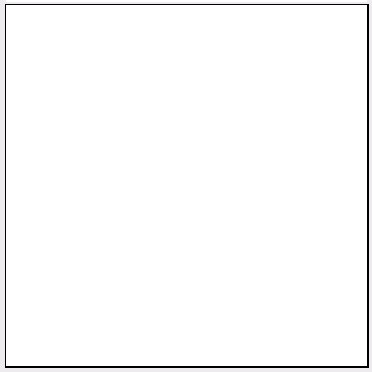
European investor plans Loop apartment conversion; The upper floors of the vintage office building at 79 W. Monroe St. are poised to be turned into roughly 100 apartments, a bet on booming demand for residential units downtown, Danny Ecker, Crain's Chicago Business, 11/15/22

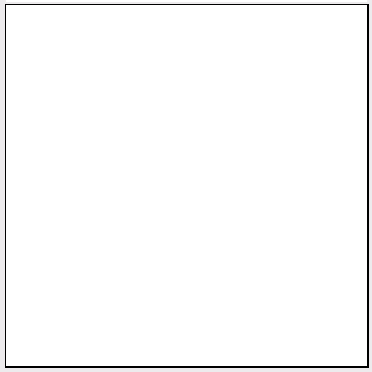
Initial Details Revealed For Residential Conversion At 79 W Monroe Street In The Loop, Ian Achong, Chicago YIMBY, 11/18/22











17.THREATENED: William LeBaron Jenney's 19 S. LaSalle in Foreclosure



19 South LaSalle Street / Central YMCA Association Building, 1893, William LeBaron Jenney / Jenney & Mundie, 19 S. LaSalle Street. Photo Credit: Google Maps

"The owner of a vintage 16-story office building on LaSalle Street is facing a $21 million foreclosure lawsuit, adding to a wave of distress on the historic-but-vacancy-ridden thoroughfare and teeing up a potential conversion of the property into a residential or other use.

"The lawsuit is one of many like it that have battered office landlords since the start of the COVID-19 pandemic, which fueled the rise of remote work and weakened demand for offices—particularly those in older Loop office buildings. Space-shedding has pushed downtown office vacancy to a record high, dwindling the bottom lines for many office building owners. Rising interest rates this year have made it even more difficult for landlords to sell or refinance their mortgages, forcing a number of them in the Loop to face foreclosure lawsuits or surrender their properties to their lenders without a fight.

"The financial pain has been severe along and near LaSalle Street, where Mayor Lori Lightfoot's administration is now hoping investors will buy outmoded office buildings at big discounts and convert them into residential uses. City planners are counting on such redevelopment to help bring much-needed foot traffic and vitality to the heart of the central business district.

"The William LeBaron Jenney-designed building was originally known as the Central YMCA Association Building when it opened in 1893. The building's largest tenant today is the Law Offices of Jeffery Leving, which has a lease for 15,642 square feet set to expire in July 2023, Bloomberg data shows.

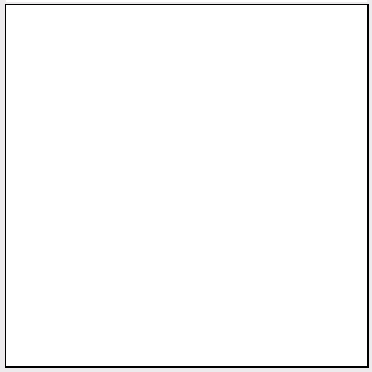
"The building is rated 'orange' by the Chicago Historic Resources Survey, a city report completed in 1995 to analyze the historic and architectural importance of all buildings in the city constructed before 1940. The orange rating is for properties that are not landmarked but "possess some architectural feature or historical association that made them potentially significant in the context of the surrounding community," according to the survey. That makes them likely candidates to receive tax credits or other public subsidies earmarked for historic properties if a developer would restore them as part of a renovation or conversion to a new use. Other historic, distressed properties nearby include the former Bank of America offices at 135 S. LaSalle St., the majority of an office tower at 105 W. Adams St. and a block of offices above the JW Marriott Chicago hotel at 208 S. LaSalle St.
19.
"Incentives could come into play at 19 S. LaSalle through the city's new 'LaSalle Reimagined' initiative, which is dangling tax-increment financing and other public subsidy sweeteners to get developers to convert old LaSalle office buildings into apartments with affordable units.

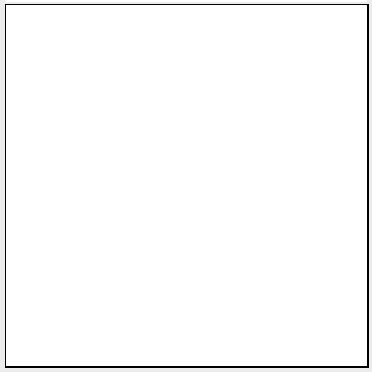
"The 19 S. LaSalle property is separated by a pedestrian alley from the building at 29 S. LaSalle St., the only former office building on the corridor to be converted into apartments. That building, now dubbed Millennium on LaSalle, includes 216 units and debuted last year." (Ecker, Crain's Chicago Business, 11/2/22)

Read the full story at Crain's Chicago Business

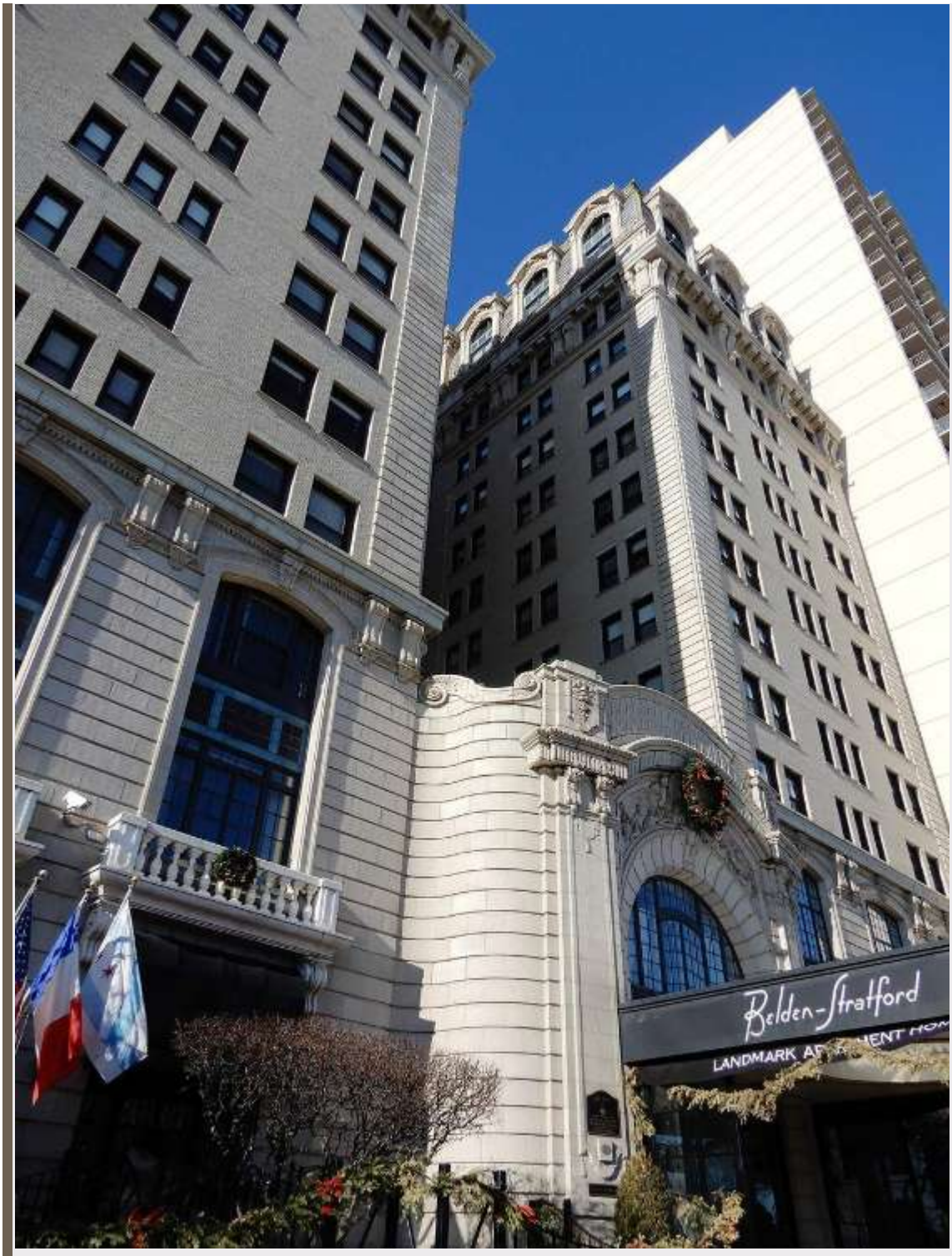
Foreclosure suit hits LaSalle Street landlord; The 129-year-old building at 19 S. LaSalle St. could be a candidate for conversion to a residential or other use as the city tries to bring more foot traffic to the heart of the Loop; Danny Ecker, Crain's Chicago Business, 11/2/22

Developers face a challenge making LaSalle Street livable, Mayor Lori Lightfoot's plan to turn the Loop into a neighborhood involves some tough math, Danny Ecker, Crain's Chicago Business, 11/3/22





18.WIN: Exceptional Renovation Underway at Belden-Stratford



The Belden Stratford, 1923, Meyer Fridstein, 2300 N. Lincoln Park West. Photo credit: Julia Bachrach.



The Belden Stratford fronts directly onto Lincoln Park. The Belden Stratford, 1923, Meyer Fridstein, 2300 N. Lincoln Park West. Photo Credit: Chicago History Museum Hedrich-Blessing Collection, 1939, HB-O5472-B.



Lobby Rendering of the Belden Stratford, 1923, Meyer Fridstein, 2300 N. Lincoln Park West. Rendering Credit: The Belden Stratford

"From its creation in 1923, the Belden-Stratford apartment building in Chicago's Lincoln Park community was designed for an elite crowd. Over the years, its status slipped. But now, courtesy of a top-to-bottom renovation backed by billionaire Joe Mansueto, it soon will have a new introduction in high society.

"Mansueto's investment firm, Mansueto Office, acquired it in late 2018, paying $106 million. The renovation began in earnest last year, and the plan is to have new tenants arrive beginning in January. Rents start around $3,000 a month for a studio and go up to almost $8,000 for three bedrooms.

"The makeover gives the building 209 units, compared with up to 650 units it had in its hotel days. Ari Glass, head of real estate at Mansueto Office, said the work restores the original distinction of a beaux-arts design that mimicked the palaces of France's Louis XIV. The architect was Meyer Fridstein, whose other works include Chicago's Congress Theater and Shoreland Hotel, now a rental building in Hyde Park.

"The restoration also brings in amenities for today's tastes. A ballroom has been converted into a fitness center. Residents will get a wine-tasting space, a lounge with billiards and a rooftop sundeck. An on-call Tesla rental service is due when you need wheels to show off.

"Glass declined to disclose how much Mansueto, founder and executive chairman of investment research firm Morningstar, is paying for the work. On that point, Krikhaar added, 'It's more than most developers would spend on a project like this because of his love for this building.' Glass said Mansueto lived in the building during the 1980s; he's still in the neighborhood, in a well-known modern mansion, but he likes the old styles, too.

"Mansueto owns the Wrigley Building, which he carefully restored, and the Waldorf Astoria Chicago. He also owns the Chicago Fire and a speculative industrial site that's trying to bring jobs to West Humboldt Park. He was an investor in the Chicago Sun-Times, and the newspaper receives funding from the Mansueto Foundation.

"He provided this statement about the Belden-Stratford: 'As a former resident, my desire to invest in this property came from my personal love of this city, neighborhood and preserving great architecture. So returning The Belden to its former glory was an easy decision — especially as the building approaches its 100th anniversary. It's wonderful to preserve an iconic building for many generations to come.'" (Roeder, Crain's Chicago Business, 11/7/22)

Preservation Chicago had worked for years with preservation partners to generate support for a Lincoln Park West Chicago Landmark District to protect the Belden-Stratford and other historic buildings from Lincoln Park's intense development pressure. We are thrilled that the buyer of the Belden-Stratford so deeply values the building's history and we applaud Joe Mansueto for his commitment to beautifully restoring this important Chicago building. Additionally, we encourage ownership to pursue a Chicago Landmark designation to fully recognize, celebrate and protect the Belden-Stratford for decades to come.

Read the full story at Crain's Chicago Business

Lincoln Park's Belden-Stratford basks in a billionaire's love; Formerly an apartment hotel, the building is getting a complete makeover backed by a former resident, Chicago business executive Joe Mansueto, David Roeder, Crain's Chicago Business, 11/7/22

Chicago's Apartment Hotels of the Roaring Twenties, Julia Bachrach Consulting Blog, 1/6/20

History of the Belden Stratford and additional photos and renderings

19.WIN: Flat Iron Arts Building Purchased by Preservation-Sensitive Buyers



Flat Iron Arts Building, 1918, Holabird & Roche, 1579 N. Milwaukee Avenue. Photo Credit: The Flatiron Building



Flat Iron Arts Building, 1918, Holabird & Roche, 1579 N. Milwaukee Avenue. Photo Credit: The Flatiron Building

"Longtime owners of the iconic Flat Iron Arts Building in the center of Wicker Park have sold the property to a pair of local real estate developers.

"The Flat Iron Arts Building, 1579 N. Milwaukee Ave., has for decades been home to artist studios, performance spaces, cultural organizations and many other local businesses with an artistic bent.

"Since 1993, the Flat Iron has been owned and managed by Berger Realty Group, which also operates the Fine Arts Building, 410 S. Michigan Ave., and other properties in Chicago. But the company recently sold the Flat Iron Arts Building, according to a notice sent to tenants this week.

"'Berger Realty Group has decided to transition the ownership of the building. Let me be clear: this was no easy or quick decision, and as such, we took our time finding the right people to take over the building and to continue the legacy!' a message signed by owner Erica Berger reads.

"My father bought the Flat Iron Arts Building over 30 years ago with a vision of encouraging established as well as aspiring Chicago artists. I'm glad that as we step away to focus on other projects, we were able to identify a Chicago-based firm with owners who are engaged in the city and in the arts. We believe their experience, coupled with their appreciation and understanding of the building and the neighborhood, will be fruitful and beneficial for the community in the decades to come,' she wrote in an email.

"The building's new owners are Savas Er, principal of North American Real Estate, and real estate investor Buzz Ruttenberg, who has long been a supporter of the arts in the Chicago.

"Reached by phone Wednesday, Er said he and Ruttenberg plan to keep the building's artist studios in place. Their main focus will be expanding retail options in the building, he said, including in the vacant storefront at the corner of Milwaukee and North avenues.

"'It's one of the greatest corners in the city and it's one of the greatest buildings in the city,' Er said. 'At this point, we're not looking to make any drastic moves. We would love to settle and see how the building is working right now. And if there is any space to upgrade, we will upgrade it.'

"The Flat Iron Building has long been an epicenter of arts and culture in Wicker Park. Local tour guide Gordon Meyer said when he first moved to the neighborhood in 2005, he was amazed by the 'labyrinth' of studios and art spaces in the building.

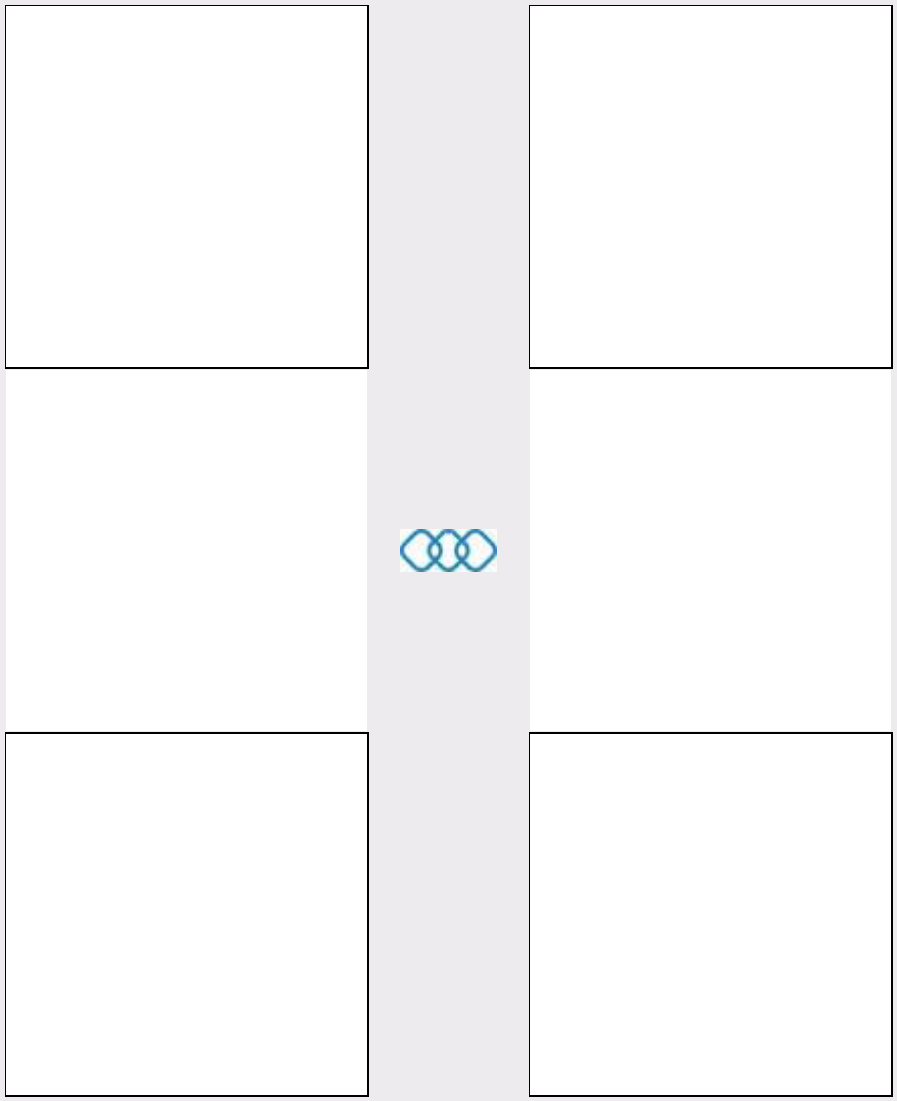
"Over the years, the building has been "ground zero for the artistic renaissance of this neighborhood. [Like] back in the '70s when it was turned into below-market art studios, expressly so artists can move in,' Meyer said. 'And then now, all these years later, it's kind of the last vestige ... of an artistic center in the community.'

"'There used to be a lot more studios and galleries and things around. But as property rates improved, I don't think there are as many of those as there used to be, but the Flat Iron has hung on,' Meyer said." (Myers, Block Club Chicago, 11/3/22)

Read the full story at Block Club Chicago

Wicker Park's Flat Iron Arts Building Sells To New Owners For First Time In 3 Decades; The building has long been home to artist studios, performance spaces and other businesses. New owners plan to keep the studios in place while focusing on bringing in more retail, Quinn Myers, Block Club Chicago, 11/3/22

Flatiron Arts building Open House Chicago



20.WIN: 80% of Voters Want to Stop the Tree Cut in Jackson Park and at South Shore Cultural Center (Chicago 7 2017, 2018, 2019, 2020 & 2021)



Tree Canopy in Jackson Park. Photo Credit: Eric Allix Rogers

"Residents of Chicago's South Side overwhelmingly voted to oppose the removal of thousands of trees because of construction around the Obama Presidential Center and a proposed golf course project.

"The nonbinding referendum was added to the ballot in seven precincts through the efforts of Save Jackson Park, a group that advocates for the park and South Shore Cultural Center Park. This group is fighting for the city to stop removing trees for the sake of development and instead preserve existing ones due to ongoing public health concerns for the city's tree canopy.

"'At what point do we start respecting that we need trees to breathe, especially in Chicago?' said Jeannette Hoyt, founder of the group. Hoyt said the group wanted to put tree preservation in the hands of voters to 'give residents a voice.'

"Residents were posed this question on Tuesday's ballot: 'Shall the city of Chicago and the Chicago Park District stop cutting down trees in Jackson Park and preserve the trees in South Shore Cultural Center Park?'

"Results show that about 80% of respondents in each precinct answered yes.

"Construction of the Obama Center in Jackson Park involved the removal of more than 300 trees on site and in the future, more than 350 throughout the park for traffic flow, according to documents from the Chicago Department of Transportation.

"Tiger Woods' company, TGR Design, has also proposed the restoration of the two parks' golf courses by combining them into one 18-hole PGA-worthy course. According to documents of the design, this development could involve removal of 2,100 trees from the parks.

"Construction for the Obama Center began in 2021 and most on-site trees have been cleared. To manage traffic, CDOT has also proposed removing trees to widen certain roads around the park, including Stony Island Avenue.

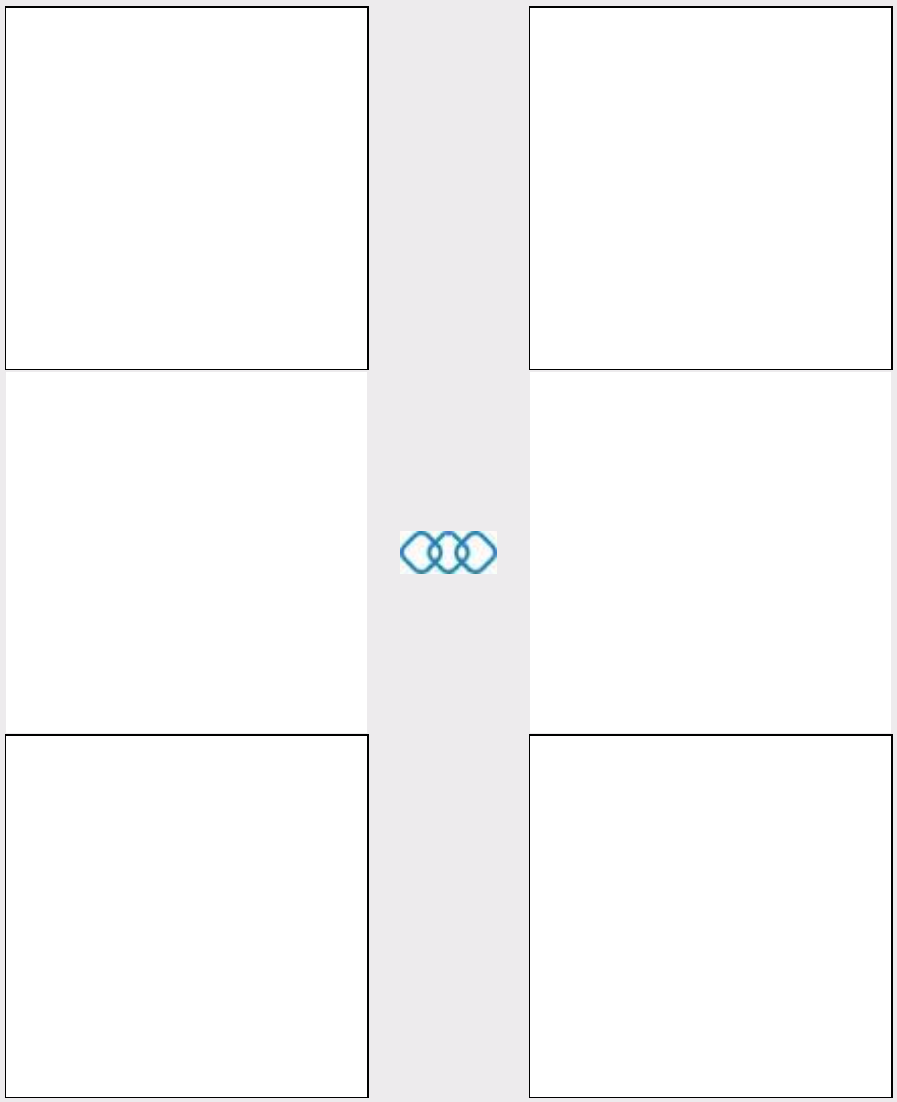
"'The thing that makes Jackson Park golf course so extraordinarily gorgeous is that the trees are interspersed throughout, as like you're walking through an urban parkland,' Hoyt said.

"Hoyt received documents about the TGR Design proposal in March via a Freedom of Information Act request to the Chicago Park District. One page outlining the site's ecology states that the existing Jackson Park golf course is characterized by mature canopy trees. More than 500 heritage trees can be found on the course and the nearby park at the South Shore Cultural Center, according to the document. A heritage tree is a large tree often considered irreplaceable because of its age and ability to filter air, shade homes and provide habitat.

"A table in the document shows that on the Jackson Park golf course, around half of the heritage trees are slated for removal, and at the South Shore site, 110 out of 163 identified heritage trees would be removed. (Ellis, Chicago Tribune, 11/13/22)

Read the full story at Chicago Tribune

Voters oppose cutting down thousands of trees in Jackson Park and South Shore for Obama Center, golf project, Maddie Ellis, Chicago Tribune, 11/13/22



21.WIN: Senators Durbin and Duckworth Support National Historic Monument Status for Roberts Temple Church



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



Preservation Partners at Roberts Temple Church of God in Christ on October 21, 2022. Photo Credit: Kelly Paras / Landmarks Illinois

"Several U.S. officials on October 21 visited the Roberts Temple Church of God in Christ where leaders and historians gathered to share the historic significance of the church that held the funeral of Emmett Till.

"The meeting came as the church marks its 100th Anniversary in Chicago's Bronzeville neighborhood.

"A Chicago landmark, the church is currently undergoing renovations as Senator Dick Durbin and U.S. Secretary of Interior Deb Haaland seek to designate it as a National Historic Monument. The designation would offer the church federal support from the National Trust for Historic Preservation, and the National Park Service for its role in the Civil Rights Movement.

"In addition to Durbin, Congressmen Bobby Rush and Danny K. Davis also attended the event.

"During her visit, Haaland said she met some of Till's relatives and church officials. She also talked about the Roberts Temple Church of God in Christ's rich history.

"'These walls have borne witness to say much. That's the meaning of community and I see it here in abundance,' Haaland said. 'I'm here because this church is a key part of our nation's history.'

"As part of the designation process, U.S. officials visited the church to gather input from residents about the church's pivotal role after Till was murdered in 1955.

"Maurice Cox, Chicago's first Black Commissioner of Planning and Development, pointed out other Chicago landmarks in the Black community that are tied to Till's life and death. He mentioned the original building of the Chicago Defender in Bronzeville and the Johnson Publishing Company building on Michigan Avenue. Both publications were the first to publish photos of Till's mutilated face. He also mentioned Till's home in Woodlawn that became a Chicago landmark in 2021.

"'All the Till sites in Chicago and Mississippi matter because they are physical reminders of the people and events that changed the course of history,' Cox said.

"'There is no other place in the United States that bears witness to how the galvanization of the Civil Rights Movement impacted not only the United States but the world,' said Sherry Williams, founder and president of the Bronzeville Historical Society. 'I encourage madame secretary to bring a message of love and encouragement to our president to designate Roberts Temple Church of God in Christ a national monument.'

Ward Miller was invited to speak at the event and shared Preservation Chicago's decades long effort to recognize, honor and protect the memory of Emmett Till and Mamie Till Mobley through Chicago Landmark Designations. Preservation Chicago played an important role in the landmark designation of Roberts Temple in 2006.

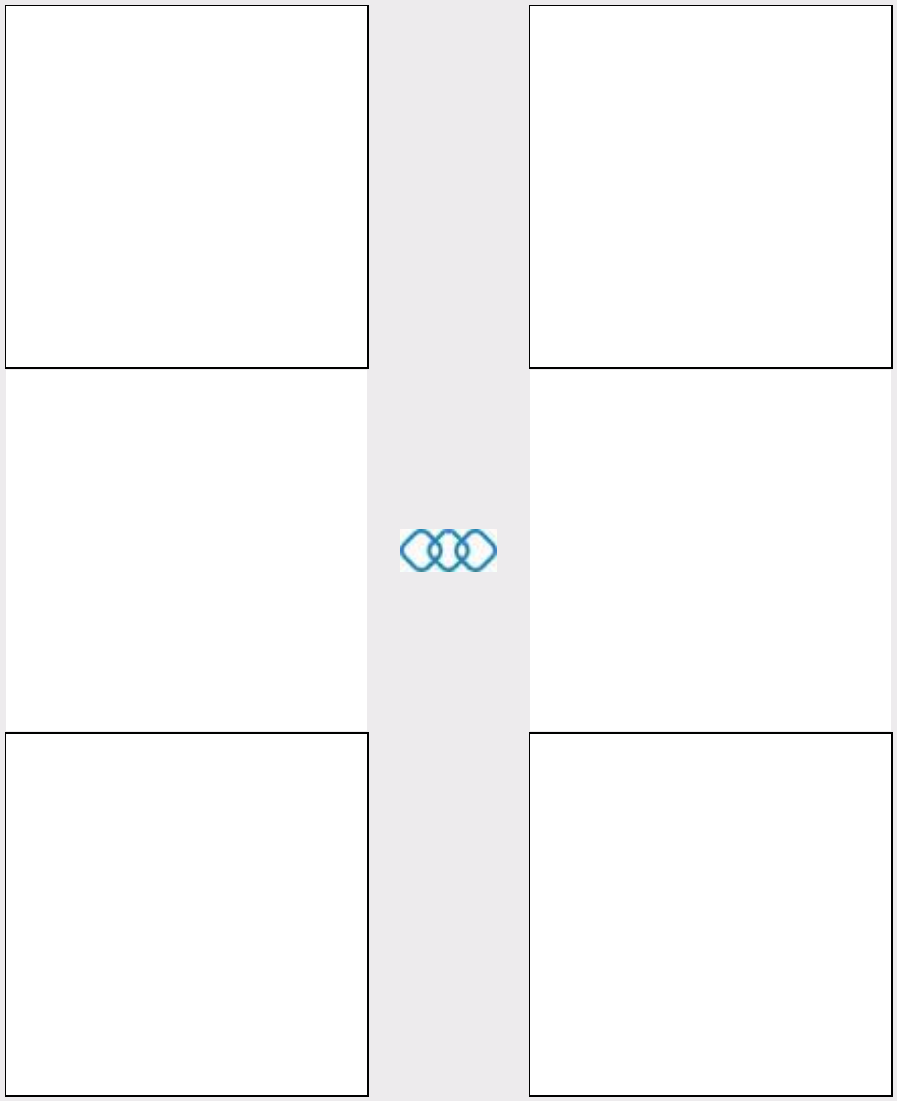
More recently, Preservation Chicago played an essential role in coordinating all the stakeholders and ensuring that Emmett Till & Mamie Till-Mobley Home finally became a Designated Chicago Landmark in 2021.

We continue to advocate to designate the McCosh Elementary/Emmett Till Academy public school as a Designated Chicago Landmark and hope that stakeholders will move forward with an Emmett Till Memorial Path connecting his home and school.

Read the full story at The Chicago Crusader

U.S. officials visit Chicago church where Emmett Till's funeral was held, Erick Johnson, The Chicago Crusader, 10/31/22

Durbin, Duckworth push for National Landmark status for Chicago church where Emmett Till's service was held, FOX 32 News, 10/21/22



22.SUN-TIMES EDITORIAL: Reopen long-shuttered Green Line L station in Englewood



The Greek Revival-style Racine station is seen boarded and unused, looking west on July 23, 2007. The station house has a high level of historical integrity, with few changes to its original architecture, though its maintenance has been minimal. Racine Shops is visible overhanging the south part of the building on the left. Racine Green Line Station, 1907, Earl Nielson, 6314-16 S. Racine Avenue. Photo credit: Graham Garfield



Racine Green Line Station, 1907, Earl Nielson, 6314-16 S. Racine Avenue in Englewood on January 28, 2021. Photo credit: Colin Boyle / Block Club Chicago



Racine Green Line Station, 1907, Earl Nielson, 6314-16 S. Racine Avenue in Englewood on January 28, 2021. Photo credit: Colin Boyle / Block Club Chicago

"Englewood residents and community organizers have been pushing for years to get the 63rd Street and Racine Avenue Green Line station reopened — and it's easy to see why.

"The station was once a convenient midway point between the line's Ashland Avenue and Halsted Street stops, which are a mile apart. But the Racine station was shuttered in 1994 as part of the massive Green Line rebuild.

"But now, residents and organizers are circulating a petition aimed at gathering enough signatures to make the station's reopening a non-binding referendum question on the Feb. 28 municipal elections ballot.

"The effort isn't getting any support from the CTA, though. The agency cites declining ridership at the station 30 years ago and a $100 million price tag to reopen and modernize the stop.

"But public transit investment is either an important factor in rebuilding disinvested communities — that's part of the justification for the planned $3.6 billion Red Line extension — or it isn't. The CTA can't have it both ways.

"Rather than just dismiss reopening the stop, the CTA should instead work with the city's Planning Department to figure out a redevelopment plan for Racine Avenue that factors in the reopened station.

"The Racine stop opened in 1907, with its Greek Revival entrance — which is still there — leading to elevated tracks.

"Under the current grassroots effort to reopen the stop, called 'Green Light the Green Line,' the renewed station would again fulfill the role it played in better days as a neighborhood hub.

Fraise, 62, who grew up two blocks from the stop, said the station, during its heyday, had a concession stand that sold snacks, comic books and other items. She said the station was part of an economic ecosystem nearby that included grocers, a record store and other shops.

"'While it was open, it actually contributed to the economy," Fraise said. "It kind of held the neighborhood up.'" (Chicago Sun-Times Editorial Board, 11/29/22)

"The Englewood branch of the South Side Rapid Transit began construction in 1903. It opened in segments, beginning November 3, 1905 with a shuttle from the main line at 58th Street to State Street. By December 10 it was extended to Wentworth and Princeton (actually 61st Street) on January 11, 1906. The next segment to Harvard Street opened November 3 (the victim of a 226-day iron workers' strike). Parnell and Halsted to the opened just in time for last minute Christmas shopping on December 24. On February 25, 1907, the branch was extended to Center Street (now Racine Avenue), opening the station there. The rest of the line was opened to its terminal at Loomis Blvd on July 13, 1907.

"The facility at Racine consists of a grade-level station house on the west side of the street, with stairs from the rear of the building leading to dual side boarding platforms at the elevated track level. The station was constructed in 1905-06, designed by architect Earl Nielson, engineered by Charles Weston of the South Side Elevated Railroad Company staff and built by the American Bridge Company of New York.

"The 40' by 40' station house is constructed of brick with copper and wood trim, stone sills and limestone column bases executed in the Greek Revival style. The most prominent feature of the front elevation is the triangular pediment above the front windows and doorway, which along with the articulated cornice, triglyphs and pilasters made the building resemble a Doric temple. The front elevation has a center doorway for entry flanked by windows on each side. The building is flanked on each end by a side hallway, which leads from the front elevation to the rear, bypassing the interior fare control area. These could be used for auxiliary exiting or entry during pay-on-train periods. At the end of the station's service life, they were used for exiting only, regulated by high-barrier rotogates.

"The interior was built with wooden floors and plaster walls and ceiling. Window and door frames are wooden. A vestibule was located at the front doorway. The rear doorways leading to the platforms are located in the northwest corner of the interior, while a restroom and porter's closet are located in the southwest corner. An ornate wooden ticket agent's booth was located in the middle of the north half of the interior.

"From the back of the station house, a stairway leads up to a mezzanine level, then splits into two stairways to each of the station's dual side platforms. The platforms are typical of those on the Englewood branch, with wood decking on a steel structure. The canopies are supported from the back of the platform, with steel arched supports and latticework along the back and a hipped corrugated metal roof. The original pipe railings were later replaced with simple angle iron. The original shepherd's crook light fixtures with incandescent bulbs were also later replaced with box-shaped sodium vapor lights." (Chicago-L.org)

Read the full editorial at the Chicago Sun-Times

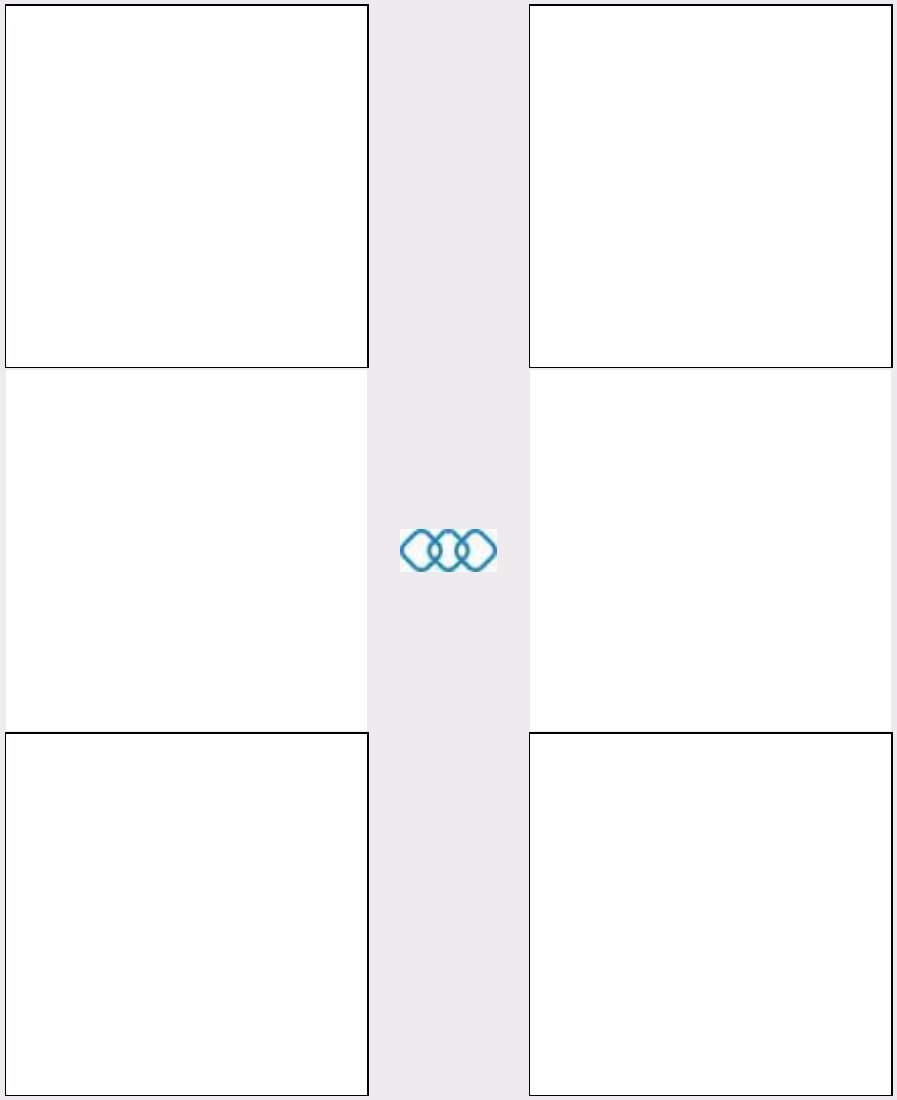
Reopen long-shuttered Green Line L station in Englewood; Public transit investment is either an important factor in rebuilding disinvested communities — that's part of the justification for the planned $3.6 billion Red Line extension — or it isn't, Chicago Sun-Times Editorial Board, 11/29/22

CTA supports reopening Racine station on Green Line; The opening or re-opening of a rail station can invigorate communities and attract new jobs, opportunities and development, Dorval R. Carter, Jr., Letters to the Editor Chicago Sun-Times, 12/7/22

30 Years Ago, Englewood's Racine Green Line Station Shut Down. Now, Neighbors Are Ramping Up Fight To Bring It Back, Englewood organizers got an advisory referendum on the 2023 ballot to push

forward efforts to reopen the long-closed station. CTA leaders say they support it, Atavia Reed and Jamie Nesbitt Golden, Block Club Chicago, 12/9/22

Racine (6300S/1200W) Racine Avenue and 63rd Street, Englewood, www.Chicago-L.org



23.WIN: Auburn Gresham Healthy Lifestyle Hub Celebrates Grand Opening in Long-Vacant Rusnak Brothers Store



Grand opening on on November 11, 2022 of The Healthy Lifestyle Hub of Greater Auburn Gresham / formerly the Rusnak Brothers Furniture Store and Showroom, 1925, 839 W. 79th Street. Photo Credit: Atavia Reed / Block Club Chicago



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

"Carlos Nelson used to drive past the 'lifeless' building at 839 W. 79th St. almost every day for years.

"Home to a drab public aid office in the 1970s, city officials bricked over the 18-by-18-foot windows on the ground floor and boarded up the second and third floor windows when the office closed. The nearly 100-year-old terra cotta building sat vacant for decades — but Nelson saw potential for revival.

"After seven years of work, Nelson looked on Friday as Auburn Gresham's four-story Healthy Lifestyle Hub w24.elcomed dozens of neighbors with a Hollywood red carpet, live music and healthy food.

"Community leaders and local officials cut the ribbon in October but Friday's extravaganza was for neighbors to roam the halls for the first time, said Nelson, executive director at the Greater Auburn Gresham Development Corporation.

"A 'dark and dismal' sight in Auburn Gresham is now a beacon of light offering medical care, nutritious food, community space and other services steps away from neighbors' homes, Nelson said.

"'I used to see this building and the boarded-up windows, and it hurt to think of what others thought about our people,' Nelson said. 'When I visualized the Healthy Hub, I wanted to be able to bring life into this building. We wanted to light up 79th Street, literally and figuratively. Today is a day of excitement.'

"The Healthy Lifestyle is proof if you give a neighborhood the proper resources, 'we can make great things happen,' Nelson said.

"The South Side development corporation received $4 million from Mayor Lori Lightfoot's Invest South/West program in 2020 to create the lifestyle hub. Months later, the project won the first ever Pritzker Traubert Foundation's $10 million Chicago Prize to bring the vision closer to reality.

"Now, the healthy living center will encourage others to see the greatness that thrives in the neighborhood, Nelson said.

"'The Healthy Lifestyle Hub lets neighbors know that Auburn Gresham is a place where they need to grow their roots, reinvest and raise their families,' Nelson said. 'I want people to tell their kids and grandkids about this so people can look at Auburn Gresham, see a beautiful brick bungalow community, and say, 'Alright, let's invest here. Let's grow our families and build wealth here.'" (Reed, Block Club Chicago, 11/15/22)

Read the full story at Block Club Chicago

Auburn Gresham's Healthy Lifestyle Hub Brings Resources Back To The South Side: 'We Can Make Great Things Happen'; As live music played, families and friends explored the four-story lifestyle hub for the first time. "I want people to tell their kids and grandkids about this," a community leader said, Atavia Reed, Block Club Chicago, 11/15/22

24.WIN: IIT Renovates Mies van der Rohe Dorms



Illinois Institute of Technology Dorms, 1953 to 1955, Mies van der Rohe, IIT Campus. Photo credit: Tom Harris

"Buildings by Modernist master Mies van der Rohe have reached an age where they may require rehabilitation. Recent examples include alterations to the 1972 Martin Luther King Jr. Library in Washington, D.C., by Mecanoo and to the 1968 Neue Nationalgalerie in Berlin by David Chipperfield. Both projects involved painstaking restoration. In Chicago, for the $70 million makeover of three dormitories, which form a quadrangle at the northeast corner of the Mies-designed campus of the Illinois Institute of Technology (IIT), architect Dirk Denison took a different approach.

"When we think of Mies, we usually think of elegantly detailed curtain walls with refined vertical proportions. But these nine-story, 72,000-square-foot dorms, originally completed between 1953 and 1955, are more modest. Alternating horizontal bands of buff-colored brick and aluminum-sash windows fill their exposed concrete frames. Former Chicago Tribune architecture critic Blair Kamin calls them 'workhorses,' in contrast to 'masterworks' such as Crown Hall, the much-revered 1956 steel-and-glass landmark, which is home to IIT's College of Architecture and was faithfully restored by Krueck Sexton Partners and Harboe Architects in 2005.

Does a workhorse deserve the same deferential preservation as a masterwork? That depends on several factors, including how badly the buildings have deteriorated. Deferred maintenance had rendered these unhabitable. Water penetrated roofs, basements, and brick knee walls, which had no weep holes to let it out; radiant heating in concrete floors was beyond repair; and windows, badly corroded, single-glazed, and thermally unbroken, rendered interiors defenseless against Chicago's weather extremes. As a result, the dorms sat vacant for 10 years.

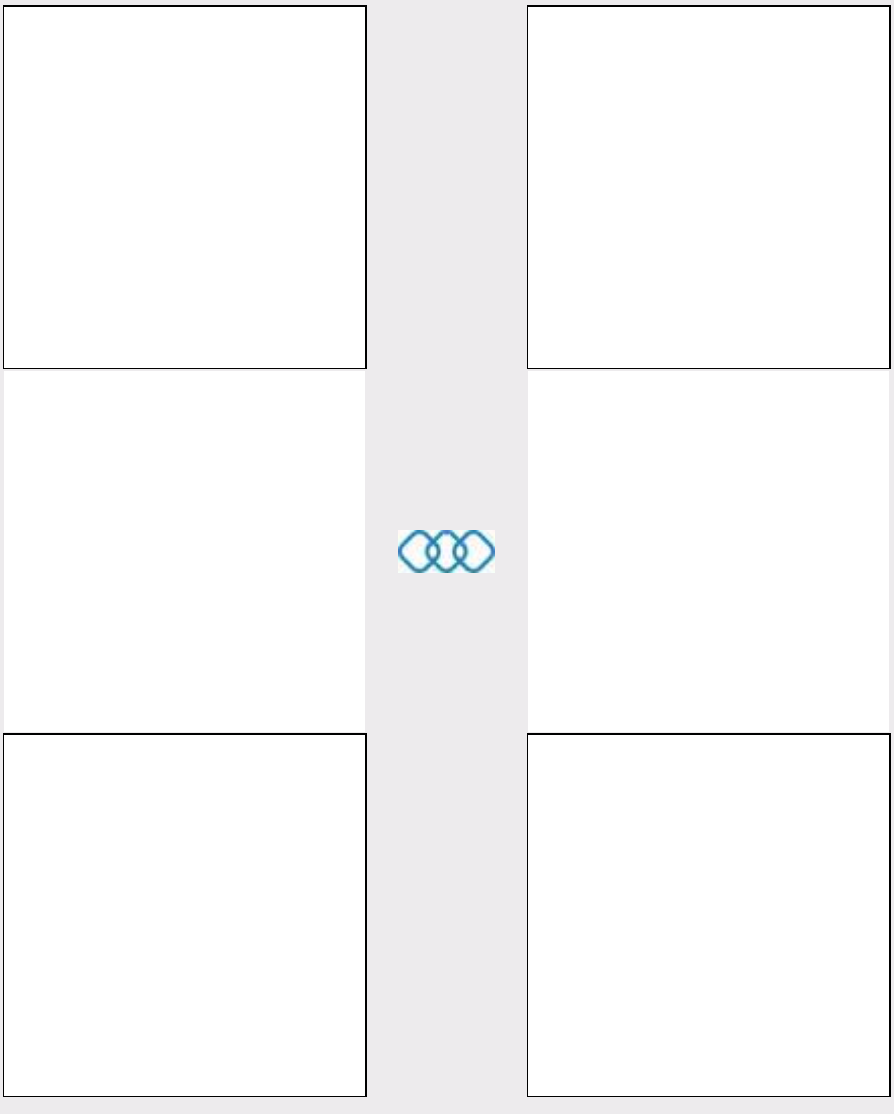
Then, there was the renovation budget: approximately $300 per square foot and a condensed schematics-through-construction schedule that ranged from 15 to 18 months for each building.

"'A reliable preservation motto,' says architectural historian Michelangelo Sabatino, who, like Denison, teaches at IIT, 'is repair, don't replace.' But Denison and project architect Justin DeGroff, working in a design-build partnership with Gilbane Building Company and guided by the Commission on Chicago Landmarks, determined that little beyond the painted concrete frames and brick-clad elevator cores could be salvaged. 'We recognized,' says Denison, 'that we needed to go beyond preservation into what we've been calling 'heritage renovation.' Our first and most crucial decision was to set a constraint: we would maintain the exterior appearance in line with Mies's design intent.'

"Denison completely rebuilt the exterior envelope. He replaced the outer wythe of brick, matching the color as closely as possible while adding insulation and moisture management behind. New windows look much like the originals, but with insulating glass and thermally broken aluminum frames in a clear anodized finish. On the ground level, floor-to-ceiling glass enclosures now have double glazing. To accommodate its additional thickness, the architects had to beef up the storefront-style framing, but they diminished its visual impact, ironically, by adding a signature Mies detail that had not been there: the re-entrant corner." (Gauer, Architectural Record, 11/14/22)

Read the full story at Architectural Record

In Chicago, Dirk Denison Renovates Mies-Designed Dorms at IIT, James Gauer, Architectural Record, 11/14/22



25.WIN: Harper Theater Sold to Preservation-Oriented Theater Operator



The Harper Theater, 1915, Z. E. Smith and Horatio R. Wilson, 5238 South Harper Avenue. Photo credit: The Harper Theater

"Harper Theater's ownership is changing hands, and the theater will temporarily close on Nov. 30 for months of renovations and other proprietary changes, before reopening early next year.

"Tony Fox, who has been in charge of the theater at 5238 S. Harper Ave. for the past 10 years, said he's retiring from show business. 'It was the honor of a lifetime, but I'm getting out of the movie theater business,' he said.

"Even before the pandemic, smaller movie theaters across the country struggled with declining ticket sales; for owners like Fox, COVID-19 shutdowns and an insufficient consumer rebound were the nails in the coffin.

"Fox said that it became more difficult to negotiate with studios in 2019, after the Trump administration's Department of Justice moved to roll back antitrust case law regulating film distribution. The eventual repeal of The Paramount Decree of 1948, which placed bans on things like 'block booking' (selling multiple films in a package to force theaters to play less-desirable movies), was a blow to small, independent theaters.

"The theater space itself is owned by the University of Chicago, which then leases out the property. During the U. of C.'s Harper Court development in the 2000s, the university searched for a proprietor to reopen the theater, which had been boarded up since 2002.

"Fox, who owned (and still operates) the New 400 Theater in Rogers Park, said he was first approached by the U. of C. back in 2009 and signed the lease in 2012.

"The prairie-style building was designed by Chicago architect Horatio Wilson in 1915 and is on the National Register of Historic Places. Upon taking over the space, Fox was tasked with reengineering it for the 21st century.

"Changes included improving audience sight-lines — 90% of which were obstructed — and converting the theater from projecting reels of 35mm film to digital. Over the last 10 years, Fox said, Harper Theater has sold over a million tickets and donated $30,000 primarily to local charities.

"The U. of C.'s office of Commercial Real Estate Operations finalized plans with their new vendor, Main Street Theatres, on Tuesday, Nov. 10. A small movie theater chain based in Omaha, Neb., Main Street Theatres operates five movie theaters across Nebraska, Iowa and Wisconsin.

"According to Michael Barstow, Main Street Theatres' executive vice president and a Chicago resident, the company will move into Harper Theater on Dec. 1 to begin renovations and other upgrades throughout the building.

"The movie theater will retain its four screens and the layout will remain the same. It will also keep the name Harper Theater and all the corresponding signage and marquee out front.

"The company, which is family-owned, was drawn to Harper Theater because 'they have experience on college campuses and being very much neighborhood feeders... immediately it felt familiar,' Barstow said." (Pharo, Hyde Park Herald, 11/10/22)

Read the full story at Hyde Park Herald

Harper Theater to close in November, will reopen early next year under new ownership
Nebraska movie theater operator Main Street Theatres to take over the historic space,
Zoe Pharo, Hyde Park Herald, 11/10/22

26.THREATENED: Landmarked Noel State Bank Walgreens at Risk of Closure



Wicker Park Walgreens / Noel State Bank, 1919, Gardner C. Coughlen, 1601 N Milwaukee Avenue. Designated a Chicago Landmark in 2008. Photo credit: Walgreens / Padgett and Company



Wicker Park Walgreens / Noel State Bank, 1919, Gardner C. Coughlen, 1601 N Milwaukee Avenue. Designated a Chicago Landmark in 2008. Photo credit: Walgreens / Padgett and Company



Wicker Park Walgreens / Noel State Bank, 1919, Gardner C. Coughlen, 1601 N Milwaukee Avenue. Designated a Chicago Landmark in 2008. Photo credit: Walgreens / Padgett and Company

"A Walgreens official surprised Wicker Park neighbors this week by saying a flagship location inside a renovated bank in the heart of the neighborhood is closing — but company representatives are now saying that's up in the air.

"A Walgreens spokesperson said no decision has been made to close its centerpiece store in the former Noel State Bank, 1601 N. Milwaukee Ave. Company representatives told neighbors it was closing at a community meeting Wednesday.

"Walgreens took over the former bank a decade ago, undertaking extensive renovations as it transformed it into a pharmacy and drugstore.

The branch became known for its ornate interior and repurposed bank features, including the “Vitamin Vault,” which stores rows of vitamins in the former vault in the building’s basement.

"Ald. Daniel La Spata (1st) said Walgreens reached out to him Thursday and confirmed no decision has been made.

"The Noel State Bank building was constructed in 1919 and was home to various banks throughout the 20th century, according to a 2007 report from the Commission on Chicago Landmarks.

"'Designed by Gardner C. Coughlen in a dignified Classical Revival-style, the design of the bank expresses an image of permanence and security. The exterior is clad entirely in ornamental terra cotta. Large windows are divided by engaged pilasters topped with Corinthian capitals, and a prominent cornice wraps around the rounded corners of the building,' the report reads.

"Walgreens opened the store in 2012 after two years of building restorations.

"The drugstore location has become a fixture on TikTok and in other media for its unique features, with some calling it a 'hidden gem,' even though it’s located in the middle of Wicker Park." (Myers, Block Club Chicago, 10/7/22)

Read the full story at Block Club Chicago

Is Walgreens Closing Its Flagship Wicker Park Store Inside Old Bank? Neighbors Told Yes, But Company Says No Decision Made; A Walgreens representative said the branch was closing at a community meeting Wednesday — but the company said Thursday it has not made any decision regarding the location, Quinn Myers, Block Club Chicago, 10/7/22

From drugs to dollars to deli: the story of Walgreens and the landmark Noel State Bank, Architecture Chicago Plus Blog, 11/27/12

Milwaukee Avenue District Chicago Landmark Designation Report, May 3, 2007

27.WIN: Sweetgreen Restaurant to Open in Lincoln Common Boiler House (Chicago 7 2011 & 2016)



Lincoln Common Boiler House / formerly Children's Memorial Hospital Laundry Building and Boiler House, 1931, Holabird and Roche, 236 N. Lincoln Avenue. Rendering Credit: Hines McCaffery



Lincoln Common Boiler House / formerly Children's Memorial Hospital Laundry Building and Boiler House, 1931, Holabird and Roche, 2361 N. Lincoln Avenue. Photo Credit: Hines McCaffery

"Sweetgreen is opening a restaurant this week in Lincoln Park.

"The Sweetgreen opens Tuesday at Lincoln Common, 2361 N. Lincoln Ave., Suite A1-110.

"The 2,769-square-foot space is a former 1930s boiler house that was rehabilitated and renovated to keep its industrial-era elements, such as exposed brick, beams and piping, according to Sweetgreen.

"The dining area features a double-height ceiling, handmade tiles and custom millwork, company leaders said. It has room for 26 diners. (Wittich, Block Club Chicago, 10/31/22)

Children's Memorial Hospital campus was a Preservation Chicago 7 Most Endangered in 2011 and 2016. After a long and complicated advocacy effort, most the of campus buildings were lost. However, Preservation Chicago and preservation partners were able to save the Children's Memorial Hospital Laundry Building and Boiler House along with two commercial structures. We're pleased to see this interesting historic building restored and reactivated.

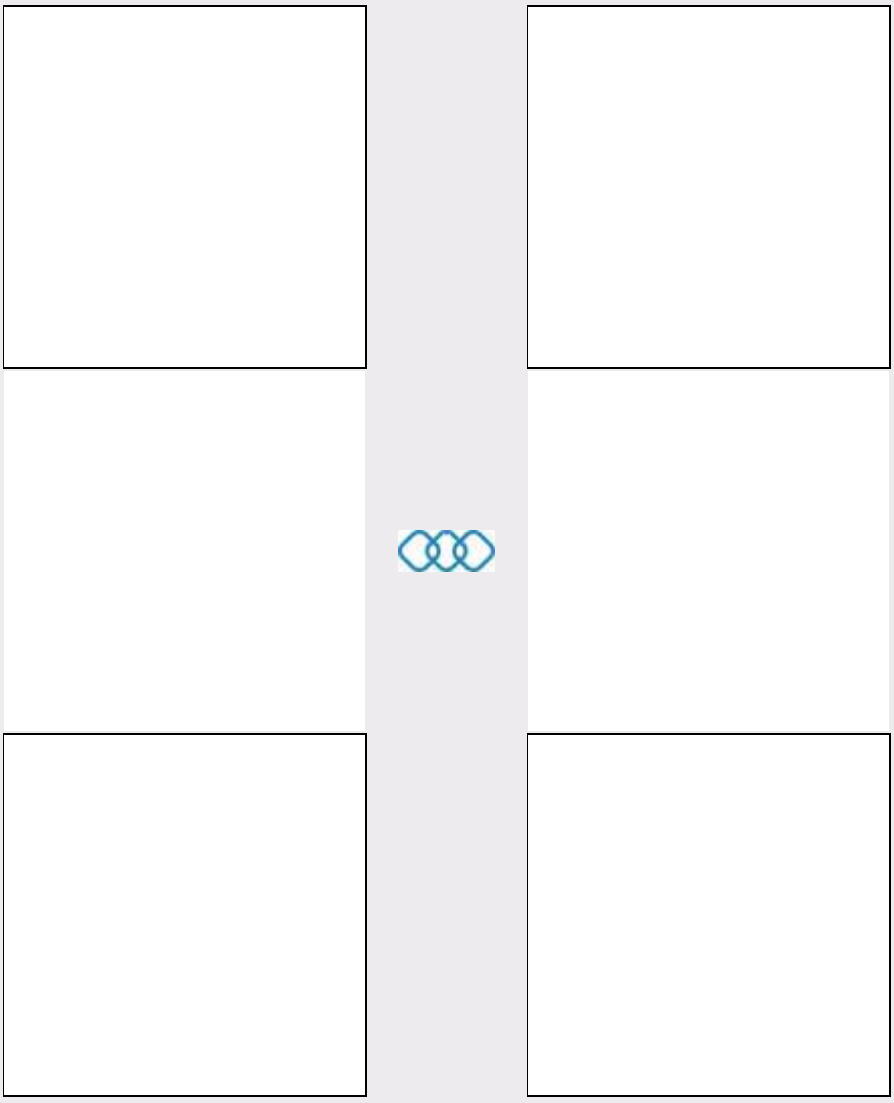
Read the full story at Block Club Chicago

Sweetgreen Opening Restaurant In Lincoln Common Tuesday; The Lincoln Park location will be Sweetgreen's 12th standalone restaurant in the city. The company will donate a free meal to the Nourishing Hope food pantry for every meal sold Tuesday at Lincoln Common, Jake Wittich, Block Club Chicago, 10/31/22

Column: The Lincoln Common district emerges in Lincoln Park — more city-friendly than the hospital it replaced, but still not a vital urban hub; Blair Kamin; Chicago Tribune, 9/30/19

Lincoln Park's massive mixed-use 'Lincoln Common' project formally breaks ground; The former Children's Memorial Hospital site will soon support new apartments, condos, retail, and open space, Jay Koziarz, Curbed Chicago, 5/4/22

The Boiler House at Lincoln Common, 2361 N. Lincoln Avenue Marketing Packet



28.WIN: Commission on Chicago Landmarks Celebrates Best Preservation Projects of 2022

"The Commission on Chicago Landmarks honored eight successful development projects and seven advocacy leaders at the 2022 Preservation Excellence Awards.

"The projects included the restored Grand Army of the Republic rooms at the Chicago Cultural Center in the Loop, the rehabilitated Lion House at the Lincoln Park Zoo, and a restored home in the Claremont Cottage District on the Near West Side.

"The Preservation Excellence awards have been presented annually since 1999 to individuals, nonprofits, businesses, and public bodies that have significantly contributed to Chicago's architectural and cultural history. The Landmarks Commission's Permit Review Committee reviewed and selected the winners over the past year.

"'Today's event highlights the owners who act as good stewards of our existing landmark properties, the advocates who push for local protections, and the citizens who take it upon themselves to care for archived records of memory that others might have overlooked,' said Commissioner Maurice Cox

of the Department of Planning and Development (DPD), which provides staff services to the Commission on Chicago Landmarks."

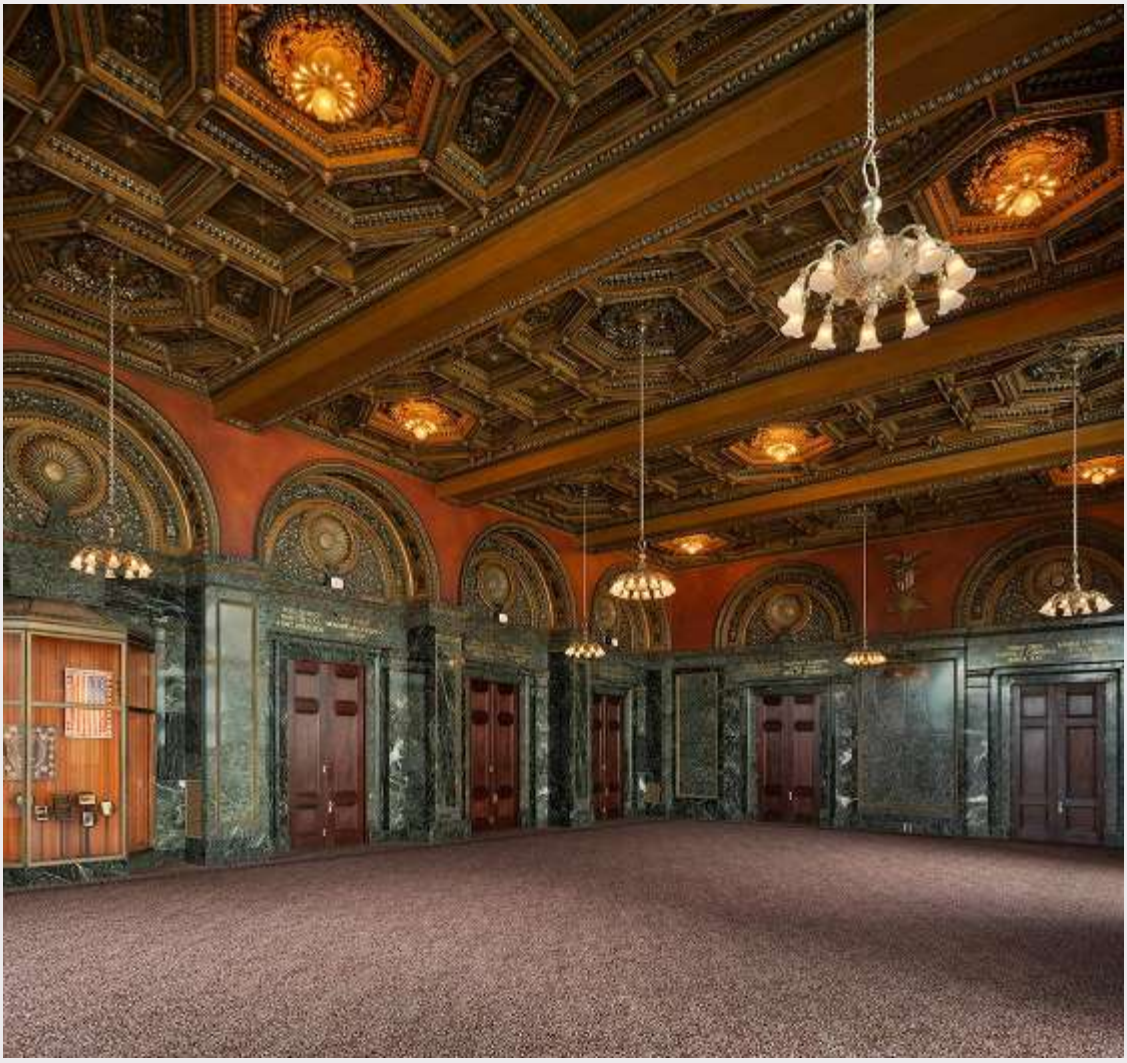
"The 2022 winners include:

Chicago Cultural Center, 78 E. Washington St., Grand Army of the Republic Rooms
Recipient: City of Chicago

The award recognizes restoration work to the Grand Army of the Republic Rooms that date to the Cultural Center's construction in 1897, including a 40-foot dome containing 62,000 pieces of stained glass.



Grand Army of the Republic Rotunda at the Chicago Cultural Center, 1897, Shepley, Rutan and Coolidge, 78 E. Washington St. Photo Credit: Evergreene Architectural Arts



Grand Army of the Republic Hall at the Chicago Cultural Center, 1897, Shepley, Rutan and Coolidge, 78 E. Washington St. Photo Credit: Evergreene Architectural Arts

226 W. Jackson Boulevard, Chicago and Northwestern Railway Office Building
Recipient: Phoenix Development Partners

The adaptive reuse of of the former railway headquarters into a pair of hotels preserved and repaired the building's historic windows and granite and terra cotta masonry units.



226 W Jackson Boulevard / Former Chicago & North Western Railway Company Building, Frost and Granger, 1905, 226 W. Jackson Boulevard. Photo Credit: Jack Crawford / Chicago YIMBY



226 W Jackson Boulevard / Former Chicago & North Western Railway Company Building, Frost and Granger, 1905, 226 W. Jackson Boulevard. Photo Credit: Jack Crawford / Chicago YIMBY

Lincoln Park Zoo Lion House
Recipient: Lincoln Park Zoo

Recently completed improvements to the 110-year-old Lincoln Park zoo facility include new lion habitats, outdoor viewing shelters, new animal care facilities, and meeting and event spaces.



Lincoln Park Zoo Kovler Lion House / Pepper Wildlife Center, 1912, Dwight Perkins, with his partners William Fellows and John Hamilton. Designated a Chicago Landmark in 2005. Photo Credit: Tom Harris



Lincoln Park Zoo Kovler Lion House / Pepper Wildlife Center, 1912, Dwight Perkins, with his partners William Fellows and John Hamilton. Designated a Chicago Landmark in 2005. Photo Credit: Tom Harris

'Minnekirken' Norwegian Lutheran Memorial Church, 2612 N. Kedzie Ave., Logan Square Boulevards District

Recipient: Norwegian Lutheran Memorial Church

Partly funded through an Adopt-A-Landmarks grant, recent exterior masonry repairs to the 110-year-old church included rebuilt piers, face brick replacement and tuckpointing.



Minnekirken Norwegian Lutheran Memorial Church, 1912, Charles F. Sorensen, 2614 N. Kedzie Ave.
Photo Credit: Eric Allix Rogers

1025 S. Claremont Ave., Claremont Cottage District
Recipient: Vista Group Real Estate

The restored 1884 workers cottage includes a remodeled interior to meet modern needs and a skillfully restored exterior that preserves the late 1800s character of the 19-building Claremont Cottage landmark district.



1025 S. Claremont Ave., Claremont Cottage District, 1884, Cicero Hine. Photo Credit: Vista Group Real Estate

Bronzeville Historical Society Members; Nettie Nesbary, Lettie Sabbs, Lauran Bibbs, Doris Morton, and Sylvia Rogers

The advocacy award is being share by five women who, over several years, created a 120,000-person database of noted Black Chicagoans that is organized by name, birth date, birthplace, next of kin, and burial location.



Members of the Bronzeville Historical Society joined Illinois Comptroller Susana A. Mendoza on October 4, 2022 at the Bronzeville Historical Society offices on the South Side. Photo Credit: Anthony Vazquez / Sun-Times

Lisa DiChiera, Emeritus Advocacy Director of Landmarks Illinois

The advocacy award recognizes Lisa DiChiera's 22-year commitment to local preservation issues as the advocacy director of Landmarks Illinois, where she helped support and lead multiple successful preservation efforts across the state.



Lisa DiChiera with a "Save the Magnificent Mile" poster during her first months on the job at Landmarks Illinois. Photo Credit: Landmarks Illinois

Tim Samuelson, City of Chicago Cultural Historian Emeritus

The John Baird Award for Stewardship recognizes Tim Samuelson for his expertise on Chicago's African American heritage and the City's legacy of progressive architecture, including the work of architects Pond & Pond, Bruce Goff, and affordable housing designed by Frank Lloyd Wright.



After decades of brilliantly slicing, dicing and packaging Chicago's history for the masses, Chicago Cultural Historian Tim Samuelson retired in 2020. Tim Samuelson showing off a Veg-O-Matic from his Ron Popeil's "But Wait, There's More!" artifact collection in 1999. Photo Credit: Paul Natkin

29.Emily Nielsen: The Shrine, Beloved Chicago Landmark, Endangered Again



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



Emily Nielsen Holding Save the Shrine Coalition Poster, surrounded by Gabriel Piemonte, Lisa DiChiera, Ward Miller, Bonnie McDonald and devoted preservation partners. Photo Credit: Save the Shrine Coalition

"When we first reported on Emily Nielsen in a 2016 'Women to Watch' column, the fate of her campaign, #SaveTheShrine, was a cliffhanger. The Shrine of Christ the King at 64th and Woodlawn was marked for immediate demolition. Emily along with her co-founder Gabriel Piemonte and about 20 other committed volunteers, backed by professional preservationists, raced the clock to raise $650,000 and obtain 2,250 names on an online petition. The Woodlawn neighborhood made it their project as well and many from diverse religious backgrounds, including those without church affiliation, committed to the cause.

"At the time Emily commented: 'We are delighted that the Archdiocese was able to come up with such an innovative solution to save the Shrine. It is now owned by the Institute of Christ the King, the international order of priests who have been serving the Shrine community since 2004. This is the only instance I know of where a diocese has divested itself of a historic church building, while transferring ownership to an entity which will continue to operate it as a place of Catholic worship. This is really a win-win-win for everyone: the faithful, the neighborhood, architecture lovers, and the Archdiocese.'

"The Shrine of Christ the King church, completed in 1928 as St. Clara Church and Landmarked as St. Gelasius in 2003, is a Chicago Landmark which has been damaged by fires in both 1976 and 2015. Reflecting the Renaissance Revival style with several Baroque elements, the church was designed by ecclesiastical architect Henry J. Schlacks, who later became the founding director of the Notre Dame School of Architecture.

"Over the past six years, more than $3 million has been raised to restore the Shrine, with funds coming from parishioners, preservationists and neighbors as well as the National Fund for Sacred Places. Nielsen, who serves as board president of Save the Shrine, led not only fundraising efforts but also the search for Save the Shrine's Managing Director Jennifer Blackman.

"Nielsen addressed the National Trust soon after the victory, the youngest person to have been invited to speak to the organization. What had been a practically around-the-clock effort in 2016 became for all involved a success story. Not only were major preservation groups such as Preservation Chicago, Landmarks Illinois, and the Chicago Field Office of the National Trust critical to the success but also neighborhood groups in Hyde Park, Woodlawn, and Kenwood joined the effort.

"Once again, all is up for grabs. On July 31st, in accordance with an order from the Archdiocese of Chicago, a sign was posted on the Shrine's chapel door stating, 'As of August 1st, the celebration of public Masses is suspended.'

"This announcement has implications not only for those who wish to partake in the Latin Mass, but also for Woodlawn area Catholics who now will have to go elsewhere for religious celebration. Suspension of the masses in Woodlawn relates to a recent papal decree limiting the traditional Latin Mass worldwide. St. John Cantius is the only remaining church celebrating this Mass in Chicago at this time.

"'There is a widespread feeling of betrayal among all the groups who have supported the Shrine's restoration over the past six years,' Nielsen said. 'Members of the First Presbyterian Church next door, which has been so supportive since the start, joined the Shrine's Canons and faithful in their final procession around the neighborhood on July 31st. The university students who have given so many volunteer hours to the restoration project, both the Media Communications students at Kennedy King College down 63rd St. from the Shrine, and the graduate students from the University of Chicago who have participated through the Harris School of Public Policy's Harris Community Action program, they have stayed engaged with the Shrine and I see their shock and disbelief in their reactions on social media.'

"'The Shrine is a Chicago Landmark and we hope that this designation will be a strong protection,' she said. Nielsen and other members of the Save the Shrine team appeared before the Chicago Landmarks Commission in August and September to tell their story." (Carmack Bross, Classic Chicago Magazine, 10/29/22)

Read the full story at Classic Chicago Magazine

Emily Nielsen: The Shrine, Beloved Chicago Landmark, Endangered Again, Judy Carmack Bross, Classic Chicago Magazine, 10/29/22

Chicago: the Saga of a Cancelled Parish, Trevor Alcorn, OnePeterFice, 9/2/22

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

Vintage Chicago Tribune: For some Catholics, Latin Mass still an emotional magnet, Ron Grossman, Chicago Tribune, 10/2/22

Mass banned at Woodlawn's Shrine of Christ the King, Marc C. Monaghan, Hyde Park Herald, 8/8/22

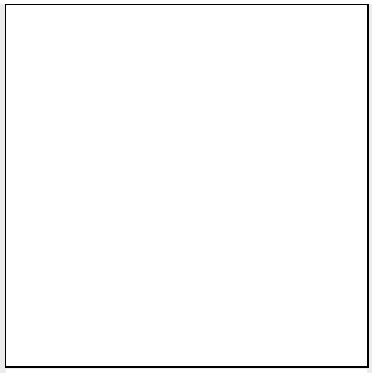
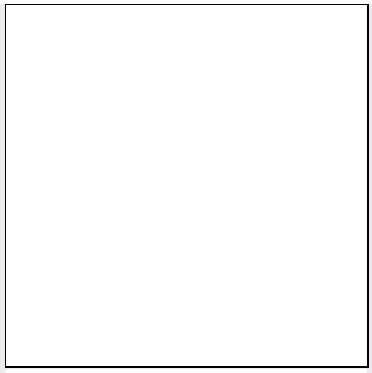
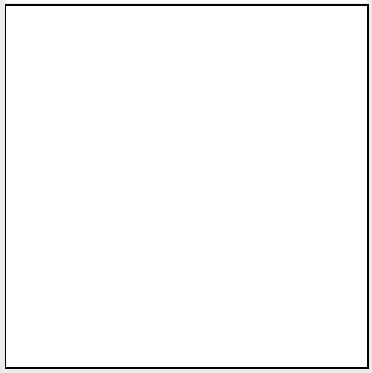
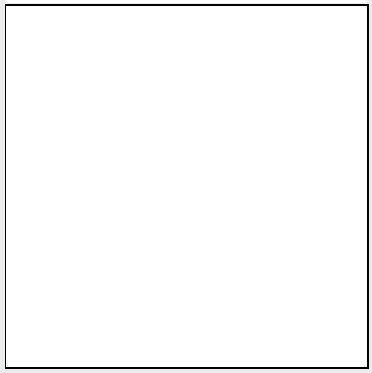
Latin Mass Will No Longer be Held At Only Catholic Church in Woodlawn; Residents Worry About Church's Future Without Mass, NBC 5 Chicago, 8/2/22

Perri Small Interviews Save the Shrine Managing Director Jennifer Blackman on the Midday Madness Show, WVON 1690AM, 08/08/2022 (13:16)

Public Masses suspended at Chicago's Shrine of Christ the King, Kevin J. Jones, Catholic News Agency, 8/4/22

Save the Shrine LinkTree

Save The Shrine Website

30.WIN: Driehaus Bungalow Awards from the Chicago Bungalow Association Celebrates Bungalow Preservation Projects



Robin Lestina-Cikanek poses for a photo in her home in the 4500 block of North McVicker Avenue, which recently won an award from the Chicago Bungalow Association for their kitchen remodel, as seen on Nov. 18, 2022. Photo credit: Colin Boyle / Block Club Chicago

"Thirty years ago, Robin Lestina-Cikanek's crowded, small kitchen placed second in an ugly kitchen contest.

"The longtime Portage Park resident is one of two neighborhood bungalow owners who received awards this month for home improvement work as part of the Driehaus Bungalow Awards. The competition, created in 2005 by the Chicago Bungalow Association, honors the creativity and preservation efforts of bungalow owners for projects large and small.

"The competition received a record 100 nominations this year and most entries came from Portage Park, according to a press release. Fourteen were selected throughout the Northwest and Southwest sides of the city.

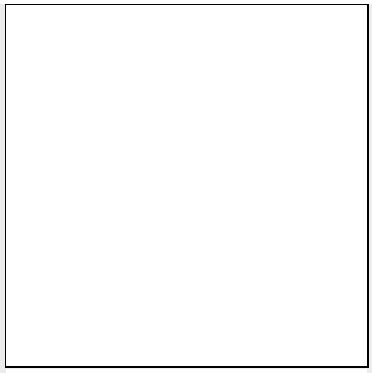
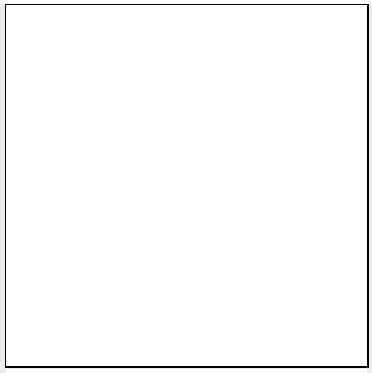
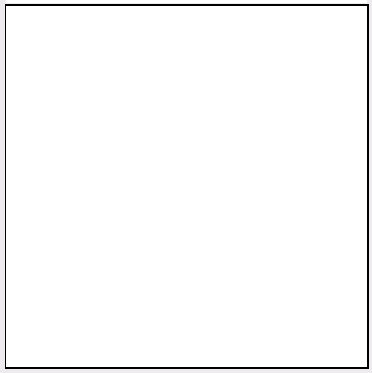
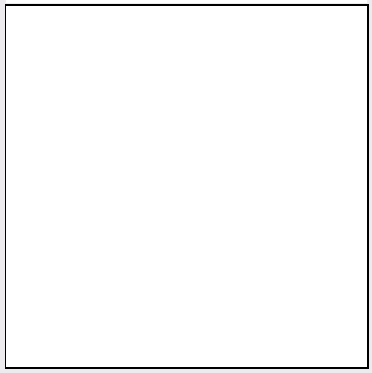
"With help from a family friend, Lestina-Cikanek completely rehabbed her kitchen within the existing framework of the room, adding a large white island in the middle, more cabinets, a dishwasher, a large sink and more storage space.

"Lestina-Cikanek and her husband, Bill Cikanek, have lived in the home on the 4500 block of North McVicker Avenue for 42 years. It's her husband's childhood home and one that's been in the family for a long time, so she wanted to preserve as much of its structure while making the kitchen more modern and functional, she said.

"The two-year project, which cost about $70,000, still keeps the style and integrity of the original 100-year-old bungalow, she said." (Parrella-Aureli, Block Club Chicago, 11/28/22)

Read the full story at Block Club Chicago

Portage Park Bungalow Owners Awarded For Preserving History With Rehab Projects; Winners of the competition by the Chicago Bungalow Association received a $1,000 cash prize for updating their homes while maintaining unique historical details, Ariel Parrella-Aureli, Block Club Chicago, 11/28/22

31.BUYER WANTED: Engineers Building at 314 S. Federal Street Offered For Sale



Chicago Engineers Building, 1911, A. S. Coffin, 314-316 S. Federal St. Photo credit: Loop Net



Chicago Engineers Building, 1911, A. S. Coffin, 314-316 S. Federal St. Photo credit: Loop Net

"Brookline Real Estate, LLC. is proud to present the opportunity to acquire a historic building positioned in a strong transit oriented location in busy Downtown Chicago. 314-316 S Federal Street contains a total of 17,500 square-feet comprised of seven 2,500 square-foot floors and an additional 2,500 square-foot lower level. Located in Chicago's Loop near the corner of Jackson & Dearborn Streets steps from the Financial District on LaSalle.

"A perfect opportunity for redevelopment, the floors lay out nicely for office, hospitality, or residential. Notably, boutique hotels opened in buildings this size have enjoyed distinct recent success in and around Chicago's Loop. The first floor and lower level offer ideal retail potential - a restaurant was successful there for many years. The building is currently zoned DC-16, which allows for an additional nine stories. The property shares its south wall with a large public parking garage for visitors.

"Built in 1912, this asset is also an excellent candidate for Federal Historic Preservation Tax Credits, further strengthening its viability for robust growth as an investment."

"In 1911 Engineers' Club President, James O. Hayworth appointed two committees to investigate the feasibility of securing a building to own or rent. One was the 'site' committee chaired by Onward Bates; the other was the 'bond' committee chaired by Frank J. Llewelyn. The bonds were issued and sold to Club members who raised the needed funds quickly. The site committee took a little longer but finally settled on a building at 314 S. Federal Street, a site occupied by a three-story building. Some think that the building was originally built for the Illini Club, founded in 1886. A contract for a ninety-nine-year lease was arranged with the owner, Mrs. Louis H. Boldenweck, and building remodeling started in March 1911. The building was remodeled by lowering the upper floors to reduce excessive story heights, and then adding four stories to the building. Mr. A. S. Coffin was the architect for these alterations.

"Initially the Club did not want to have a grill or restaurant of their own as it would be an operation they did not want the expense of equipping or operating. The Club negotiated with St. Hubert's English Grill Company to lease the first, second, and third floors and part of the basement of the building. Their lease also required lunch service for the Club in the third-floor dining room. This luncheon arrangement lasted until about 1915. In October 1915 the Club made plans to install their own grill and the Board of Directors authorized the installation. At first three meals a day were served on Monday through Saturday and a Chef was on duty from 7:00 A.M. to 8:00 P.M.

"The seventh floor of the Club was intended to be used as a hotel to provide over-night accommodations for visitors, clients who needed an over-night stay to complete their work, or Club member's families. The floor contained seven rooms, three with baths and four without. According to the Club archives, these rooms were as well furnished as any of the better hotels in Chicago. Unfortunately, the hotel was never profitable for the Club and by 1928, the floor was remodeled into a game and card room.

"The sixth floor was the pool and billiard room. The first pool table was installed in 1915 and more were added until the entire floor was dedicated to the game. During World War II, the Club loaned the pool and billiard tables to the USO lounges in Chicago where they were still used into the 1950s. After the removal of the billiard and pool tables this floor became the grill room, otherwise known as the 'Knotty Pine Room', and was used every day for luncheons, dinners, committee meetings, etc. It had a seating capacity of about 40 people. The Club manager's office and Club staff offices were on this floor into the 1950s. Later these offices would move to the seventh floor.

"The fifth floor was first a private dining room with a maximum capacity of 100 for meals and about 150 when used as an auditorium. By the 1950s it had become the Ladies Lounge and contained several private dining areas; however, when needed, the space was opened to create a large dining room or an auditorium. Later, in the 1960s, archives show that the Western Society of Engineers rented this floor for their functions for five years.

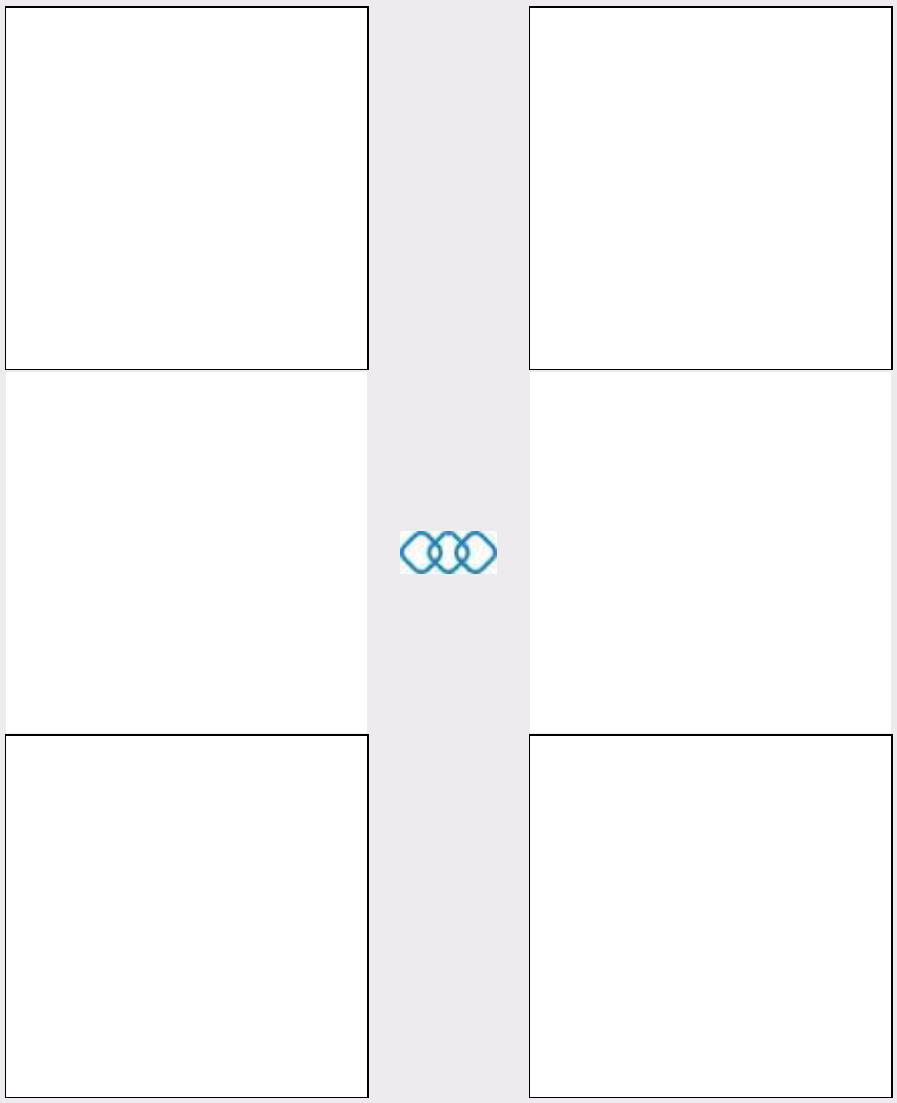
"The fourth floor was the main lounge. It was used as a cocktail lounge before luncheon or dinner and for special events or private parties. For many years the 'Hot Stove League', a group of Club members, gathered every day after lunch to discuss whatever came to mind including engineering topics, politics, or maybe just cock-and-bull stories while seated by the fireplace.

"The third floor was to be the main dining room and had a seating capacity of about 150 for meals. This dining room contained the Chicago Engineers' Club Round Table with its 'Lazy Susan' in the

center. The table was built by Club member George Nichols who manufactured railroad turn tables. The table, which could seat 16 to 20 people, was 11 feet in diameter and the Lazy Susan in the center was 7 feet in diameter." (from The Chicago Engineers' Foundation History, Stephen R. Hoover, Chicago Engineers' Foundation of the Union League Club, 2019, page 4)

See the listing for Engineers Building, 314-316 S. Federal Street at Brookline Real Estate

The Chicago Engineers' Foundation History, Stephen R. Hoover, Chicago Engineers' Foundation of the Union League Club, 2019



32.BUYER WANTED: George W. Reed House in Beverly



George W. Reed House in Beverly, 1936, James Roy Allen, 2122 W. Hopkins Place. Photo credit: Interior Insight



George W. Reed House in Beverly, 1936, James Roy Allen, 2122 W. Hopkins Place. Photo credit: Interior Insight



George W. Reed House in Beverly, 1936, James Roy Allen, 2122 W. Hopkins Place. Photo credit: Interior Insight



George W. Reed House in Beverly, 1936, James Roy Allen, 2122 W. Hopkins Place. Photo credit: Interior Insight

"Rarely does one of the premier homes in all of Beverly become available. Originally commissioned to architect for George W Reed, vice-president of Peabody Coal, and later owned and occupied by The Columban Fathers, this magnificent estate will enthrall the most discerning of buyers.

"The majestic front portico leads to the grand marble foyer, to the palatial living room with intricate custom plaster ceiling and mouldings. This home will not disappoint. "Old World Craftmanship" is evident throughout this estate. Stately formal dining room leads to bright sunroom, perfect for relaxation and quiet occasions. Enormous kitchen features the original Jewett custom built-in refrigerator, impressive sized pantry, and breakfast room. Peaceful library, powder room with private sitting area, and laundry room round out the first floor.

"The second level boasts 7 bedrooms and 6 baths- including a master suite with fireplace in the adjacent sitting room. Set on nearly an acre of tranquility and beautifully landscaped grounds with mature trees and generous flower beds, this home was recently featured in the "Beverly Garden Walk". This can be your quiet escape within the city and only 20 minutes from downtown.

"The striking slate roof, sunlit drenched rooms, custom woodwork, dentil crown mouldings, medallions, sconces, ornate fixtures, and wrought iron by noted blacksmith Samuel Yellen, are reminiscent of a bygone era. The 3 car detached garage sits below a one bedroom separate coach house. Walk up attic with roughed in plumbing, plus full basement with fireplace and 2 half baths. Don't miss this once in a lifetime opportunity."

Listing for George W. Reed House at 2122 W. Hopkins Place

33.BUYER WANTED: Red Stone Victorian at 610 W. Fullerton Parkway



610 W. Fullerton Parkway, 1890s. Photo credit: VHT Studios



610 W. Fullerton Parkway, 1890s. Photo credit: VHT Studios



610 W. Fullerton Parkway, 1890s. Photo credit: VHT Studios



610 W. Fullerton Parkway, 1890s. Photo credit: VHT Studios

"A standout among standouts, this red stone Victorian is one bead in a string of jewels along the 600 block of Fullerton Parkway. Several other Victorians made of stone or brick as well as the handsome Lincoln Park Presbyterian Church combine with venerable old trees to make the 500 and 600 blocks one of the most beautiful residential settings in the Chicago.

"The elaborate stone façade is rusticated here, columned there and topped by multiple steep roofs. It all suggests there's a lot going on inside, which is true. The interior has stained glass windows, an

intricately carved wood stair rail, pocket doors, glazed tile fireplace mantels and other artistic finishes all intact from the time the house was built in the mid-1890s.

"That's thanks in large part to the family that has owned the house since 1965 and spent much of the intervening time restoring it. 'This place was a dump back then,' said Nancy Heckman, whose parents, Marshall and Sarah Holingue, bought the property when it was a rooming house, chopped up and shabby. They paid about $18,000 for it, she says. That's the equivalent of $190,000 today.

"The Holingues didn't move in; they lived around the corner on Geneva Terrace and continued operating it as a boarding house while fixing it up. Their daughter moved into one of the rooms when she came home from college and over the years expanded her footprint in the house as she married and had four children.

"With their kids raised and only one left at home, Nancy and Bobby Heckman are putting the six-bedroom house on the market Dec. 1. Represented by Sheila Doyle of Baird & Warner, it's priced at just under $2.9 million, a price that reflects the fact that the kitchen and baths need updating.

"The Heckmans haven't unearthed details on who designed the house and for whom, but it's clear "they wanted the best," Nancy Heckman says.

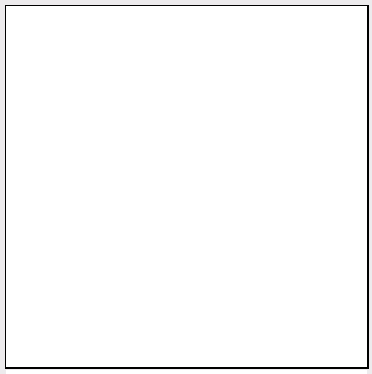
"The foyer is museum quality, with all the details in the wood, including stained glass windows climbing up one side of the staircase. The windows face east, to be illuminated by the morning sun.

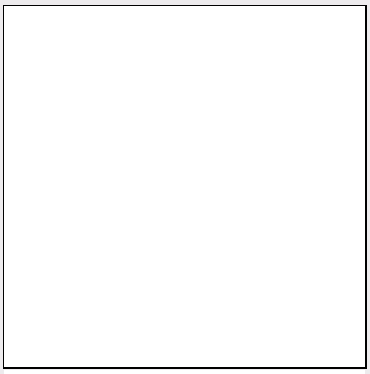
"The house's five fireplaces all have original tile mantels. One has a seashell motif, another has a fairy playing with butterflies and others have geometrical patterns.

"It's a bit of a wonder that they're all still intact, but Nancy Heckman says she knows why. It wasn't until after her parents bought the house that 'people started tearing out everything that was old in a house to modernize it,' she says." (Rodkin, Crain's Chicago Business, 11/16/22)

Read the full story at Crain's Chicago Business

A red stone jewel in Lincoln Park, filled with 19th-century details; Built in the 1890s, the house on Fullerton Parkway has been in one family's hands since 1965, "before people started tearing out everything that was old in a house.", Dennis Rodkin, Crain's Chicago Business, 11/16/22





34.THREATENED: George Eddy House Targeted for Demolition



George Day Eddy House, 1901, likely Myron H. Church, 5852 N. Sheridan Road. Photo credit: Google Maps

"A white-pillared house on Sheridan Road in Edgewater, built in 1900 during the street's heyday as a long strand of upscale homes along the lake, will be demolished by its new owners.

"The brick house, on a little over a quarter of an acre at 5852 N. Sheridan Road, sold Thursday for $1.2 million. Jingjie Shen, the Time Realty agent who represented the buyers, said they plan to demolish it.

"The house was built in 1900 for George and Mary Eddy. George Eddy was an executive at R.M. Eddy Foundry, which had been in Chicago since at least 1851 and was located in what's now River North, at Kingsbury and Ohio streets. Later, their son Charles owned the house until he died in 1930.

"At the time the house was built, Sheridan Road ran along the lakefront, and developer John Cochran laid out wide sidewalks and other amenities to rival the draw of the north lakefront suburbs. In the late 19th and early 20th centuries, a few dozen large single-family homes were built there, many with lake views.

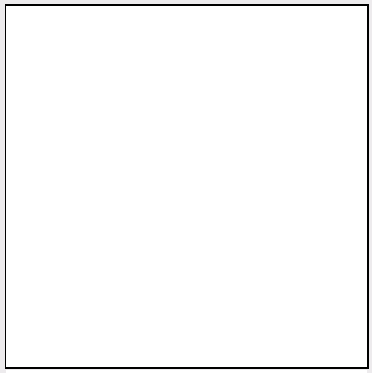
"Among the residents of the neighborhood were meatpacking king Oscar Mayer, Chicago Cubs owner Charles Weeghman and the heads of several industrial firms.

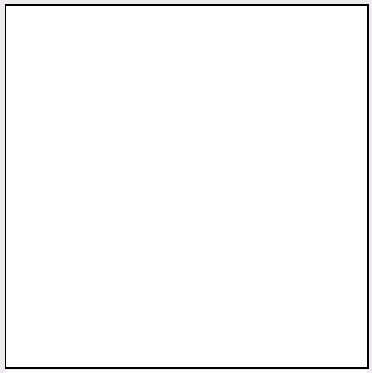
"The other single-family structures that remain on the strip include one that is now operated as a co-working space, one owned by Loyola University Chicago and two owned by the Chicago Park District and serving as public spaces in Berger Park" (Rodkin, Crain's Chicago Business, 10/31/22)

Preservation Chicago, Edgewater Historical Society and preservation partners have organized an advocacy effort to try to prevent the demolition of this historic home. We have reached out to the buyer to explore possible adaptive reuse or incorporating the historic building into new construction.

Read the full story at Crain's Chicago Business

Say goodbye to this dilapidated remnant of Sheridan Road's heyday; The house is one of only a few old lakefront homes in Edgewater that have not yet been replaced by mid-rises. Its new owners plan to demolish it, Dennis Rodkin, Crain's Chicago Business, 10/31/22





35.IN MEMORIAM: Bob Boin, 1946-2022 Uptown Theatre Restoration Advocate



Bob Boin, Uptown Theatre Restoration Advocate, 1946-2022. Photo credit: Family of Bob Boin

"When it opened in 1925, the Uptown Theatre was the largest freestanding theater of its time. Burst pipes and flooding forced the theater to close in 1981, and it has remained dormant for more than 40 years.

"For the last three decades, Bob Boin, a longtime volunteer, organ enthusiast and retired civil engineer, tried to revive it. Boin died Sept. 21 at 76. He devoted more than 30 years of his life to restoring the Uptown Theatre. Before that, he advocated for restoring the Music Box Theater in the early 1980s.

"Boin's husband, John Nolf, said the music enthusiast made himself available 'day and night' for the Uptown Theatre's restoration. He would visit the theater after every attempted break-in or electrical and water issue and was the 'first phone call' for the theater's alarm company, fellow volunteers said.

"A piano player, Boin also taught himself to play the theater organ. He attended professional organist performances with Chicago Area Theater Organ Enthusiasts group, of which he later became a board member. While serving on the group's board, Boin helped advocate for the Chicago Theater's organ to achieve landmark status alongside the building. He also restored the organ console from the James M. Nederlander Theatre and, in 1990, joined a team to restore the carillon at the Waveland Clock Tower at the Lincoln Park Fieldhouse — receiving a mayor's citation for the latter.

"Andy Pierce, a longtime volunteer with Friends of the Uptown Theatre, said Boin always conducted himself as a 'gentleman' when leading the volunteer group and liaising with city officials.

"'He was kind, he was patient, he was funny,' Pierce said. 'You wouldn't hear anger from Bob. ... You would still get a composed email from, and if you're a public official or someone in preservation or theater, you would get a letter from Bob. That's how he did his advocacy.'

"Pierce said Boin ultimately tended for the Uptown longer than the theater's original owners and builders.

"Launched several years ago, a petition by Friends of Uptown Theatre is still accepting signatures toward its goal of 15,000 names. More than 13,000 people have signed it, pushing city leaders to invest in restoring and reopening the Uptown Theatre.

"'Bob contributed a great deal,' Nolf said. 'I think it's important to let other people know of one person's passion and the work that they perform behind the scenes.' (Pandey, Block Club Chicago, 11/14/22)

Read the full story at Block Club Chicago

Uptown Theatre Community Mourns Longtime Volunteer And Restoration Advocate Bob Boin; Bob Boin devoted the last three decades of his life to reviving the Uptown Theatre, and he worked to restore other theaters and organs across the city. Maia Pandey, Block Club Chicago, 11/14/22

Petition to Please Restore the UPTOWN THEATRE!

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: 2240 N. Burling Street, Lincoln Park
#100994354
Date Received: 11/18/2022

Ward: 43rd Ald. Timmy Knudsen
Applicant: Evergreen Solutions, LLC C/O Ewelina Chojniak
Owner: 2224 N Burling, LLC C/O Thaddeus Wong, Manager
Permit Description: Demolition of a two-story frame, multi-family residence.
Status: Under Review



2240 N. Burling Street, Lincoln Park, 1873. Photo credit: Rachel Freundt

PETITION: Say NO to Demolition of Historic Three-Flat for a Side Yard at 2240 N. Burling

Address: 1621 N. Bell Avenue, Wicker Park
#100998280
Date Received: December 5, 2022
Ward: 32nd Ward Ald. Scott Waguespack
Applicant: Bridges Excavating Inc. C/O Monique Ranuro

Owner: 3 R Development, LLC C/O Richard Campbell, Manager
Permit Description: Wreck and removal of a 1.5 story, masonry, single family residential building and garage
Status: Under review



1621 N. Bell Avenue, Wicker Park. Photo Credit: RedFin

Address: 2127-2129 W. Crystal Street, Wicker Park

#100950268
Date Received: December 6, 2022
Ward: 2nd Ald. Brian Hopkins
Applicant: Tir Conaill Concrete, Inc. C/O Charlotte McVeigh
Owner: 2127-29 W Crystal, LLC C/O Nathan Marsh
Permit Description: Demolition of a 3-story masonry church building
Status: Under Review



2127-2129 W. Crystal Street, Wicker Park. Photo Credit: Google Maps

Address: 1542 N. Mohawk Street, Old Town
#100986304
Date Received: 09/09/2022
Ward: 2nd Ald. Brian Hopkins
Applicant: Precision Excavation, LLC
Owner: Todd and Kara Dziedzic
Permit Description: Wreck and removal of a masonry two-story single-family building and a detached two-car garage.
Status: Released December 9, 2022



1542 N. Mohawk St., Old Town. Photo Credit: Google Maps

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: 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: Released 11/03/2022



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

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

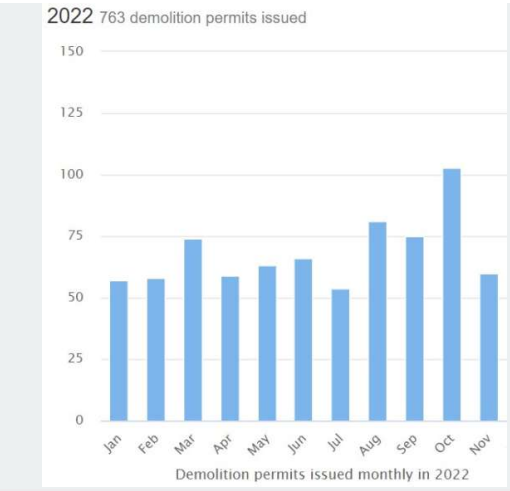
LOSS: 'Spotlight on Demolition' November 2022

- 5631 to 5637 S. Maryland Avenue, Hyde Park
- 2924 N. Western Avenue, Avondale
- 3920 N. Lincoln Avenue, Lake View
- 1844 W. Irving Park Road, Ravenswood
- 5627 S. Maryland Avenue, Hyde Park
- 831 N. Maplewood Avenue, Ukrainian Village
- 3624 N. Oakley Avenue, North Center
- 5091 W. Jackson Blvd, West Garfield Park
- 3625 S. Marshfield Avenue, McKinley Park
- 2654 N. Dayton Street, Park West
- 3069 N. Gresham Avenue, Avondale
- 2010 N. Leavitt Street, Bucktown
- 5688 N. New Hampshire Ave, Norwood Park

"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 60 demolitions during November 2022 at Chicago Cityscape's Demolitions Tracker



Chicago Cityscape



5631 to 5637 S. Maryland Avenue, Hyde Park. Demolished November 2022. Photo Credit: Google Maps



2924 N. Western Avenue, Avondale. Demolished November 2022. Photo Credit: Google Maps



3920 N. Lincoln Avenue, Lake View. Demolished November 2022. Photo Credit: Google Maps



1844 W. Irving Park Road, Ravenswood. Demo Nov 2022. Photo Credit: Google Maps



5627 S. Maryland Avenue, Hyde Park. Demo Nov 2022. Photo Credit: Google Maps





831 N. Maplewood Avenue, Ukrainian Village. Demo Nov 2022. Photo Credit: Google Maps



3624 N. Oakley Avenue, North Center. Demo Nov 2022. Photo Credit: Google Maps



5091 W. Jackson Blvd, West Garfield Park. Demo Nov 2022. Photo Credit: Google Maps



3625 S. Marshfield Avenue, McKinley Park. Demo Nov 2022. Photo Credit: Google Maps



2654 N. Dayton Street, Park West. Demo Nov 2022. Photo Credit: Google Maps



3069 N. Gresham Avenue, Avondale. Demo Nov 2022. Photo Credit: Google Maps

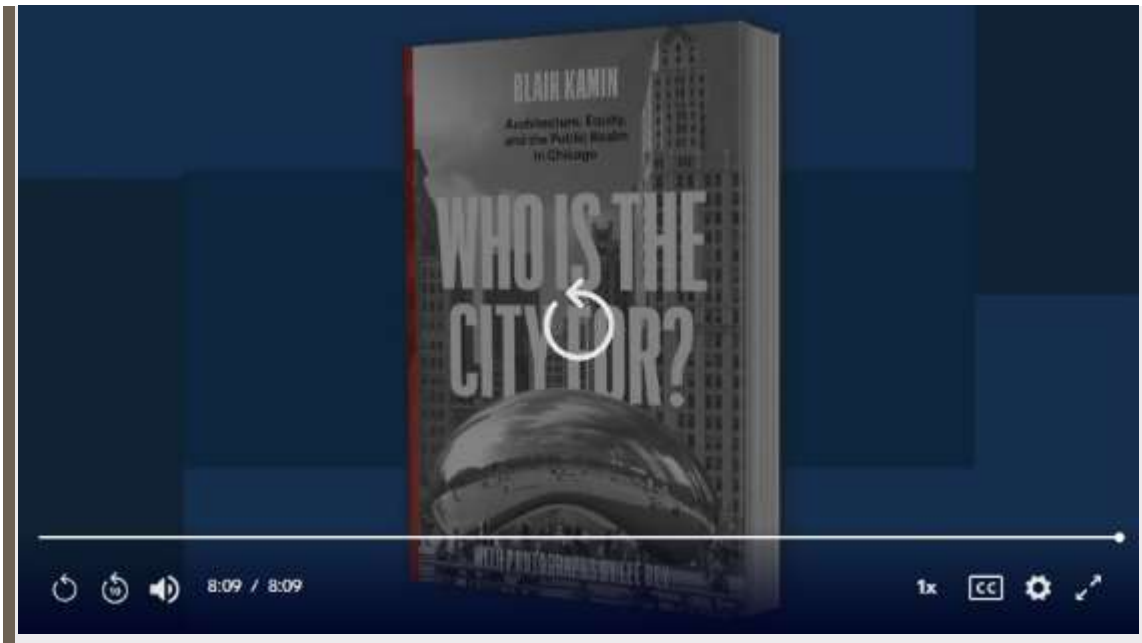


2010 N. Leavitt Street, Bucktown. Demo Nov 2022. Photo Credit: Google Maps

5688 N. New Hampshire Avenue, Norwood Park. Demo Nov 2022. Photo Credit: Google Maps

Preservation In the News

WTTW Chicago: Chicago Architecture Critics Team Up to Highlight Inequities, Explore Solutions



Chicago Architecture Critics Team Up to Highlight Inequities, Explore Solutions, Alexandra Silets, WTTW Chicago, 11/28/22 Image Credit: WTTW Chicago



Photographer Lee Bey and Writer Blair Kamin at a books signing for their newly released book "Who Is the City For? Architecture, Equity, and the Public Realm in Chicago." Photo Credit: Mary Laur / University of Chicago Press

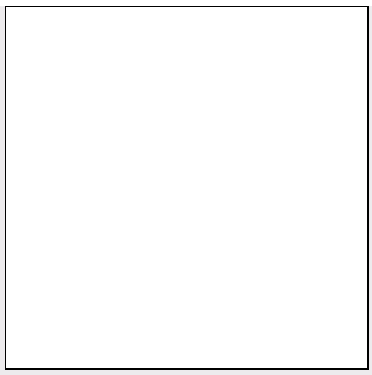
Who Is the City For? Architecture, Equity, and the Public Realm in Chicago
by Blair Kamin with photography by Lee Bey

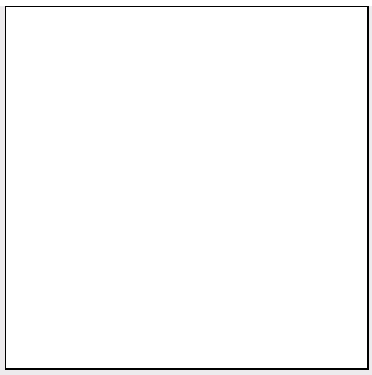
"A vividly illustrated collaboration between two of Chicago's most celebrated architecture critics casts a wise and unsparing eye on inequities in the built environment and attempts to rectify them. "From his high-profile battles with Donald Trump to his insightful celebrations of Frank Lloyd Wright and front-page takedowns of Chicago mega-projects like Lincoln Yards, Pulitzer Prize–winning architecture critic Blair Kamin has long informed and delighted readers with his illuminating commentary. Kamin's newest collection, Who Is the City For?, does more than gather fifty-five of his most notable Chicago Tribune columns from the past decade: it pairs his words with striking new images by photographer and architecture critic Lee Bey, Kamin's former rival at the Chicago Sun-Times. Together, they paint a revealing portrait of Chicago that reaches beyond its glamorous downtown and dramatic buildings by renowned architects like Jeanne Gang to its culturally diverse neighborhoods, including modest structures associated with storied figures from the city's Black history, such as Emmett Till.

"At the book's heart is its expansive approach to a central concept in contemporary political and architectural discourse: equity. Kamin argues for a broad understanding of the term, one that prioritizes both the shared spaces of the public realm and the urgent need to rebuild Black and brown neighborhoods devastated by decades of discrimination and disinvestment. 'At best,' he writes in the book's introduction, 'the public realm can serve as an equalizing force, a democratizing force. It can spread life's pleasures and confer dignity, irrespective of a person's race, income, creed, or gender. In doing so, the public realm can promote the social contract — the notion that we are more than our individual selves, that our common humanity is made manifest in common ground." Yet the reality in Chicago, as Who Is the City For? powerfully demonstrates, often falls painfully short of that ideal." (University of Chicago Press)

Purchase Who Is the City For? at University of Chicago Press

Chicago Architecture Critics Team Up to Highlight Inequities, Explore Solutions, Alexandra Silets, WTTW Chicago, 11/28/22





Chicago Sun-Times: Ready for their close-up; Chicago Historic Skyscrapers



Chicago Historic Skyscrapers Collage. Image credit: Chris Hytha

"They are domed or stepped back or crenelated, like castle towers. With illuminated clocks or fierce gryphons or flying buttresses. Urns and eagles, ladies liberty and neon signs.

"In Chicago, there is the azure blue of the American Furniture Mart, whose windows seem to float against perfect summer skies. Or the white summit of Mather Tower, a reminder that the top four stories started crumbling and were lopped off, only to have the city eventually force the owner to helicopter in a replacement. The glittering gold crown of the Carbide and Carbon Building.

"Chris Hytha, a 25-year-old Philadelphia photographer, calls them simply 'Highrises' on his sleek online project presenting stunning high-resolution photographs stitched together from close-up drone shots of grande dame buildings across the country.

"Imagine if you never saw a building taller than five stories, when the tallest thing you ever saw is a church steeple,' said his collaborator, historian Mark Houser. 'This technology was mind-bending.'

"Not just a valentine to lovely old structures, the book is a scholarly attempt to puff off the dust and view them afresh.

"'I saw each of these buildings as an individual, having its own personality, or character. Each of them are unique, in their materials, range of styles. The details at the top of these buildings was incredible. Details no one gets to see. I saw that as an opportunity to create unique images.'

"'We don't appreciate that these iconic buildings were disruptive high technology," Houser said. 'They radically changed every city in America, not just Chicago and New York.'

"'This is new high-tech technology looking at old high-tech technology,' said Houser.

'A lot of these oldest iconic landmark skyscrapers have been through a long rough period of near abandonment,' said Houser. 'Now people are moving back into downtown. We're coming to appreciate these buildings again."

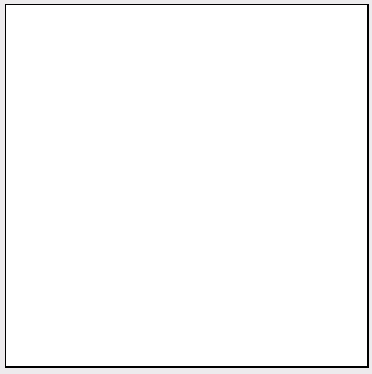
"'One of the most fun things about architecture school was learning to decode the reasons buildings are the way they are,' Hytha said. 'To think about the decisions of the people who constructed them. I'm thinking about 100 years ago, the physical drawing of this facade, coming up with this dream, sending it to the builders, sourcing the stone, figuring out who can carve this eagle. I love stone carved eagles, using the country's bird on top of your building. To see the hard work it took, the vision and the dream. Nowadays, a lot of new buildings don't aspire to the same showiness and grandeur. These old buildings have a sense of patriotism and pride of the country, glamor and glitz, to put gold leaf on the roof where no one will see it' (Steinberg, Chicago Sun-Times, 11/12/22)

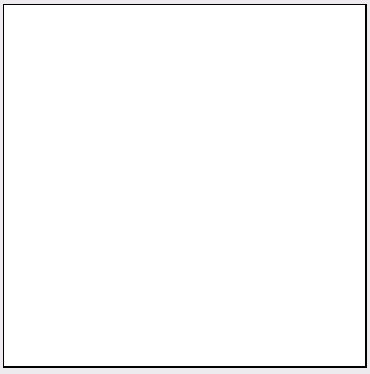
Read the full story at Chicago Sun-Times

Ready for their close-up:, Pennsylvania duo focuses on "antique skyscrapers." Neil Steinberg, Chicago Sun-Times, 11/12/22

Prints available at www.hythacg.com

MultiStories: 55 Antique Skyscrapers & the Business Tycoons Who Built Them





Sun-Times Editorial: Chicago's Oldest House Gets a New Name and a Renewed Mission



Clarke-Ford House, 1836, 1827 S. Indiana, Chicago's oldest house. Designated a Chicago Landmark in 1970. Photo credit: Eric Allix Rogers

"A city-owned Greek Revival house that's considered Chicago's oldest home most likely wouldn't exist today were it not for an influential South Side pastor.

"But the story of how the late Bishop Louis Henry Ford, pastor of St. Paul Church of God in Christ, saved the 186-year-old Henry B. Clarke House and helped facilitate its 1977 relocation to its current (and near-original) site at 1827 S. Indiana Ave., was too often relegated to the back seats of history whenever the noted home was discussed.

"Until now, that is.

"The City Council last week rightfully voted to change the name of Chicago's oldest landmark from the Henry B. Clarke House to the Henry B. and Caroline Clarke/Bishop Louis Henry and Margaret Ford House.

"The new title is no doubt a mouthful — it'll be called the "Clarke-Ford House" for short — but the moniker corrects the record to show Ford's critical involvement in saving and preserving the home.

"'As it relates to African Americans in the city of Chicago and this nation, the history has been obfuscated — in many arenas obliterated,' said Ford's grandson, Kevin Anthony Ford, senior pastor at St. Paul COGIC, 4528 S. Wabash Ave. 'So it's critical that the African American component to history be brought into the light.'

"The Clarke-Ford House was built in 1836 on a large swath of land near 17th Street and Michigan Avenue, when the area was still a lakeside prairie. But in 1872 — 36 years after the home was built — the land on which it sat was sold to a church. So the dwelling's new owner moved the house four miles south to 4526 S. Wabash Avenue.

"Then in 1941, the home was bought by the Louis Henry Ford and the rapidly growing St. Paul COGIC. Ford lived in the home and used it as part of the church until the mid-1970s, preserving the building and celebrating its anniversary every year, according to a history of the home compiled by the landmark Glessner House museum.

"The Clarke-Ford House was officially landmarked in 1970. The city later bought the residence from St. Paul, and on Nov. 23, 1977, workers began moving the home back to its old neighborhood as part of the creation of the Prairie Avenue Historic District.

"Kevin Anthony Ford advocated for the name change, along with the Chicago group Preservation Futures."

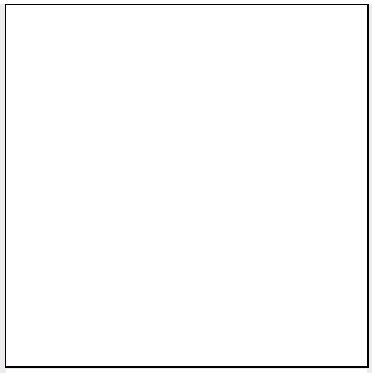
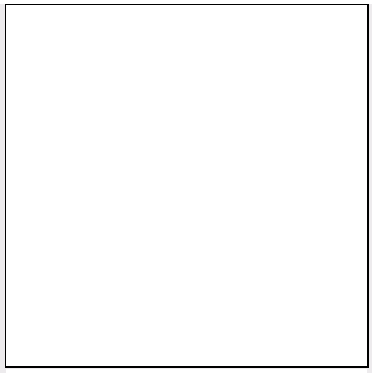
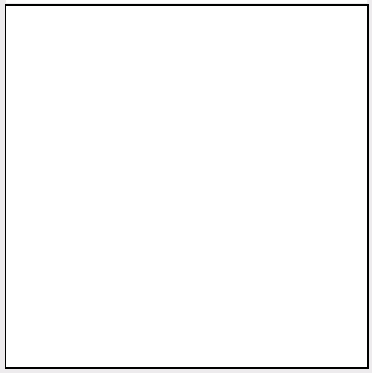
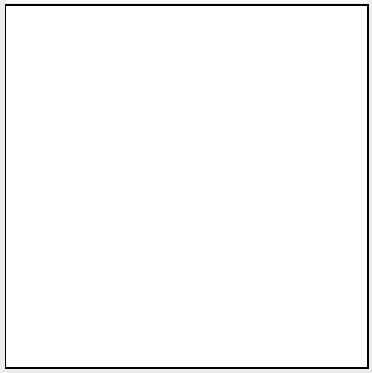
Bravo to Elizabeth Blasius and Jonathan Solomon of Preservation Futures for playing such an important leadership role in this effort.

Read the full editorial at Chicago Sun-Times

Chicago's oldest house gets a new name and a renewed mission; The new title, Clarke-Ford Home, corrects the record to show a Black religious leader's critical involvement in saving and preserving the city's oldest home, CST Editorial Board, 11/22/22

City will correct a wrong done half a century ago by renaming historical house; Adding the name of the Black pastor who bought an 1830s house in 1941 when city officials didn't want it and then spent over 30 years restoring and using it will likely be approved this week, Dennis Rodkin, Crain's Chicago Business, 11/13/22

Chicago's Oldest House Was Once Hoisted Over the Green Line. The Latest Change: It Has a New Name, Patty Wetli, WTTW Chicago, 11/16/22

NAIOP: From Salt Storage Facility to Concert Venue



A rendering of the Salt Shed in Chicago, an adaptive reuse of a former Morton Salt storage facility that first opened in 1930 and desgined by Graham, Anderson, Probst and White. Rendering credit: Blue Star

"The Morton Salt Company warehouse on Elston Avenue in Chicago once furnished tons of preservative salt for the city's tanning industry. Today it is itself preserved — a city landmark in the process of rebirth as a concert venue combined with commercial and office space.

"The complex, containing several buildings in a 4.2-acre site along the North Branch of the Chicago River, is being transformed to contain a 30,000-square-foot indoor concert venue in the former salt storage shed, 60,000 square feet of leasable office and commercial space in what had been a three-floor packaging building, additional space in a former garage, and an outdoor performance venue in the footprint of a recently demolished second salt shed.

"The project is a collaboration between R2 Companies, Blue Star Properties and Skydeck. R2 has undertaken several conversion projects in the North Branch Industrial Corridor, including its headquarters and projects for CB2 and Passion House Coffee Roasters. R2 and Skydeck purchased the building in 2017 from Morton Salt for $15 million, with Blue Star joining as an equity owner more recently. Renovation work has cost roughly $40 million since.

"The Morton Salt complex was designed by Graham, Anderson, Probst and White, the Chicago architectural firm responsible for notable structures in the city such as Union Station, the Shedd Aquarium and the Wrigley Building. It was built between 1929 and 1930 as the company's main Chicago storage and distribution center. The site along the river was chosen to provide easy barge, rail and road access. It launched amid the city's golden age of agricultural processing uses, initially to provide salt for tanning operations nearby, and it continued to provide salt for many other purposes for 80 years. In later decades, it produced considerable amounts of rock salt for road de-icing. The Morton Salt Girl and the company's famous 'When it rains, it pours' logo have been replicated on the roof.

"Matt Crawford, a coordinating planner at the Historic Preservation Division of the city's Department of Planning and Development, said it's been an iconic building for decades. 'Morton Salt is certainly

one of the most visible of our industrial buildings. It's very visible from the Kennedy Expressway and a commuter rail line.'

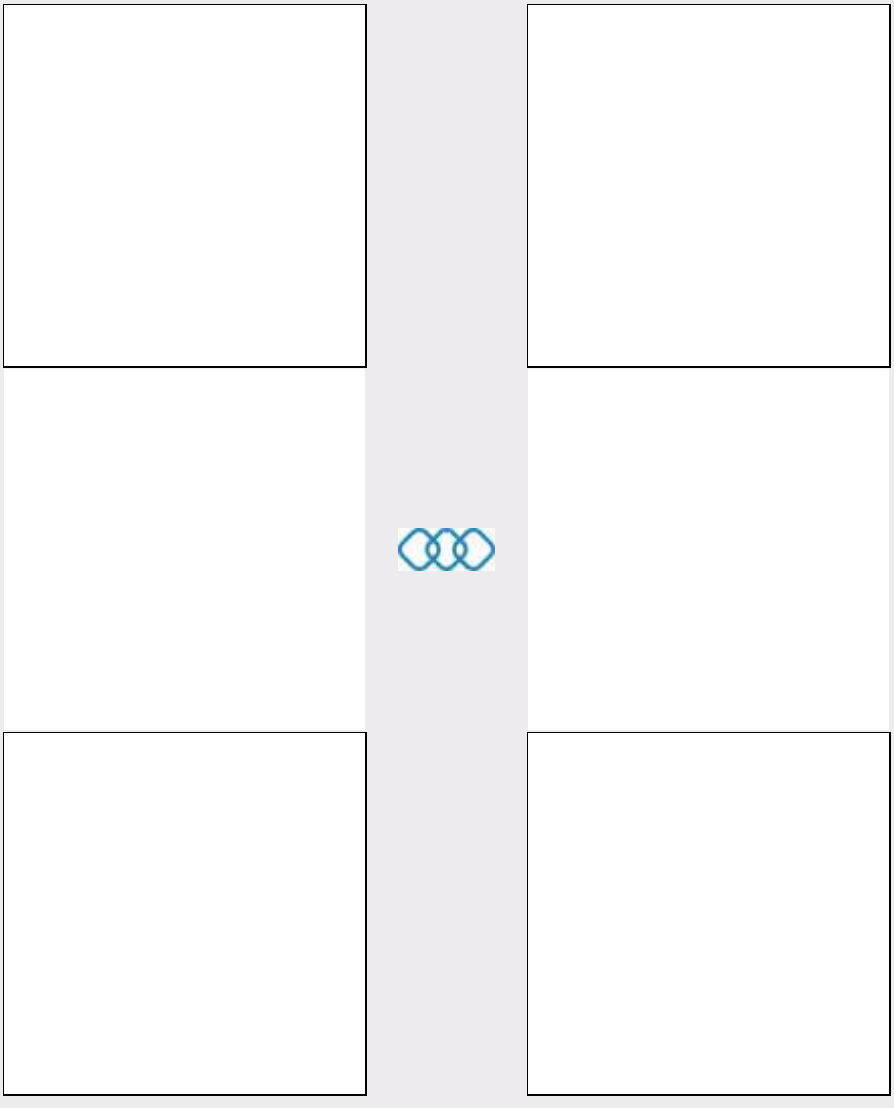
"Golden said he found the initial condition of the site both challenging and inspiring. 'It was in the original abandoned state. It was full of machinery and steel and lifts and things they left there. We were pulling stuff out of there for a year, as well as mounds and mounds of salt — it was packed with salt.'

"Rusted-out equipment and enough salt to provide decades of margaritas aren't exactly workable theater decor, but the development team was intent on keeping as much of the site as was viable. According to Golden, the aim was 'showing the life it had in the past, where you can see the layers of what happened in the '20s to the '50s to the '70s, and this is what we did — while putting in all-new mechanicals so that it operates as a functionally new building.'

"The developers sought landmark status from the city for the complex, which was granted in 2021. They intended to make as much use of the site as possible. The former East storage shed, condemned by the city, was largely demolished in 2020, but the rest of the buildings are being renovated. (Paletta, NAIOP, Fall 2022)

Read the full story at NAIOP

From Salt Storage Facility to Concert Venue; An adaptive-reuse project in Chicago transforms an iconic industrial building into an entertainment destination, Anthony Paletta, NAIOP, Fall 2022 Issue



Bloomberg CityLab: One Nation, Under Renovation



Laramie State Bank Building, 1929, Meyer & Cook, 5200 W. Chicago Avenue in Austin. Designated a Chicago Landmark in 1995. Photo Credit: Patrick L. Pyszka / City of Chicago

"In late 2019, Chicago Mayor Lori Lightfoot announced a landmark investment in some of the city's poorest neighborhoods. Invest South/West would direct $1.4 billion in total, including $750 million in public funds, to redevelop properties across the city's South and West Sides.

"Focused on 10 specific neighborhoods, the program's first projects broke ground in August and September. Teams of workers will turn a firehouse into a culinary hub and event space; a stately Art Deco bank is set to be converted into an art space that will anchor an attached mixed-use development. Another former bank, in Humboldt Park, will be renovated into Latino-owned commercial offices, an entrepreneurial incubator space, and a Latino cultural center, as well as housing.

"These reuse projects aim to do more than fill the gaps of Chicago's legendary vacant-property crisis: In reanimating shuttered historic buildings, the initiative aims to restore the economies of commercial corridors that were victims of destructive mid-20th-century 'urban renewal' initiatives.

"'It's about time that we see this trend, after decades and decades of thinking we save neighborhoods by demolishing buildings,' says Maurice Cox, who leads Chicago's Department of Planning and Development. 'Now I think we realize we save them by reusing them.'

"The wave of retrofits goes far beyond Chicago: The popularity of fixing up older buildings in US cities recently hit a record high. As of spring 2022, the majority of architecture firm billings come from renovation work, not new construction, according to the American Institute of Architects (AIA).

"Conversely, Invest South/West looks to adaptively reuse buildings, such as the 1929 Laramie State Bank, that are cultural touchstones in these South and West Side neighborhoods. Katherine Darnstadt of Latent Design is working on the West Side neighborhood of Austin's Invest South/West project with two other firms, Valerio DeWalt Train and Bauer Latoza. She says this focus on renovation is 'necessary to continue to anchor the memory of those neighborhoods.'

"Cox's strategy is to use Invest South/West to restore what remains of the neighborhood downtowns that proliferated all over Chicago. These commercial districts were satellites of the downtown Loop that allowed neighborhoods to function like 'villages with their own town centers,' he says. During community meetings, Cox says neighbors 'almost always turned to some of the existing buildings that they used to remember as being vibrant — local amenities like banks, pharmacies and theaters. It starts with the acknowledgement that there are amazing assets that are primed for reuse. This is not charity. This is just good business.'

"Some buildings targeted for renovation by Invest South/West are landmarked. But the program, which has faced criticism for construction delays, is casting a wider net on older properties that aren't as well known outside their neighborhood, and the non-landmarked buildings are subject to 90-day hold on demolition permits that can allow the planning department to assess historic value.

"That cycle may have reached its bleeding edge with buildings like the Helmut Jahn-designed Thompson Center, completed in 1985. Derided as garish and impractical, this postmodernist icon soon fell into disrepair; after surviving a preservation fight, it now awaits a refresh from its soon-to-be new owner Google." (Mortice, Bloomberg CityLab, 10/19/22)

Read the full story at Bloomberg CityLab

One Nation, Under Renovation; For the first time in 20 years, renovations have overtaken new construction in architectural billings in the US, Zach Mortice, Bloomberg CityLab, 10/19/22

MAS CONTEXT: Seeing Richard Nickel



Fragments from the Hammond Library of the Chicago Theological Seminary (1882-1883), once located at 44 N. Ashland Avenue, Chicago.. Photographer: Richard Nickel. Richard Nickel Archive, 1850-2011 (bulk 1945-1972). Photo Credit: Ryerson and Burnham Archives, The Art Institute of Chicago

"On May 9, 1972, the body of architectural photographer and preservationist Richard Nickel was found amongst the ruins of the Chicago Stock Exchange Building. Nickel was last seen four weeks prior, salvaging architectural ornamentation from the 1893 Dankmar Adler & Louis Sullivan designed structure, which was undergoing demolition. The razing of the Chicago Stock Exchange had been fought by preservation advocates, architectural historians, planners, and architects. Despite the Chicago Landmarks Commission's approval for local designation, and an intervention from then-Mayor Richard J. Daley, it was moving forward.

"Richard Nickel, who had advocated for the preservation of the Chicago Stock Exchange as well as other works of Adler & Sullivan through letter writing to city commissions and politicians, op-eds in local papers, picket lines, and architectural photography, was in the building hunting relics, a practice he had undertaken despite writing in 1960 that, 'because architecture is three dimensional and functional it can only be saved, logically, by saving the whole building.'

"The death of Richard Nickel canonized him as a courageous martyr, a person who passionately fought for a cause against significant risk and opposition, a person who paid the passion tax's ultimate price—death. Nickel's death preserved his photography as a volume that mapped how architectural photography could be approached in the context of documentation, but also, as a component to preservation. The man and his work would be fused together as a modern legend, and would provide many preservationists, photographers, and salvagers the means to inspire and sanctify their own work.

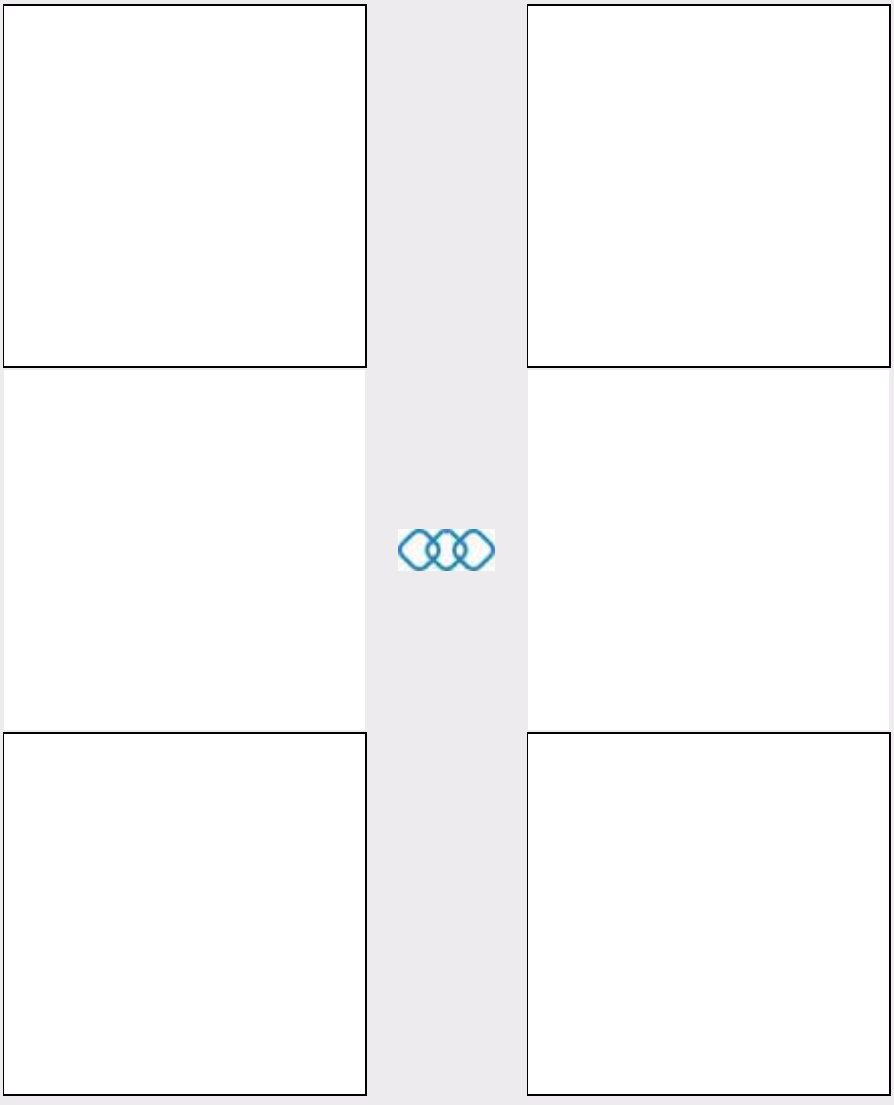
"Recently, Richard Nickel was the direct or related subject of two recent exhibits, both created by iterations of a similar team of preservationists who 'were there.' In the winter of 2021, Wrightwood

659 mounted Romanticism to Ruin: Two Lost Works of Sullivan and Wright. Romanticism to Ruin was an exhibit in two parts, an expression of two buildings of architectural significance that were razed prematurely: the Larkin Administration Building in Buffalo, by Frank Lloyd Wright, and the Garrick Theater in Chicago, by Adler & Sullivan. A key element of Romanticism to Ruin is a sixteen-minute visualization of the Garrick Theater, which was 'rebuilt' as a 3D model, and allowed for stunning views of the building's physical body and monumental ornamentation. The rich, warm tones of the interior, previously known only in black in white, surge with the energy of a 'whole building.'

The advocates fought to save the Garrick Theater–the first in which newly created preservation policies were tested by a coordinated effort—at the same time as the newly created Chicago Commission on Architectural Landmarks began awarding plaques to the owners of thirty-seven architectural landmarks in Chicago, including one presented to the Garrick. Despite those efforts, the building was demolished in 1961." (Blasius, MAS Context)

Read the full essay at MAS Context

Seeing Richard Nickel, Elizabeth Blasius, MAS Context



Vintage Chicago Tribune: The Culture War Between Small Shops and Department Stores



"Fast forward about 50 years from 1897 and department stores are the norm in downtown Chicago. Here, Christmas shoppers pass by the Mandel Bros. store causing a traffic jam at the corner of State and Madison streets in the Loop in December 1952." Photo credit: Chicago Tribune historic photo

"At a cobbler's bench in Bridgeport or behind a Bucktown clothier's cash register, it looked like the cards were stacked against those merchants in the final years of 19th century. Times were tough, and the frustration and anger of Chicago's neighborhood merchants reached a boiling point.

"'Department stores are slowly but steadily driving us out of business,' bemoaned a hardware shopkeeper. More than a century later, bricks and mortar stores across America are facing a similar issue competing with Amazon and other online retailers.

"But in 1897, D.R. Goudie, who ran a cigar store and confectionary, attributed his problems to the constant touting of bargains in department store newspaper ads. It made a small business' clientele think 'the owner was making an inflated profit,' he told the Illinois Commerce Commission following the Chicago anti-department store crusade of 1897, as its chronicler dubbed it.

"On March 4, 1897, the state Senate passed a bill establishing 73 categories of merchandise that required a license and a corresponding list of taxes. The bill then went to the state House.

"'Any business not conducted in accordance with the prescribed classifications is prohibited, which of course does away with the department store,' the Tribune reported.

"By 1897, the Fair Store was also there and, in the ensuing war of newspaper advertisements, said: 'There is no secret about our success of this business — Chicago consumers have simply bought where they could save the most money — the more we sell the cheaper we sell.'

"The A.M. Rothschild store similarly asserted: 'No one has a right to complain about our underselling, if you the consumer do not. No bright woman is going to pay double at other stores for articles she can get here for half.'

"The public's attention was consumed by the debate over whether department stores were a boon or detriment. Hardly any other subject would provoke a comparable bar stool dispute.

"There and at similar events, the antis hammered home the 'cheapness' theme. But they had no counter argument for another consequence of the department store's retail dominance. It brought Chicagoans a new range of quality goods and attractive products.

"Still, rural legislators worried 'that the cross-roads store, which contains dry goods and hardware, and crockery, as well as butter and eggs and bacon, will be effected by the contemplated legislation,' the Tribune reported.

"That resonated with other representatives. The bill was rejected. But that didn't grant Chicago's department stores immortality. This year, only the Marshall Field's clock marks the start of Christmas shopping on Black Friday. The store itself was taken over by Macy's. Mandel Brothers tried to get ahead of the curve. It opened a branch store in the Lincoln Mall that was too small to matter. Like its neighbors, it was vanquished by suburbanization.

"Still, by a vote of 75 to 48 on June 4, 1897, Mandel Brothers and the rest of State Street's department stores won a reprieve. For seven decades thereafter, they stood tall and proud, as if somehow knowing they were a Chicago icon." (Grossman, Chicago Tribune, 11/20/22)

Read the full story at the Chicago Tribune

Vintage Chicago Tribune: The culture war between small shops and department stores, Ron Grossman, Chicago Tribune, 11/20/22

TimeOut Chicago: A Brief History of Goth Target, TikTok's Favorite Chicago Building



Carson, Pirie, Scott and Company Building / Schlesinger and Mayer Department Store, 1899, Louis H. Sullivan, 1 S. State St. Photo credit: Eric Allix Rogers



Carson, Pirie, Scott and Company Building / Schlesinger and Mayer Department Store, 1899, Louis H. Sullivan, 1 S. State St. Photo credit: Eric Allix Rogers, 1899, Louis H. Sullivan, 1 S. State St. Photo credit: Eric Allix Rogers



Carson, Pirie, Scott and Company Building / Schlesinger and Mayer Department Store, 1899, Louis H. Sullivan, 1 S. State St. Photo credit: Eric Allix Rogers

"Earlier this year, as thousands of people poured out of Grant Park after the first night of Lollapalooza, I gave my teenage sister and her friend a simple set of directions back to their Metra station: Take State Street to Madison and turn left to head west.

"'There's a Target at that intersection,' I added, 'in case you need a landmark.'

"My sister's friend nodded sagely. 'Oh, you mean Goth Target,' she said.

"Goth Target. I'd never heard the name before, but I acted like I knew what she was talking about—because in a way, I sort of did. If you've ever spent time around the Target in question, maybe you know what I mean. Located just west of Millennium Park on the corner of State and Madison, the historic building—once the headquarters of department store Carson Pirie Scott, and a registered Chicago Landmark since 1975—features a dark, ornate metal facade; Target's red bullseye logo beams, Sauron-like, from a curved window on the second floor. The juxtaposition is a little jarring, and a little goth.

"It's unclear who originally coined the phrase, but—like most recent internet trends—Goth Target found virality on TikTok, where the hashtag has picked up around eight million views since this summer (fairly modest numbers by TikTok standards, but not a drop in the bucket, either).

"Not every TikToker is so easily charmed. A handful of videos from self-described Chicagoans express chagrin that people have fixated on an otherwise normal Target location, or object to the use of 'goth' as a descriptor for the building ('It's art nouveau,' one person explained, somewhat snootily).

"Actually, Goth Target is neither art nouveau nor gothic, Chicago Architecture Center director of interpretation Adam Rubin tells me — its style is unique to architect Louis Sullivan, who was commissioned for the design in 1899 by the retail firm Schlesinger & Mayer. The building that houses Goth Target, now dubbed the Sullivan Center, features later additions from other architects, but remains most commonly associated with its namesake.

"Unlike his peers at the time, Sullivan turned away from European architecture conventions and toward a distinctly American style of design, inspired by naturalistic elements like the Midwestern prairie (much like his protégé, Frank Lloyd Wright). Sullivan also famously coined the principle 'form follows function,' dictating that a structure's design should directly stem from its intended purpose. Goth Target's huge display windows, its floral ornamentation and its welcoming rotunda entranceway are all hallmarks of Sullivan's design sensibilities.

"'You're seeing vegetation, and flora, and things kind of overgrowing from the ornamentation—it looks like it could be found in an enchanted forest,' Rubin says. 'It doesn't look like all other buildings that have classical columns or stylized geometric shapes, and it kind of plays to your heart. … [This building] isn't just a product of its time, it's a product of a deeply personal designer."

"People in the architecture education world are always looking to expand their audiences and find how people want to engage with their cities and the built environment,' Rubin says. 'So I admire the TikTok community for taking on the task. I think it's meaningful. … And I think everybody should take their conversations about architecture with a little bit of levity.' (Krupp, TimeOut Chicago, 10/27/21)

Read the full story at TimeOut Chicago

A brief history of Goth Target, TikTok's favorite Chicago building; It's not gothic architecture, but Goth Target's origin story is actually kind of goth, Emma Krupp, TimeOut Chicago, 10/27/21

Preservation Events & Happenings

Glessner House presents Christmas Candlelight Tours December 17, & 18, 2022



Christmas Candlelight Tours by Glessner House. Image credit: Glessner House

Christmas Candlelight Tours
December 17, & 18 2022
Tours run between 4:30 PM and 7:30 PM
Celebrate an authentic old-fashioned Christmas at Glessner House this holiday season!

"These special one hour docent-led tours will highlight Christmas customs as observed by the Glessner family. The house will feature elaborate decorations of the late 19th-century including a live 10-foot tree decorated with period ornaments, toys and holiday crafts, Christmas music performed on the Glessners' Steinway piano, and the dining table set for an eight-course Christmas feast. After the tour, enjoy complimentary hot cider and cookies."

Each time slot is limited to eight (8) attendees.
$18 per person / $15 for members

Reserve tickets at Glessner House Website

Glessner House presents
Frances Glessner's 175th Birthday and New Year's Day Reception
January 1, 2023



Frances Glessner's 175th Birthday and New Year's Day Reception at Glessner House. Image credit: Glessner House

Frances Glessner's 175th Birthday and New Year's Day Reception
Sunday, January 1, 2023
3:00 PM to 5:00 PM

at Glessner House
1800 South Prairie Avenue, Chicago

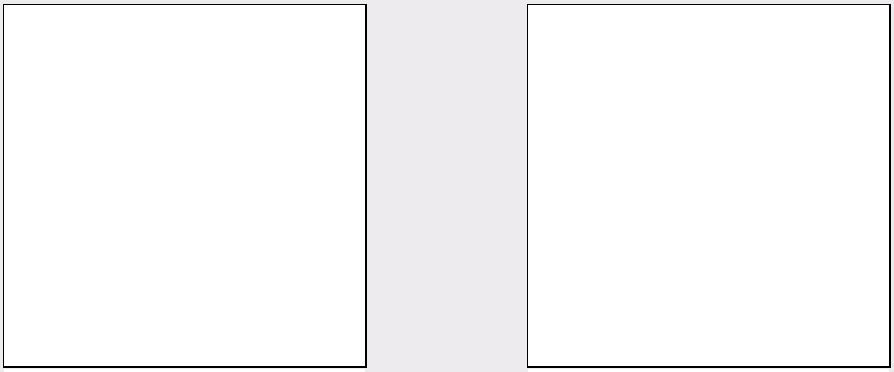
"Frances Glessner was born Sarah Frances Macbeth on January 1, 1848 in Urbana, Ohio. Join us as we celebrate her 175h birthday with a traditional New Year's Day reception. In the 19th century, New Year's Day was the preferred day (more so than Christmas) for visiting friends and hosting receptions in your home. This is a rare opportunity to enjoy traditional beverages and light refreshments in the parlor, dining room, and main hall.

"Frances Glessner records in her journal that the day was filled with callers, and the receipt of flowers, books, and other gifts in honor of her birthday. She would usually attend the symphony, opera, or theatre, and on at least two occasions, members of the Chicago Symphony Orchestra snuck into the house to serenade her.

"The extraordinary calendar presented for her birthday in 1906 will be on display, and this will be the last opportunity to see several figures from the miniature orchestra Frances Glessner Lee presented to her mother as a birthday gift in 1913. Curator William Tyre will play a few selections on Frances Glessner's Steinway piano, and share highlights of birthday celebrations from the early 1900s."

Seating is limited. Reservation deadline is Friday, December 23.
$30 per person / $25 for members

Purchase Tickets at Glessner House Website



Historic Pullman Foundation presents “Railroaders: Jack Delano’s Homefront Photography” Through December 31, 2022



“Railroaders: Jack Delano’s Homefront Photography” at the Pullman Exhibit Hall is a photographic exhibit of images of railroad workers by Jack Delano, the talented Works Progress Administration photographer. Image Credit: Historic Pullman Foundation

"Exhibits on the history of railroads often focus on the machinery — flashy, loud, showy.

"That’s understandable, Scott Lothes said.

"'Trains are big and loud and fascinating,' said Lothes, president and executive director of the Center for Railroad Photography & Art. “They really command a lot of attention. But ultimately, it’s the people that make it run.'

"That’s what the Historic Pullman Foundation is doing, with a display of photographs showing the people who worked in the industry during World War II. It will be at the Pullman Exhibit Hall through the end of the year.

"'Railroaders: Jack Delano’s Homefront Photography' was born from a partnership between the Chicago History Museum and Lothes’ Wisconsin-based center, which originally curated the photos and other items on display.

"In all, the project has 60 photos Delano took of railroad workers in 1942 and 1943 as part of his assignment from the Farm Security Administration-Office of War Information. Thousands of Delano’s photos from the series are now in the Library of Congress. Delano, who died in 1997, also took photographs for the Depression-era Works Progress Administration.

"After stops at the Chicago History Museum and the Peoria Riverfront Museum, arriving in Pullman is a homecoming of sorts for the exhibit.

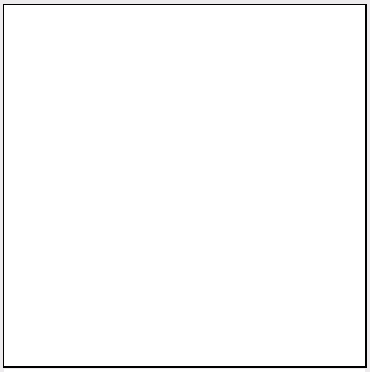
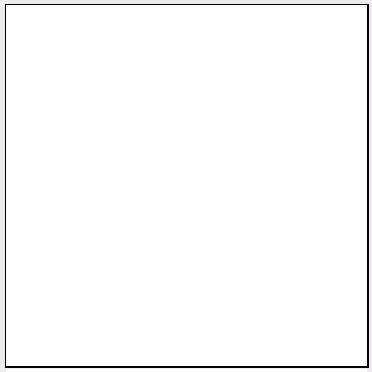
"'It’s really about Chicago,' said Julian Jackson, executive director of the Historic Pullman Foundation. 'It’s a Chicago story of Jack Delano coming in and recording the lives and the history of people working on the railroads in a variety of different capacities during World War II in and around Chicago.'" (Rush, Chicago Sun-Times, 9/26/22)

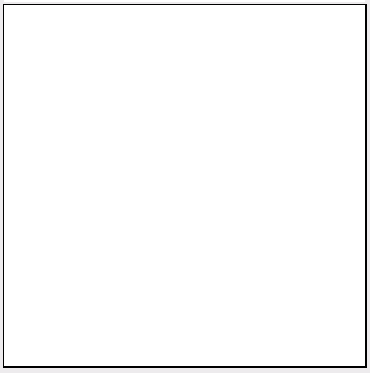
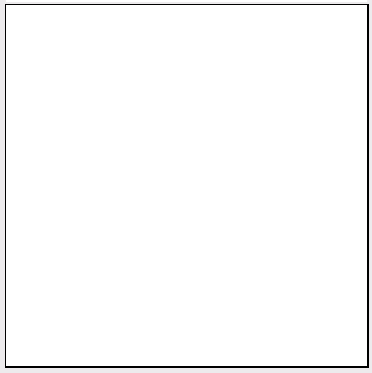
Read the full story at Chicago Sun-Times

Exhibit on Chicago railroad workers pulls into Pullman; “Railroaders,” a joint project of the Chicago History Museum and the Center for Railroad Photography & Art, is on display through the end of the year at Pullman Exhibit Hall, Mariah Rush, Chicago Sun-Times, 9/26/22

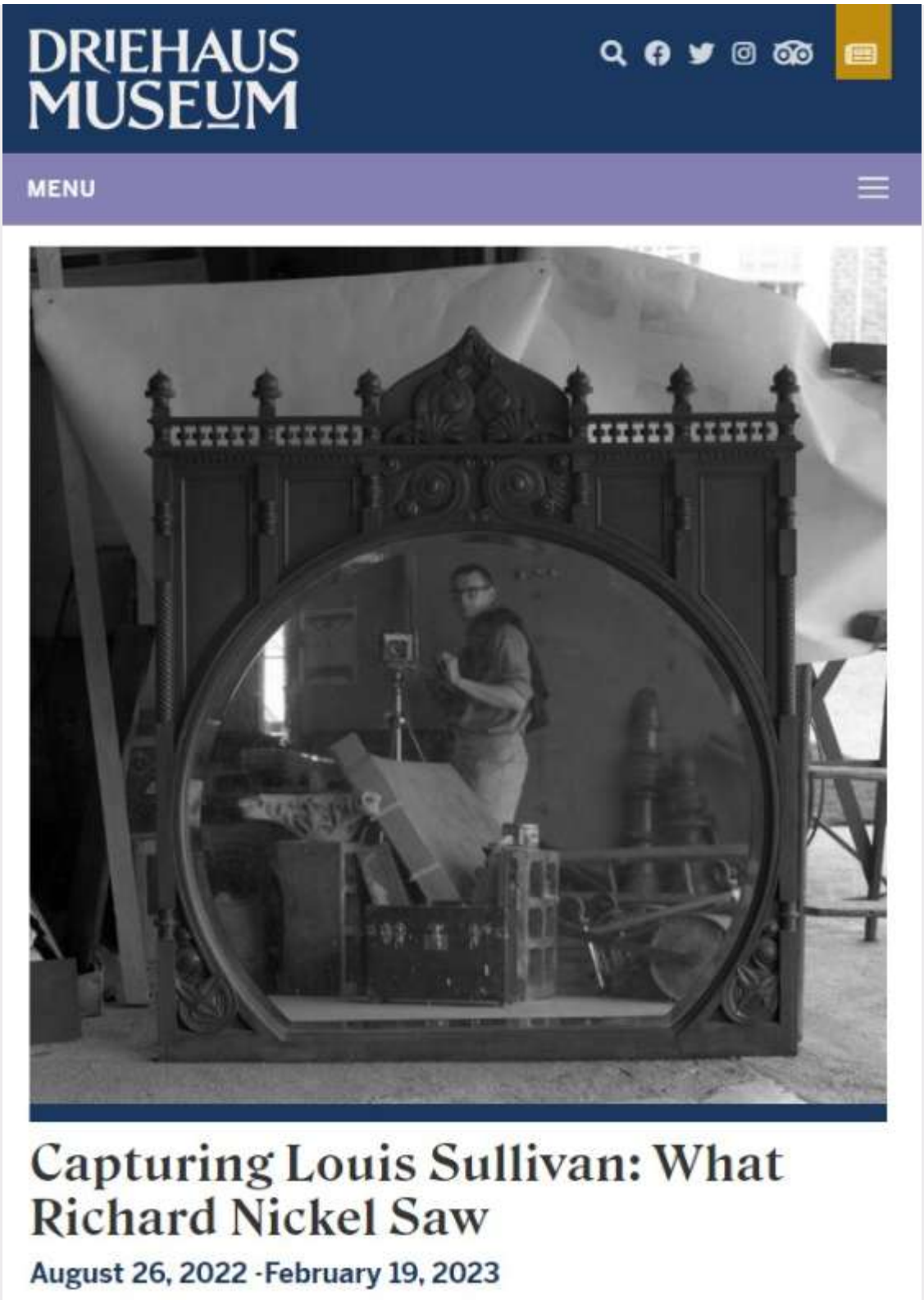
“RAILROADERS: Jack Delano’s Homefront Photography” exhibit to run until 2023, Historic Pullman Foundation

Railroaders: Jack Delano’s Homefront Photography, Center for Railroad Photography & Art

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.

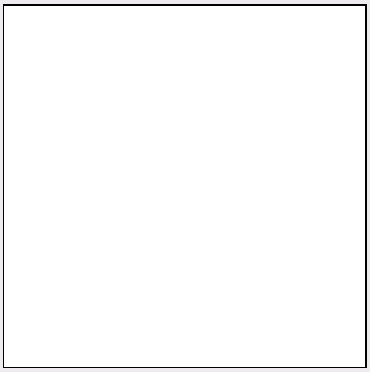
"'Capturing Louis Sullivan: What Richard Nickel Saw is the last project initiated by the late Richard H. Driehaus, who founded the Driehaus Museum and served as its board president for more than a decade before passing away unexpectedly last year,' said Anna Musci, Executive Director of the Richard H. 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

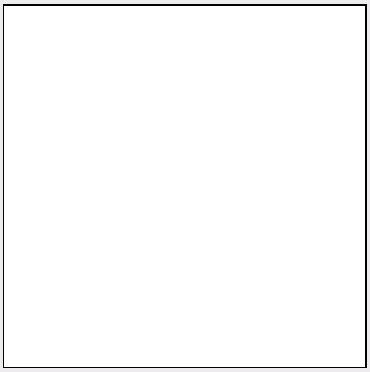
The Richard H. Driehaus Museum
40 East Erie Street

More Information at Driehaus Museum website

'Capturing Louis Sullivan' at Driehaus Museum: 50 years after Richard Nickel's death, his photographs still haunt and inspire, Hannah Edgar, Chicago Tribune, 8/31/22







Society of Architectural Historians Presents
The City Beyond the White City: Race, Two Chicago Homes, and their Neighborhoods
November 3, 2022 to October 28, 2023



Charnley-Persky House Museum Foundation and Society of Architectural Historians Present 'The City Beyond the White City: Race, Two Chicago Homes, and their Neighborhoods' November 3, 2022 to October 28, 2023 at the Charnley-Persky House. Image Credit: Society of Architectural Historians

"Exhibition Explores the History of Race and the Built Environment in Chicago through the archaeology of the 1893 World's Columbian Exposition, the Charnley-Persky House and the Mecca Flats

"Opening at the Charnley-Persky House Museum on November 3, 2022, The City Beyond the White City: Race, Two Chicago Homes, and their Neighborhoods, connects the 1893 World's Columbian Exposition, also called the 'White City,' to the material, spatial, and social histories of two 1892 structures—the Charnley-Persky House and the Mecca Flats—located respectively on Chicago's privileged Near North and disinvested Near South Sides.

"The physical exhibition, featuring archaeologically recovered artifacts, is accompanied by a virtual exhibit; together they frame the history of race, structures of racism, and the built environment in Chicago.

"The City beyond the White City features over 30 individual artifacts excavated from the Charnley-Persky House (Adler & Sullivan, 1891–1892) and from the former Mecca Flats (Edbrooke & Burnham, 1891–1892). Together, archival documents, oral histories, and 19th- and early-20th-century artifacts unearthed in archaeological digs are used to interpret a nuanced public history of race and place in Chicago for student and public audiences.

"The exhibition is co-curated by Dr. Rebecca Graff, associate professor of anthropology at Lake Forest College, and the late Pauline Saliga, former executive director of the Society of Architectural Historians and the Charnley-Persky House Museum Foundation.

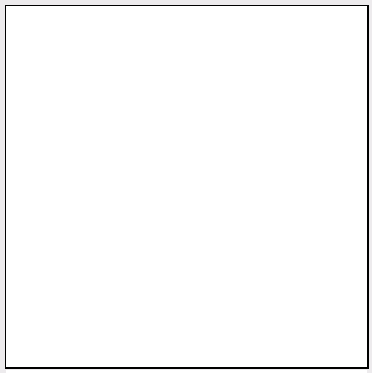
"Exhibition Hours: The exhibition is open Wednesdays and Saturdays from 11:00 am to 1:00 pm. No reservations are required."

Charnley-Persky House, 1365 N. Astor St.
November 3, 2022 – October 28, 2023

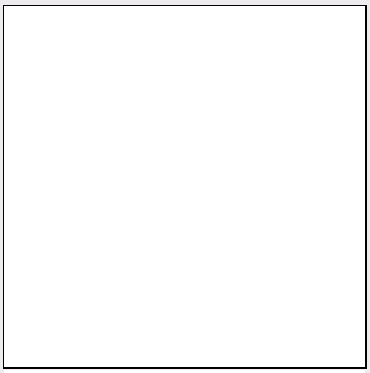
The City Beyond the White City: Race, Two Chicago Homes, and their Neighborhoods

'Beyond The White City' Virtual Exhibit

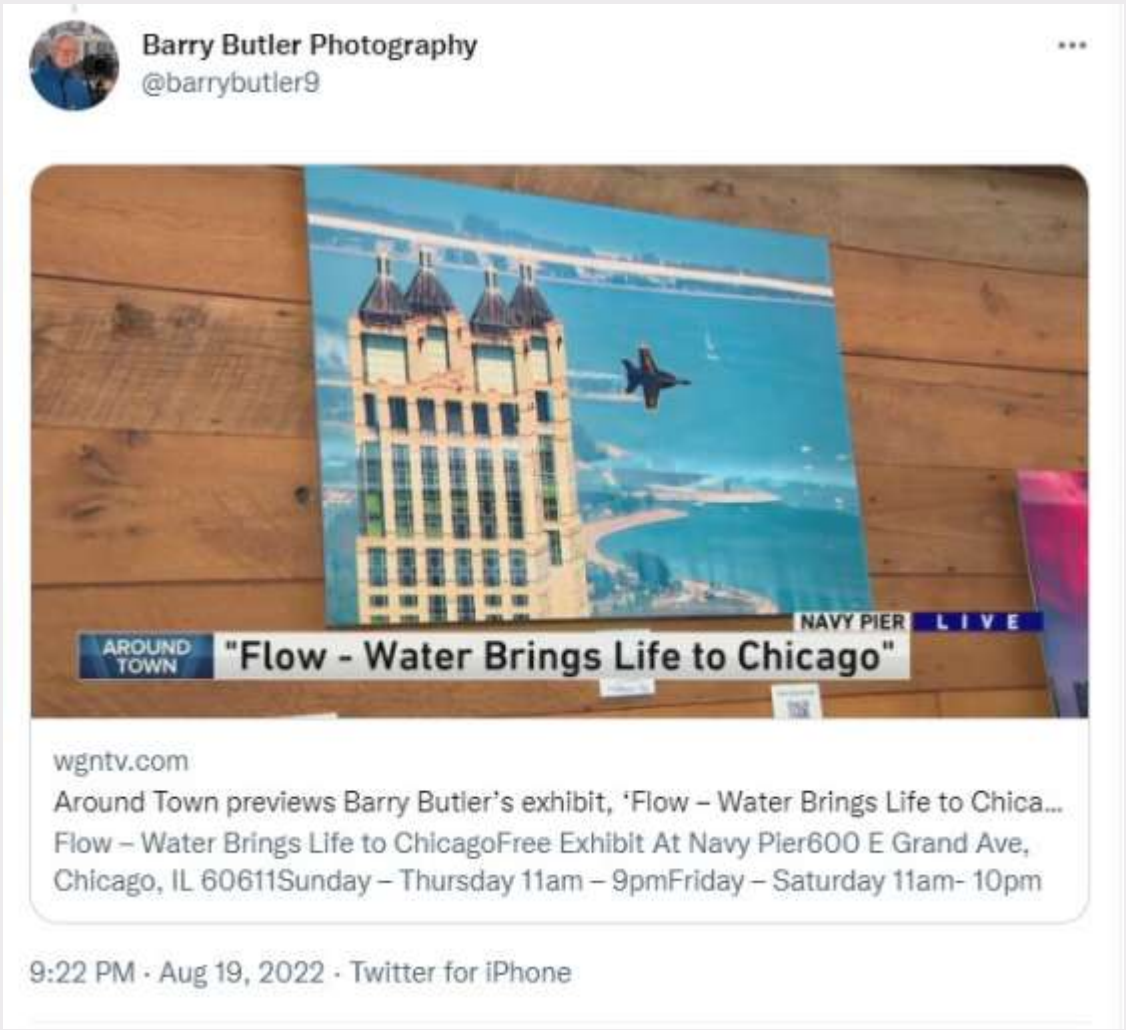
Society of Architectural Historians Website







Navy Pier presents
Flow - Water Brings Life to Chicago
The Photography of Barry Butler
Through December 31, 2023



Barry Butler's exhibit, 'Flow – Water Brings Life to Chicago' at Navy Pier. Image credit: @barrybutler9 tweet

"Navy Pier is honored to open a new exhibit, 'Flow - Water Brings Life to Chicago.'

"Barry Butler's 22-image exhibit is a celebration of many of the picturesque views of Lake Michigan, the Chicago River and Buckingham Fountain throughout the city. The gorgeous collection, showcasing all seasons, reveals enchanting water attractions around Chicago from both the sky and the ground.

"'Barry Butler's ability to see the extraordinary in everyday locations, combined with an unflinching talent for capturing the right moment with lightning-strike precision, has led him to be called 'Chicago's picture poet,' and we're thrilled to showcase his extraordinary photography here at Navy Pier," said Navy Pier President and CEO, Marilynn Gardner. 'It's exciting to see the city you love through the eyes of an artist who shares that same passion for Chicago.'

"Guests can find the new exhibit between partners Kilwin's Chicago at Navy Pier and Making History Chicago (garage doors 5 and 6). Each image featured in the exhibit also includes a unique QR code through which visitors can watch a video with more information about the photo. The exhibit will run through December 31, 2023.

"'I am thrilled to bring my photography to Navy Pier. I've captured images from around the world; but photographing Chicago is truly a passion project," said photographer Barry Butler. "Whether you live in Chicago or are a tourist to the Windy City, you will find that water brings life to Chicago. I am so grateful to capture these treasured moments for a lifetime.' (NavyPier.org)

More information at NavyPier.org

Around Town previews Barry Butler's exhibit, 'Flow – Water Brings Life to Chicago', Ana Belaval and Natalie Skryd, WGN 9 Chicago, 8/18/22

www.BarryButlerPhotography.com

Pritzker Military Museum & Library Presents Life Behind the Wire: Prisoners of War Through April 1, 2023



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.

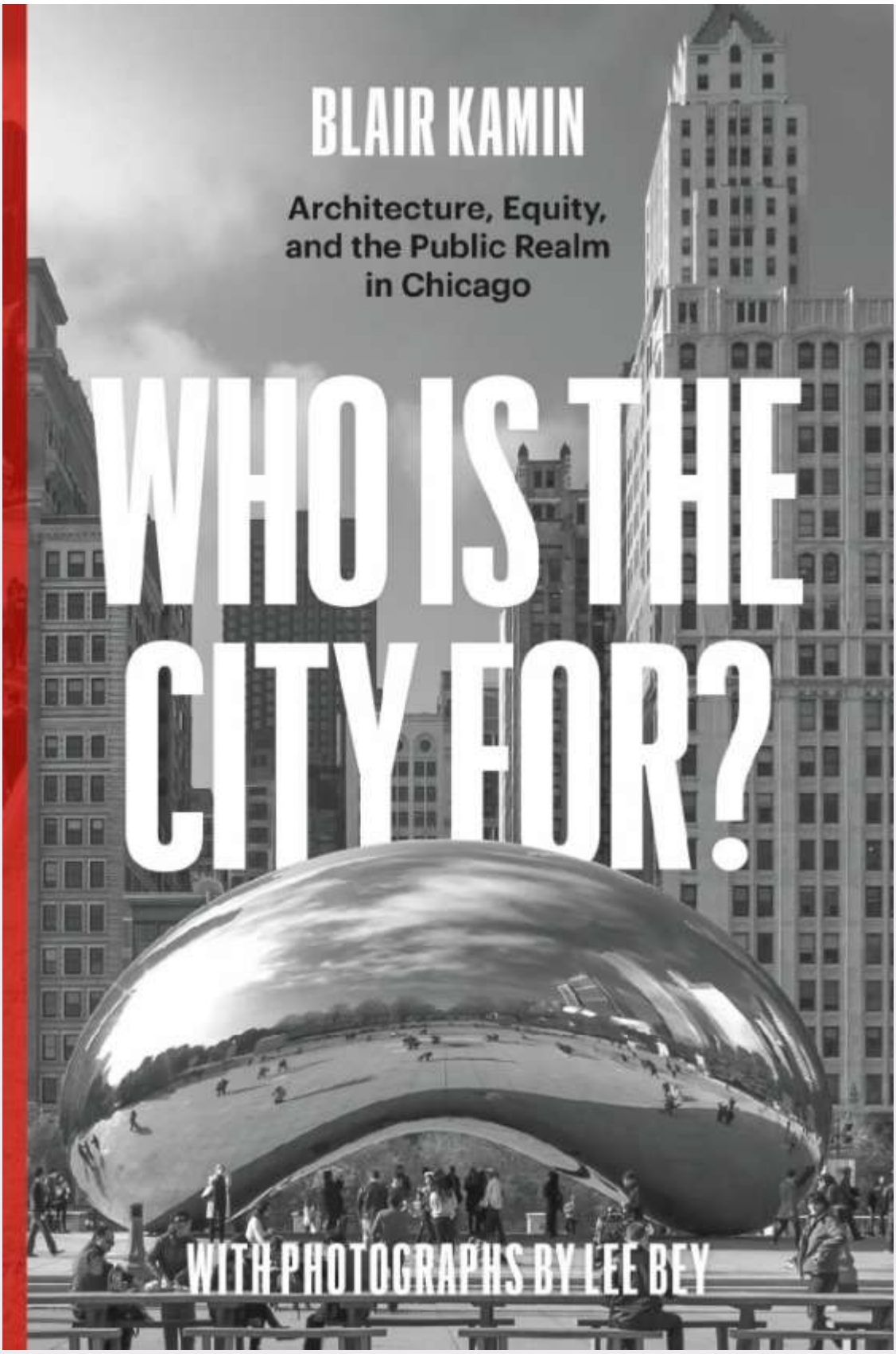
"Visitors will be able to explore artifacts, archival materials, photographs, and oral histories that examine international laws pertaining to POWs, day to day life in a prisoner of war camp, and individual reflections of life as a POW. Life Behind the Wire looks at these individual's experiences to 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)

Film & Books

Who Is The City For? by Blair Kamin and Lee Bey



"Who Is the City For? Architecture, Equity, and the Public Realm in Chicago by Blair Kamin with photography by Lee Bey. Image credit: "Who Is the City For?

"Who Is the City For? Architecture, Equity, and the Public Realm in Chicago by Blair Kamin with photography by Lee Bey

"A vividly illustrated collaboration between two of Chicago's most celebrated architecture critics casts a wise and unsparing eye on inequities in the built environment and attempts to rectify them.

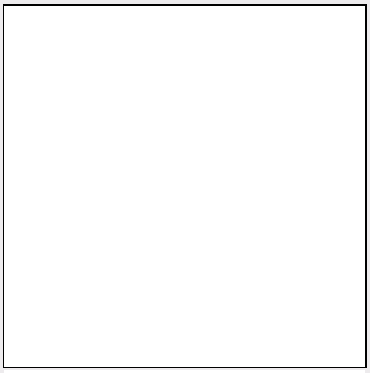
"From his high-profile battles with Donald Trump to his insightful celebrations of Frank Lloyd Wright and front-page takedowns of Chicago mega-projects like Lincoln Yards, Pulitzer Prize–winning architecture critic Blair Kamin has long informed and delighted readers with his illuminating commentary. Kamin's newest collection, Who Is the City For?, does more than gather fifty-five of his most notable Chicago Tribune columns from the past decade: it pairs his words with striking new images by photographer and architecture critic Lee Bey, Kamin's former rival at the Chicago Sun-Times. Together, they paint a revealing portrait of Chicago that reaches beyond its glamorous downtown and dramatic buildings by renowned architects like Jeanne Gang to its culturally diverse neighborhoods, including modest structures associated with storied figures from the city's Black history, such as Emmett Till.

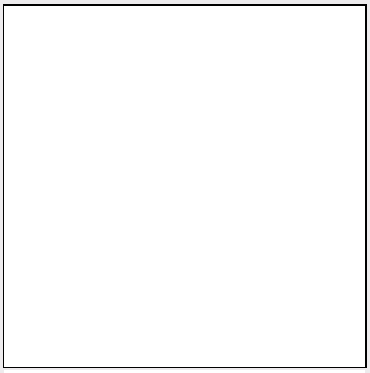
"At the book's heart is its expansive approach to a central concept in contemporary political and architectural discourse: equity. Kamin argues for a broad understanding of the term, one that prioritizes both the shared spaces of the public realm and the urgent need to rebuild Black and brown neighborhoods devastated by decades of discrimination and disinvestment. 'At best,' he writes in the book's introduction, 'the public realm can serve as an equalizing force, a democratizing force. It can spread life's pleasures and confer dignity, irrespective of a person's race, income, creed, or gender. In doing so, the public realm can promote the social contract — the notion that we are more than our individual selves, that our common humanity is made manifest in common ground.' Yet the reality in Chicago, as Who Is the City For? powerfully demonstrates, often falls painfully short of that ideal."

"Who Is the City For? at the The University of Chicago Press

A Conversation with Architecture Critics Blair Kamin and Lee Bey on Their Upcoming Book, Daniel Hautzinger, WTTW Chicago, 10/17/22

Book Launch: Who Is The City For? by Blair Kamin and Lee Bey at Chicago Architecture Center 11/10/22





Swimming Through: A documentary film about a trio of women and Promontory Point



(Left to right) Helen Wagner, Jennefer Hoffmann and Deirdre Hamill-Squiers dally in a plunging hole cut in the ice off the Point in the winter of 2021, a still image from the 2022 documentary "Swimming Through". Photo Credit: Swimming Through / Samantha Sanders

"As the local citizenry continues to battle for the preservation of Promontory Point's limestone revetment, a trio of women are traveling the country to share a chilly-yet-heartwarming story underlining the Point's unique value.

"'Swimming Through,' a new documentary film, tells the tale of three female, 50-plus Point swimmers who, immured by the first isolating winter of the pandemic, decided to persist in their daily sunrise dips. Braving the waves on windy days and sharing the frozen peace of calm ones, often slipping, cutting feet on ice, marveling together at the beauty of each unique sunrise, they find solace in the lake and in each other.

"Directed by Chicago filmmaker Samantha Sanders, "Swimming Through" is capturing awards at festivals hither and yon. Two of the swimmers, Jennefer Hoffmann and Deirdre Hamill-Squiers, hit the road with Sanders last weekend to promote the 15-minute short film. They had to choose between the screenings in New Orleans and in Ojai, California. The short premiered at Chicago's Doc10 Film

Festival in May, winning the Audience Award, and took Best Documentary at the Lake Placid Film Festival in New York last month.

"A seasoned filmmaker and educator, Sanders told the Herald she'd been shooting photographs and video of the winter lakescape for fun long before she heard about the Point swimmers. The women's story became her 'passion project' in February 2021, after she read about them in a column on the front page of the Sunday Chicago Tribune. She undertook the project with her husband, John Farbrother, as editor and Hyde Parker Ben Kolak as cinematographer.

"Expertly paced, the film successfully condenses a complex story of isolation, grief and resilience into a tiny nutshell. A synergy of images, music and narrative conveys both the immense majesty of the lake and the enveloping emotions of the three women featured.

"Designed by famed landscape architect Alfred Caldwell and completed in 1937, the Point is a place where you can not only dip into the lake, but also 'feel its history literally under your feet,' Hoffman said in an interview.

"A luminous essay published last spring by Newcity Magazine encapsulates much of this magic, calling the Point 'a perfect jewel box of a park'

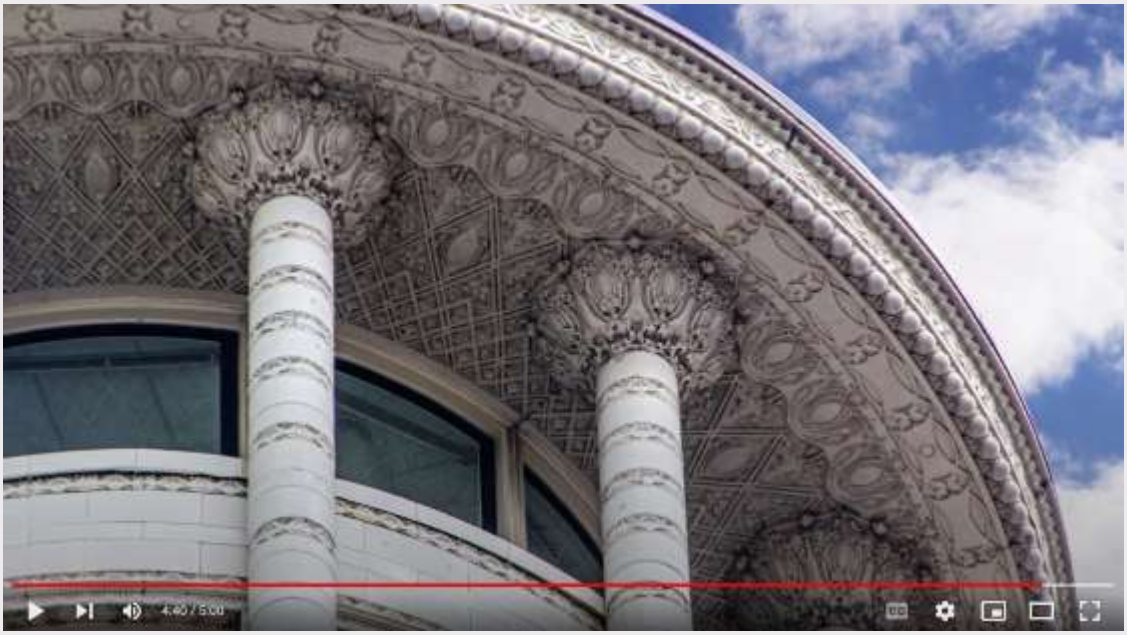
"'(Caldwell) wanted the Point to express 'a sense of the power of nature and the power of the sea'... From this elevated crop of land, the view of our great inland sea, Lake Michigan, is unimpeded and spectacular.... You can find communities of swimmers up and down Chicago's lakefront, but whether or not he intended to, in the Point Caldwell created a home for them.'" (Holliday, Hyde Park Herald, 11/7/22)

Read the full story at Hyde Park Herald

New documentary evokes chills, thrills of wintry dips off Promontory Point, Andrea Holliday, Hyde Park Herald, 11/7/22

"Swimming Through" can be streamed through the Ojai Film Festival website from Nov. 8 to Nov. 20. Virtual tickets are $15, or $10 for students and seniors.

"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)

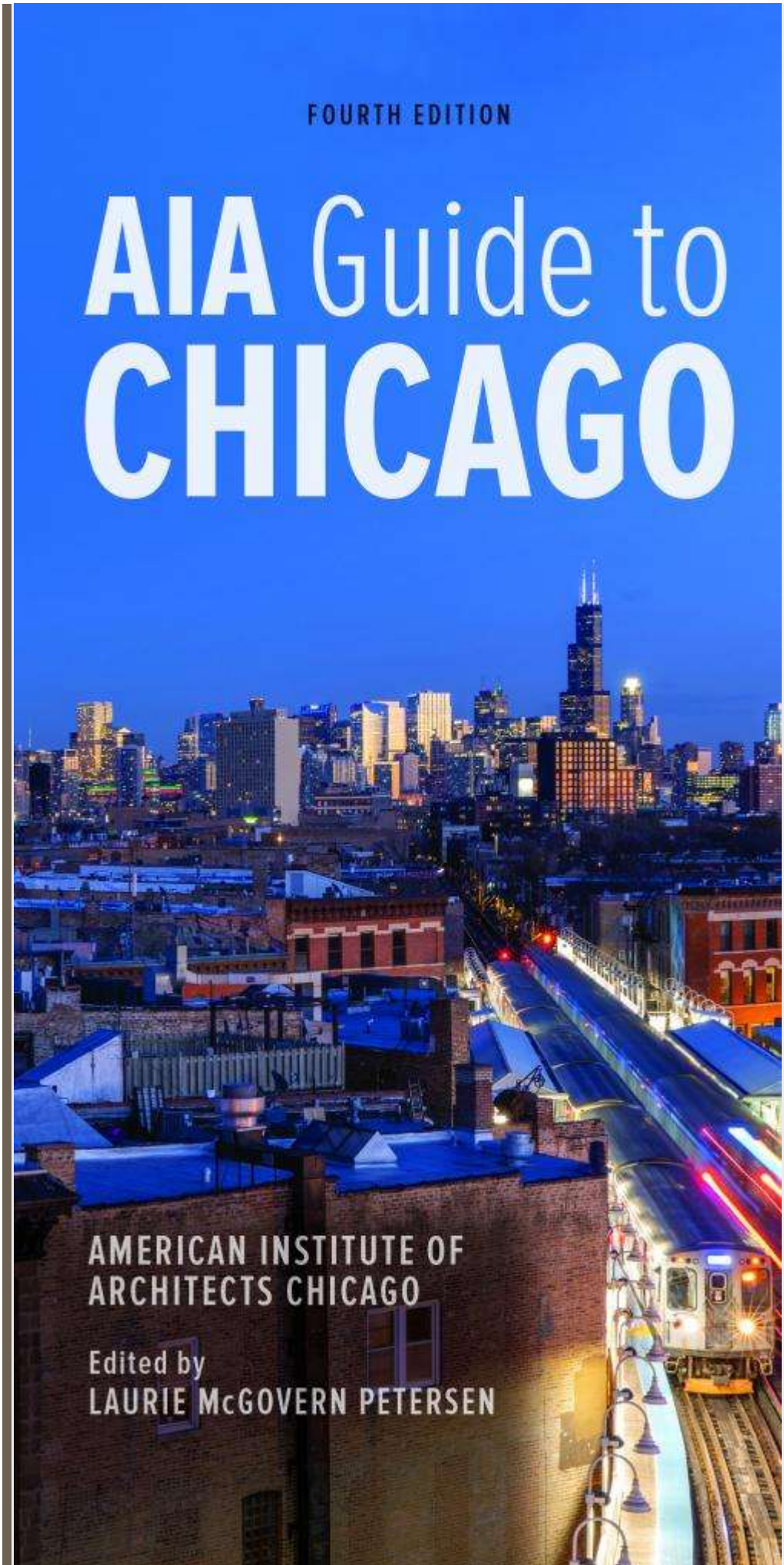
A Community Anchor in a Story Sea. Was Humboldt Park's Pioneer Trust & Savings Bank Built to Last? Rob Reid, The Humboldt Park Moon, 7/12/22



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

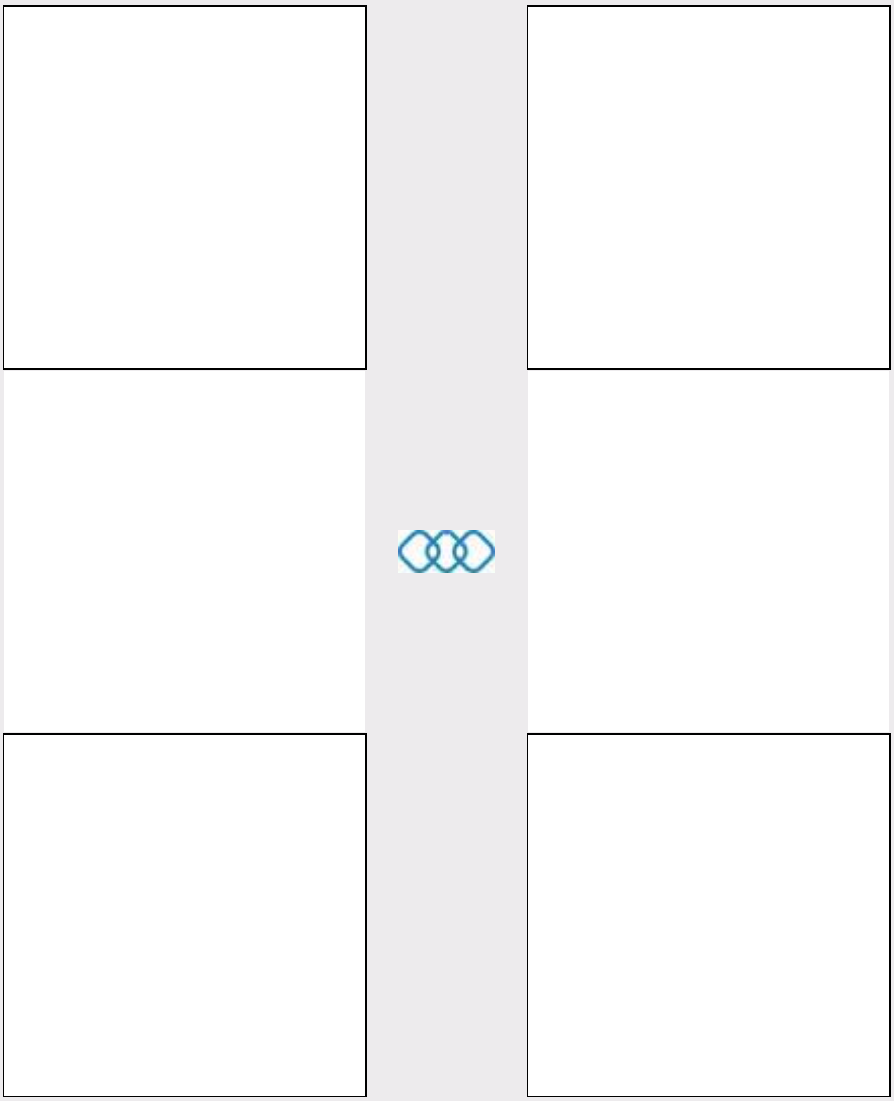
WTTW Chicago: The Richard Nickel Story



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

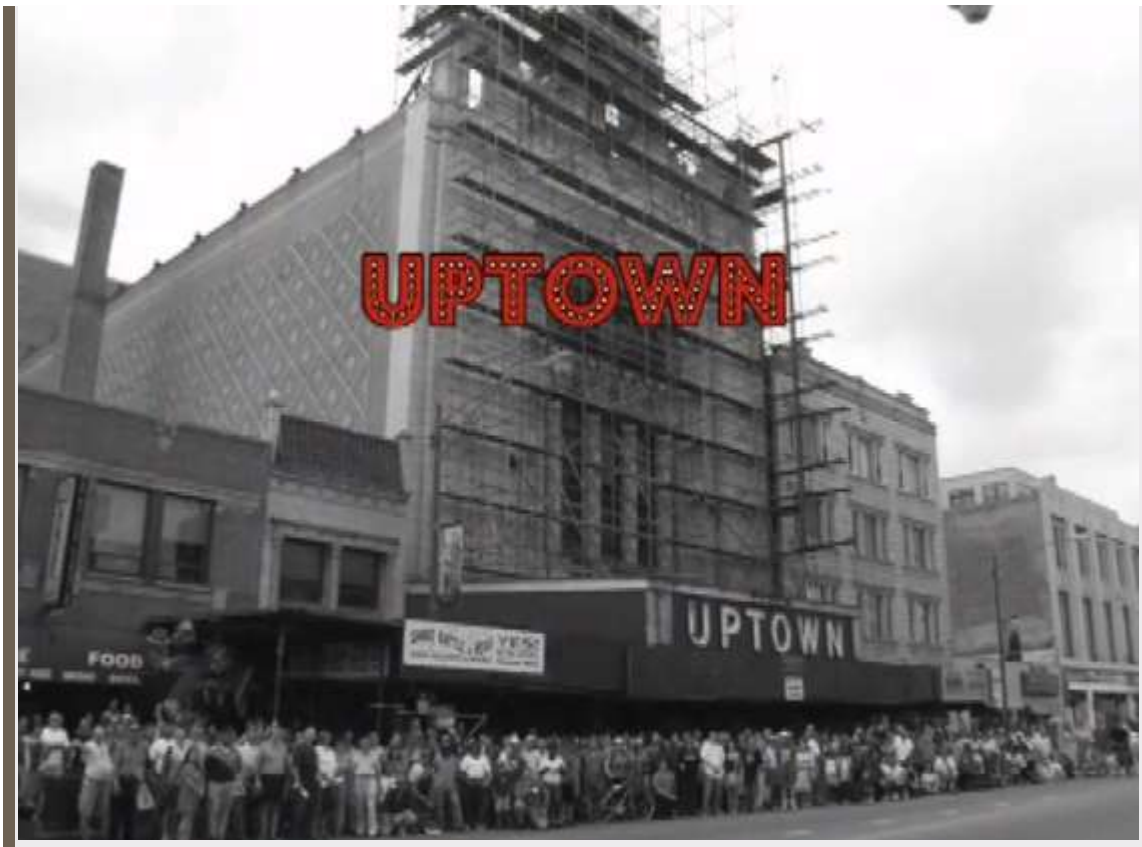
"Just a few decades ago, Chicago was tearing many architectural landmarks, including the work of legendary architect Louis Sullivan. No one, it seemed, felt it was important to document and preserve them. No one, that is, except photographer Richard Nickel. This idealistic young crusader's passion to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



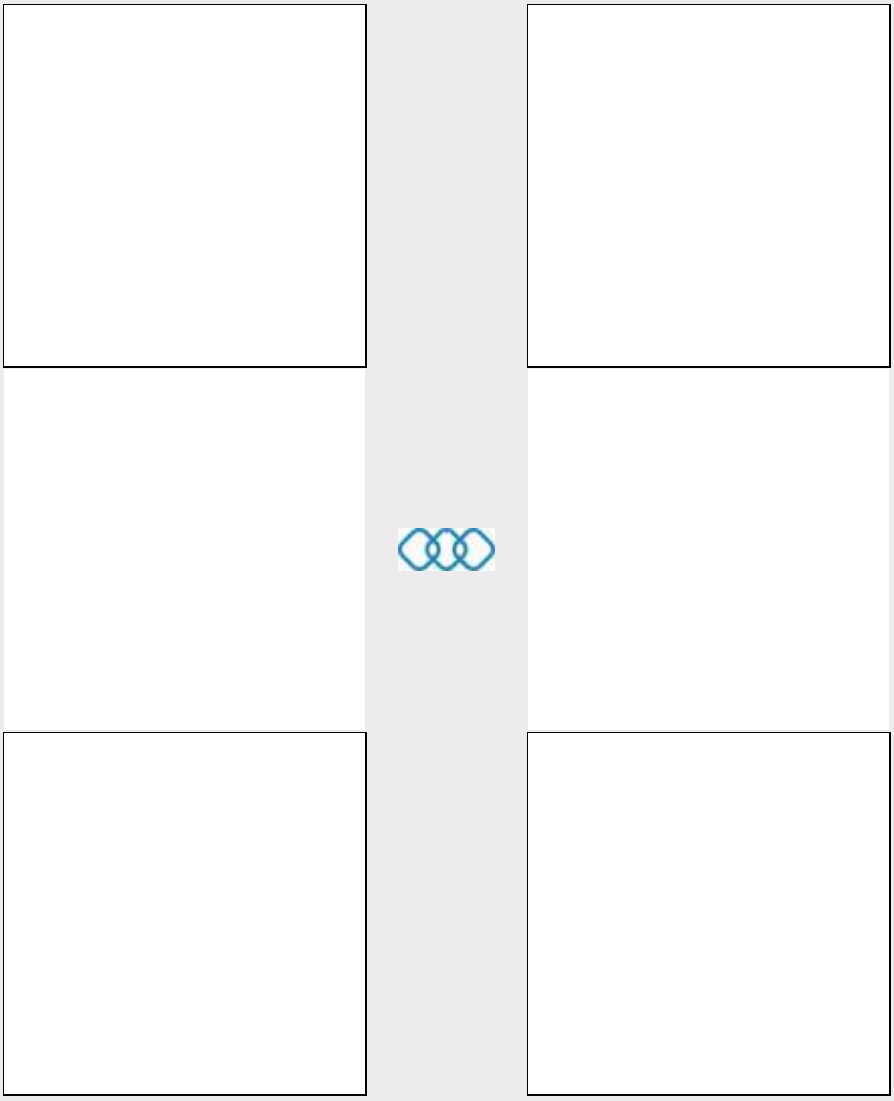
Schiller/Garrick Theatre Visualization. (16:25 Minutes) Image credit: Wrightwood 659

"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)



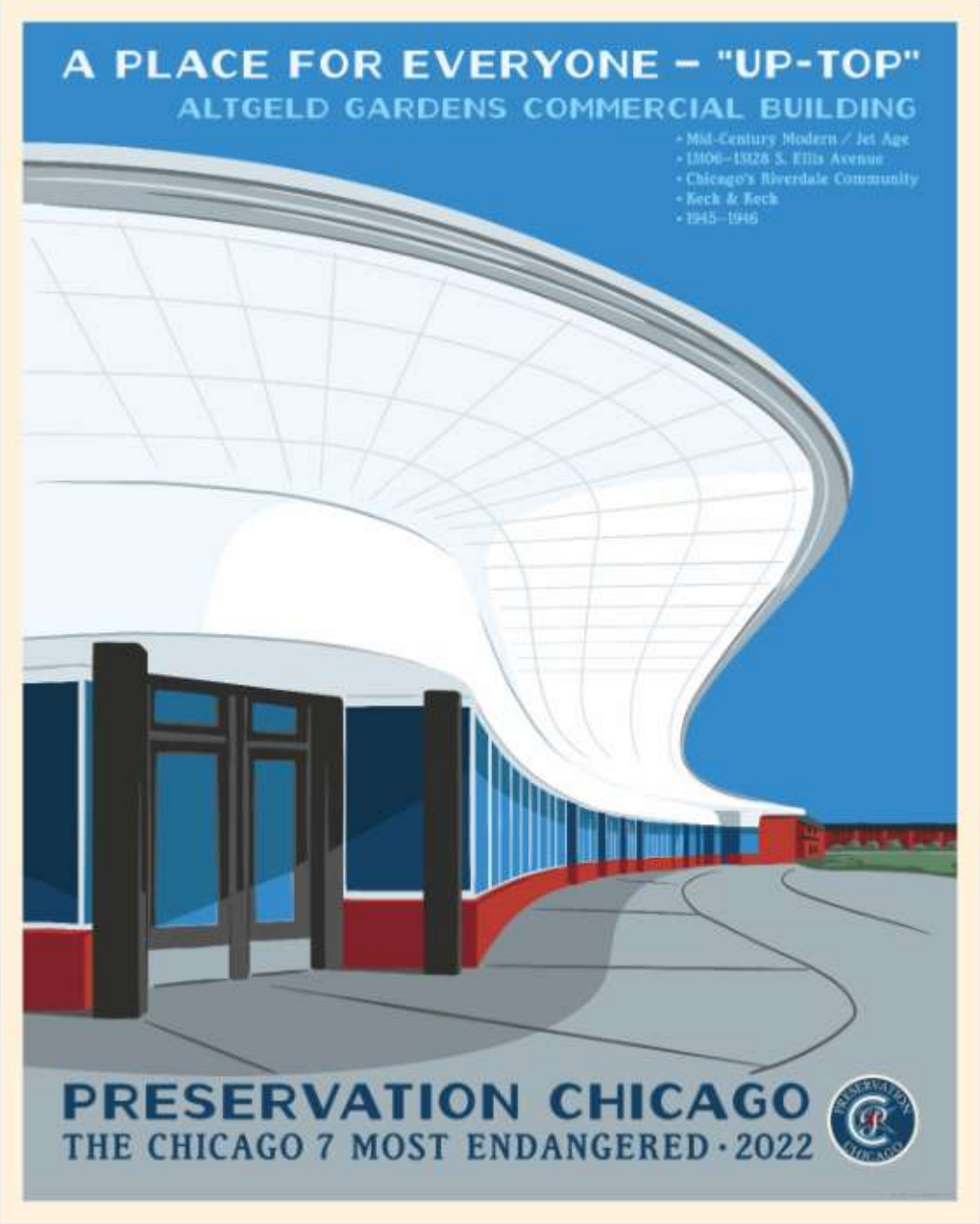
Video Short Cuts Overview of Preservation Chicago's 2022 Chicago 7 Most Endangered. (0:34 Minutes) Image Credit: Preservation Chicago

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.



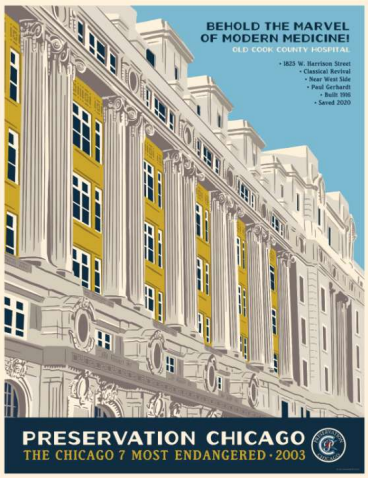


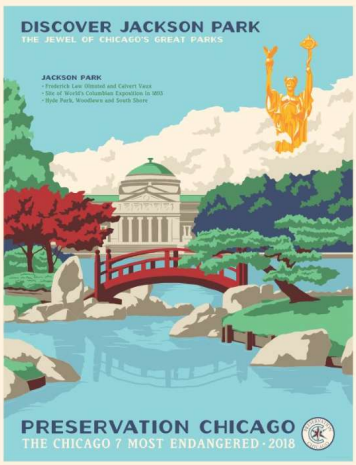
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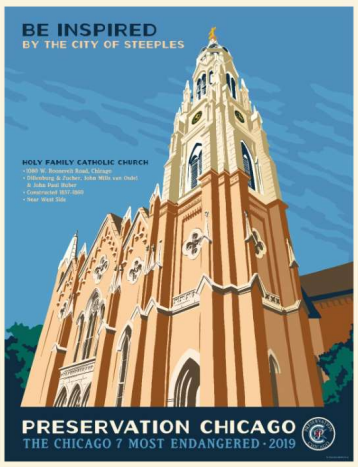
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Support Preservation in Chicago by Supporting *Preservation Chicago*! Every Donation Counts.



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!
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- **Be Informed!** Sign up to receive the Month-in-Review eNewsletter!

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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.

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www.PreservationChicago.org