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January 2023 Month-in-Review Newsletter



Architecture
of Chicago's South Side

Photos by Debbie Mercer

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- WATCH: Short Cuts of the Preservation Chicago 2022 Chicago 7 Most Endangered (Length 0:34)
- WATCH: Video Overview of the Preservation Chicago 2022 "Chicago 7 Most Endangered" (Length 5:00)

SUPPORT PRESERVATION CHICAGO

- Chicago 7 Posters and Swag
- Support Preservation Chicago

Advocacy

1. Don't Miss Preservation Chicago's 2023 Chicago 7 Most Endangered Announcement High Noon on Wednesday, March 8, 2023



Cornell Store & Flats, 1908, Walter Burley Griffin, Cornell Store & Flats, 1230 E. 75th Street. South Façade. Photo Credit: Eric Allix Rogers

Preservation Chicago's 2023 Chicago 7 Most Endangered Announcement and Presentation

Wednesday, March 8, 2023
High Noon, 12:00 pm

Virtually via Zoom and in-person at the Chicago Architecture Center
FREE event, but pre-registration is required

Registration link for the 2023 Chicago 7 Most Endangered Announcement

We hope you can join us!

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.

Despite seemingly impossible odds, the public interest and attention generated by the Chicago 7, coupled with dedicated advocacy has resulted in a remarkable number of preservation victories over the years.

In celebration of the 20th anniversary of the Chicago 7 Most Endangered program, a brief retrospective will highlight notable wins and losses.

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



2.THREATENED: After 23 Year Advocacy Effort, Preliminary Chicago Landmark Status for Promontory Point Depends on Park District's Consent (Chicago 7 2022)



Promontory Point receives Preliminary Chicago Landmark status on January 12, 2023. Promontory Point, 1937, Alfred Caldwell, Chicago Lakefront between 54th and 56th Streets. Photo Credit: City of Chicago DPD Twitter

"WRITE A LETTER to the Chicago Park District Board to vote "YES" to Landmarking Promontory Point! Use this letter (or customize it) to urge the Chicago Park District Board of Commissioners to vote for Promontory Point to become a full City-landmark. Becoming a legally recognized landmark in Chicago will help ensure that the Point's limestone revetment is properly preserved, repaired and restored. The Park District's Board of Commissioners meets February 15th, and we need the Commissioners' consent to make Promontory Point a Chicago landmark." (www.promontorypoint.org)

"In the early 2000s, the U.S. Army Corps of Engineers replaced much of Chicago's shoreline barriers with concrete revetments to repair erosion caused by Lake Michigan. Because of an outcry by residents, Promontory Point is the only spot where the original limestone steps have been left in place.

"Residents have been fighting to save the steps ever since.

"'I consider Promontory Point to be one of Chicago's finest treasures,' said Southeast Side Ald. Sue Sadlowski Garza at a recent meeting of the Commission on Chicago Landmarks. '(Alfred) Caldwell's work should be preserved and his intention was not a concrete platform, I can tell you.'

"Now, the long-standing dispute may finally be coming to an end.

"Last month, the landmarks commission took the first step toward preserving the point's original design. Two weeks ago, the Army Corps of Engineers announced separate funding for Promontory Point that will allow the city, with public input, to develop a plan 'to meet the goals of both reducing coastal storm damage while preserving the historic nature of the existing structure.'

"But residents remain distrustful.

"'We've been at this with the Park District for 23 years so we tend to be a little skeptical about what they say,' said Jack Spicer, director of the Promontory Point Conservancy community group. 'When they say they're going to utilize the limestone, that doesn't mean that they're committed to using the structure as it is. It could mean any number of things.'" (Maille, Chicago Tribune, 2/13/23)

"The first of several votes needed to secure city landmark status for the Point, the commission's unanimous support for it at a Thursday, Jan. 12 hearing comes in the midst of a decades-long battle between preservationists and the city over what to do with the park's limestone stair-step revetment.

"For more than 22 years community members have organized around preserving the Point's limestone steps from both lakefront erosion and city-proposed demolition. In the past, the city has proposed replacing the park's stone perimeter with concrete and steel, as has been done along the rest of Chicago's lakeshore; these proposals have routinely been met with considerable pushback.

"Official landmark status is still pending a final commission vote and approval of the full City Council. If it passes, a landmark designation will require that any proposals by the city or Army Corps of Engineers to rehabilitate the Point's revetment, field house and other historical features will first need to be approved by the commission.

"'There was overwhelming support by the commissioners for preservation of the limestone revetment,' said Promontory Point Conservancy President Jack Spicer after Thursday's meeting. 'Alderman Hairston (5th) was outstanding in her support for what the community wanted and she was very clear in her words to the Park District to not screw this up.'

"According to Kandalyn Hahn of the Chicago Department of Planning and Development, a final landmark vote could occur by March or April, before the end of Hairston's tenure on City Council. Meanwhile, a preliminary designation also means that all of the protections of landmark designation are in effect until this vote.

"The Promontory Point Conservancy, a nonprofit focused on preservation advocacy, grew out of community member's Save the Point campaign in the early 2000s. Over the years the conservancy and other activists have made several unsuccessful bids for city landmark status.

"This time around, in the month leading up to Thursday's hearing, community members sent the commission more than 400 letters urging committee members to grant landmark status, drawing considerable public and media attention.

"'The motion carries unanimously,' said commission chair Ernie Wong after Thursday's vote (and some applause). 'Folks, there you go — 22 years.'"(Monaghan and Pharo, Hyde Park Herald, 1/13/23)

Preservation Chicago applauds the Promontory Point Conservancy for their dedicated advocacy effort to 'Save the Point". Preservation Chicago has been working closely with the Promontory Point Conservancy to request to the Chicago Commission on Landmarks to designate Promontory Point as a Designated Chicago Landmark. Promontory Point Conservancy is responsible for the extensive report by preservation consultant Julia Bachrach detailing the historical significance of the Point which clearly established the need for Chicago Landmark designation. There has been strong support for saving the Point from elected officials including 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 issued a statement for the restoration of Promontory Point. In addition to Preservation Chicago, other organizations in support include Hyde Park Historical

Society, Landmarks Illinois, the National Trust for Historic Preservation, Friends of the Parks, Openlands Chicago, and the Cultural Landscape Foundation.

The fight to save Promontory Point's limestone steps has lasted more than 20 years. Officials are onboard, but residents are wary, Ezra Maille, Chicago Tribune, 2/13/23

Promontory Point granted preliminary Chicago landmark status, Marc Monaghan and Zoe Pharo, Hyde Park Herald, 1/13/23

Point landmarking in peril, Promontory Point Conservancy, Hyde Park Herald, 2/6/23

Bid To Landmark Promontory Point Has To Clear the Park District First. Should Supporters Be Worried? Patty Wetli , WTTW Chicago, 2/10/23

It's Not Written in (Lime)Stone, Yet, But Promontory Point Is One Step Closer To Becoming a Chicago Landmark, Patty Wetli, WTTW Chicago, 1/12/23

Promontory Point Splitting Off From Army Corps' Broader Lakefront Review, Patty Wetli, WTTW Chicago, 1/30/23

Promontory Point Takes A Step Toward Landmark Status With Key Commission's Approval; The Point is "probably the most unique location on the Great Lakes," a city commissioner said, Maxwell Evans, Block Club Chicago, 1/13/23

Promontory Point Repairs Get $5 Million Boost From City As Officials Pledge To Preserve Its Iconic Limestone; The funding kicks off the planning and design process for the Point, which may soon be named a Chicago landmark. City and federal agencies will seek design proposals to preserve its "historic nature" later this year, Maxwell Evans, Block Club Chicago, 1/31/23

Promontory Point gets preliminary landmark vote; Drama ensued during the meeting over the restoration plan, Lukas Kugler, Urbanize Chicago, 1/17/23

Could Promontory Point Become A City Landmark? Key Commission Will Take Up The Question This Week; Members of a nonprofit have spent 20 years pushing local leaders to preserve the South Side spot. Landmark status would ensure another level of oversight for any work done at the Point. Maxwell Evans, Block Club Chicago, 1/11/23

Promontory Point could become a city landmark by April; City parks officials assured residents that if Promontory Point becomes a landmark after a City Council vote this spring, its historic limestone revetments will be preserved; Ilana Arougheti, Chicago Sun-Times, 1/812/23

Promontory Point up for preliminary landmark status; One of the most beautiful spots in Chicago is moving closer to landmark status, CBS Chicago, 1/11/23

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

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

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

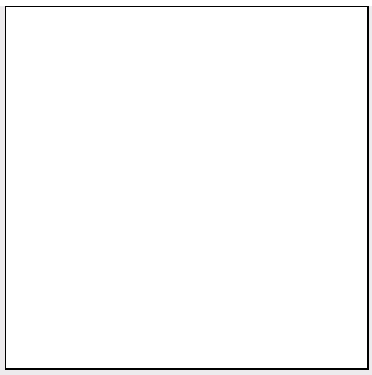
Hundreds of thousands of dollars in federal funding requested for long-awaited Promontory Point preservation study, Shanzeh Ahmad, Chicago Tribune, 6/3/22

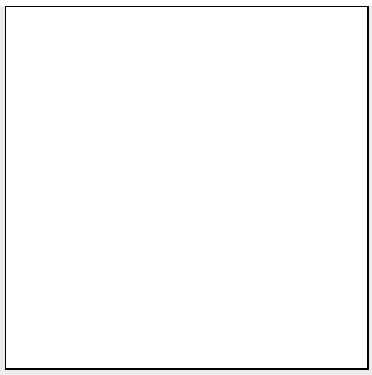
Celebrating 85 years of Promontory Point, Marc C. Monaghan, Hyde Park Herald, 5/31/22

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

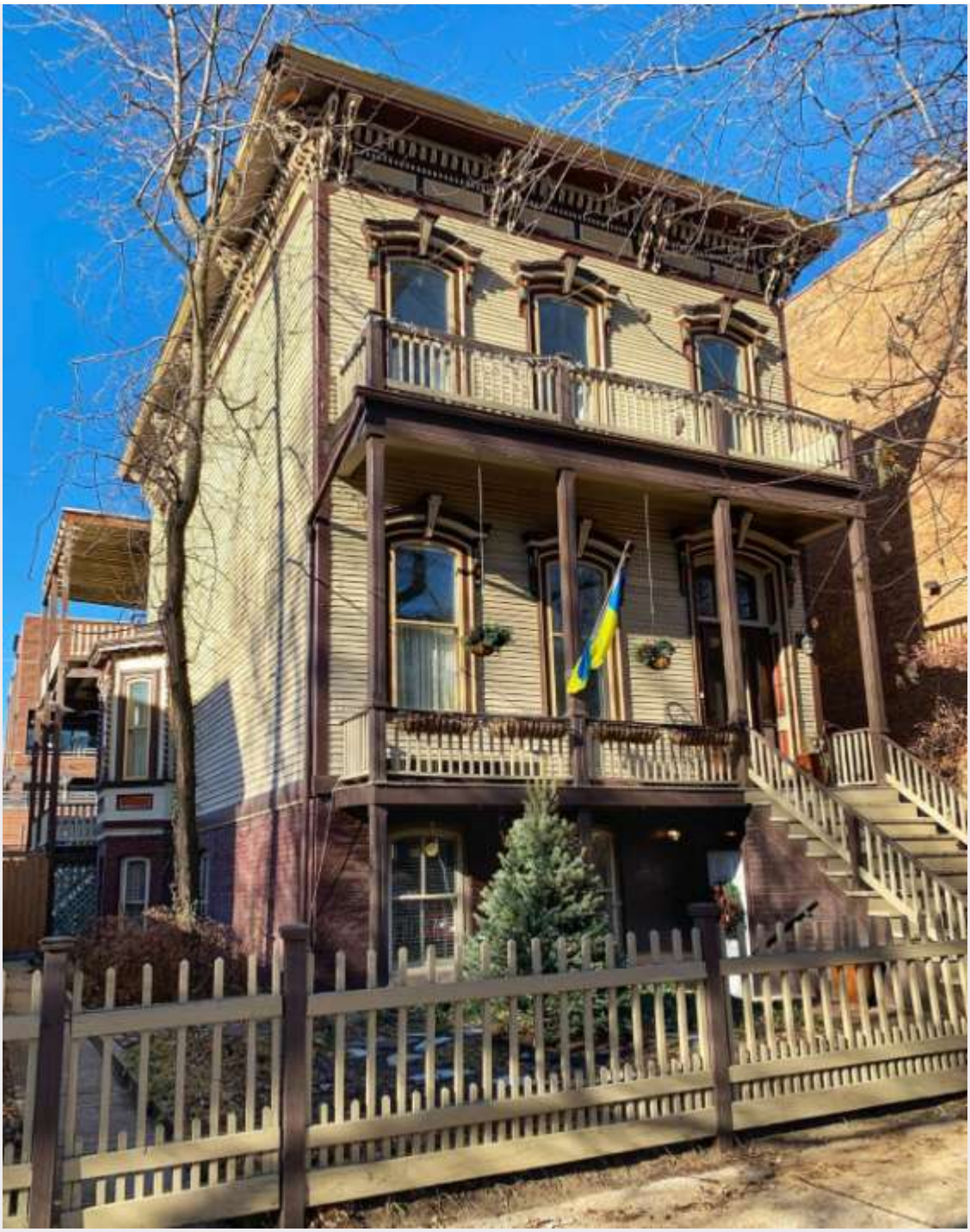
Community, environmentalists declare "Point Day" to save Promontory Point Park revetment, ABC 7 Chicago, 5/26/22

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





3.THREATENED: Despite Strong Community Opposition, Demolition Delay Expiring for Historic Three-Flat at 2240 N. Burling



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



Judy Colohan Blatherwick, right, and her sister Kathy Colohan Novy stand in the 1870s home they live in at 2240 N. Burling Street in Chicago's Lincoln Park neighborhood on Jan. 17, 2023. Photo Credit: E. Jason Wambsgans / Chicago Tribune

WINNER OF THE 2023 PULITZER PRIZE FOR LOCAL REPORTING

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Chicago Tribune

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ELECTION 2023 CHICAGO MAYOR



Mayor Lori Lightfoot speaks about the city's economic outlook at the City Club of Chicago on Jan. 27 SHAWNA MADISON/CHICAGO TRIBUNE

Pension debt, property taxes and budget holes

Huge financial problems await next Chicago mayor, whoever wins

By A.D. Quig, Gregory Pratt and Alice Yin
Chicago Tribune

At a packed City Club luncheon in late January, Chicago Mayor Lori Lightfoot presented a hopeful picture of the city's economic outlook.

Speaking to a crowd of movers and shakers at Maggiano's downtown, Lightfoot hailed a "robust" recovery from COVID-19, a slew of credit rating upgrades, potential new revenues from the new Bally's casino and a deal to sell water to Joliet, and a $700 million reduction in outstanding debt since she took office.

"Here's the headline, folks. Hard work pays off. When we apply fiscal discipline, invest in ourselves and our people and our places, and we put ourselves on stable financial footing, that's when the magic happens," Lightfoot said. "Because we can afford to make those investments that are necessary to uplift our young people, solve the social ills that have plagued us for way too long, and keep our economy going. But it starts with getting our fiscal house in order, and I'm here today to tell you that's exactly what we have done."

Though the city has made real strides to shore up its finances under Lightfoot, its fiscal health remains precarious. Her 2023 budget forecast projects a roughly $471 million deficit in 2024 and $510 million the following year.

While the city continues to emerge from the pandemic, its economic impact on tourism, conventions, the CTA and downtown lingers in vacant storefronts and unreliable and often dirty trains. Massive pension payments remain a continued stress on city taxpayers. Federal funds to deal with the coronavirus

Turn to Mayor, Page 10

INSIDE: Mayoral candidates clash at forum. Chicagoland, Page 2

Facing violence after fall of Roe

Unprecedented levels of threats reported by both sides of abortion issue

By Angie Leventis Lourgos
Chicago Tribune

The central Illinois abortion clinic erupted in flames a little before midnight on a recent weekend.

A white pickup truck with red doors and a particularly loud exhaust, according to witnesses, parked near the Planned Parenthood Health Center in Peoria on Jan. 18. Video of the scene showed a man in a hooded coat exiting the vehicle carrying a laundry detergent-sized bottle. He then lit a rag on fire at one end of the bottle, smashed a window and threw the Molotov cocktail inside, before fleeing on foot, according to a criminal complaint filed in late January.

While no patients or staff were in the building and no one was injured, the firebombing caused about a million dollars in destruction to the health center, which won't be able to reopen for months, Planned Parenthood of Illinois officials said.

About 6 miles away, another separate suspicious fire had engulfed a separate building with a disparate mission about two years ago. In May 2021, an early-morning blaze heavily damaged Women's Care Center in Peoria, an anti-abortion pregnancy resource center. Authorities said that fire was also intentionally set.

These two parallel cases in one Illinois city illustrate the kind of violence and acts of intimidation abortion-related causes nationwide have endured for years.

Ever since the U.S. Supreme Court overturned Roe v. Wade in June, reproductive rights organizations and anti-abortion groups alike are reporting unprecedented levels of threats, vandalism and acts of

Turn to Abortion, Page 8



The 1870s home at 2240 N. Burling St. in Chicago's Lincoln Park neighborhood is seen Jan. 17. The residence faces demolition after being sold to the co-CEO of 18 properties. E. JASON WAMBSGANS/CHICAGO TRIBUNE

Tensions flare over home demolition plan

Owner wants to tear down Lincoln Park residence built in 1870s

By Brian J. Boyd
Chicago Tribune

Judy Blatherwick and her family put in decades of work restoring their graceful, Italianate wood-frame home in Lincoln Park, but after selling the nearly 150-year-old building to a local real estate titan, it now faces demolition.

"There has been a lot of love put into this house, and it's a living, breathing piece of Chicago history," the 79-year-old said. "Tearing it down will leave a gaping hole in the streetscape."

The home at 2240 N. Burling St., part of the national Sheffield Historic District, is one of the few remaining wood-frame homes built in the aftermath of the Great Chicago Fire of 1871.

The building's new owner is Thaddeus Wong, Blatherwick's neighbor for many years and the co-CEO of 18 properties | Christo's International Real Estate, one of the nation's largest residential real estate firms. He filed for a demolition permit in November, but city officials nearly three decades ago gave 2240 N. Burling an orange rating, reserved for properties that may be histori-

Turn to House, Page 17

INSIDE

Hidden spending

A political committee that backed Democrats for the state Supreme Court didn't reveal the bulk of its spending in the fall election in a timely fashion, in contravention of campaign transparency laws. Chicagoland, Page 3

What is a book?

It's printed pages bound between covers, of course. But is an audiobook a book? What if the book is encased in concrete? A new exhibit at the University of Chicago asks just that question. A+E

Faith by plate

Chicago-area parents want zabiha halal and kosher food options in schools. A proposed bill would be a game changer. Life+Travel



ALEXANDRA L. SANCHEZ/TRIBUNE

TRIBUNE EDITORIAL

Our endorsement

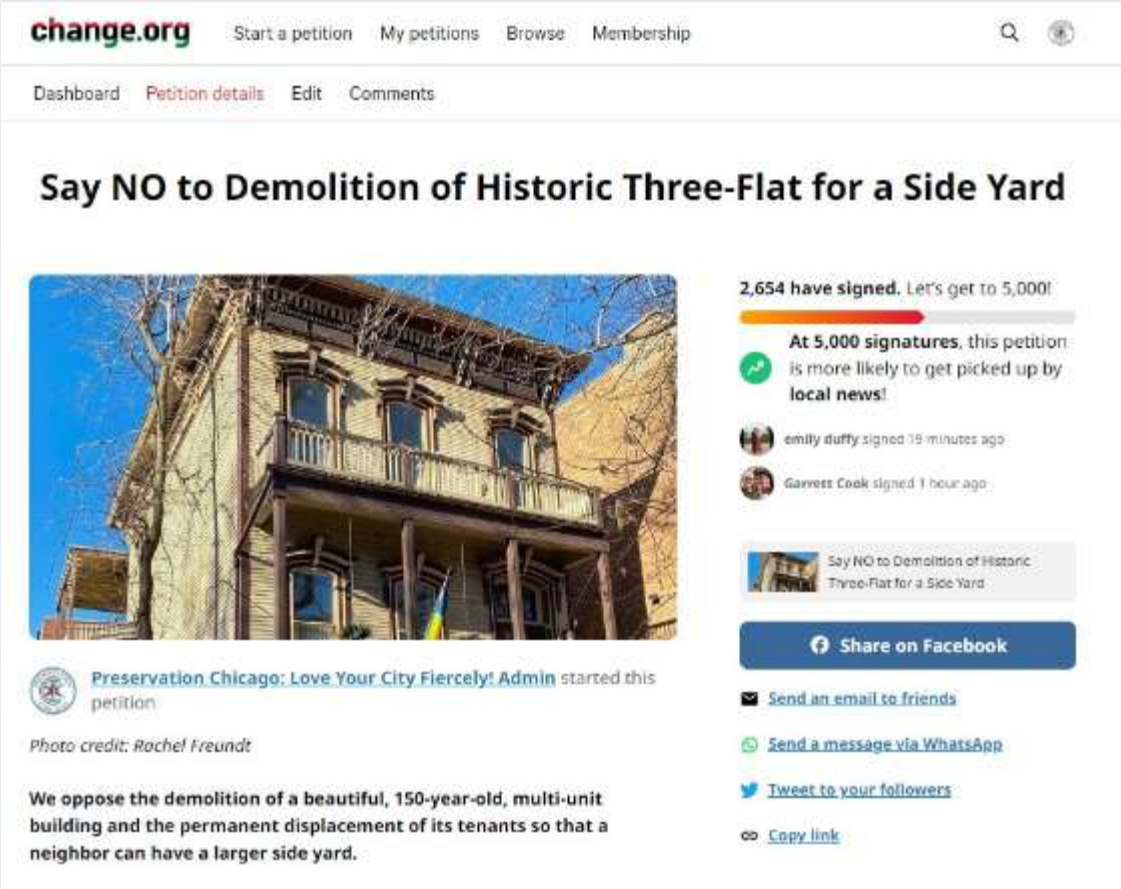
A recent Harris Poll found most voters are profoundly pessimistic about postelection Chicago. This is an absence-in terms of our collective historical trajectory, and it cannot stand. Chicago is a city in need of a turnaround, and in Paul Vallas, the editorial board is endorsing a smart, passionate and experienced candidate for mayor who long has specialized in doing precisely that. Page 16

TODAY'S WEATHER High 40 Low 27

Complete Chicagoland forecast on Page 24

$0.75 city and suburbs and elsewhere
175th year No. 36 © Chicago Tribune

2240 N. Burling Demolition Threat featured on front page of the Chicago Tribune Sunday Print Edition, February 5, 2023. Image credit: Chicago Tribune



Petition to "Say NO to Demolition of Historic Three-Flat at 2240 N. Burling for a Side Yard" Image credit: Preservation Chicago

"Judy Blatherwick and her family put in decades of work restoring their graceful, Italianate wood-frame home in Lincoln Park, but after selling the nearly 150-year-old building to a local real estate titan, it now faces demolition.

"'There has been a lot of love put into this house, and it's a living, breathing piece of Chicago history,' the 79-year-old said. 'Tearing it down will leave a gaping hole in the streetscape."

"She can't hide her sorrow over the possibility her home will be demolished to make a side yard or new mansion, and the loss of so much work and history. She and her husband, who passed away in 2010, spent years replenishing the interior, finding new mouldings, replacing window casings discarded by previous owners and painting it in vibrant colors

"The home at 2240 N. Burling St., part of the national Sheffield Historic District, is one of the few remaining wood-frame homes built in the aftermath of the Great Chicago Fire of 1871.

The building's new owner is Thaddeus Wong, Blatherwick's neighbor for many years and the co-CEO of @properties | Christie's International Real Estate, one of the nation's largest residential real estate firms. He filed for a demolition permit in November, but city officials nearly three decades ago gave 2240 N. Burling an orange rating, reserved for properties that may be historically significant, and that put a 90-day hold on the permit.

"In the meantime, Preservation Chicago launched a petition drive to save the home, garnering more than 2,000 signatures, and plan to ask the Commission on Chicago Landmarks at its Feb. 9 meeting to

either further delay the demolition or make 2240 a local landmark, hopefully saving it for future generations.

"'It's a unique building, finely crafted and detailed,' said Ward Miller, executive director of Preservation Chicago. 'It represents what the city looked like before and just after the Chicago Fire.'

"The possible teardown fits a pattern seen across Lincoln Park, according to preservationists. Longtime residents sell out, and new owners, frequently very wealthy, demolish and replace old properties with imposing mega-mansions or use the spaces as side yards. Hundreds of homes were lost this way in recent decades, including ones with orange ratings. And unless more protection is offered, perhaps by making the entire district a local landmark, advocates say the neighborhood will lose the elegance that attracts so many eager buyers, as well as its few remaining affordable units.

"'There just aren't that many wood-based houses like 2240, mostly because, for obvious reasons, wood construction became less common after the Chicago Fire, but this is not just about the architectural significance of an individual house,' said Landmarks Illinois Advocacy Manager Kendra Parzen. 'We'd really like to see a more complete solution for the district, because right now, the same house-by-house fight keeps happening over and over again.'

"The Sheffield historic district, first created in the 1970s and later expanded, now covers most of Lincoln Park between Lincoln Avenue on the east and Clybourn Avenue on the west, but the designation doesn't provide protection to individual buildings, Parzen said. Between 1993 and 2019, more than 350 buildings, roughly one-third of its stock, were either demolished or significantly altered, often transformed from three-flats or other multifamily properties into single-family homes or new condominiums.

"Lincoln Central Association, the local community organization, is also fighting to save 2240 N. Burling. According to the organization's December newsletter, its loss would continue a decadeslong process that led teachers, firemen and other service workers to leave the neighborhood.

"Mid-North Association President Melissa Macek said securing local landmark status for the neighborhood would provide more protection for vulnerable properties. She lives several blocks east in the Mid-North District, a local landmark area, and its 19th-century brick rowhouses, Queen Anne-style homes and several pre-Chicago Fire workers' cottages are largely protected.

"'I want my daughter to be able to see all this architecture when she grows up,' she said. 'People need to raise their voices, otherwise it will be gone.'

Read the full story at the Chicago Tribune

In Lincoln Park, tensions flare over plan to tear down a nearly 150-year-old home, Brian J. Rogal, Chicago Tribune, 2/3/23

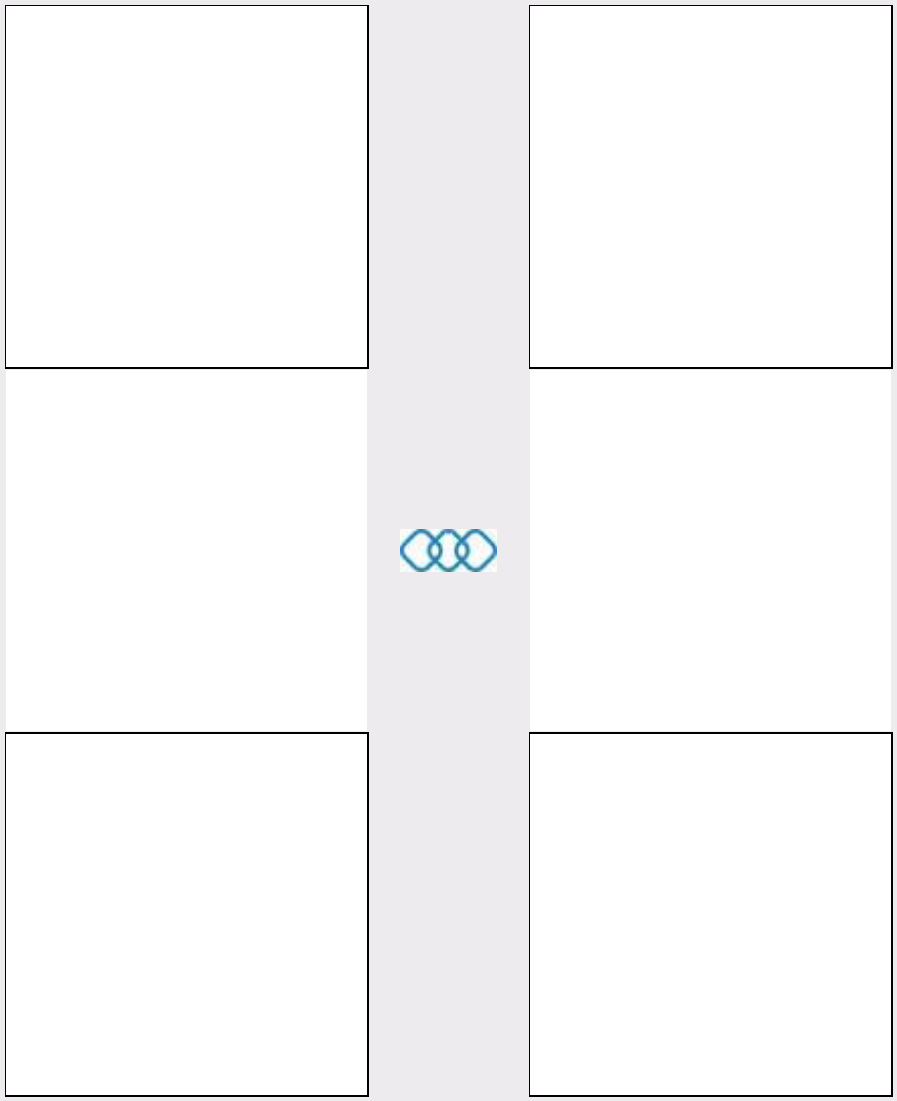
Lincoln Central Association Supports Preservation Efforts; An Effort to Save a Historic Chicago Fire-Era Building, Deirdre Graziano, Park West Community Association, 2/9/23

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



4.WIN: Preliminary Landmark Status Protects Both Interior and Exterior of Innovative 1970s Netsch Home



Walter Netsch and Dawn Clark Netsch House, 1972, 1700 N. Hudson Avenue. Photo credit: Dave Burk / SOM



Netsch House interior living room comparison. Walter Netsch and Dawn Clark Netsch House, 1972, 1700 N. Hudson Avenue. Photo credit: Dave Burk / SOM



Netsch House interior stairs comparison. Walter Netsch and Dawn Clark Netsch House, 1972, 1700 N. Hudson Avenue. Photo credit: Dave Burk / SOM

"The Old Town home that innovative 20th-century architect Walter Netsch designed with a bold, unconventional floor plan of multiple levels and bands of skylights across the ceiling is going up for a rare type of landmarking this week.

"Mark Smithe and Will Forrest, who bought the house on Hudson Avenue in December 2014 from the estate of Dawn Clark Netsch, the architect's widow, are going before the Commission on Chicago Landmarks on Jan. 12. They're submitting the house, built in 1972, for landmark designation not only for the exterior, which is a common practice, but for the interior, which is not.

"'The interior is so remarkable that it's worth preserving,' said Forrest, a senior partner at business consulting firm McKinsey. 'It's inseparable from the exterior.' The men said they do not plan to sell the house anytime soon, but that they want to ensure its long-term protection now. 'It has a legacy we want to preserve,' Smithe said.

"Landmarking the interior of a public or publicly accessible building, such as the Palmer House Hilton downtown or the university-owned Frederick C. Robie House in Hyde Park, is not unusual, said Ward Miller, executive director of Preservation Chicago. Landmark designation comes with limitations on what about a structure can be changed and with what materials.

"The Netsch house 'is a unique situation,' Miller said, but because it's being advocated by the property owners, he expects the Landmarks Commission will approve the designation. Commission staff and members do not comment publicly on proposed designations before the official meeting, but in the agenda, staff wrote that they recommend approving the couple's application for landmark designation. Miller suggested landmarking the Netsch interior 'maybe would start a trend.'

"Netsch designed the house for himself and his law professor wife, Dawn Clark Netsch, in the early 1970s when Old Town was an epicenter of hipness populated by, among others, bohemian retailers, comedy landmark Second City, and his fellow modernist architects. Dawn Clark Netsch went on to a

career in politics, serving as the comptroller of Illinois and running for governor in 1994. She died in 2013, five years after her husband.

"Neighbors around the Netsch house worried it would be torn down because of its unusual features. Smithe and Forrest, who lived nearby, approached Dawn Clark Netsch's executors about buying it. They paid $1.65 million for the house and have not disclosed what they spent on renovation.

"Miller said he hopes landmarking Netsch's house, both exterior and interior, 'will open the door to landmarking midcentury homes in Old Town.' The Old Town Triangle district designation from 1977 enshrined the neighborhood's structures from the late 19th and early 20th centuries, but buildings from its hip heyday, designed by architects Stanley Tigerman, Bruce Graham and other less well-known modernists like the firm Bauhs & Dring, 'are worthy of preservation, too,' Miller said." (Rodkin, Crain's Chicago Business, 1/10/23)

Preservation Chicago is thrilled about this wonderful preservation win. We testified in strong support of the Chicago Landmark designation of the Walter Netsch and Dawn Clark Netsch house. We have worked with the Old Town Triangle and other preservation partners for over six years towards the recognition and protection of Old Town's important collection of midcentury homes. We advocated for and helped research the Old Town Midcentury Context Statement which was authored by Terry Tatum before his passing. We further hope that the Chicago Landmark protections, for both interior and exterior, become more common for outstanding examples of Chicago's built heritage.

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

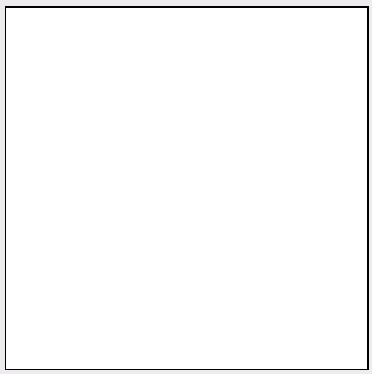
The owners of a famous architect's Old Town home are seeking a rare form of landmarking, Dennis Rodkin, Crain's Chicago Business, 1/10/23

Old Town Home Designed By Architect Walter Netsch On Track To Get Rare Landmarking Status For Its Bold Interior; The Netsch Home was built in 1974 and features levels connected by open-riser stairs to create spaces with varying ceiling heights and intricately placed skylights, Jake Wittich, Block Club Chicago, 1/13/23

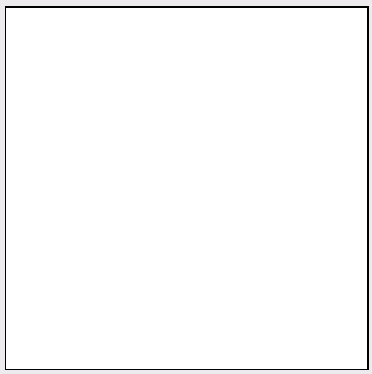
Landmark Bid for '70s-Era Netsch House Could Redefine the 'Old' in Old Town, Patty Wetli, WTTW Chicago, 1/13/23

Netsch House receives preliminary landmark designation; The 1974 home was built by famed architect Walter Netsch, Lukas Kugler, Urbanize Chicago, 1/19/23

Walter Netsch at 100, Iker Gil and Brian Lee, MAS CONTEXT, 1/23/20



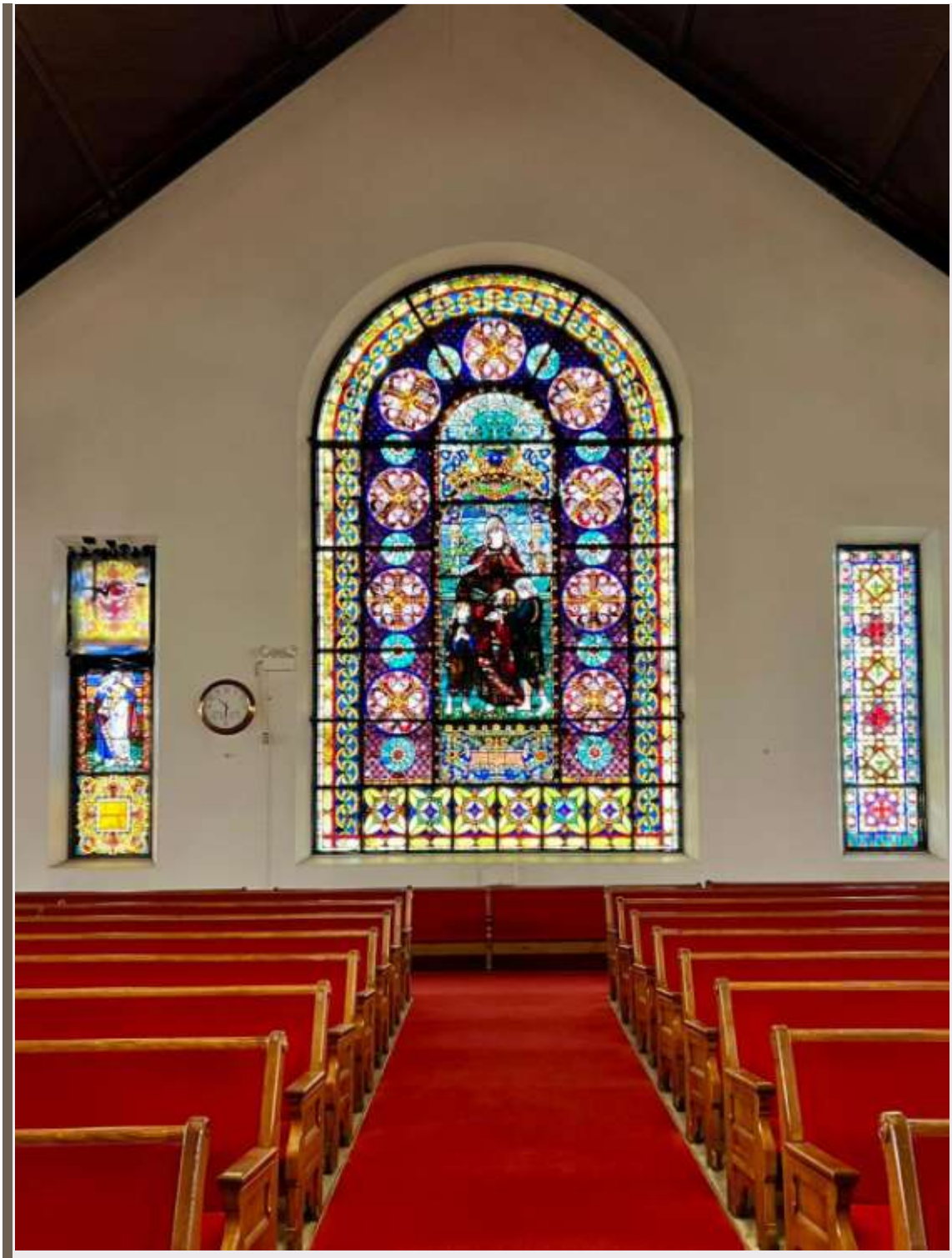




5.WIN: After Seven Year Effort, Greater Union Baptist Church Receives Final Chicago Landmark Recommendation



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

"A city panel will vote Thursday on whether to grant preliminary landmark status to a historic West Side church — a move that's good news to anyone concerned about the fate of Chicago's architecturally-significant houses of worship.

"The Commission on Chicago Landmarks will decide if Greater Union Baptist Church, 1956 W. Warren Blvd., is worthy of the honor. The 137-year-old brick-and-terra cotta beauty by the noted architect William Le Baron Jenney should be a shoo-in.

"The designation — which has the support of the church's congregation — would protect the Richardson Romanesque edifice from demolition or unsympathetic alterations. It would also shine light on the church's remarkable contributions to the city's history.

"And it's a reminder of the need to preserve the city's old and architecturally noteworthy worship spaces — most of which have no landmark protections — as they continue to close or fall by the wayside entirely.

"Greater Union was built in 1886 as Church of the Redeemer, Second Universalist. Church of the Redeemer was prominent among Progressive Era houses of worship and hosted lectures on the welfare of children, women's right to vote and temperance, according to the city's smartly-written and well-illustrated landmark designation report.

"The current congregation bought the church in 1928, and kept it socially active for the next century while preserving the building's remarkable architecture.

"The church's column-free auditorium is a visual feast with curved pews, bronze chandeliers, a pipe organ, and exposed wooden trusses. Greater Union also boasts fine stained glass windows by Jean-François Millet.

"The church is one of four designed by architect Jenney, who was an early pioneer of skyscraper design. His buildings include Chicago's late, great Home Insurance Building from 1884 — long considered the world's first steel-framed skyscraper — and the landmark Second Leiter Building, now the Robert Morris Center, at 401 S. State St., built in 1891.

"Fewer than 20 Chicago houses of worship have been granted landmark status. Greater Union would be a fitting addition. The proposed landmark designation — which protects the church until the City Council votes within the next year to make the honor permanent — only covers Greater Union's exterior. While we wish the church's glorious interior could have been included, the designation and Greater Union's committed congregation, is far better than no protection at all." (Chicago Sun-Times Editorial Board, 1/11/23)

Preservation Chicago strongly supports the Chicago Landmark Designation for Greater Union Baptist Church. 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 the 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 the Preliminary and later Final Landmark Recommendation and bring this great honor to this amazing West Side institution.

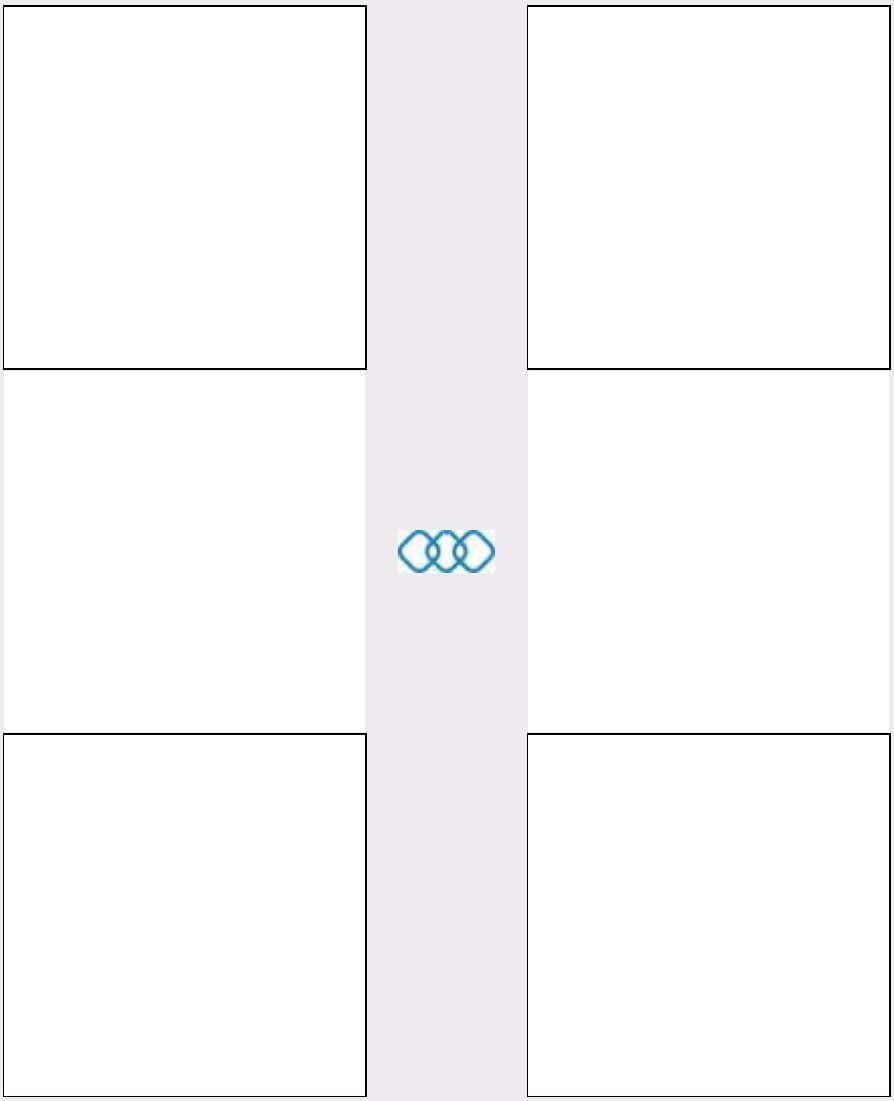
Special thanks to the DPD-Historic Preservation Staff, Pastor Dr. McCray and the many members of Great Union Baptist Church for their help, commitment, dedication and stewardship towards this important moment in our collective history.

Read the full editorial at the Chicago Sun-Times

Landmark status for historic West Side church should be first step of many to preserve houses of worship; Greater Union Baptist Church is poised for landmarks designation and a reminder of the need to preserve the city's old and architecturally noteworthy worship spaces, Chicago Sun-Times Editorial Board, 1/11/23

Preliminary landmark approved for Greater Union Baptist Church; The church stands near the United Center at 1956 W. Warren, Lukas Kugler, Urbanize Chicago, 1/4/23

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



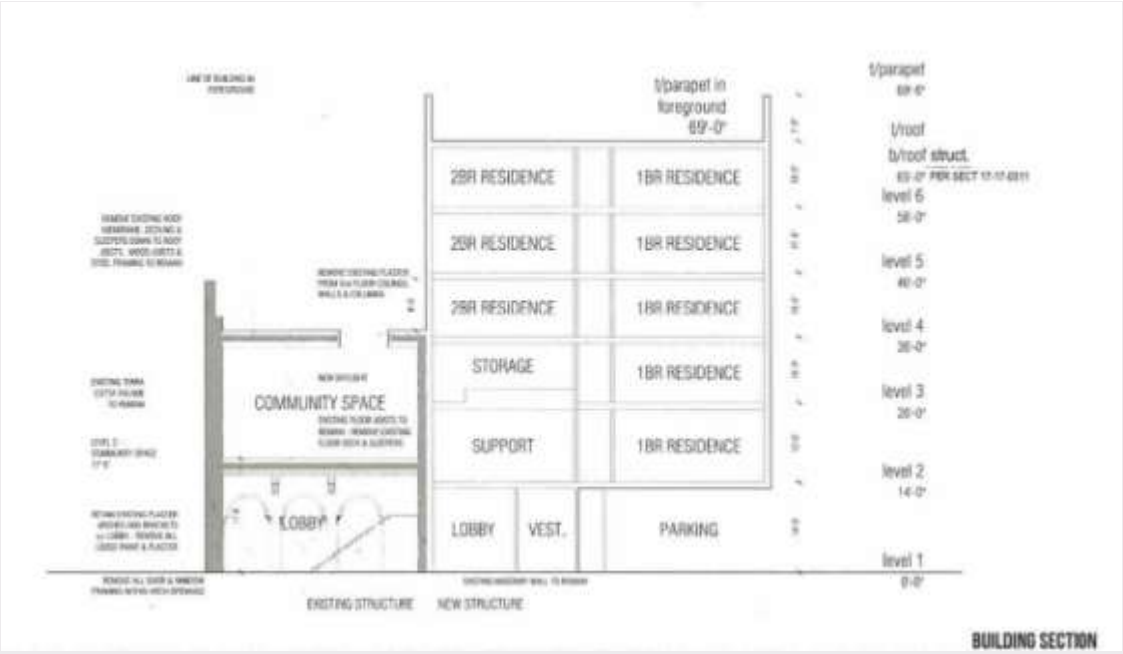
Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: City of Chicago / Commission on Chicago Landmarks



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

Final landmark recommendation approved for Pioneer Arcade, The building will be adaptively reused into senior housing, Lukas Kugler, Urbanize Chicago, 12/15/22

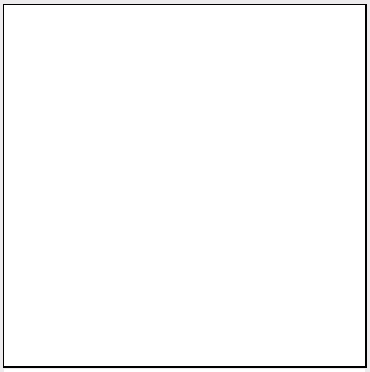
Preliminary landmark approved for Pioneer Arcade; The building will be part of a new senior housing development, Lukas Kugler, Urbanize Chicago, 11/8/22

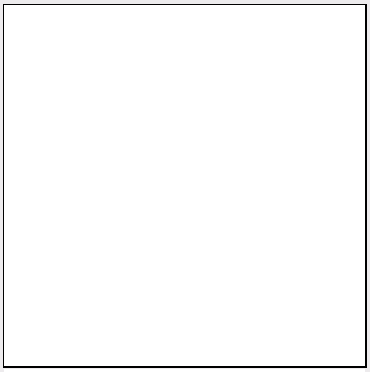
Pioneer Arcade & New Apollo, a Preservation Chicago 2015 Chicago 7 Most Endangered

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.WIN: Bronzeville Designated a National Heritage Area



4734 and 4736 S. King Dr. (formerly Grand Blvd). Both built circa 1895. Photo Credit: Debbie Mercer

"Congress has sent President Joe Biden a bill to sign establishing Chicago's historic Bronzeville community as a National Heritage Area.

"The Senate unanimously approved the creation of the Bronzeville-Black Metropolis National Heritage Area this month which was included in the National Heritage Area Act that the House passed on a 326-95 roll call.

"Paula Robinson, president of the Black Metropolis National Heritage Commission said the national heritage area would also honor 'The Great Migration' of approximately 500,000 African-Americans

from the South to northern cities during the early 20th Century. “For us, the congressional designation basically allows us to tell the story of this whole cultural landscape,” Robinson told the Sun-Times.

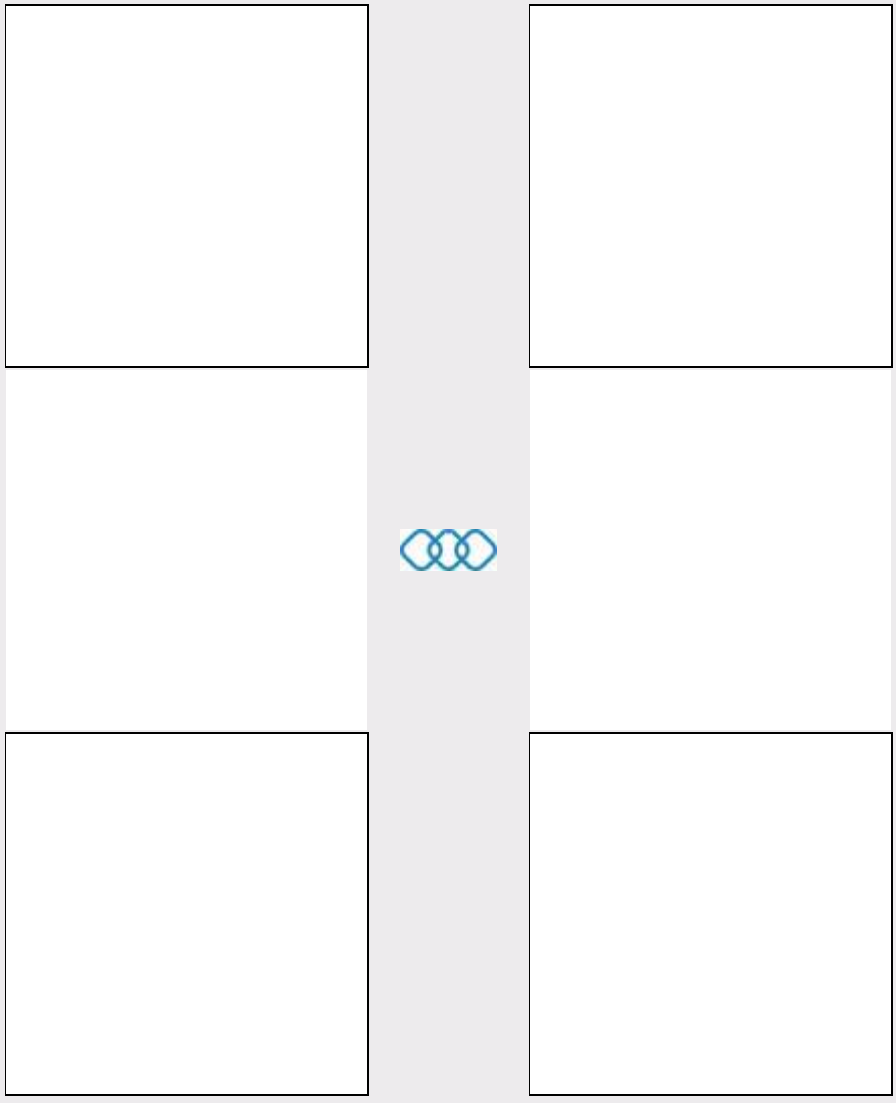
"The designation also makes up to $1 million a year in federal funding available to preservation and development efforts in Bronzeville, for up to 15 years.

"There are 55 National Heritage Areas; Bronzeville would be the third in Illinois, along with the Abraham Lincoln National Heritage Area and the Illinois & Michigan Canal National Heritage Corridor."(The Chicago Reporter, 12/26/22)

Read the full story at The Chicago Reporter

Preserving Black Metropolis Gets A Big Boost, The Chicago Reporter, 12/26/22

‘Chicago Tonight’ in Your Neighborhood: Bronzeville Receives Historic Designation, Blair Paddock and Brandis Friedman, WTTW Chicago, 1/27/23



8.THREATENED: Landmarked Congress Theater Languishes Due to Rising Construction Prices and Labor Dispute



Congress Theater, 1926, Fridstein & Co., 2117-2139 N. Milwaukee Ave. Designated a Chicago Landmark on July 10, 2002. Photo credit: Eric Allix Rogers



Decay and water damage seen in the hallway at the Congress Theater in Logan Square on Feb. 6, 2023. Congress Theater, 1926, Fridstein & Co., 2117-2139 N. Milwaukee Ave. Designated a Chicago Landmark on July 10, 2002. Photo credit: Colin Boyle / Block Club Chicago



The enormous dome above the auditorium of the Congress Theater in Logan Square on Feb. 6, 2023. Congress Theater, 1926, Fridstein & Co., 2117-2139 N. Milwaukee Ave. Designated a Chicago Landmark on July 10, 2002. Photo credit: Colin Boyle / Block Club Chicago

Closed for a decade, the Congress Theater is a shell of the gleaming movie palace and music venue it once was.

"Water is seeping into the 1920s venue, badly damaging the original structure and its ornate details. The plaster walls are crumbling, and parts of the ceiling have collapsed, scattering debris. The theater's worsening condition, combined with sky-high construction prices and other mounting costs, is complicating a local developer's ambitious — and much-anticipated — plans to revive the Logan Square gem.

"Baum Revision, a developer with a reputation for restoring historical buildings, was winding its way through the city approval process last year, but the Congress rehab project stalled as costs increased and negotiations around labor and other issues persisted, said David Baum, one of the managing principals.

"'It's been a bit of a game of whack-a-mole. Every time we think we've figured it out, pricing goes up,' Baum said. 'Construction pricing has not been going in the right direction, interest rates continue to go up, getting loans is more difficult and general costs — energy or anything else — has been going up. ... Pricing continues to go up while the condition of the building is not getting better.'

"The project itself hasn't changed: Baum still plans to fully restore the 2,900-seat music venue at 2135 N. Milwaukee Ave. and surrounding retail shops and apartments.

"But the renovation is now estimated to cost $88 million, up from $70.4 million last year, Baum said. The development company is seeking $27 million in tax-increment finance dollars to cover a gap in funding. That's $7 million more than developers asked for last year and $17 million more than the previous developer secured for a similar project.

"Baum's team is working closely with city officials to nail down a redevelopment agreement and secure financing as theater operator AEG Presents and local labor union UNITE HERE Local 1 battle over a "good jobs commitment."

"If everything goes according to plan, the redevelopment project could be introduced in City Council next month, setting the stage for subsequent approval, said Baum and other players, including Ald. Daniel La Spata (1st), whose ward includes the Congress.

"The project is delicate, partly because there's a lot at stake. A restored Congress will transform the abandoned Milwaukee Avenue stretch and give the broader neighborhood an economic and cultural jolt, neighbors and local leaders said.

"'Trying to get this thing to work is a Rubik's Cube,' Baum said. 'We feel like we're there, we hope that the powers that be will want to get this thing passed. I'd be lying if I said I wasn't concerned like everyone else is,' Baum said. (Bloom, Block Club Chicago, 2/8/23)

The Congress Theater was designated a Chicago Landmark in 2002 in large part due to the strong advocacy and dedication of Preservation Chicago and Logan Square Preservation. It was added to the National Register of Historic Places in 2017. Over the past 20 years, Preservation Chicago and Logan Square Preservation have continued to advocate for its restoration and reactivation. There have been many challenges and false starts, but we are optimistic that this renovation effort will prove successful.

Read the full story at Block Club Chicago

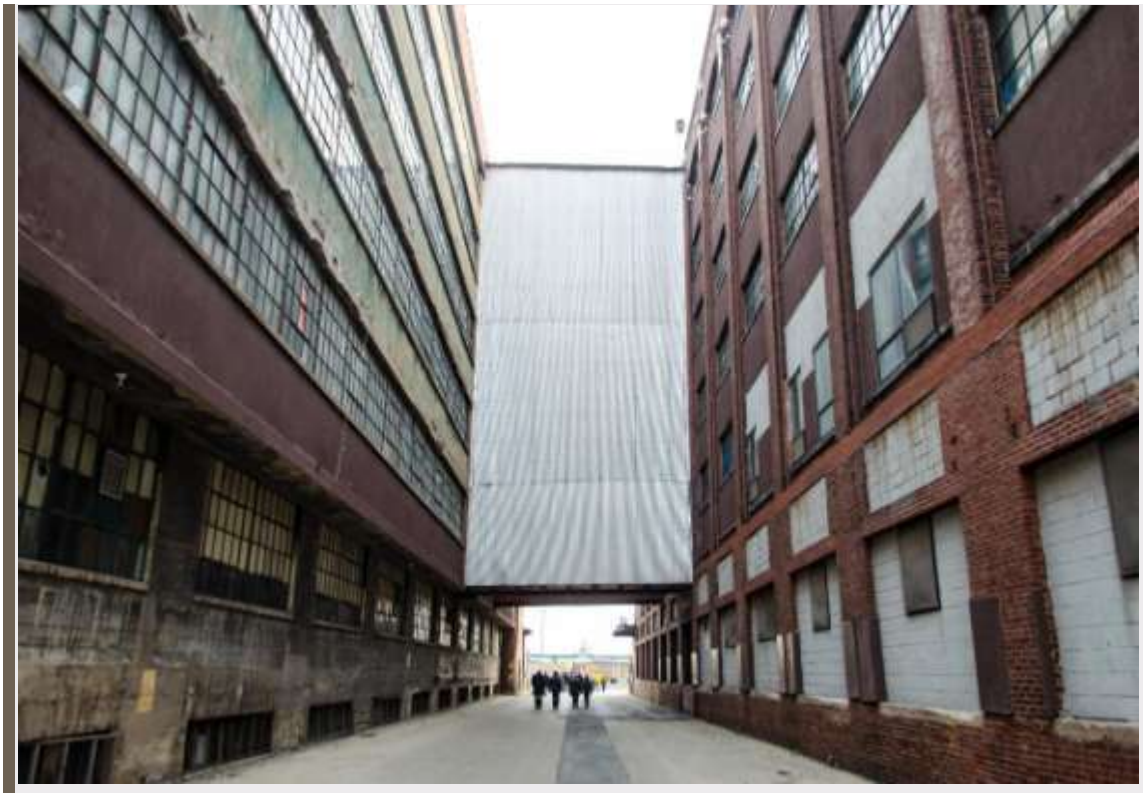
As Congress Theater Crumbles, Developer Wants $27 Million From City To Revive Logan Square Gem; The price tag on the long-stalled project keeps going up, and the delays are getting longer — but developers say they're still committed to overhauling and reopening the beloved venue, Mina Bloom, Block Club Chicago, 2/8/23

Congress Theater Chicago Landmark Designation Report, August 2, 2000

9.POTENTIAL WIN: City RFP Generates Three Proposals for Vacant CMD Warehouse (Chicago 7 2020)



Central Manufacturing District, Pershing Road. Photo credit: Eric Allix Rogers



Central Manufacturing District, Pershing Road. Photo credit: Eric Allix Rogers



Central Manufacturing District, Pershing Road. Photo credit: Eric Allix Rogers



Central Manufacturing District, Pershing Road. Photo credit: Eric Allix Rogers

"Make a list of the city's most historically important places and the buildings of the old Central Manufacturing District in the McKinley Park neighborhood probably wouldn't make the cut. But they should. We'd be a different city had it not been for the CMD, among the country's first industrial parks.

"The early 20th Century brick, limestone and terra cotta buildings formed a hard-working, well-designed mile-long backbone down Pershing Road between Ashland and Western avenues. And from 1905 through the 1960s, thousands of CMD workers from 252 companies helped supply the nation with everything from furniture to chewing gum. During the district's salad days, players there included Goodyear Tire, Westinghouse and an assortment of others, including food processors, drug makers, oil refiners and furniture makers who made use of the shared costs of services provided by the CMD.

"The CMD represented a great deal of Chicago's early industrial, economic and architectural might. But you wouldn't know that by looking at the district today. The CMD has been largely uninhabited in recent decades, leaving many of these important buildings in decay — unused and unprotected.

"But that could start to change this month as the Department of Planning and the McKinley Park community begin vetting proposals from three developers seeking to reuse the CMD's easternmost building, a vacant 571,476-square-foot city-owned warehouse at 1769 W. Pershing Road.

"The three short-listed proposals include a $121 million plan from IBT Group to convert the warehouse into 120 units of mixed-income housing, along with 200,000 square feet of offices, plus retail and lab space.

"Meanwhile, in its $95 million proposal, LG Pershing Sound Studios promises to turn the warehouse into a 40,000-square-foot movie studio and 130,000 square feet of retail and commercial space. The plan includes additional studio space on the truck lot.

"The developer Quartermaster Outpost seeks to build a 75,000-square-foot movie studio on the truck lot while putting 425,000 square feet of business space in the warehouse. The $90 million plan includes building 40 mixed-income housing units on a top floor that would be added to the warehouse.

"The McKinley Park Development Council is among the community groups that helped pick the three developers and will aid in selecting the ultimate winner.

"'We're looking for options that increase public access to the CMD — to make it pedestrian-friendly," said the organization's president, Kate Eakin. 'We want to be careful that it's done well because it will set a standard for what comes next in the CMD,' she said." (Bey, Chicago Sun-Times, 2/4/23)

Read the full column at Chicago Sun-Times

City and community seek new life for historic former industrial park; The Central Manufacturing District has been largely uninhabited in recent decades, leaving many of these important buildings unused — and unprotected; Lee Bey, Chicago Sun-Times, 2/4/23

City Names Three Finalists for Overhaul of Pershing Road Warehouse Property, McKinley Park News, Justin Kerr, 1/21/23

DPD Announces Finalist For Central Manufacturing District Redevelopment In McKinley Park, Ian Achong, Chicago YIMBY, 1/26/23

Central Manufacturing District Pershing Road, a Preservation Chicago 2020 Chicago 7 Most Endangered

Pershing Road RFP, City of Chicago

10.SUN-TIMES EDITORIAL: Illinois Needs Better Rules for Selling Off Unneeded Land



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

"Illinois has an inadequate process for selling off land it no longer needs. It ought to do better.

"The glaring shortcoming was demonstrated when the state unloaded the so-called Damen Silos at 29th Street and Damen Avenue for $6.52 million to MAT Limited Partnership, which is owned by asphalt manufacturer Michael Tadin Jr. MAT has not endeared itself to many of the residents living near its asphalt plant in McKinley Park.

"Clearly, the 23-acre Damen property, which is right on the river, should have been part of a master plan focused on helping to redevelop the land along the Chicago River in a way most beneficial to city residents.

"Various groups around the city have said they want park space, a bike path or both on the site, opponents of the sale say. And transforming the river from an old-time industrial waterway to an environmental asset for the public has long been a goal for advocates of the river.

"But none of that was taken into account.

"The Illinois Department of Central Management Services said the state simply followed rules that said the land should be sold to the highest bidder. But Kate Eakin, president of the McKinley Park

Development Council, told us the law requires only a sale at fair market value, and it does not apply if the state is selling the land to another government, such as the city of Chicago.

"But there are instances, such as in this case, in which the public benefit from a thoughtful reuse of the property would have been greater than simply getting some extra money tacked onto the sale price and having the property put back on the tax rolls.

That's why better rules are needed.

"Illinois residents deserve to know what will be the ultimate use of land the state is selling, said Gerald W. Adelmann, president & CEO of Openlands.

"As it stands now, the state does not require any plan for a site before selling it, other than making sure no state agencies want it. The Damen site, with its historic grain silos, is one of the last remaining large plots along the Chicago River that could be used for the public.

"Done right, the site could be turned into a city jewel providing open space and recreation. But conservationists say no one, including the state, can produce the document in which the state notified the city of the pending sale." (Chicago Sun-Times Editorial Board, 1/3/23)

Read the full Editorial in the Chicago Sun-Times

Illinois needs better rules for selling off unneeded land; The Damen Silos property, which is right on the Chicago River, should have been part of a master plan focused on redeveloping the land along the river in a way most beneficial to city residents, Chicago Sun-Times Editorial Board, 1/3/23

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

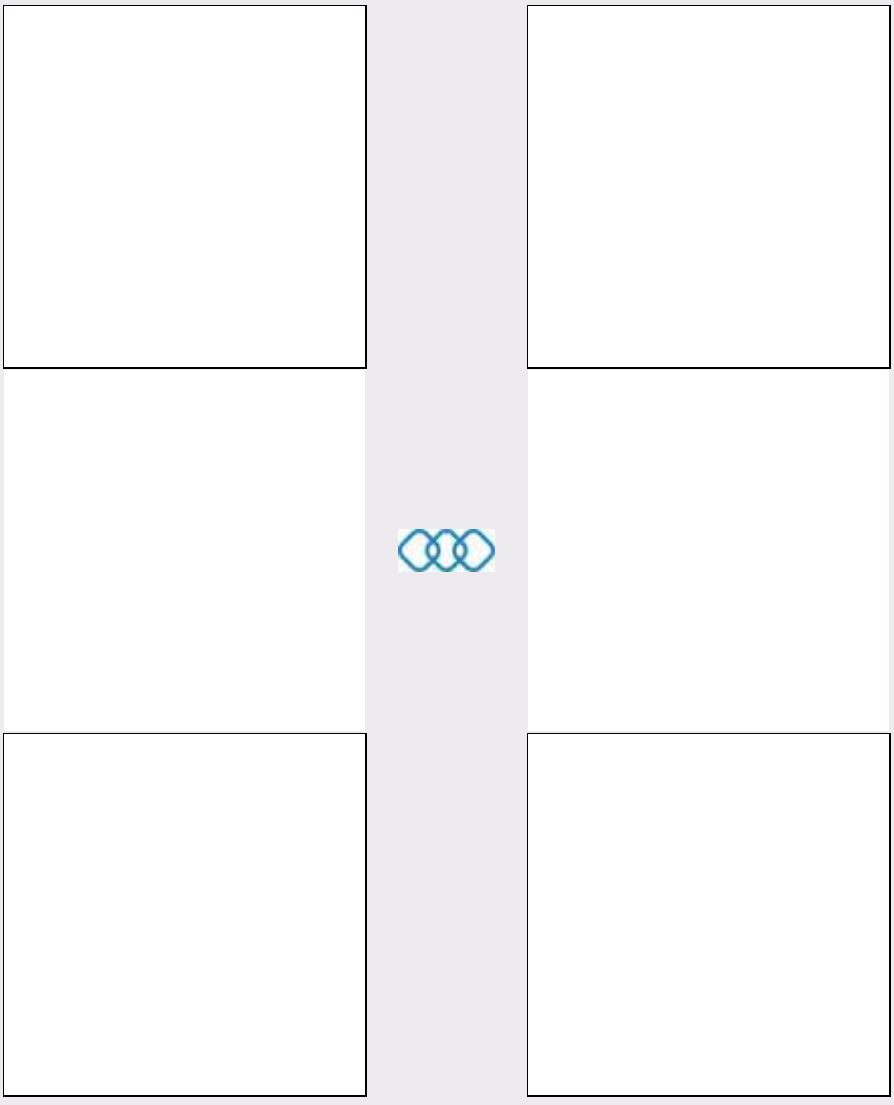
Pritzker finds a buyer for Damen Silos, industrial site once featured in 'Transformers' movie, Brian J. Rogal, Chicago Tribune, 11/3/22

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: Growing Community Opposition to Unpermitted Concrete Block Structure Across from Landmarked Humboldt Park Stable



New concrete block structure built without building permits adjacent to the Chicago landmark Humboldt Park Receptory Building and Stable currently home to the National Puerto Rican Museum of Arts & Culture. Humboldt Park Receptory Building and Stable, 1896, Frommann & Jebsen, 3015 W. Division Street, Designated a Chicago Landmark on February 6, 2008. Photo credit: Deanna Isaacs / Chicago Reader



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



Petition to Stop Unpermitted Construction in Humboldt Park. Parkland and historic architecture under siege in Humboldt Park. Sign to oppose. Image credit: Change.org

"Juanita Irizarry delivered a gut punch of a speech at the December 14 meeting of the Chicago Park District Board of Commissioners. You could say she hit it out of the park.

"That's hard to pull off when you've only got two minutes to make your case.

"But Irizarry, speaking as executive director of Friends of the Parks, also spoke from the heart. In the scant time allotted members of the public to comment, she took a clearly painful stand. The subject was construction in Humboldt Park.

"If you know Humboldt Park, you know that its 128-year-old Stables and Receptory Building on West Division Street is a pinch-me stunner. A sprawling, turreted, multi-gabled storybook retreat, it might have been lifted from the banks of the Rhine before it landed here—out of place and time—at the western end of the stretch of Division that is the Paseo Boricua, an area that was once home to German immigrants and is now the hub of Chicago's Puerto Rican community.

"Designed by the Chicago firm of Frommann & Jebsen (also responsible for Schubas Tavern), this Disneyesque architectural cream puff was built to shelter equipment as well as horses, and initially included the office of landscape architect Jens Jensen, then the Humboldt Park superintendent. An official Chicago landmark, it's also on the National Register of Historic Places. The National Museum of Puerto Rican Arts and Culture has occupied space there since 2002, and in 2014 it was granted a 99-year lease with an annual rent of one dollar for the entire building. Standing alone against a backdrop of parkland lawns and paths, it's been a commanding presence.

"But last summer, neighbors and preservationists say they noticed something surprising: some kind of construction was underway next to the stables. What was going on? A long trail of FOIA requests later, here's what they found: in 2020 the museum had been approved for a $750,000 grant from the

state to make repairs and to construct a modest, low-slung, 1,500-square-foot archives building nearby.

"This was mystifying, because the building that was taking shape last summer was much larger. The people who researched it say drawings submitted after construction started show a two-story structure, measuring as much as 6,800 square feet, that would stand nearly 40 feet tall. By early fall, partially completed, it was already blocking views of the museum's landmark home and marring the pastoral setting. No city building permits had been issued, and, in spite of the fact that work was taking place on public land with impact on a publicly owned landmark property, there had been no public notice, hearings, or chance for community input. In September, after a 311 complaint, the city building department issued a stop-work order. In November, Humboldt Park residents Kurt Gippert and Maria Paula Cabrera (who had both unsuccessfully opposed state designation of this area as a Special District to be known as "Puerto Rico Town") posted a protest petition at Change.org that gathered nearly 1,400 signatures.

"Gippert presented the petition to the Park District at the December 14 meeting and asked that the partially completed building be demolished. He was one of a half dozen protesting speakers, including Mary Lu Seidel, Preservation Chicago's director of community engagement, who summed the situation up as 'a gross abuse of their lease' on the part of the museum. 'They applied for a state grant without CPD's permission, dramatically changed the scope of that grant, did not amend the grant with the state, and started construction without permits, without approval from CPD, and without input from the public,' Seidel said.

"Here's what Irizarry told the board:

"'The idea that they can start building illegally in a park is a dare to all of us to make them take it down."

"'Museum director Billy Ocasio and his team are not people who don't know that they need a permit,' Irizarry said.

"'I know these things as a lifelong Humboldt Parker who lives in the 26th Ward where Alderman Billy Ocasio was alderman for decades,' she continued. 'I worked and volunteered with a number of nonprofits and committees that aligned with his policies. . . . I cochaired the committee that developed what became his affordable housing set-aside policy and participated on his affordable housing committee. . . . I tell this story as a donor to the National Museum of Puerto Rican Arts and Culture and as one to whom Billy Ocasio has been very important personally, politically, and professionally.

"'I want to make an important point knowing that oftentimes conflicts like these get reframed in all kinds of ways to distract from the actual issue at hand. You can be Puerto Rican, love the National Museum of Puerto Rican Arts and Culture, be deeply engaged in organizing activism to keep our community in that space, and not believe this is an appropriate action. We urge you to respond accordingly.'

"When Friends of the Parks noted in a December newsletter that they're considering legal action in this matter, I called Irizarry to ask about it. She said it would be a last resort, but her board has authorized it if necessary. She added that FOTP thinks demolition is in order. To let the building go on to completion 'would represent terrible precedent,' she said.

"This is my community,' she said. 'I'm just trying to do this in ways that are least damaging. We need to pull together Puerto Ricans who are on the statehood side, Puerto Ricans who are on the independence side, Puerto Ricans who are happy to just stay a commonwealth. I've heard from a lot of independence movement folks who think that this is wrong. I'm trying to pull together folks across that spectrum to say, 'How do we lead through this with integrity and common care for our community and our culture?'" (Isaacs, Chicago Reader, 1/11/23)

Read the full article at Chicago Reader

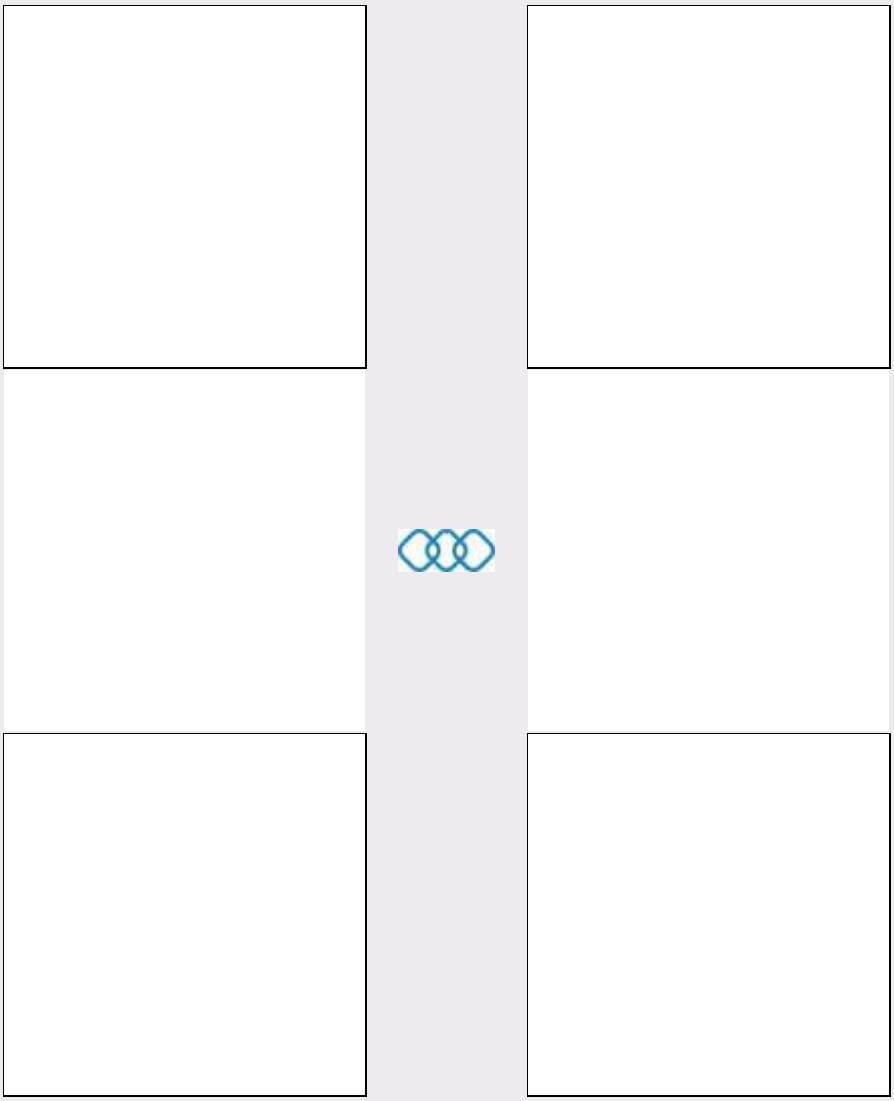
No walk in the park; What to do about a half-built intrusion on a landmark? Deanna Isaacs, Chicago Reader, 1/11/23

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: After Years of Obstruction, Obsidian Collection to Receives Zoning Approval for Palmer Mansion Restoration. (Chicago 7 2019)



Angela Ford, executive director of The Obsidian Collection, poses for a photo in front of the Lutrelle 'Lu' & Jorja Palmer Mansion / The Obsidian Collection / Justice D. Harry Hammer Mansion. 3654 S. King Drive. Photo credit: Alberta Dean

"A project to transform a historical Bronzeville mansion into a digital archive center and members-only coworking hub for Black journalists and creators is finally moving forward.

"Obsidian Collection Founder Angela Ford is behind the $3.8 million plan for the famed Lu and Jorja Palmer mansion, 3654 S. King Drive.

"Ford received a $1.25 million loan to buy the mansion in April 2021 in hopes of a mid-2022 grand opening. But she struggled to get a hearing with the zoning board to change the property's designation from residential to commercial, and she accused Ald. Sophia King (4th) of holding up progress.

"Now, the project is finally on the cusp of receiving City Council review. King introduced an ordinance Wednesday seeking a key zoning change for the mansion.

"Ford envisions a three-story facility where members can enjoy small bites and non-alcoholic beverages. Two apartment units on the top floor would serve visiting scholars, and the space would host events like film screenings and panel discussions.

"The Obsidian Collection recently entered a partnership with a university in London in which it'd host fellows and interns who would be scholars in residence, Ford said. The building would also be a physical home for Obsidian's Black media archives, a venture Ford and her team launched in 2017 after starting it by organizing images from the Chicago Defender's archives.

"The 135-year-old mansion was on Preservation Chicago's 'Most Endangered Buildings' list four years ago after falling into disrepair. Completed in 1888 for Justice D. Harry Hammer, the mansion was bought by famed journalist Lu Palmer and his wife, Jorja, in 1976. Palmer remained in the house until his death in 2004.

"Ward Miller, Preservation Chicago executive director, has signaled his organization's support for the effort, thanking Ford and her team for coming up with a creative way to keep the mansion in use.

"'We're really excited to see this project move along. The building has been vacant for a long time, and it's certainly one of Chicago's finest Queen Anne buildings in the heart of Bronzeville,' Miller said.

"Ford told Block Club she'd begged the 4th Ward office to facilitate a public meeting for months about the project but received little to no response from King." (Nesbitt Golden, Block Club Chicago, 2/1/23)

Read the full story at Block Club Chicago

Bronzeville's Obsidian Collection Nears Finish Line As It Goes For City Council Approval; The $3.8 million project would be home to a digital archive center and co-working hub inside the historical Lu and Jorja Palmer mansion on King Drive, Jamie Nesbitt Golden, Block Club Chicago, 2/1/23

Lu Palmer mansion up for rezoning as Obsidian Collection moves ahead with plans for Black media archive and coworking space, Zoe Pharo, Hyde Park Herald, 2/3/23

Owner Of Historic Lu Palmer Mansion Says Ald. King Is Stalling Planned Black Media Archive, Community Center At Site; Angela Ford accused King of blocking her proposal to open a museum in the 133-year-old home. King said Ford is misrepresenting the scope of the project, calling it 'a Soho House next to your home.' Jamie Nesbitt Golden, Block Club Chicago, 5/25/22

Justice D. Harry Hammer Mansion/Lutrelle 'Lu' & Jorja Palmer Mansion, a Preservation Chicago 2019 Chicago 7 Most Endangered

13.WIN: Martin Luther King Jr. Day Celebration Held in Landmarked Stone Temple Missionary Baptist Church Where Dr. King Once Preached



Stone Temple Baptist Church / First Roumanian Congregation, 1926, Joseph W. Cohen & Co., 3622 W. Douglas Boulevard. Designated a Chicago Landmark on April 17, 2016. Photo Credit: Eric Allix Rogers



Stone Temple Baptist Church / First Roumanian Congregation, 1926, Joseph W. Cohen & Co., 3622 W. Douglas Boulevard. Designated a Chicago Landmark on April 17, 2016. Photo Credit: Eric Allix Rogers



Rev. Dr. Martin Luther King, Jr. at Stone Temple Church in 1966. King's father was an old friend of the church's founding pastor. Dr. King preached there numerous times beginning in 1959. Photo Credit: Stone Temple Missionary Baptist Church

"For the first time in three years, a West Side church community gathered in person to honor Martin Luther King Jr.'s life and legacy.

"Stone Temple Missionary Baptist Church, a historically Black church in North Lawndale, has held an event marking King's birthday every year since 2015, but the event was held virtually in 2021 and 2022 due to concerns over COVID-19.

On Monday, church members returned to the church at 3622 W. Douglas Blvd., where King preached while living in Chicago in the 1960s. Monday's celebration featured performances and speakers including Stone Temple's pastor Bishop Derrick M. Fitzpatrick, North Lawndale Historical and Cultural Society founder Blanche Killingsworth, Tiffany Walden, co-founder of The TRiiBE, and others.

"Volunteers from the University of Illinois at Chicago and the Jewish United Fund gave away food to those in need during the event.

"Ward Miller, executive director of Preservation Chicago, also spoke at Monday's event. Miller was instrumental in getting the church city landmark status in 2016.

"'It's about community,' he said. 'It's about different communities coming together. Today, you saw the Jewish United Fund and several synagogues come together with the Stone Temple congregation here on the West Side of the city. You saw different races and different socioeconomic groups coming together."'

"Before Stone Temple was a Christian church, it was Jewish synagogue. Many of the building's original fixtures, including several Stars of David, still remain.

"Pastor Chris Harris of Bright Star Church Chicago and Rabbi Shoshanah Conover of Temple Sholom said the city's Black and Jewish communities face many of the same challenges. They urged those gathered to 'stand with' and 'show up' for each other to fight racism and antisemitism. Pastor Fitzpatrick said it's important for people of different religions to support each other amid a rise in antisemitism nationwide.

"Just a few years before his death in 1968, King came to Chicago with his wife Coretta Scott King to live in a rundown apartment at 16th Street and Hamlin Avenue. He was invited to come to the city by the Chicago Freedom Movement to address redlining and housing inequality.

"King spent 17 months in Chicago, fighting for fair and open housing with nonviolent strategies like rallies, boycotts and grassroots lobbying. A march in what was predominantly-white Marquette Park at the time led to a mob of angry white residents attacking King and other protestors, according to WTTW.

"'Dr. King said we have to have an audacious hope for the future and so I have that audacious hope that the future is gonna be brighter,' Fitzpatrick said. 'We may have some dark yesterdays but we'll also have some brighter tomorrows.'" (McDonald, Block Club Chicago, 1/17/23)

Located at 3622 W. Douglas Boulevard in Chicago's North Lawndale community, Stone Temple Baptist Church was originally a synagogue called First Roumanian Congregation. The soaring yellow masonry building was built in 1926 by Jewish immigrants primarily from Romania and designed by Chicago architect Joseph W. Cohen & Co.

The historic building transitioned to Stone Temple Baptist Church in the 1950s under the leadership of Reverend J.M. Stone. During the late 1950s and 1960s Reverend Stone and Stone Temple Baptist proved a strong voice advocating for Civil Rights. As early as 1959, when Dr. Martin Luther King, Jr. was in Chicago, he frequently visited Stone Temple Baptist and often addressed the congregation from the podium. During the 1966 Chicago Freedom Movement, Stone Temple Baptist was one of his key bases of support.

Preservation Chicago played an important role in outreaching to Bishop Derrick Fitzpatrick and his congregation to encourage and advocate for the Chicago Landmark Designation which was awarded in 2016. The historic building is highly significant for its architecture and its important role in the Civil Rights Movement.

Additionally, the podium from which Dr. Martin Luther King, Jr. preached remains in the sanctuary of Stone Temple Baptist Church. Preservation Chicago continues to advocate that this extraordinary artifact be prominently displayed in a leading Chicago museum such as the DuSable Museum of African American History, and perhaps on occasion loaned to the Smithsonian's National Museum of African American History and Culture in Washington D.C.

Read the full story at Block Club Chicago

Martin Luther King Jr. Day Celebration At West Side Church Where King Preached Returns In-Person After 3 Years; At the event at Stone Temple Missionary Baptist Church, speakers vowed to put King's ideals into action and disavowed racism and antisemitism, Maia McDonald, Block Club Chicago, 1/17/23

The Longest March, by David Bernstein, Chicago Magazine, 7/25/16

Church Where Martin Luther King Preached Should Be Landmarked, City Says, Stephanie Lulay, DNAinfo, 1/18/16

Stone Temple Baptist Landmark Designation Report

14.WIN: Construction Underway for Adaptive Reuse of All Saints - St. Anthony Church
(Chicago 7 2021)



All Saints St. Anthony Church, 1915, Henry J. Schlacks, 518 W. 28th Place. Photo credit: Google Maps



All Saints St. Anthony Church, 1915, Henry J. Schlacks, 518 W. 28th Place. Photo credit: Eric Allix Rogers

"The Chicago City Council has approved the adaptive reuse of the All Saints St. Anthony Church at 518 W 28th Place in Bridgeport. Located on the corner with S. Wallace Street, the multi-building complex will see new life as a child and adult daycare facility led by developer T2 Opportunity Fund LLC with Vari Architects LTD serving as the designers of the new interior spaces.

"The church was originally built to serve the area's German population in 1915, designed by Henry J. Schlacks who worked on other churches on the south and west side. The Romanesque style building is well known for its mosaic of the vision of St. Anthony over the entrance and a stained-glass window by Bavarian artist Franz Xaver Zettler.

"After closing in 2019, it was scheduled for demolition before being nominated for landmark status by Preservation Chicago in 2021. Now we know the historical four-building campus will be saved and restored.

"The existing church, rectory, school buildings will be receiving structural and facade repairs, while the rear convent structure is being demolished. The church and rectory will become a new adult-daycare facility, joining a handful of others throughout the city and roughly 4,600 others in the nation in 2016 serving over 286,000 elders.

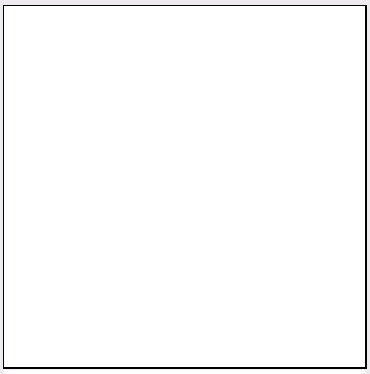
"The church will see new walls added creating a library, reception, and office in the existing front entrance area, five activity rooms and a consultation room will be added in the linear nave, the crossing and transepts will become a multi-purpose space, and the choir/altar will be an exercise space.

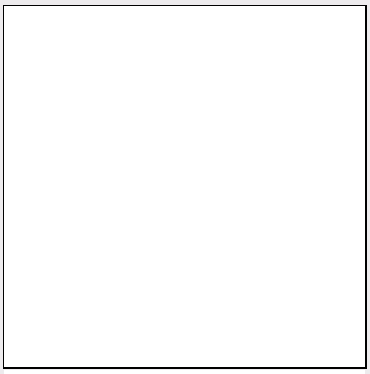
"Many old churches that once served thousands across the city are rapidly deteriorating, with a few being converted to homes or other used, the approval of the reuse of All Saints St. Anthony is a win for the city's architectural legacy." (Achong, Chicago YIMBY, 3/21/22)

Preservation Chicago has been working closely with the developer and architect to help achieve the programmatic requirements of the adaptive reuse which preserving and restoring as much historic material as is possible. Prior to the sale, workmen for the Archdiocese of Chicago removed all of the art-glass windows and other religious elements. During the hasty interior salvage efforts, Preservation Chicago reminded the Archdiocese leadership and their workmen that a permit would required to alter the exterior mosaic over the main doors. Fortunately, this extraordinary mosaic was left intact.

Read the full story at Chicago YIMBY

Adaptive Reuse Approved For All Saints St. Anthony Church At 518 W 28th Place In Bridgeport, Ian Achong, Chicago YIMBY, 3/21/22





15.THREATENED: After Foreclosure Sale, Future Unknown for St. Therese of the Infant Jesus Church - Little Flower Church



Little Flower Church / St. Therese-the Little Flower / Greater Mt. Hebron Missionary Baptist Church, 1940, Meyer & Cook, 1801 W. 80th Street. Photo credit: Ward Miller / Preservation Chicago

"An example of an unprotected religious structure is 10 miles due south of Greater Union on the corner of 80th and Wood Streets, where the vacant former Little Flower Church wilts.

"The limestone-facade church was built in 1940 and served generations of Catholic worshippers before closing in 1993. Greater Mt. Hebron Baptist bought the building from the archdiocese, according to the city's Department of Buildings, but later vacated the premises.

"The dilapidated church is a pall on a block of nicely-maintained brick bungalows, two-flats and three-flats.

"Ald. David Moore (17th) said he's been trying to contact the congregation about the building, but to no avail.

"'It's a very good-looking building ... and it hurts my heart when these churches are abandoned and the historic architecture of them is lost,' Moore said. 'We don't want a building with this great architecture to go to waste.'

"Hear, hear. Especially when a repurposed religious structure can be quite the asset. The former Church of the Epiphany, 201 S. Ashland Ave., was built in 1885 and now enjoys a new life as Epiphany Center for the Arts, a performance venue with studio space.

"The old Little Flower has no demolition permit pending against it, according to the building department. And the building is listed for sale at $100,000. Perhaps with new owners, the church can bloom again.

"Chicago just stood by in the 1970s and 1990s as nearly all of the city's beautiful old movie palaces were closed, then bulldozed.

"Without protections and a plan, churches and temples — facing the same perils of age and dwindling attendance as did the old movie palaces — might well be next." (Chicago Sun-Times Editorial Board, 1/11/23)

Read the full editorial at the Chicago Sun-Times

Landmark status for historic West Side church should be first step of many to preserve houses of worship; Greater Union Baptist Church is poised for landmarks designation and a reminder of the need to preserve the city's old and architecturally noteworthy worship spaces, Chicago Sun-Times Editorial Board, 1/11/23

16.THREATENED: Dispute Over Historic Tours at Edgar Miller Designed Glasner Studio Results in Legal Actions



Glasner Studio Cathedral Room, 1734 North Wells Street. Photo credit: Alexander Vertikoff / Edgar Miller Legacy



Petition to Landmark the Kogen-Miller and Glasner Studios! Image Credit: Change.org

"Chicago boasts some of the finest art and architecture in the world, resulting in throngs of tourists visiting historic homes and buildings every year. But one gem has been off-limits to scholars, architecture enthusiasts and lovers of art for several years because of a legal dispute.

"At issue is a condominium at 1734 N. Wells St., known as the Glasner Studio, that was a party house for wealthy Chicago industrialist Rudolph Glasner. Between 1928 and 1932, the unit was converted by Chicago artist Edgar Miller and developer Sol Kogen into the Kogen-Miller Studios, a new colony where artists were allowed to stay in exchange for their work on rehabbing the building.

"Kogen bought the building. Miller, a multi-talented artist who came to Chicago from his native Idaho to attend the School of the Art Institute of Chicago, made it his crowning work in a career spanning genres, styles and mediums. Miller died in 1993 at age 93.

"From 2016 to 2018, the unit was home to the Edgar Miller Legacy, a nonprofit that would host tours of the studio. Now, it is at the center of a legal dispute between the three condo owners in the building — Julie Bleicher, a co-owner of the Glasner Studio, and Glenn Aldinger and Ronald Cieslak, the two other owners of condos in the building.

"Bleicher inherited her condo from her brother Mark Mamolen, who was a close friend of Miller. Mamolen bought the studio in 2000; he died in December 2013 and willed it to Bleicher and her two sons.

"Julie's son Zac Bleicher founded The Edgar Miller Legacy and lives in the unit. When the organization achieved nonprofit status in 2016, it listed the Wells Street address as its headquarters. That's the same year it began to give tours to lovers of art, architecture and history.

"Zac Bleicher said the Edgar Miller Legacy hosted tours for 10 to 30 people at a time — and that the two other owners in the condominium complex attended several Legacy meetings, get-togethers and tours before having a change of heart.

"Aldinger and Cieslak contend frequent, large tours infringed on their lifestyle, and that Zac Bleicher took advantage of their willingness to overlook a condominium association rule against using a condo as a place of work.

"'Once we were out in the courtyard having a barbecue and this parade of people started coming through, taking pictures of us,' Aldinger said. 'It was very intrusive.'

"Bleicher contends Aldinger was initially on board, hoping the Legacy and its tours would boost property values. But, according to Zac Bleicher, Aldinger's support waned after an appraisal came in lower than what he deemed adequate.

"Aldinger said although he has a second home, he has lived in the building for 50 years. He also is interested in selling, he added, and the appraisal had nothing to do with his opposition to the tours.

"'The Glasner Studio is truly a Chicago treasure,' said Ward Miller, executive director of Preservation Chicago, a group that fights to save historic architecture. 'It's unfortunate that these legal conflicts are keeping people from visiting this remarkable house that is truly a work of art by a very well-known artist.'" (Bob Chiarito, Chicago Sun-Times, 12/26/22)

Read the full story at the Chicago Sun-Times

Legal dispute keeps Chicago treasure off limits to art lovers; At issue is an Old Town condominium known as the Glasner Studio, once a party house for industrialist Rudolph Glasner. From 1928 to 1932, it was a colony where artists would stay in exchange for working to rehab the building, Bob Chiarito, Chicago Sun-Times, 12/26/22

Petition to Landmark the Kogen-Miller and Glasner Studios!

The Glasner Studio, a true Chicago gem; 'It's beautifully intact," said Tim Samuelson, Chicago Cultural Historian emeritus. Edgar Miller "worked on it over a long period of time, so it's like a museum of his development.", Bob Chiarito, Chicago Sun-Times, 12/26/22

The Incredible Kogen-Miller and Glasner Studios Video by The Edgar Miller Legacy (5:15)

17.WIN: Developer Proposes Adaptive Reuse of Art Deco Lincoln Trust & Savings Bank Building



Lincoln Trust & Savings Bank / 5/3 Bank, 1926, Lawrence & Co., 3959 N. Lincoln Ave. Photo credit: Google Maps



Proposed adaptive reuse of Lincoln Trust & Savings Bank, 3959 N. Lincoln Ave. Rendering credit: Lamar Johnson Collaborative

"A developer wants to overhaul two bank buildings at Damen and Lincoln avenues to bring apartments and stores to the busy North Center intersection.

"Developer Ravine Park Partners wants to renovate the existing bank building at 3959 N. Lincoln Ave. and construct a new eight-story building at 3950 N. Damen Ave. Both properties are near the three-way intersection of Lincoln Avenue, Damen Avenue and Irving Park Road.

"The rehab of the 3959 N. Lincoln Ave. building would include 5,000 square feet of retail on the first floor and 92 one- and two-bedroom apartments, according to plans shared with Martin's office. (Hernandez, Block Club Chicago, 1/17/23)

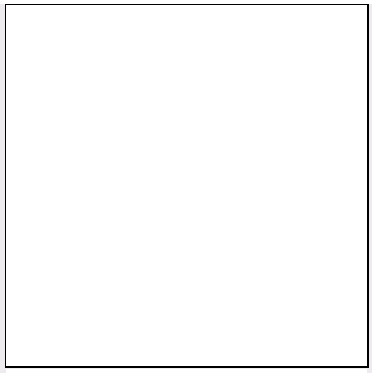
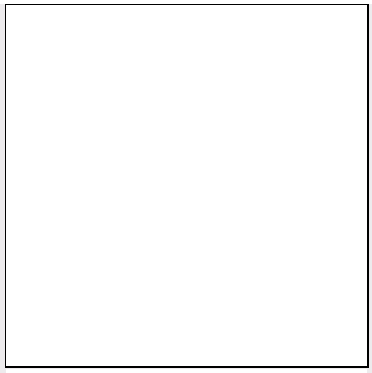
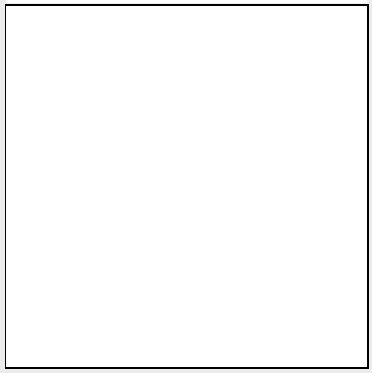
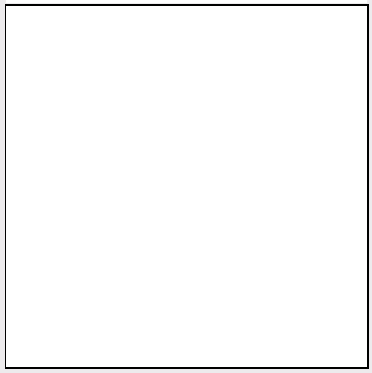
Both the original Lincoln Trust & Savings Bank, located across the street at 3936 N. Lincoln Avenue and the Art Deco limestone bank building should both be considered for Chicago Landmark Designation.

Read more at Block Club Chicago

Overhaul Of Bank Buildings At Damen And Lincoln Would Create Stores And 258 Apartments. Here's How Neighbors Can Weigh In, Alex V. Hernandez, Block Club Chicago, 1/17/23

Revised details for 3950 N. Damen presented to community; The developers are considering either a 7- or 8-story scheme, Urbanize Chicago, 1/27/23

Ravine Park offers alternative North Center projects; Community given looks at different design options, can weigh in, The Real Deal, 1/30/23

18.THREATENED: Landmarked Delaware Building Reuse Blocked By Absentee Tenant



Delaware Building, 1872-1874, Julius H. Huber, Wheelock & Thomas, 36 W. Randolph St. Designated a Chicago Landmark on November 23, 1983. Photo credit: Eric Allix Rogers

"The owner of a landmark office building downtown had to deal last week with any landlord's nightmare — a busted pipe that sent water gushing down several floors. But he said that's not his biggest problem with the property.

"Attorney Steven DeGraff wants to convert the old Delaware Building at 36 W. Randolph St. into residences, in line with a city government push for more housing in the Loop. But he said he's being stymied by fast-food giant McDonald's, which had a restaurant in the building until a couple of years ago.

"McDonald's still has a long-term lease for the first two floors. DeGraff said the Chicago-based company won't agree to a design change he needs for the renovation.

"DeGraff, with the law firm Much Shelist, said McDonald's is being obstinate even though it has told him it will never re-open the location. At issue is about 93 square feet DeGraff said he needs to take from the shuttered restaurant space. He said it would provide a second entrance needed under fire codes if he converts the building to residential.

"'They have their lease and they've said they're never coming back. But they've rejected every proposal I've ever given them' for the second entrance, DeGraff said. 'Their attitude is, 'Buy me out.''

"The building is eight stories and only about 32,000 square feet, its small floors and windows unappealing to many of today's companies. It's mostly vacant, but with a jeweler on the ground floor. DeGraff said that with a site near the James M. Nederlander Theatre, Petterino's restaurant and Block 37, the building would work better as about 64 apartments. He estimated the work would cost about $15 million.

"DeGraff, part of a partnership that owns the site, said McDonald's pays only $1 a year in rent plus 39% of the building's property taxes. He called it a 'sweetheart deal' that dates from when the company owned the building decades ago.

"The Italianate-style building with a cast-iron base was started shortly after the Chicago Fire of 1871 and is among the few remaining buildings of that era. It's a Chicago landmark and listed on the National Register of Historic Places.

"DeGraff said a new use would bring the building to life and add energy to the Loop. He said the water leak, which happened during the onslaught of subzero temperatures, was quickly stopped and that insurance-funded repairs are underway.

"'I'm a steward for this site. It's a great building, and it should be great for many years to come," DeGraff said. 'The ownership group is passionate about doing something with this building.'

The Delaware Building is a beautifully designed and very rare, large early Post-Chicago Fire structure, with an amazing eight-story skylit interior atrium space, lined with a cast iron staircase. There are few such examples of a large scale building from the 1870s remaining in the heart of the Chicago Loop from this period with such remarkable qualities. This building requires a new preservation plan with a good steward.

Read the full story at the Chicago Sun-Times

Landlord says McDonald's is blocking a landmark renovation; The owner of the Delaware Building said the fast-food chain is using a lease to block work that could bring an improvement to Randolph Street, David Roeder, Chicago Sun-Times, 1/3/23

What's That Building? The Delaware Building; The owners want to convert the office building into apartments, but say McDonald's is holding up their plan, Dennis Rodkin, Reset on WBEZ Chicago, 1/26/23 (11:35)

19.WIN: Adaptive Reuse Plan Announced for W.M. Hoyt Warehouse, Landmarked as Part of the Cermak Road Bridge District



W.M. Hoyt Warehouse Building, 1909, Nimmons & Fellows, 465 W. Cermak Road. Landmarked as part of the Cermak Road Bridge District. Rendering credit: Windfall Group

"New details have been revealed for the mixed use redevelopment of 465 W Cermak Road in Chinatown. Located directly on the south branch of the Chicago River and on the intersection with S. Canal Street, the multi-story structure has seen its fair share of redevelopment proposals in the last few years with none coming to fruition yet. Years after 465 W Cermak Road was proposed to be turned into residences, then into a hotel with a home furnishings store, now Aurora-based Windfall Group is set to try again with a change in plans as it now becomes known as Pacifica of Chicago.

"Rising six stories above ground, the massive W.M. Hoyt warehouse building was erected in 1909 for the namesake grocery wholesaler. Designed by Nimmons & Fellows, the Prairie-style structure is located within the Cermak Road Bridge District which houses the city's only double leaf rolling bridge. Now the area is well known for the Jefferson Square marketplace and Radius Chicago music venue, all within walking distance from the heart of Chinatown.

"The 280,000-square-foot building will be cleaned and restored, with the installation of new windows having been started by the previous owner who planned for over 200 hotel rooms on the top floors.

"The new plans, though vague, include a large retail component with riverfront access, education, dining, food hall, spa, and a grocer, all of which will be topped by over 100 residential units. Serving as a community destination like many of the developers other Pacifica projects, it will also include leisure activities, services, and cultural amenities.

"Currently there are nearby parking spaces visitors may use and the developer claims to have also purchased an additional structure on an adjacent parcel, to be used for a future second phase allowing for a comprehensive development.

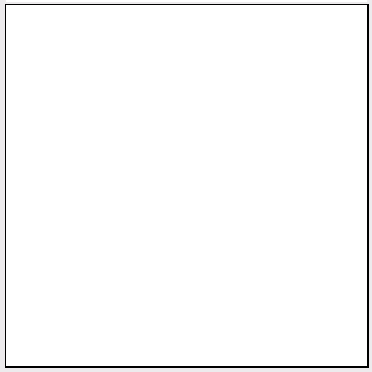
"No budget nor building permits have been submitted to the city, and while the site won't require a rezoning, it will need plan approvals and to secure funding. However it is worth noting that the Windfall Group's website shows a groundbreaking date of spring 2023." (Achong, Chicago YIMBY, 1/13/23)

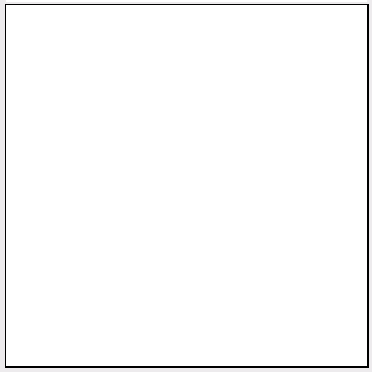
The four buildings that comprise the Cermak Road Bridge District include the Thompson & Taylor Spice Company Building at 465 W. Cermak, the W.M. Hoyt Building at 465 W. Cermak, the Western Shade Company Building at 2141 S. Jefferson and the Wendnagle & Company Warehouse at 2120-2136 S. Jefferson. This Chicago Landmark District was originally know as The Spice House District.

Read the full story with photos at Chicago YIMBY

Updated Plans Revealed For 465 W Cermak Road In Chinatown, Ian Achong, Chicago YIMBY, 1/13/23

Cermak Road Bridge District Chicago Landmark Designation Report, May 1, 2003





20.VANDALIZED: Vandals Break Art Glass Windows at Holy Trinity Orthodox Cathedral



Holy Trinity Russian Orthodox Cathedral, Louis Sullivan, 1903, 1121 N. Leavitt St. Photo credit: Google Maps



Art glass window at Holy Trinity Russian Orthodox Cathedral broken by rock. Photo credit: Holy Trinity Russian Orthodox Cathedral

"Several windows at a historical Orthodox church were damaged Thursday after someone threw rocks into the building.

"Holy Trinity Orthodox Cathedral, 1121 N. Leavitt St., is one the few houses of worship designed by famed Chicago architect Louis Sullivan. Built in 1903, the church is a holy site for Orthodox Christians and a popular destination for architecture buffs and historians. The cathedral and rectory have been an official Chicago landmark and on the National Register of Historic Places since the 1970s.

"But sometime Thursday morning, three windows at the front and rear of the church were smashed-in by rocks, said Rev. Alexander Koranda, the cathedral's dean and administrator. Koranda was returning to the church from a blessing around 10 a.m. when he noticed two of the front stained-glasses windows had been damaged. He walked around the building and noticed another window behind the altar had also been broken, he said.

"'All of a sudden, I see this black hole in the window here... I knew immediately it must have been knocked out,' he said. 'I opened the front door and the frame was knocked in, rocks on the floor.'

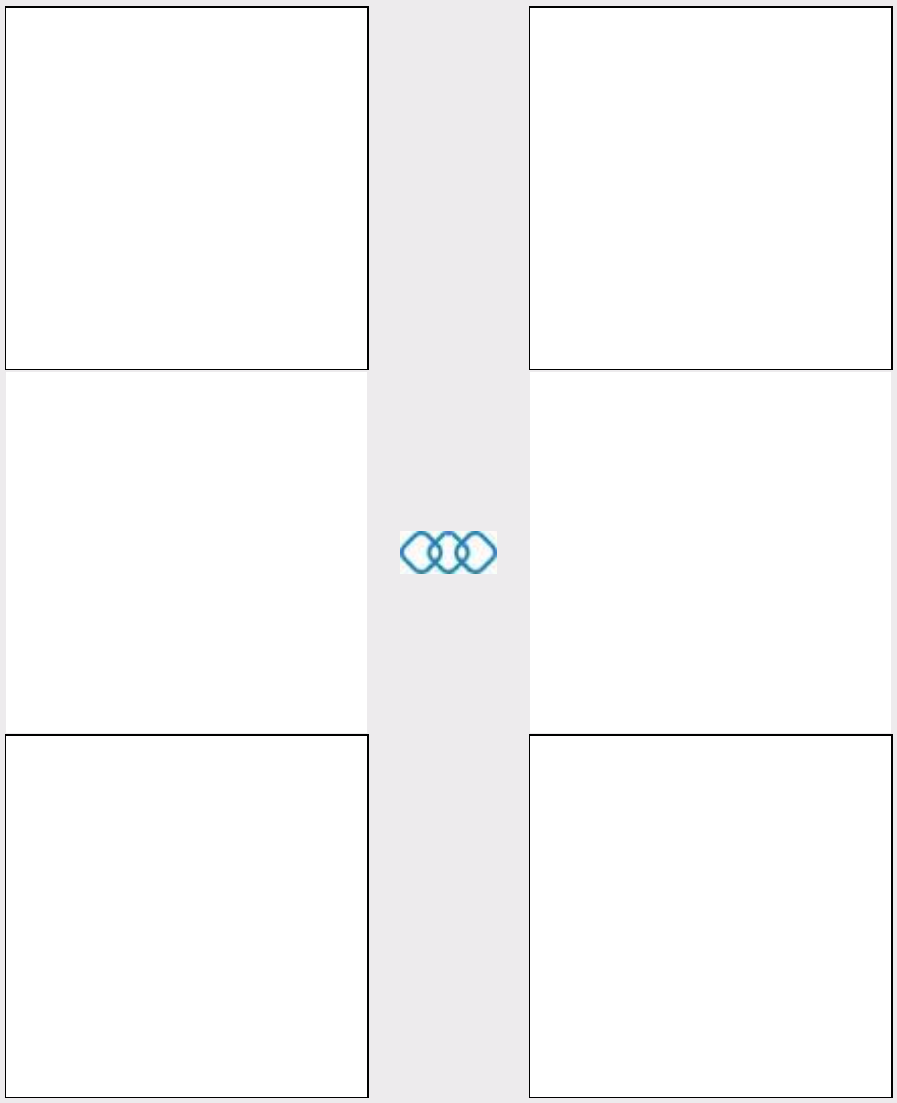
"The vandalism comes after Holy Trinity recently completed an extensive exterior renovation of the historic property. Finished mostly by late summer 2021, the rehabilitation project replaced cracked stucco walls, refurbished its extensive metal ornamentation and installed new windows in the church's rectory, among other upgrades.

"After he discovered the damaged windows Thursday, Koranda salvaged much of the broken stained glass, which is original to the building. He said the church will work with its restoration company to repair the windows.

"'I wasn't mad. I wasn't upset, I wasn't, 'well, we need to catch these folks or something,' he said. 'We have a lot of love here. You know, we pray for the whole world. We constantly are praying specifically for the peace of the city, for its civil authorities. And so that's what we do here.'" (Myers, Block Club Chicago, 1/27/23)

Read the full story at Block Club Chicago

Holy Trinity Orthodox Cathedral's Historical Windows Shattered After Vandals Strike Louis Sullivan-Designed Church; The church is an official Chicago landmark and on the National Register of Historic Places. Church leaders are working with a restoration company to make repairs, Quinn Myers, Block Club Chicago, 1/27/23



21.WIN: Second Presbyterian Church Completes Extensive Restoration of 'Tree of Life' Mural While Tiffany Stained-Glass Windows Restoration Continues



Restored 40-by-30-foot “Tree of Life” mural aby renowned painter Frederic Clay Bartlett in 1903 high above the altar at Second Presbyterian Church, 1874, James Renwick, 1936 S. Michigan Ave. Sanctuary dates to 1901 after being rebuilt after a fire. Photo credit: Pat Nabong / Chicago Sun-Times



Restored 40-by-30-foot “Tree of Life” mural by renowned painter Frederic Clay Bartlett in 1903 high above the altar at Second Presbyterian Church, 1874, James Renwick, 1936 S. Michigan Ave. Sanctuary dates to 1901 after being rebuilt after a fire. Photo credit: Pat Nabong / Chicago Sun-Times

"The theme of the New Year’s Day service at Second Presbyterian Church was a call to parishioners about renewal in their lives. Titled 'A New Heaven and a New Earth,' it could have been about the historic church itself.

"The church at 1936 S. Michigan Ave. — both a Chicago landmark and a national historic landmark — recently restored a mural considered a treasure among lovers of both art and history.

"The church was designed by architect James Renwick and dates to 1874; the sanctuary dates to 1901 because it was rebuilt after being destroyed by a fire a year earlier. At the time, the Prairie District neighborhood was home to prominent Chicago industrialists and business people like the Fields, Kimballs, Pullmans, Armors and Swifts who expected nothing short of the finest.

"The rebuilt sanctuary met their expectations with an edifice modeled after the English Gothic churches of the early 15th century and constructed with rusticated Illinois limestone. The facade had a massive wall with buttresses and pinnacles, relieved by Gothic-arched windows, horizontal bands and four large sculptured medallions symbolizing the four evangelists Matthew, Mark, Luke and John.

"As impressive as the building is, it's what's inside that makes it truly special.

"The church sports seven large Tiffany stained-glass windows and the 40-by-30-foot 'Tree of Life' mural high above the altar by renowned painter Frederic Clay Bartlett.

"'It's one of Chicago's most amazing arts and crafts interiors,' said Ward Miller, executive director of Preservation Chicago.

"After more than 100 years, the vibrancy of the windows and the mural were hidden by dirt, leading supporters of the church to embark on a campaign to restore the artistic treasures to their original glory.

"Two Tiffany windows were cleaned in October and there are plans to finish the rest over the next year, according to Linda Miller, president of Friends of Historic Second Church, a group dedicated to restoring Second Presbyterian Church.

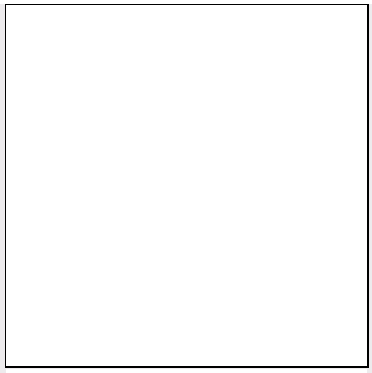
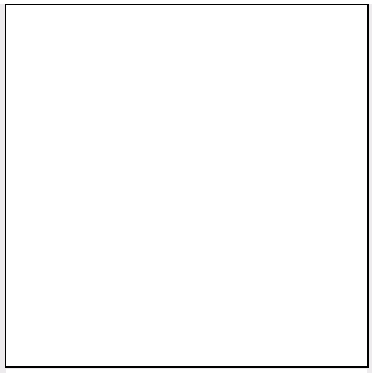
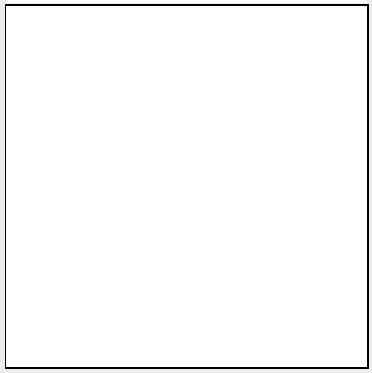
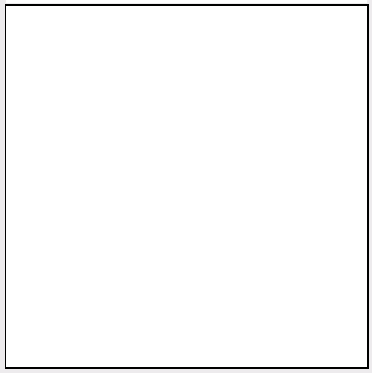
"The largest project was restoring the 'Tree of Life' mural, which wrapped up in mid-December. Preservationists worked 10 weeks meticulously cleaning the mural, stripping layers of dirt and repainting to show it in its original splendor. The project cost about $500,000 and was financed by donations and a $256,364 Save America's Treasure Grant received in 2021, Linda Miller said.

"The mural restoration was done by Chicago-based Parma Conservation, run by the husband-and-wife team of Peter Schoenmann and Elizabeth Kendall. Miller said watching the Parma team reminded her of stories about the Sistine Chapel. 'It was painstaking work that reminded me of Michelangelo, working millimeter by millimeter.'

"Schoenmann said there were several 'Christmas morning moments. Discovering what's underneath all these layers of dirt and darkness is kind of like opening a present because you're revealing a prize. This was one of the most satisfying wow factors because the change between what it was and what it became was so dramatic,' he said." (Chiarito, Chicago Sun-Times, 1/6/23)

Read the full story at the Chicago Sun-Times

Historic mural restored at Second Presbyterian Church; After more than 100 years, the vibrancy of the windows and the mural were hidden by dirt, leading supporters of the church to embark on a campaign to restore the artistic treasures to their original glory, Bob Chiarito, Chicago Sun-Times, 1/6/23

22.WIN: Pullman Achieves National Historical Park Status



The Restored Pullman Clock Tower and Administration Building, 1880, Solon S. Beman, 11057 S. Cottage Grove Avenue. Photo credit: Pullman State Historic Site, Historic Sites Division, Illinois Department of Natural Resources



Stakeholders Celebrate Pullman Achieving National Historical Park Status on January 19, 2023. Photo credit: Pullman National Historical Park

"Everything, when it comes to Pullman National Monument, which is now known as 'Pullman National Historical Park.' More than just semantics, the shift to 'park' grants the site increased protections.

"The monument was created in 2015 by then President Barack Obama, using powers given to the country's chief executive by the Antiquities Act. It was an exciting moment for local leaders and residents who had long championed the significance of the former Pullman factory town as the birthplace of the American labor movement.

"But while monuments can be created by the stroke of a president's pen, the concern is that they can be undone by the same. Bears Ears National Monument in Utah, also designated by Obama, was, in a rare instance, repealed by President Donald Trump.

"With that precedent in mind, U.S. Rep. Robin Kelly (2nd District) and U.S. Sens. Dick Durbin and Tammy Duckworth sponsored legislation — which is how national parks are created — to transform Pullman into a national historical park. The law passed both houses of Congress and was signed by President Joe Biden in December.

"'Anybody that wants to get their hands on Pullman has to come through Robin Kelly and Durbin and Duckworth and Congress,' Sen. Durbin said Thursday during a celebration of the new designation held at the park.

"The collective effort it's taken to get Pullman to this point demonstrates a level of collaboration by local, state and national entities — in both the public and private sectors — not often seen, said Rick Clark, deputy regional director of the National Park Service, who flew in from Omaha for the festivities.

"Though Pullman's rise to national historical park status may have seemed meteoric to Clark, it has been decades in the making, Kelly noted.

"There was a time when the Pullman factory, its grounds and much of the surrounding company town were viewed as ripe for the bulldozer, and the area's history would have been lost in the rubble.

"'The ground we stand on ... holds so much of our national story,' said Kelly, from the rise of the railroad and with it the Pullman railcar, to the Pullman Strike and Boycott of 1894 that touched off the labor movement (and ultimately led to Labor Day), to the formation of the country's first Black trade union in support of the famed Pullman porters.

"Investment in the broader Pullman community has followed the attention drawn first by the national monument designation and now the national historical park." (Wetli, WTTW Chicago, 1/19/23)

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

Preservation Chicago has been working with community and civic partners and organizations for many years on this effort and we are delighted by the progress. We remain very active with conversations concerning rebuilding, renovation and restoration. We're also hoping for a complementary Chicago Landmark District in the neighboring Roseland community to include "the Pullman Lands" and to drive economic development on South Michigan Avenue in Roseland.

Read or watch the full story at WTTW Chicago

Pullman National Monument Upgraded to National Historical Park — and the Name Change Makes a Big Difference, Patty Wetli, WTTW Chicago, 1/19/23

Pullman monument named national park, honoring labor and civil rights history, Jessica D'Onofrio, ABC News Chicago, 1/19/23



23.WIN: Four Historic Calumet River Bridges to be Restored with Federal Funds



Vice President Kamala Harris visits the Southeast Side of Chicago to talk about infrastructure on Jan. 4, 2023. Photo credit: Colin Boyle / Block Club Chicago

"Four bridges crossing the Calumet River on the Southeast Side will be restored using $144 million in federal funding, officials announced Wednesday with Vice President Kamala Harris.

"The 92nd Street-Ewing Avenue, 95th Street, 100th Street and 106th Street bridges over the Calumet River will be rehabilitated using a grant from the U.S. Department of Transportation's Bridge Investment Program, officials said.

"The money will be used toward a $302 million project to repair the 'aging' bridges, improve sidewalks — including filling a more than half-mile sidewalk gap on the sides of the 100th Street bridge — and install bike lanes on each bridge, leaders said.

"The Bridge Investment Program was created through the Infrastructure Investment and Jobs Act signed by President Joe Biden in 2021.

"'The engineers and experts have taken a look at these [bridges] and say we're living on borrowed time,' Sen. Dick Durbin said at Wednesday's news conference near the 95th Street bridge at Crowley's Yacht Yard, 3434 E. 95th St. 'These bridges and 2,000 more like them across the state of Illinois need help and need it now.'

"The bridge rehabilitation will replace the original steel with stronger steel, replace mechanical and electric systems that raise and lower the bridges, use prefabricated sections and incorporate aspects of the original bridges that can survive another 50 years, according to the city's transportation department.

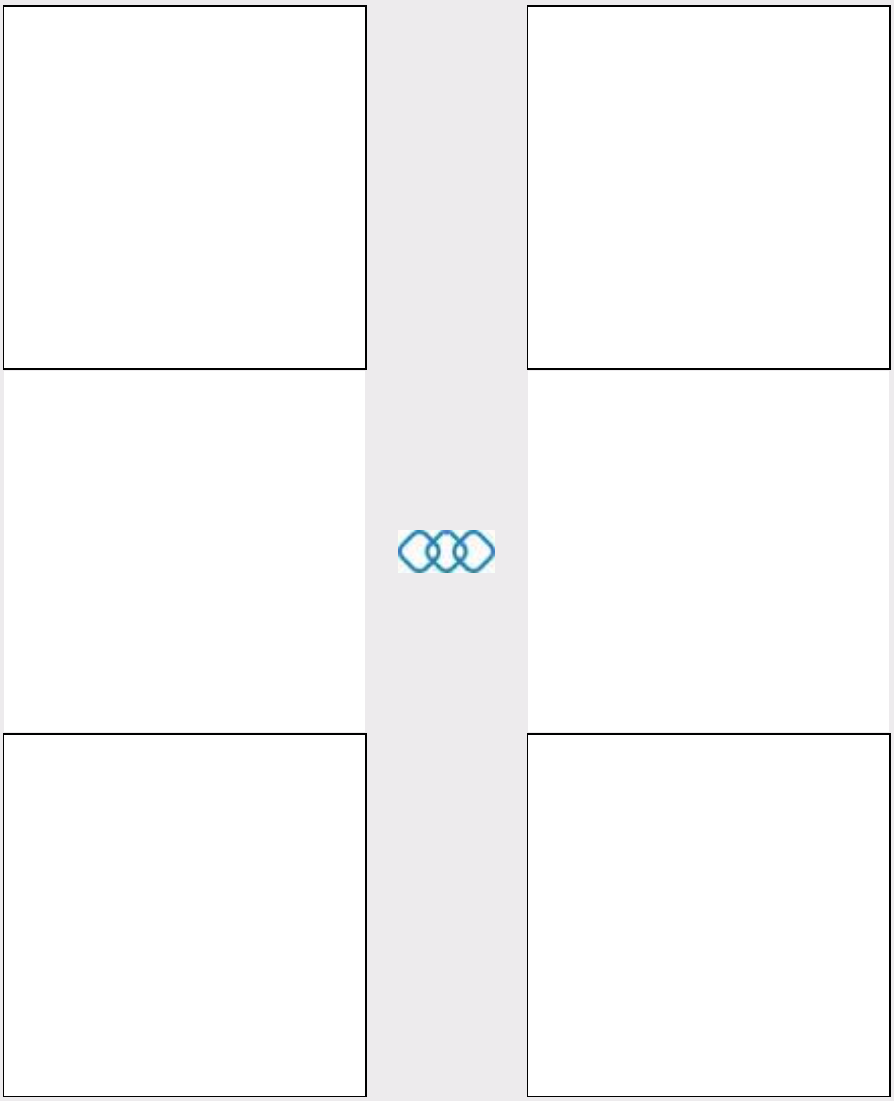
"'Millions of Americans who have never heard of [the 95th Street] bridge and will never cross it rely on products like meat and eggs that cargo ships bring [under] it, or drive a Ford car whose parts pass through here and was built by [United Auto Workers Local] 551,' Harris said. 'These products are made in America. This bridge is how they are delivered to America.'

"The four bascule bridges are each raised about 5,000 times annually, Mayor Lori Lightfoot said. The bridges are lifted to allow freight ships access to the Illinois International Port District and the numerous industrial facilities along the river. 'They are an important part of Chicago's history and must be modernized to ensure that they can meet the demands of today,' Lightfoot said.

"The 1980 film 'The Blues Brothers' features a scene in which main characters Jake and Elwood jump the 95th Street bridge in their 'Bluesmobile.' Harris visited Calumet Fisheries, the famed seafood smokehouse at the west end of the same bridge, for lunch following the press conference." (Evans, Block Club Chicago, 1/4/23)

Read the full story at Block Club Chicago

Aging Southeast Side Bridges Over Calumet River To Be Restored With $144 Million From Feds
Vice President Kamala Harris was in Chicago Wednesday to announce the investment. Aside from bridge fixes, pedestrian and bicycle infrastructure will be upgraded. Maxwell Evans, Block Club Chicago, 1/4/23



24.THREATENED: Openlands Letter Writing Campaign to Protect the South Shore Nature Sanctuary, and to Prioritize the Restoration of Jackson Park and South Shore Golf Courses



South Shore Nature Sanctuary. Photo credit: Eric Allix Rogers

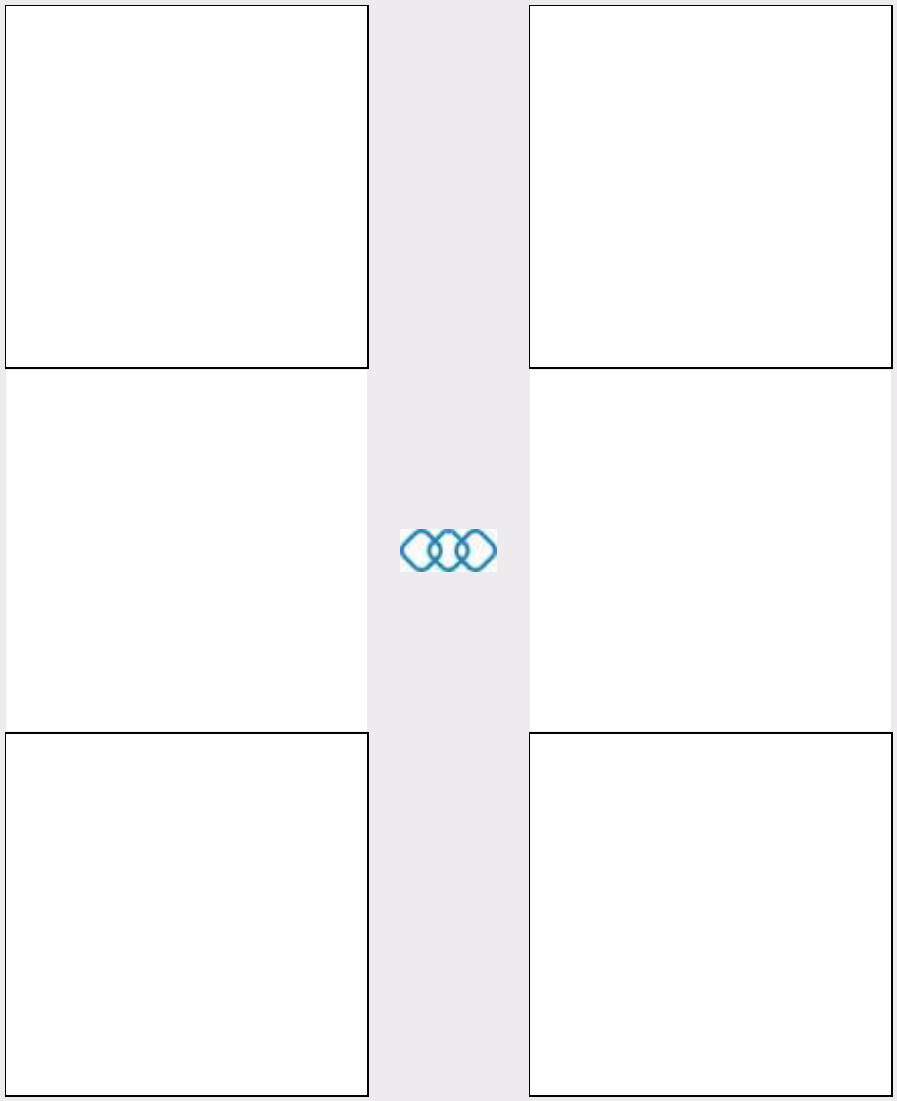
"In 2017 the Chicago Park District proposed a plan to redevelop the Jackson Park 18-hole golf course and the South Shore 9-hole course, combining them into a single 18-hole course. The new design was presented by Tiger Woods and his company TGR Designs.

"The proposal calls for the destruction of the existing holes at South Shore and a majority of the holes at Jackson Park, in addition to removing roadways that connect the neighborhood to South Lake Shore Drive. While Openlands agrees that these historical golf courses deserve a restoration to make them more enjoyable to play, we OPPOSE any plan that would destroy the South Shore Nature Sanctuary, take down thousands of trees unnecessarily, not provide diverse golfing opportunities, and increase the cost to play beyond reach.

"A true restoration of Jackson Park and South Shore Courses would create equitable and enjoyable opportunities for all residents and visitors to enjoy playing the two courses while protecting important habitat for wildlife, migratory birds, and humans alike.

"We need your help to make sure that a true restoration of the Jackson Park and South Shore Golf Courses that also protects the South Shore Nature Sanctuary is prioritized over the proposed TGR Golf Course. Please use this form to contact your Alderperson and Mayor Lightfoot to request their action on this issue."

Letter writing form at Openlands website



25.WIN: Landmark Gerber House Sold to Preservation-Oriented Buyers



Henry Gerber House, 1885, 1710 N. Crilly Court. Designated Chicago Landmark since June 6, 2001. Photo credit: Jameson Sotheby's International Realty

"Built in 1885, the limestone row house has been owned since 1985 by Shirley and Norman Baugher. The four-bedroom, 3,000-square-foot home came on the market Jan. 13, priced at just under $1.5 million. Listing agent Peter Neagle of Jameson Sotheby's International Realty marked it 'contingent' four days later.

"Norman Baugher told Crain's 'we were always proud' of the home's role in history, but declined to comment further. His wife, who died in October, 'was really the one to speak about this,' he said.

"In June 2021, Shirley Baugher told a WBEZ reporter that she was 'delighted' about the home's history. "I'm very pleased they were here, advocating for" the rights of gay men in the 1920s, when it was deeply unpopular to do so.

"In 1924, Henry Gerber, a German immigrant and veteran of the U.S. Army, led several friends in organizing the Society for Human Rights, whose goal was to 'promote and protect the interests of people who are abused and hindered in the legal pursuit of happiness which is guaranteed them by the Declaration of Independence and to combat the public prejudices against them.'

"The Society for Human Rights received a charter from the state of Illinois, making it the nation's first documented gay rights organization. This was decades before the Mattachine Society launched in Los Angeles in 1950 and the conflagration at the Stonewall Inn in New York helped move gay rights forward. The group published a newsletter called "Friendship & Freedom."

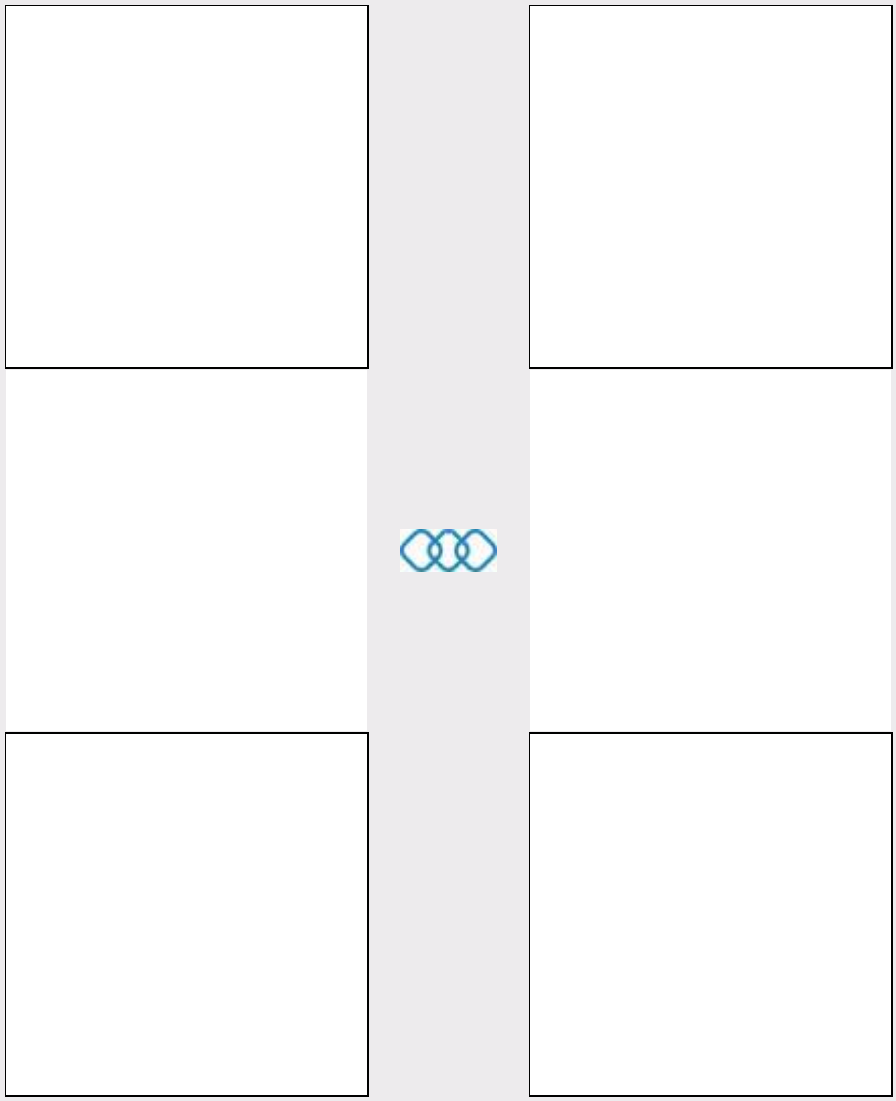
"The Crilly Court property was a row house at the time. The Society for Human Rights held some meetings in the basement, and Gerber and Henry Teacutter, another of the group's seven founders, each rented rooms upstairs. Shirley Baugher said in 2021 that all those spaces were long ago renovated and do not look as they would have in the 1920s. (Rodkin, Crain's Chicago Business, 1/17/23)

Read the full story at Crain's Chicago Business

Old Town home of 1920s gay activist Henry Gerber lands a buyer in a few days, Dennis Rodkin, Crain's Chicago Business, 1/17/23

What's That Building? The Henry Gerber House; A boarding house in Old Town was the site of the first gay rights organization in America, Dennis Rodkin, WBEZ, 6/26/21

Henry Gerber House, 1710 N Crilly Ct Listing



26.WIN: Turn of the Century Loft Building at 153 W. Ohio to Be Converted to Residential



Rendering for updated entrance of 153 W. Ohio Street by FitzGerald Associates. 153 W. Ohio Street, Built 1900. Rendering credit: FitzGerald Associates



153 W. Ohio Street, built 1900. Photo credit: Loopnet

"Initial plans have been revealed for the residential conversion of the existing commercial building at 153 W Ohio Street in River North. Located just west of the intersection with N. LaSalle Street and across the street from the famed Ohio House Hotel, the project comes at a time where residential conversions are ramping up in the city including just down LaSalle Street. Local developer Senco Properties is leading the way with Chicago-based FitzGerald Associates working on the design.

"Built in 1900 and receiving a renovation with a one-story vertical expansion in 1990, the masonry-clad structure will see a new life as its upper floors receive a redesign according to the ward's newsletter. The completed project will deliver 35 residential units made up of five-studios/

efficiencies, 11 one-bedrooms, 6 one-bedrooms with dens, 11 two-bedrooms, and two three-bedroom layouts.

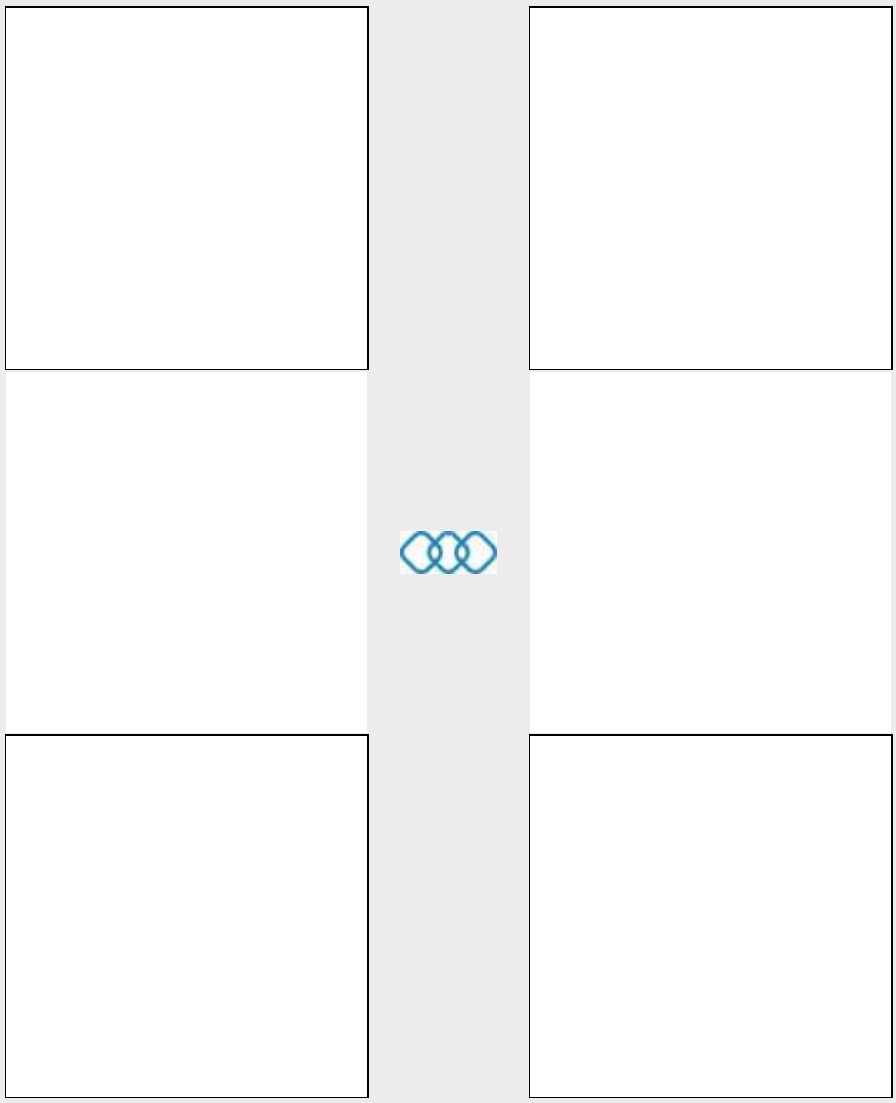
"The previous iteration called for one remaining commercial space and a handful of parking spots; both of those have now been removed for additional units and a larger entry lobby. There will no longer be any on-site parking but there will be 38 bicycle parking spaces, a small fitness room, and tenant storage in the lower basement level.

"The rest of the five-story structure will remain relatively the same with minor updates and repairs to the front facade and sides, while the 1990 expansion will hold the only apartments with balconies as the development sits back from the street front." (Achong, Chicago YIMBY, 1/25/23)

Read the full story at Chicago YIMBY

Residential Conversion Proposed For 153 W Ohio Street In River North, Ian Achong, Chicago YIMBY, 1/25/23

Developer plans residential conversion at 153 W. Ohio; The five story building will get 35 units, Lukas Kugler, Urbanize Chicago, 1/18/23



27.WIN: Harper Theater to Reopen After Preservation-Oriented Renovation



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

"Hyde Park's 107-year-old Harper Theater is getting new owners and a revamp after the retirement of former proprietor Tony Fox. Emphasizing the theater's 'luxury' renovations, new owners Main Street Theatres are shooting for an early spring opening.

"Fox told the Hyde Park Herald in November that after ten years of running the four-screen, prairie-style theater, the cinema 'hadn't turned a profit for the last couple of years,' and he would be stepping down.

"The building, located at 5234 S. Harper Ave., is owned and leased out by the University of Chicago. The university finalized plans with its new vendor on November 10 of last year; the theater closed temporarily on November 30 to begin renovations.

"Based out of Omaha, Main Street Theatres operates cinemas across Nebraska, Wisconsin, and Iowa, primarily around college towns. The South Side location will be the company's first in Illinois.

"Harper Theater's iconic building was constructed in 1914, opening a year later as a 1,200-seat vaudeville house complete with a Kimball pipe organ. It was designed by renowned Chicago architect Horatio Wilson, whose craftsmanship can be seen throughout the city in the designs of houses, banks, apartment buildings, and factories. Harper was converted into a movie theater in 1935.

"Listed on the National Register of Historic Places as part of the Hyde Park-Kenwood Historic District, the theater has seen its fair share of changes over the years: turnovers, periodic shutterings, renovations and reopenings.

"Michael Barstow, executive vice president for Main Street Theatres, said renovations should last about three months.

"One such character change is removing the theater's current seats and replacing them with "luxury, heated recliners.' Aside from the reduction of total seats in the theaters, the rest of the layout will

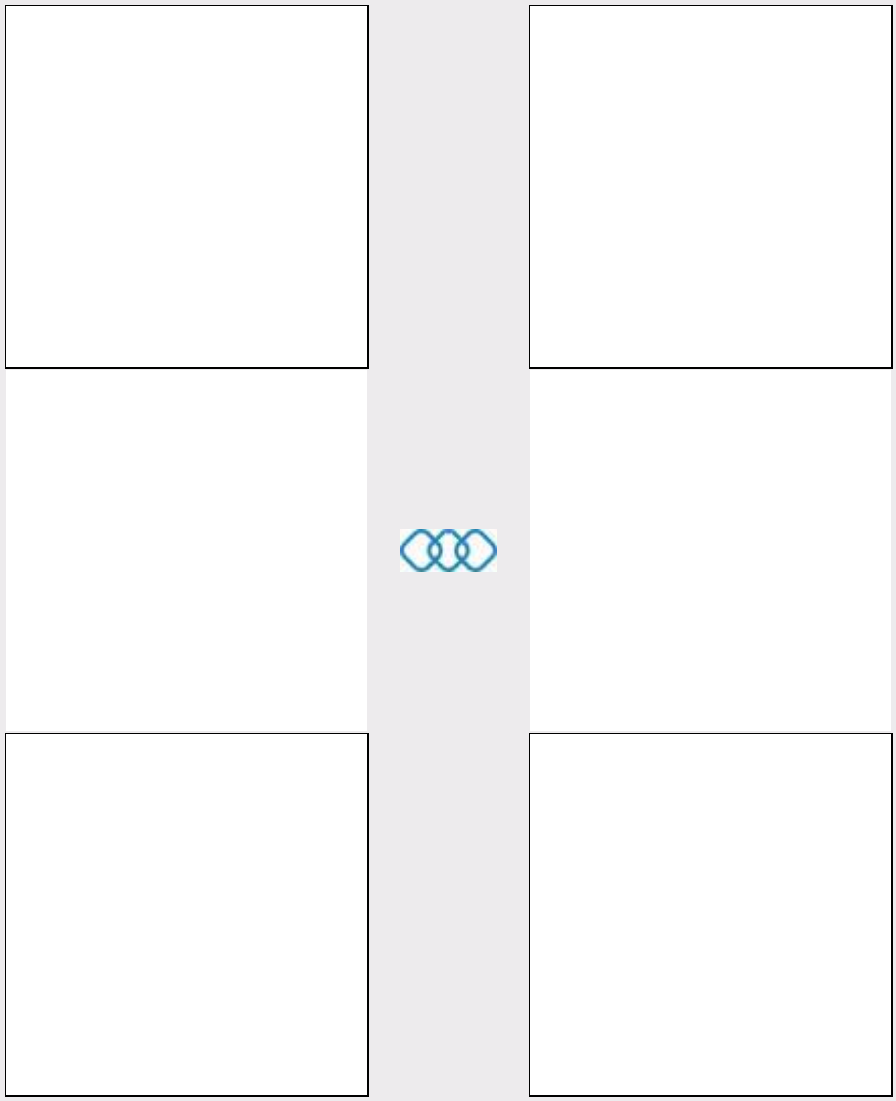
remain unchanged. Its name and unique historical features, such as the marquee, will also remain intact.

"'How cool is that when you're looking from 53rd [Street] down Harper [Avenue]? How gorgeous that building is with that marquee when it's all lit up at night,' Barstow said. 'Seriously…if it ain't broke, don't fix it.'" (Robinson, South Side Weekly, 1/12/23)

Read the full story at South Side Weekly

Harper Theater to Reopen After Revamp: Historic cinema, now under new ownership, to get 'luxury' facelift, Dierdre Robinson, South Side Weekly, 1/12/23

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



28.THREATENED: Walgreens Closure Leaves Landmarked Noel State Bank Vacant



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

"The shelves are barren, the Vitamin Vault is half-empty and the remaining employees are mopping and cleaning up as Walgreens prepares to close its flagship Wicker Park store Tuesday.

"For the past decade, the drugstore and pharmacy has operated out of the landmark Noel State Bank building, 1601 N. Milwaukee Ave., in the heart of Wicker Park. It's become well 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.

"A music teacher at nearby Drummond Elementary, Sean Rholl stopped by the store with his class of seventh and eighth graders. The students took selfies in the Vitamin Vault and then all posed for a picture that Rholl took from the upstairs mezzanine, under the vaulted ceiling.

"'I said, 'You've got to check out the vault and the ceiling and just how life could be this beautiful,' and now they're taking that away.'

"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. Since the building is part of the landmarked Milwaukee Avenue District, the city will require future tenants or owners to preserve its historical features. Walgreens opened the store in 2012 after two years of restorations.

"The employee said she's only worked at the store since last summer, but specifically requested to work at the location because of its historic architecture. 'I hopefully think they will actually put something in place of the Walgreens and not let the building just go abandoned,' she said. 'This is one of the great buildings, they've got the vault and the architecture is just so beautiful. I'm kind of sad that a lot of people won't be able to come in and see it.'

"Since the news broke about the store's closure in December, the employee said the store has been inundated with visitors taking pictures, making TikToks and even a few people who came to draw sketches of the interior.

"'There's a lot of different types of people that usually come in, with different types of accents. People from all over the world, just to visit and see how great it is,' she said. (Myers, Block Club Chicago, 1/31/23)

Preservation Chicago played an important leadership role in the creation of the Milwaukee Avenue Chicago Landmark District, which includes the Noel State Bank.

Read the full story at Block Club Chicago

Wicker Park's 'Vitamin Vault' Walgreens Closes As Remodeled Location Reopens Blocks Away; A Walgreens at 1372 N. Milwaukee Ave. reopened Tuesday, the same day the pharmacy's flagship Wicker Park location is set to close., Quinn Myers, Block Club Chicago, 1/31/23

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



29.THREATENED: CVS to Close Wicker Park Located in Landmarked Home Bank and Trust Company Building



Home Bank and Trust Company Building, 1925, Karl Vitzthum, 1200-08 N. Ashland Ave./1600-12 W. Division St. Photo credit: Google Maps

"CVS is closing its retail store and pharmacy at the corner of Ashland Avenue and Division Street in Wicker Park.

"The location in the historic Home Bank and Trust Company Building, 1200 N. Ashland Ave., will close March 7, spokesperson Amy Thibault said Thursday.

"The store's closing is part of a larger plan CVS announced in 2021 to close around 900 stores over three years, Thibault said. The company considers several factors when deciding to close locations, including population shifts, the density of the surrounding neighborhood and "local market dynamics," Thibault said.

"The Home Bank and Trust Company Building is a prominent landmark on Chicago's Polish Triangle, which was once the epicenter of the city's Polish community. Designed by Karl M. Vitzthum & Co., the building was completed in 1926. Additional tenants besides CVS occupy its upper floors.

"'Built in the heart of Chicago's historic 'Polish Downtown,' this monumental Classical Revival-style building is ornamented with finely-carved low-relief sculpture and has a dramatic banking hall,' according to a landmark plaque attached to the building.

"The news of the closing comes less than a month after Walgreens announced it will close its flagship Wicker Park store in the historic Noel State Bank building, 1601 N. Milwaukee Ave. at the end of January." (Myers, Block Club Chicago, 1/19/23)

"The Home Bank and Trust Building, located at the prominent 'six-corners' intersection of Milwaukee Ave./Ashland Ave./Division St. on Chicago's Near Northwest Side, exemplifies the critical role that banks played in the history and development of Chicago's neighborhoods in the late 19th and early 20th centuries. Focused on catering to, and reinvesting in, their surrounding communities, neighborhood banks provided mortgages, business loans, and checking and savings accounts for middle- and working-class Chicago residents and neighborhood businesses. Built in the heart of Chicago's former 'Polish downtown,' this bank building illustrates the historic importance of the city's neighborhood commercial centers to the development of Chicago, which allowed residents to do their banking, shopping, and most other business close to home.

"A handsome example of the Classical Revival style, the Home Bank and Trust Building (commonly known as the Manufacturers Bank Building) is one of the finest neighborhood bank buildings in Chicago and is a prominent visual landmark for its community. This imposing structure is readily distinguished from the surrounding streetscape due to its six-story height, which rises above the existing commercial streetscape, as well as its distinctive and monumental
Classical Revival-style design and finely detailed ornamentation.

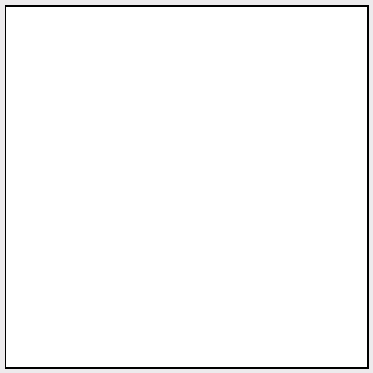
"The building was designed by Karl M. Vitzthum, an important early 20th century architect in Chicago, whose firm designed some of the city's most visible tall office buildings, including the One North LaSalle Building (1930). Vitzthum was especially noted for his bank architecture and designed over fifty banks throughout the Midwest, including several in Chicago." (Home Bank and Trust Building Chicago Landmark Designation Report, 12/1/2005)

Preservation Chicago was instrumental with the Home Bank and Trust Building Chicago Landmark Designation.

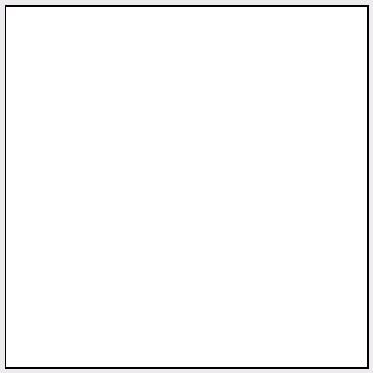
Read the full story at Block Club Chicago

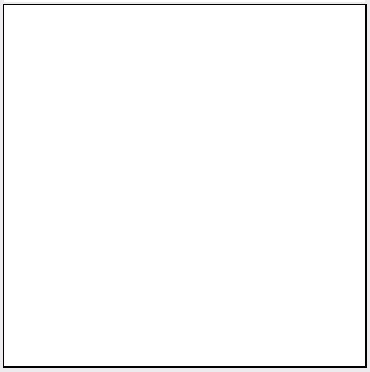
Wicker Park CVS Inside Historical Bank Building Will Close In March; The news comes less than a month after Walgreens officials announced they will shut down the flagship Wicker Park store in the Noel State Bank building, Quinn Myers, Block Club Chicago, 1/19/23

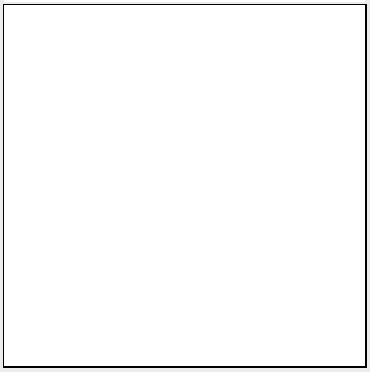
Home Bank and Trust Company Building Chicago Landmark Designation Report, December 1, 2005











30.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.

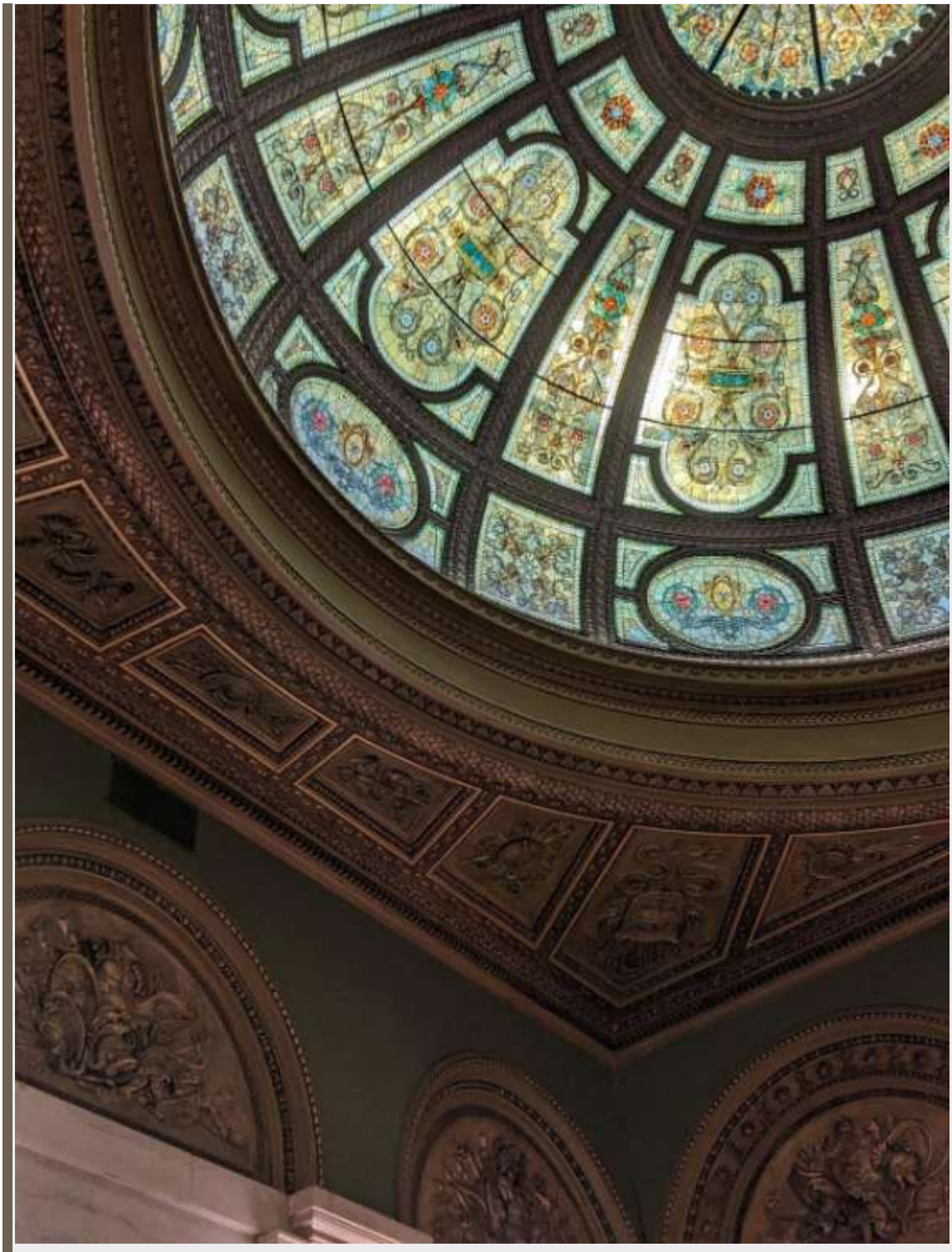
"The Preservation Excellence awards have been presented annually since 1999 to individuals, nonprofits, businesses, and public bodies that have significantly contributed to Chicago's architectural and cultural history. The Landmarks Commission's Permit Review Committee reviewed and selected the winners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

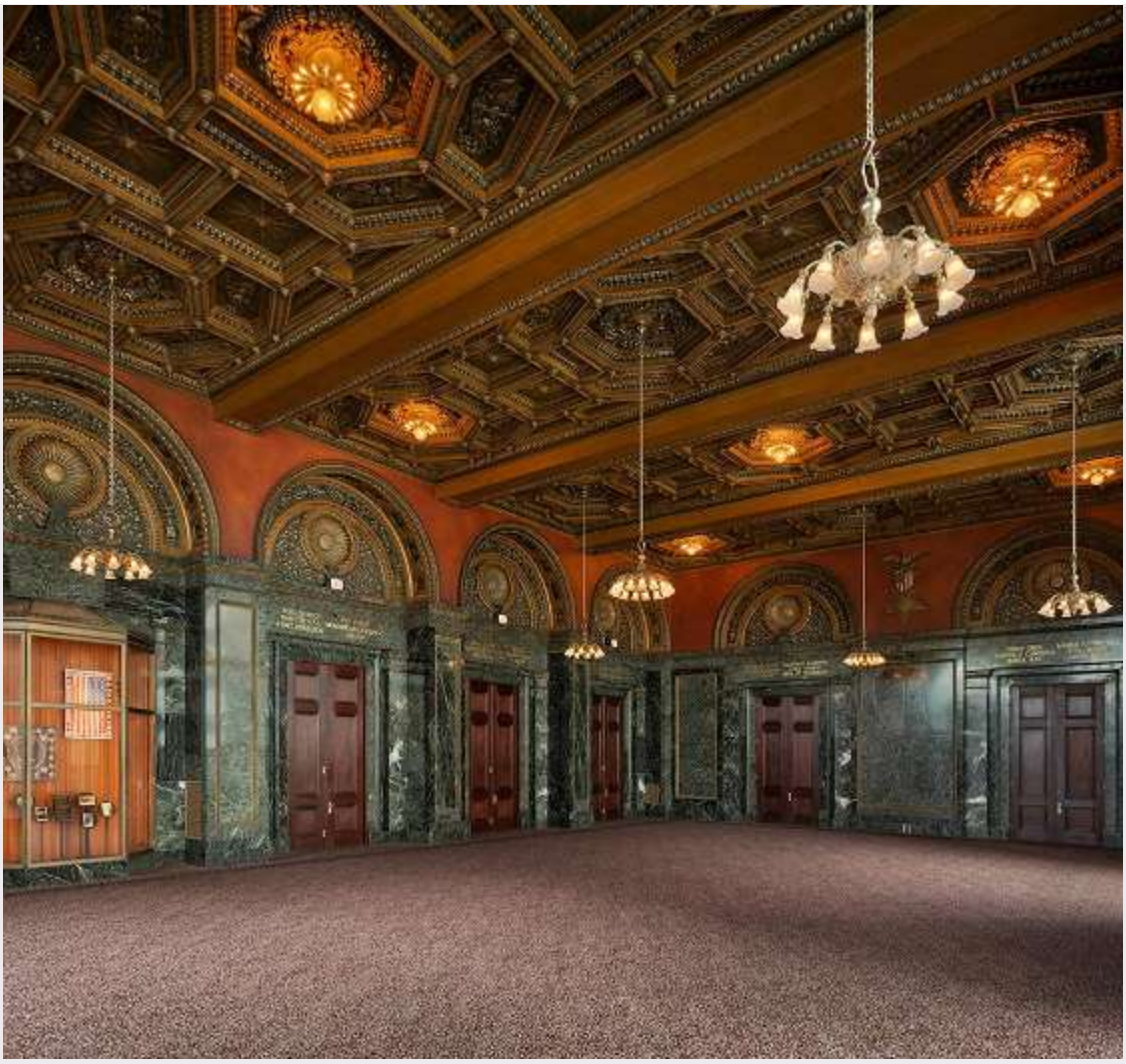
"The 2022 winners include:

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

31.BUYER WANTED: Pair of Prairie Avenue “Millionaire’s Row” Mansions Offered For Sale



William W. Kimball House, 1892, Solon S. Beman, 1801 S. Prairie Ave. and Coleman-Ames House, 1886, 1811 S. Prairie, Henry Ives Cobb and Charles S. Frost. Photo credit: Positive Images



William W. Kimball House, 1892, Solon S. Beman, 1801 S. Prairie Ave. Photo credit: Positive Images



Coleman-Ames House, 1886, 1811 S. Prairie, Henry Ives Cobb and Charles S. Frost. Photo credit: Positive Images

"The U.S. Soccer Federation has listed two adjacent South Loop mansions that it long has owned and used as its headquarters for a combined amount of $4.2 million, with one of them — the historic and French Chateauesque 14,734-square-foot William W. Kimball House — available for $2.3 million. The four-story, 12,648-square-foot brown sandstone mansion next door has an asking price of $1.9 million.

"The official governing body of soccer in the U.S. has been based in Chicago since moving from Colorado Springs, Colorado, to the South Loop in 1991. At that time, it moved its offices into the two

adjoining mansions — the Kimball House, at 1801 S. Prairie Ave., and the house right next door at 1811 S. Prairie.

"The mansions were part of South Prairie Avenue 'millionaire's row,' which was the most exclusive and fashionable neighborhood in Chicago in the late 1800s and early 1900s. For more than 75 years, however, the mansions have been used as office space, and with the soccer federation's decision last year to vacate the two mansions and move its headquarters to the downtown high-rise office building at 303 E. Wacker Drive, the opportunity exists to convert the mansions back to single-family homes.

"Built between 1890 and 1892 at a reported cost of $1 million and designed by Pullman architect Solon S. Beman, the Kimball house, which was added to the National Register of Historic Places in 1971, stands three stories tall and has a Bedford limestone exterior, a slate mansard roof, a variety of steeply sloping roof shapes, dormer windows, and tall slender chimneys. The mansion was modeled after the 12th-century Chateau de Josselin in Brittany, France, and inside it has carved woodwork, onyx-adorned walls, a black onyx fireplace and leaded glass windows.

"The mansion was built for Kimball, a piano-manufacturing magnate. He died shortly after moving in, and his wife sold it in the 1920s. It later was a rooming house and then was owned by an architectural club and a group care home before it became office space, starting in the late 1940s. Publisher R.R. Donnelley donated both mansions to the Chicago Architecture Foundation in 1991, which leased them to the soccer federation. The group bought the mansions outright from the architecture foundation in 1996.

"The three-story Romanesque Revival-style mansion at 1811 S. Prairie was built in the mid-1880s, and early owners included Miner T. Ames and Joseph Fish, who was the president of the Brunswick-Balke-Collender Co. — now known as Brunswick Corp. The mansion was sold to a textbook publisher in 1921 and has been used as offices ever since.

"The mansion at 1811 S. Prairie was designed by noted architects Henry Ives Cobb and Charles S. Frost. Features include carved woodwork, cast plaster, leaded glass windows and a billiard room with built-in cue holders.

"They are connected to essentially have close to 30,000 square feet of flexible space," she said. "We believe that the end buyer may convert to luxury condos or rental apartments, create two separate single-family homes, (become) an Airbnb (or) VRBO, (become) an event space or continue with another office building with little work considering the ... U.S. Soccer Federation was running at this building for over 30 years." (Goldsborough, Chicago Tribune, 1/21/23)

Read the full story at the Chicago Tribune

US Soccer Federation lists a pair of historic South Loop mansions for a combined $4.2, Bob Goldsborough, Chicago Tribune, 1/21/23

William W. Kimball House 1811 S. Prairie, and Coleman-Ames House 1811 S. Prairie Listing

32.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.

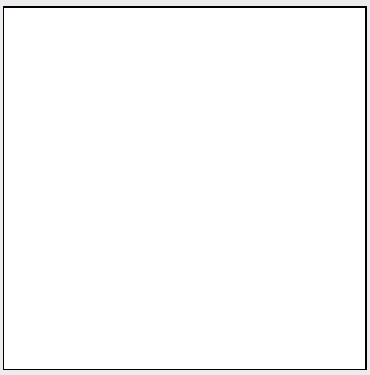
"The fifth floor was first a private dining room with a maximum capacity of 100 for meals and about 150 when used as an auditorium. By the 1950s it had become the Ladies Lounge and contained several private dining areas; however, when needed, the space was opened to create a large dining room or an auditorium. 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.

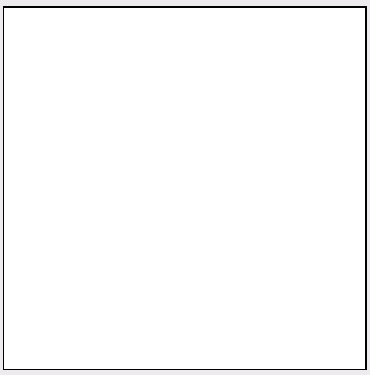
"The third floor was to be the main dining room and had a seating capacity of about 150 for meals. This dining room contained the Chicago Engineers' Club Round Table with its 'Lazy Susan' in the center. The table was built by Club member George Nichols who manufactured railroad turn tables. The table, 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







33.BUYER WANTED: Condo in Carl Street Studios at 155 West Burton Place Listed for Sale



155 West Burton Place 2, Carl Street Studios. Image credit: Redfin



155 West Burton Place 2, Carl Street Studios. Image credit: Redfin



155 West Burton Place 2, Carl Street Studios. Image credit: Redfin



155 West Burton Place 2, Carl Street Studios. Image credit: Redfin



155 West Burton Place 2, Carl Street Studios. Image credit: Redfin



155 West Burton Place 2, Carl Street Studios. Image credit: Redfin



155 West Burton Place 2, Carl Street Studios. Image credit: Redfin

"This one-of-a-kind property is a work of art by Edgar Miller and Sol Kogen at Carl Street Studios.

Nestled behind a secure iron gate in a picturesque courtyard in the heart of historic Old Town, Studio 2 of Carl Street Studios stands out as an artistic gem. This property, one of only thirteen condos

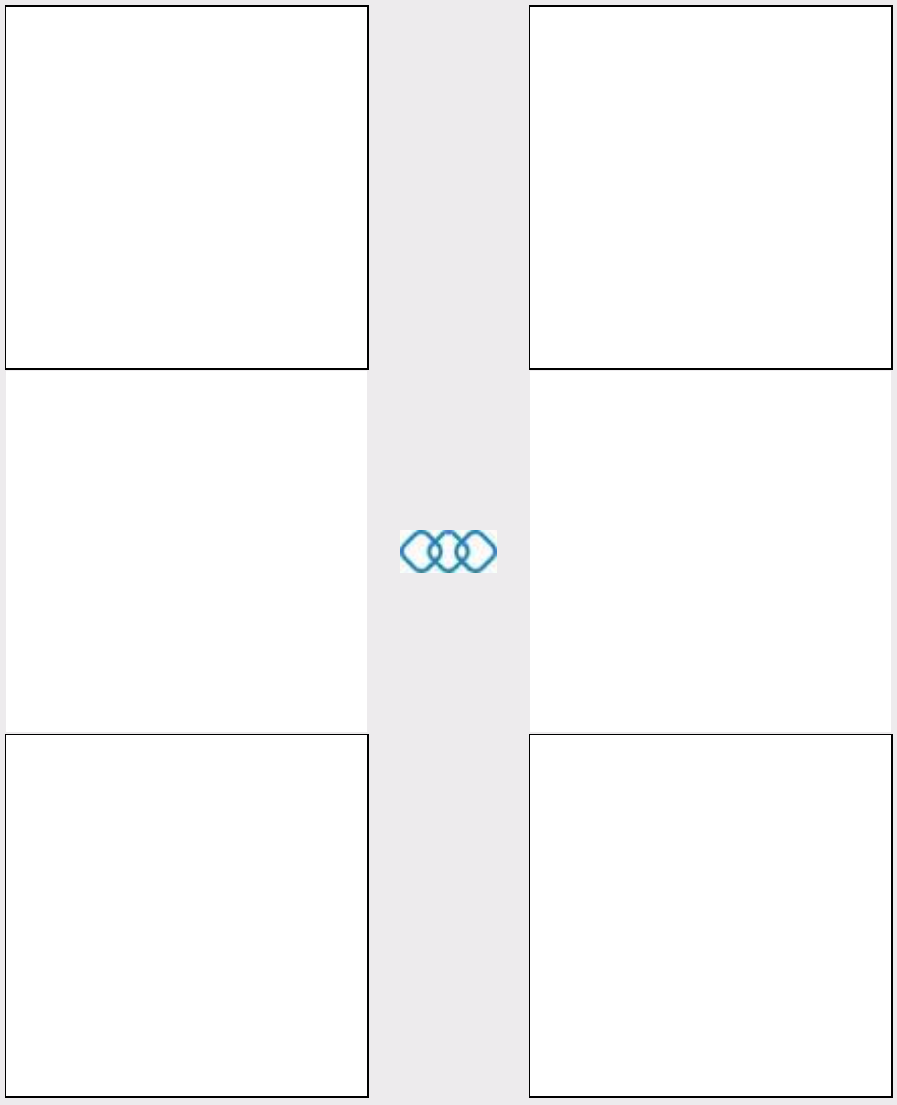
converted from a Victorian home in 1927, is a true masterpiece that has been carefully modernized for contemporary living, while still preserving its original artistic charm.

"The property boasts a dramatic two-story living room and a wealth of intricate embellishments, including mosaic and stained glass windows, Art Deco tiles, carved doors, parquet floors, and painted ceilings.

"The property also features a tremendous hosting kitchen and breakfast room, a spacious dining area, three bedrooms, two full baths, two half baths, a second-floor sitting room, and a large private roof deck. Just off the main living space sits a separate 745 square foot duplex studio, makes for a perfect guest suite or in-home office, is also available for purchase. With its unique blend of contemporary comfort and timeless artistry, Studio 2 of Carl Street Studios is truly a one-of-a-kind property, a work of art in its own right."

155 West Burton Place 2 at Carl Street Studios
$1,095,000
3 Beds 4 Baths 4,500 SqFt
This One-of-a-kind Property Is A Work Of Art By Edgar Miller And Sol Kogen At Carl Street Studios..

Listing for 155 West Burton Place 2 at Carl Street Studios



34.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

35.BUYER WANTED: Chicago Landmark Victorian at 610 W. Fullerton in the Mid-North District



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.

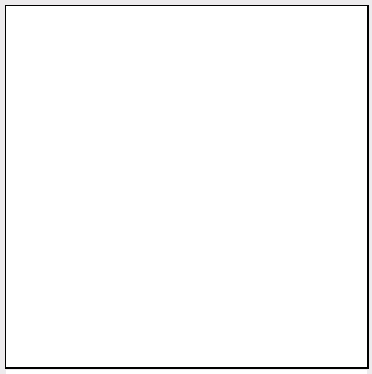
"The foyer is museum quality, with all the details in the wood, including stained glass windows climbing up one side of the staircase. The windows face east, to be illuminated by the morning sun.

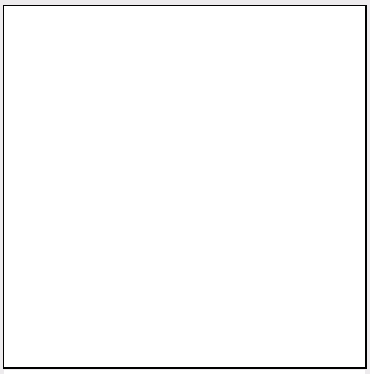
"The house's five fireplaces all have original tile mantels. One has a seashell motif, another has a fairy playing with butterflies and others have geometrical patterns.

"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)

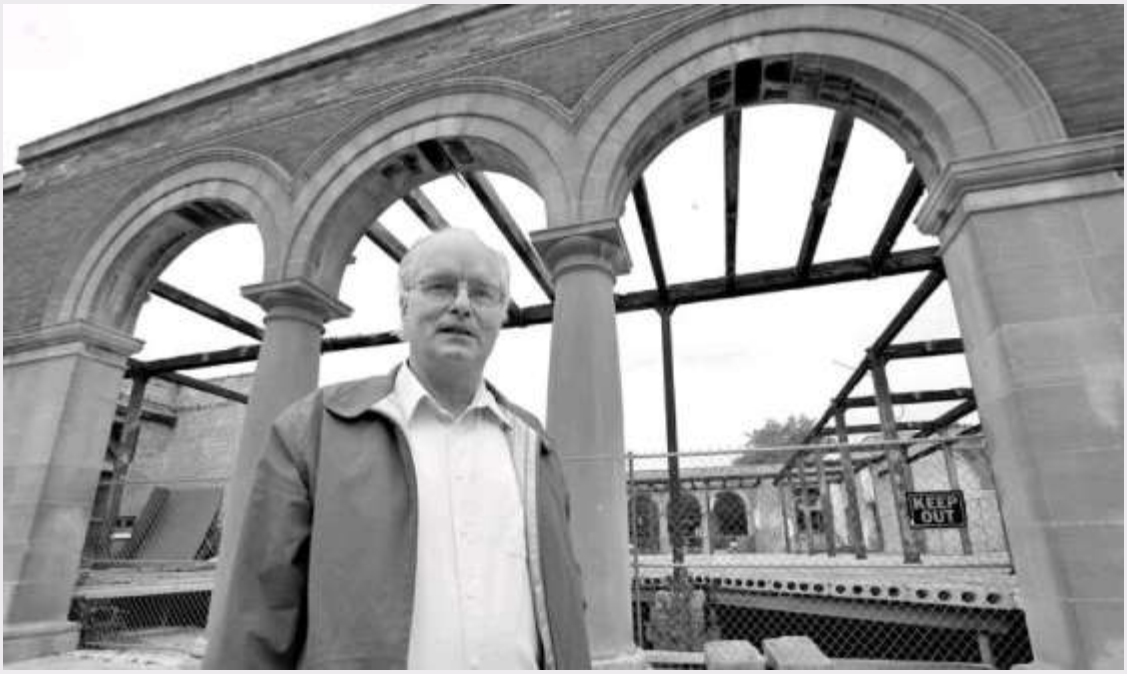
Read the full story at Crain's Chicago Business

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





36.IN MEMORIAM: Charles Gregersen
Pullman Preservationist



Charles Gregersen, Pullman Preservationist, standing in front of Market Hall in Pullman in 2009. Photo Credit: Chicago Sun-Times

Charles E. Gregersen Obituary
Pullman National Monument Preservation Society
Mark Cassello with Ward Miller

Charles E. Gregersen passed away peacefully on November 20, 2022. Gregersen, a revered and award- winning architect and member emeritus of the American Institute of Architects (A.I.A.), dedicated much of his life to the cause of historic preservation and the Pullman Community of Chicago.

Fascinated by architecture from an early age, he persuaded his aunt to take him to the 1956 exhibition of the works of Louis Sullivan at The Art Institute of Chicago. Two years later, as a teenager, he met and befriended photographer and architectural preservationist Richard Nickel, who shared a passion for the works of Adler and Sullivan. Gregersen became the youngest member of The Chicago Heritage Committee, concerned with the preservation of Chicago's historic buildings, which were being demolished at an alarming rate. Much of the work and actions of The Chicago Heritage Committee, inspired the formation of the Commission on Chicago Landmarks and in later years, offered greater protections of these seminal structures.

Gregersen worked alongside Richard Nickel—and later with John Vinci, David Norris, Tim Samuelson, et al.—in noble, but unsuccessful efforts, to prevent the demolition of the Garrick Theater Building, originally known as The Schiller Theater Office Building (1891) and the Chicago Stock Exchange Building (1893). But thanks in part to their efforts and others, a movement began to preserve many of the buildings of the Chicago School of Architecture, as well as other notable buildings and great works of architecture. With the Garrick/Schiller Building and the Chicago Stock Exchange Building, despite their demolition, a new awareness of their importance was shared in a very public way and often by the media of the day, which began a larger acknowledgement of Chicago's importance on the world stage. While lost to demolition, the architectural masterworks of the Garrick and the Chicago Stock Exchange, were documented extensively and much of their architectural ornament salvaged and placed in museums around the world. These institutions extend from The Art Institute of Chicago, and across the United States, and from The Metropolitan Museum of Art in New York and to the Musee d'Orsay in Paris.

In 1972, Gregersen with James Simek and Paul Petraitis authored The Commission on Chicago Landmarks report that led to the designation of the South Pullman Historic District as an official City of Chicago Landmark. This was Chicago's second Landmark District or a group of historic structures to be designated. In the early 1990s, Charles Gregersen offered testimony, along with others, to the Commission on Chicago Landmarks, for the consideration of North Pullman area as a designated Chicago Landmark District.

Gregersen applied his talents as an architect to document and restore Pullman's architecture. He created detailed architectural elevations of the surviving half of Tenement "Block E" before its demolition in 1972. He executed painstakingly accurate drawings of Pullman's demolished Water Tower. Gregersen completed detailed elevations of the Pullman "Clock Tower" Administration Building for the Historical Architectural Buildings Survey (HABS) in 1973. After the devastating fire in 1998, Gregersen's drawings were integral to the reconstruction and restoration of the Administration Building, which now houses the visitors center for The Pullman National Monument.

Beyond Pullman, Gregersen was the architect for the restoration of the Gaylord Building (1838) in Lockport, Illinois. For this project, Gaylord Donnelly received the President's Historic Preservation Award from Ronald Reagan in 1988. Today the building anchors the historic area of the Illinois & Michigan (I&M) Canal, and is owned by the National Trust for Historic Preservation.

In addition to his talents in architecture, Gregersen had an encyclopedic and analytical mind that made him a natural scholar and storyteller. In Dankmar Adler: His Theatres and Auditoriums (1990), he illuminates the role of Dankmar Adler, whose contributions tend to be overshadowed by his business partner, Louis Sullivan. In Louis Sullivan and His Mentor: John Herman Edelmann, Architect (2013), Gregersen looks at Sullivan's formative years as an apprentice in Edelmann's architectural office, exploring the influence of this experience on Sullivan's later work.

Ultimately, Gregersen very much loved Pullman. He did everything he could to share his knowledge on Pullman, and to protect and preserve it because he had witnessed from an early age how quickly works of great historical and architectural significance could be lost. With the passing of Charles E. Gregersen, Pullman's protection now falls to many of us in Chicago's architecture and preservation community, along with the National Park Service and our other community and citywide partners.

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)
City of Chicago Demolition Delay Hold List (2023)

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: Burnham Designed Pavilion in Jackson Park, 2241 E. Marquette Drive (A Chicago 7 Most Endangered in 2017, 2018, 2019, 2020 & 2021)
#100995228
Date Received: December 5, 2022
Ward: 4th Ald. Sophia King
Applicant: Bauer Latoza C/O Ed Torrez
Owner: Chicago Park District C/O Heather Gleason, Director of Planning and Construction
Permit Description: Stabilization and weatherproofing of the golf shelter including partial demolition of the collapsed roof structure.
Status: Released 12/19/2022



*Burnham Designed Pavilion in Jackson Park in **2023** in state of extreme neglect. Photo Credit: Eric Allix Rogers*



*Burnham Designed Pavilion in Jackson Park in **2020** in state of significant neglect. Photo Credit: Eric Allix Rogers*



*Burnham Designed Pavilion in Jackson Park in **2015** in state of neglect. Photo Credit: Eric Allix Rogers*

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

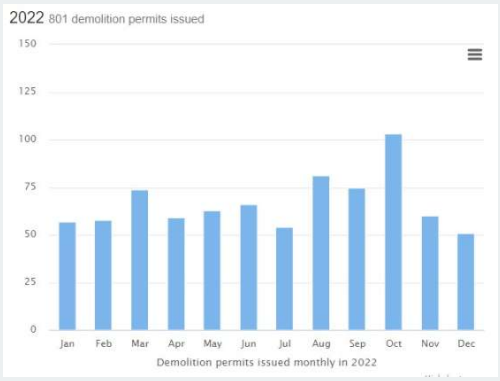
Historical Terra Cotta Removed And Thrown Out From Protected Rogers Park Building, Leading To Stop Work Order; City officials say workers removed historical façade features from the 1912 movie house at 1618 W. Devon Ave. without proper permits. The new owner said she didn't know it was protected, Joe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

LOSS: 'Spotlight on Demolition' January 2023

- 1325 W. Carmen Avenue, Andersonville
- Wing Hoe Restaurant, 5356 N. Sheridan Road, Edgewater
- 3550 N. Spaulding Avenue, Irving Park
- 1101 W. Berwyn Avenue, Andersonville
- 813 E. 63rd Street, Woodlawn
- 3533 N. Greenview Avenue, Southport
- 2016 N. Clifton Avenue, Lincoln Park
- 1837 N. Dayton Street, Lincoln Park
- 2611 W. Haddon Avenue, Ukrainian Village
- 1845 W. Waveland Avenue, North Center
- 3923 N. Hoyne Avenue, North Center
- 1647 W. Irving Park Road, North Center
- 1439 W. Winona Street, Andersonville
- 12020 S. Indiana Avenue, West Pullman
- 3948 W. 66th Street, Marquette Park
- 4722 N. Virginia Avenue, Ravenswood
- 10137 S. Emerald Avenue, Fernwood
- 10619 S. Bensley Avenue, Trumbull 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 801 demolitions during 2022 at Chicago Cityscape's Demolitions Tracker](#)

Chicago Cityscape



1325 W. Carmen Avenue, Andersonville. Demolished January 2023. Photo Credit: Redfin



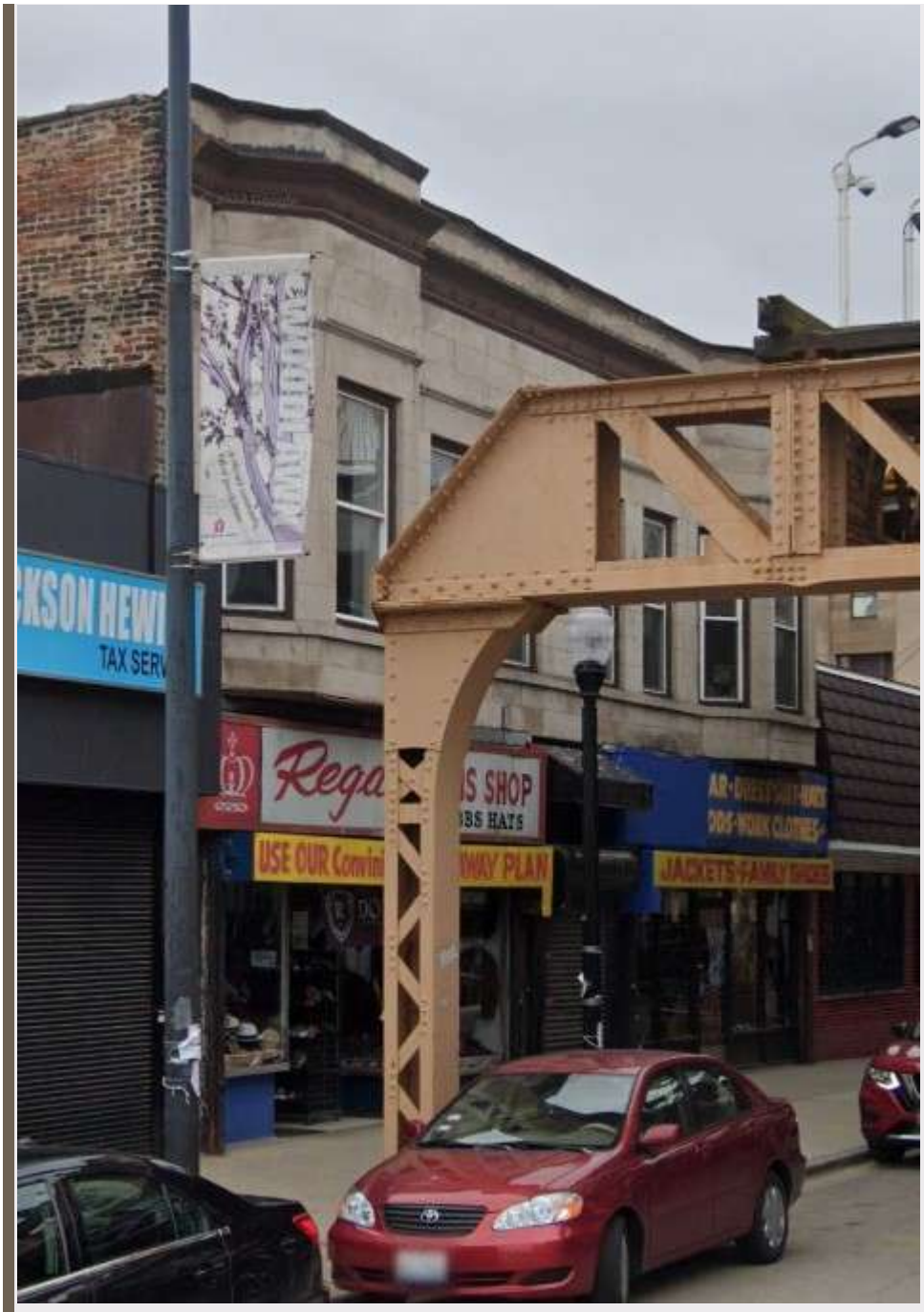
Wing Hoe Restaurant, built 1913, 5356 N. Sheridan Road, Edgewater. Demolished January 2023. Photo Credit: Google Maps



3550 N. Spaulding Avenue, Irving Park. Demolished January 2023. Photo Credit: Google Maps



1101 W. Berwyn Avenue, Andersonville. Demolished January 2023. Photo Credit: Google Maps



813 E. 63rd Street, Woodlawn. Demolished January 2023. Photo Credit: Google Maps



3533 N. Greenview Avenue, Southport. Demolished January 2023. Photo Credit: Redfin



2016 N. Clifton Avenue, Lincoln Park. Demolished January 2023. Photo Credit: Redfin



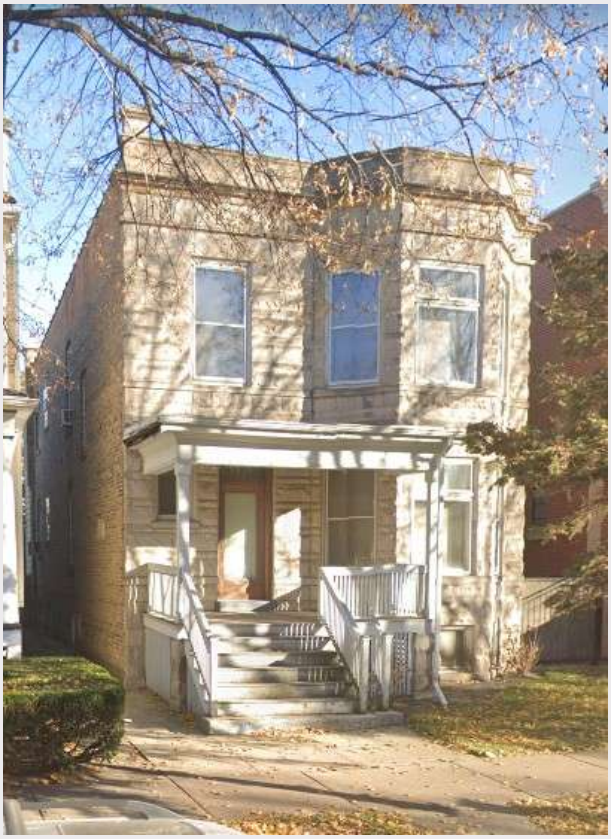
1837 N. Dayton Street, Lincoln Park. Demolished January 2023. Photo Credit: Google Maps



2611 W. Haddon Avenue, Ukrainian Village. Demolished Jan 2023. Photo Credit: GoogleMaps



1845 W. Waveland Avenue, North Center. Demolished January 2023. Photo: Google Maps



3923 N. Hoyne Avenue, North Center. Demolished January 2023. Photo: Google Maps



1647 W. Irving Park Road, North Center. Demolished January 2023. Photo: Google Maps



1439 W. Winona Street, Andersonville. Demolished January 2023. Photo: Google Maps



12020 S. Indiana Avenue, West Pullman. Demolished January 2023. Photo: Google Maps



3948 W. 66th Street, Marquette Park. Demolished January 2023. Photo: Google Maps



4722 N. Virginia Avenue, Ravenswood Gardens. Demolished January 2023. Photo: Google Maps



10137 S. Emerald Avenue, Fernwood.
Demolished January 2023. Photo: Google Maps



10619 S. Bensley Avenue, Trumbull Park.
Demolished January 2023. Photo: Google Maps

Preservation In the News

WBEZ Chicago: The Altgeld Gardens Memorial Wall is Part of Chicago History. But Its Future is Uncertain. (Chicago 7 2022)



Altgeld Gardens Memorial Wall. Photo credit: Ward Miller



Exterior view of Altgeld Gardens Housing Center and Commercial center (known informally as 'Up-Top') in Chicago, Illinois, in 1945. Designed by architects Keck & Keck. Phot credit: Chicago History Museum



Altgeld Gardens 'Up-Top' Commercial Building Preservation Chicago 2022 Chicago 7 Most Endangered Poster. Altgeld Gardens 'Up-Top' Commercial Building, 1945-46, Keck & Keck, 13106-13128 S. Ellis Avenue. Image credit: Preservation Chicago

"A hundred and thirty blocks south of the Chicago Loop, there's a stretch of brick wall, painted yellow, covered in hundreds and hundreds of hand-lettered names. Some of the bricks are chipped, some of the paint is faded. But to people who live — or once lived —in this public housing community of Altgeld Gardens, this is their Memorial Wall, a place of family record for lost loved ones and a place of history.

"A young man stops to scan the names. 'This is my grandmama name right here, Leola Lockett,' he says. 'She was a beautiful lady.' The man doesn't want to share his name, but he's glad the wall is here.

"Still, parts of the wall's history is uncertain, and its future is even more unclear. The Memorial Wall sits in the breezeway of a dilapidated — and privately owned — commercial building at the center of the community. That building has been in demolition court for the last few years, and the wall's future is tied up with it.

"Altgeld Gardens is the most isolated of Chicago's public housing communities. Completed in the mid-1940s, the complex was a racially segregated development for African-Americans — both war workers in the nearby armaments industry and returning veterans.

"At the heart of the Altgeld development was a privately owned commercial building that for decades housed a collection of Black-owned businesses: a drug store, a shoe repair shop, a lounge called the Funky London, a barber shop, the Garden of Eden beauty shop — and most important: a grocery store.

"This unusual building was designed by brothers George and William Keck, the architects who dreamed up the 'House of Tomorrow' for Chicago's 1933 World's Fair. Built in the modernist style, this block-long building had a swooping, cantilevered canopy and a gracefully curving, glassy front wall. It served as a kind of town center for the community, where people both shopped and spent social time together.

"Residents called the building Up-Top and because it served as a gathering place it's no surprise that the Memorial Wall took root here in a covered breezeway that runs north to south through the building. But if the Altgeld community wants to keep the Memorial Wall intact and in its current location, that means saving the building it sits in.

"'The only way to protect a building in the City of Chicago,' says Ward Miller, Executive Director of Preservation Chicago, 'is by having it made a designated Chicago landmark — which is protecting the building by ordinance.'

"Typically, Miller says, the City doesn't like to landmark buildings that are in demolition court, so it could be a tough road ahead for the Memorial Wall at Altgeld Gardens.

"'At the end of the day,' Miller says, 'we rely on the Altgeld community to tell us if this is important to them.'" (Paul, WBEZ Chicago, 1/27/23)

Read the full story at WBEZ Chicago/Chicago Sun-Times

Listen to the full 41 minute Curious City report at WBEZ Chicago

The Altgeld Gardens Memorial Wall is part of Chicago history. But its future is uncertain.
Some residents say the wall serves as a "historic monument" to those who lived in the community.
It's in danger of being demolished, Linda Paul, Curious City, WBEZ Chicago, 1/27/23

Altgeld Gardens: Public Housing, a Preservation Chicago 2022 Chicago 7 Most Endangered

WTTW Chicago: Building/Blocks: Architecture of Chicago's South Side with Lee Bey



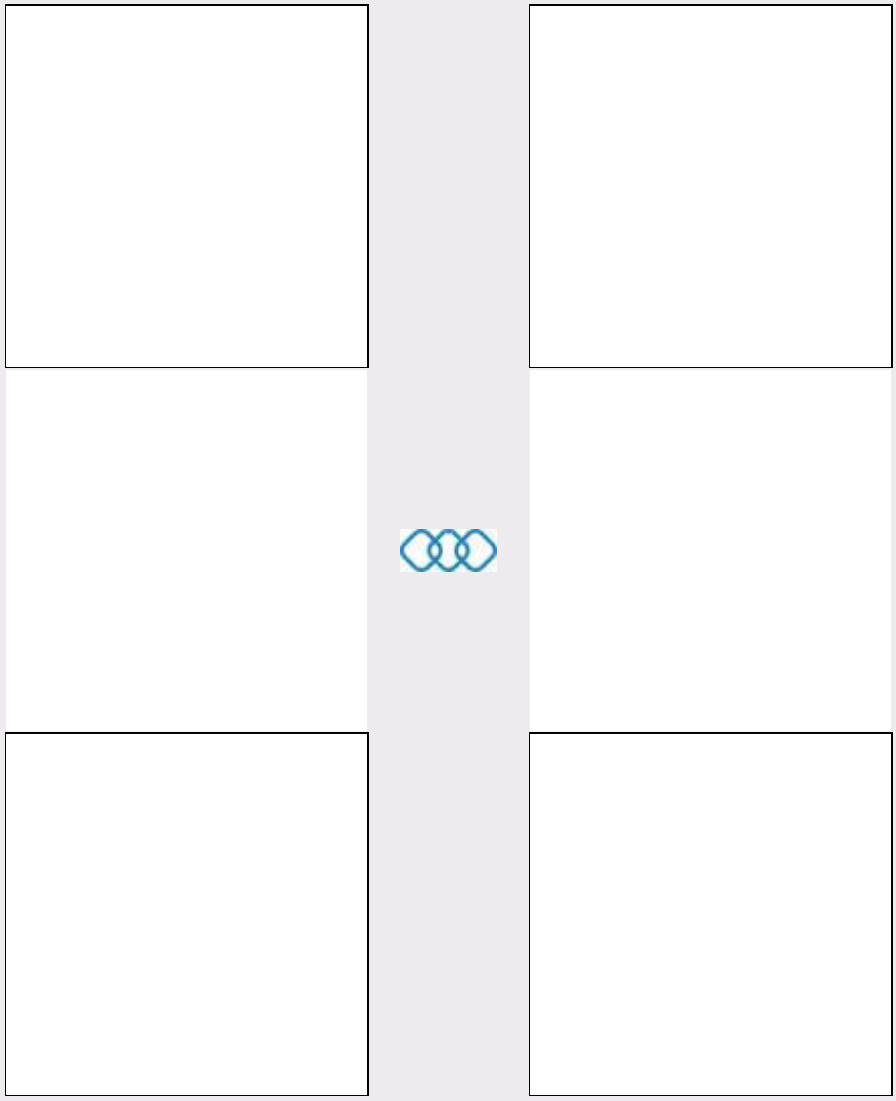
Building / Blocks: Architecture of Chicago's South Side with Lee Bey. Image credit: WTTW Chicago

"Building / Blocks: The Architecture of Chicago's South Side

"The architecture of Chicago is world class. But often overlooked are the remarkable buildings and luscious green spaces of the city's South Side. Take a trip with architecture photographer and writer Lee Bey as he explores these masterpieces of design and engineering hidden in plain sight."

Watch the full first episode at WTTW Chicago

Building / Blocks: The Architecture of Chicago's South Side, Lee Bey, WTTW Chicago, 2/6/23 (43:02)



MAS CONTEXT: Chicago School Closures: Ten Years Later (Chicago 7 2014)



Peabody School Apartments / formerly Peabody Elementary School, 1894, W. August Fiedler, 1444 W. Augusta Blvd. Photo credit: Apartments.com

"In the spring of 2013, Chicago Public Schools announced that the district would be closing forty-nine public schools, the largest school closure in the nation's history. As the schools were mapped, a pattern emerged that Chicagoans were already familiar with: the schools slated for closure were concentrated on the city's historically disinvested South and West Sides. Chicago Public Schools (CPS) cited three indicators (utilization rate, performance levels, and state standards on test scores as determining factors) in justifying which schools would be closed.

"As the tenth anniversary of the 2013 school closures approaches, I have looked into how the forty-nine closed schools have been repurposed, sold, adaptively reused, or left vacant, and the forces—economic, social, and political—that have shaped their outcomes.

"As of January 2023, twenty-four of the original group of forty-nine schools closed in 2013 have been converted into new schools or combined with other schools and are currently educating students. Three have been turned into market-rate housing and one has become affordable senior housing. Two have been demolished, one for a new development of single-family homes.

"Thirteen schools, all currently owned by the Public Building Commission, remain mothballed and vacant, without any city-approved or supported plans for their sale or reuse. Five of these schools are located on the West Side: Matthew A. Henson Elementary, Genevieve Melody Elementary, John Calhoun North Elementary, R. Nathaniel Dett Elementary, and Nathan R. Goldblatt Elementary. Eight schools are located on the South Side, including Arna Bontemps Elementary, Betsy Ross Elementary, Garrett A. Morgan Elementary, Alfred D. Kohn Elementary, Francis Parkman Elementary, Songhai Elementary School Learning Institute, Elihu Yale Elementary, and Robert A. Lawrence Elementary. According to CBRE Group, the real estate company managing the portfolio of the 2013 closed schools, a stoppage on sales has been initiated by the Office of Mayor Lori Lightfoot. The Mayor's Office was not able to be reached for comment.

"The first school to sell in 2016 was Elizabeth Peabody Elementary in Noble Square, on Chicago's Northwest Side. Purchased by Svigos Asset Management, the developers pursued listing on the National Register of Historic Places in order to take advantage of Federal Historic Tax Credits, and also worked with the City of Chicago to designate the building as a Chicago Landmark. 'The preservation piece was a distinguishing factor for us,' said Nick Vittore of Svigos Asset Management. 'Doing the

landmark designation was a well-received approach from the alderman's office and the community.' In redeveloping Peabody for residential tenants, Svigos worked with Pappageorge Haymes Partners, who focused on historic features such as original maple floors, bookshelves, and built-ins, a formula that worked with previous adaptive reuse projects of closed CPS schools that Svigos Asset Management had completed.

"'We saved all of the original features we could,' added Vittore. 'The tenants can't get enough of the bookshelves, and they use them all.' Yet, adaptive reuse at such a detailed level added costs to the project. "The idea that these schools can be closed and flipped into other uses is very difficult money-wise, and it's not like regular new construction where you can put up an eight-foot wall. The volumes in these buildings are big, and they have fourteen-inch-thick masonry walls." The Peabody School Apartments began welcoming tenants in 2022." (Blasius, MAS CONTEXT, January 2023)

Read the full essay at MAS CONTEXT

Chicago School Closures: Ten Years Later, Elizabeth Blasius, MAS CONTEXT

Closed Chicago Public Schools, a Preservation Chicago 2014 Chicago 7 Most Endangered



Chicagoland Architecture Substack Blog: Demolitions of 2022



"Chicago Deserves Better Demolition Policies. Tell Your Alderman." Protest Sign at Cenacle demolition site in Lincoln Park in late January 2022. Photo Credit: Rachel Freundt / Architecture and History of Chicagoland Blog



The Ramcke House became another orange-rated structure lost to demolition for a side yard. John Ramcke House, 1888, 2028 N. Seminary Avenue. Photo Credit: Rachel Freundt / Architecture and History of Chicagoland Blog



Cenacle Retreat House taken in October of 2021. Cenacle Sisters Retreat and Conference Center, 1967, Charles Pope, 513 W. Fullerton Parkway. Photo Credit: Rachel Freundt / Architecture and History of Chicagoland Blog

"It's that time of year again when we look back at the buildings we lost in 2022. Just like my 2021 post, Chicago continues to destroy its rich architectural history and well-built environment for soulless new development. Or in the case of areas like Lincoln Park replace multi-unit structures with side yards. It's all so infuriating. And the suburbs aren't much better, tearing down what is sometimes one of only a handful of architecturally significant buildings in town. This post doesn't include every single demolition, only the structures I personally captured with my camera (or phone) over the past year.

"Let's start with the John Ramcke House, orange-rated in the Chicago Historic Resources Survey (CHRS), that had a demolition delay expire in January of 2022. Originally built in 1888, the multi-unit structure was purchased for $1.3 million by a neighbor so he could have a side yard even though he lives near Trebes Park. A wealthy individual having extra yard space doesn't positively contribute to the urban environment. Nor does the 'I can do what I want with my property' argument end up creating a more cohesive community. The homes are located in the Sheffield National Register Historic District, a federal honor that gives no real protections. So this vulgar and wasteful gesture of opulence was perfectly legal, but that doesn't make it right.

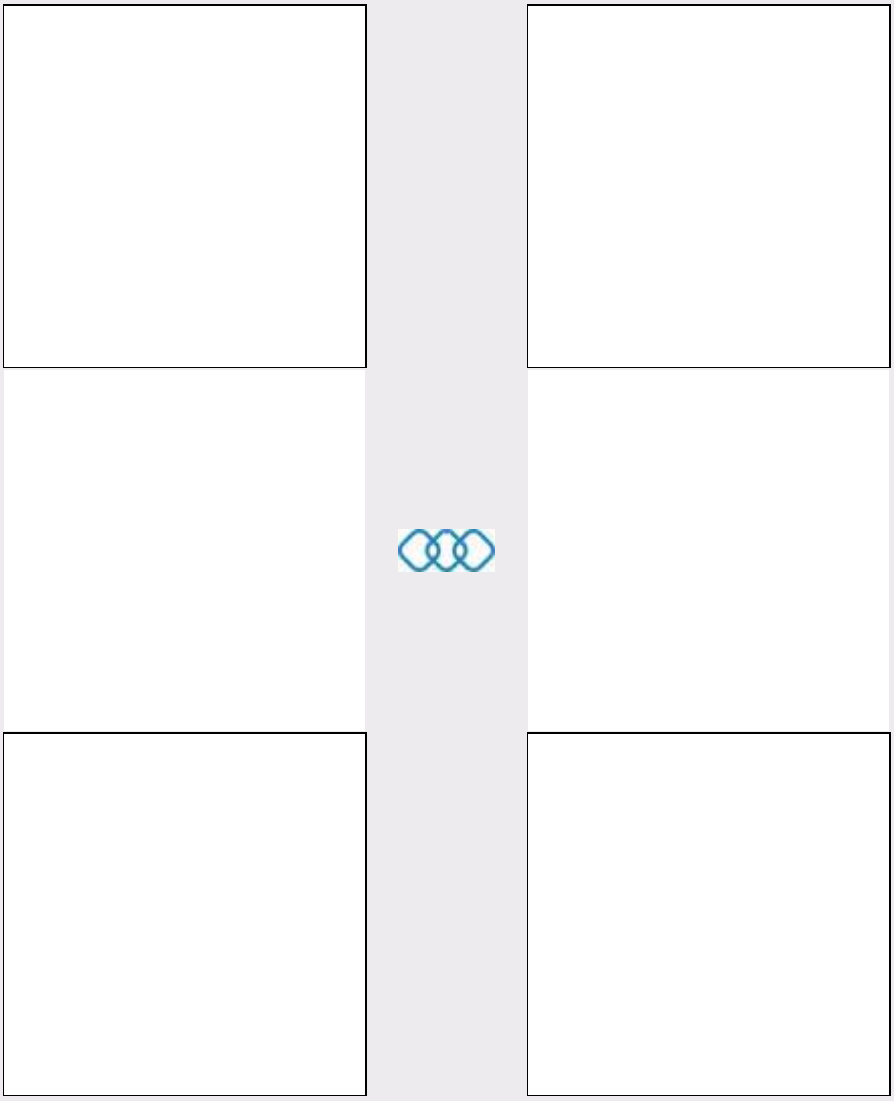
"Staying in Lincoln Park let me just say that I still can't get over what happened with the Cenacle Sisters Retreat Center, a simple brick modernist brick complex designed by local architect Charles Pope in 1967. Considered 'non-contributing' to the Mid-North Landmark District, the main problem with Cenacle is it had no rating in the CHRS because any building constructed after 1940 was not included in the survey. How many times have I mentioned that the nearly 30-year-old CHRS needed to be updated like yesterday? We are losing far too many examples of modern architecture designed over the past 50-70 years. This remarkably beautiful piece of masonry should have been saved for adaptive reuse.

Here's a great write-up by Lynn Becker that discusses the flaws in the city's system of saving postwar designs. With demolition completed by August, eight lots on the Cenacle property will be redeveloped for multi-million dollar single-family homes and two-flats. It's a shame this seven-story building could not have been repurposed, especially knowing the ninth lot will include a four-story, nine-unit structure. The environmental impact of this needless demolition shouldn't be dismissed. Let's not forget the greenest building is the one that already exists!" (Freundt, Architecture and History of Chicagoland Blog, 1/6/22)

Read the full story with many photos at Chicagoland Architecture Substack Blog

Demolitions of 2022, Rachel Freundt, Architecture and History of Chicagoland Blog, 1/6/22

Modernist building's slated demolition exposes weaknesses in Chicago's landmark laws; The likely leveling of the Cenacle Sisters Retreat and Conference Center on Fullerton Parkway is proof the city must do a better job of documenting — and landmarking — postwar structures, Lynn Becker, Chicago Sun-Times, 6/7/21



WBEZ Chicago: The Avalon Regal Theater was once a luxurious movie palace. Today, its future is uncertain. (Chicago 7 2012)



The Avalon Regal Theater, 1927, John Eberson, 1641 East 79th Street. Photo Credit: Eric Allix Rogers



The Avalon Regal Theater, 1927, John Eberson, 1641 East 79th Street. Photo Credit: Eric Allix Rogers



The Avalon Regal Theater, 1927, John Eberson, 1641 East 79th Street. Photo Credit: Eric Allix Rogers

"Eleanor Truex lives in south suburban Flossmoor and occasionally, when traffic is especially bad, she gets off the highway and takes a detour through city streets. On that route, she passes by a building on 79th Street in the South Shore neighborhood that looks like it belongs on a movie set.

"'It's ornate, it's got beautiful tilework,' Truex says. 'It looks, to me, Middle Eastern, even Arabic. There's no name on the building. I don't know how to figure out what it was for, it doesn't look like it's in use now.' Truex noticed another very unusual detail: 'It has a tree growing [on] it so I have a feeling that building is deserted.'

"Truex reached out to Curious City wanting to know more about this extraordinary building, and if there are any efforts underway to preserve it.

"The building Truex is talking about is the Avalon Regal Theater built in the 1920s as an eclectic entertainment venue.

"This old theater has had many different names and different lives over the years. Less than a decade after opening it moved away from live performances to primarily show films. Later it became a church — before coming full circle as a live performing space in the 1980s and '90s when it hosted a bevy of mostly African American artists including Ray Charles, B. B. King, Gladys Knight and the Pips, Patti LaBelle and Tupac.

"The Avalon Regal Theater closed its doors to the public in 2003 for a number of reasons, including low attendance and high maintenance costs. Since then there have been a few notable events in the theater, like Obama's election night party to celebrate his first presidential victory. And it's a regular stop on the Chicago Architecture Center's annual Open House Chicago tours.

"Several owners have tried to restore the building to its past grandeur including its current owner Jerald Gary of Community Capital Investment LLC. Gary's dream is to transform the space into a hub of art and culture on 79th Street.

"'I'm taken aback every time I enter the building and I notice something new every time I walk into the building,' says Gary, who grew up near the theater.

"But getting the Avalon Regal to reopen has been a real saga. His ownership of the theater is currently hanging by a thread.

"Built in 1927, the theater was known as the Avalon Theater. Architect John Eberson, a leader of 'atmospheric' theater style, designed this building to make people feel like they were immersed in a magical place. It was inspired by something he found at an antique store.

"'He comes across an incense burner from Persia and he's looking at this intricate metal work and all of the geometry and detail in this artifact,' Adam Rubin, director of interpretation at the Chicago Architecture Center, says. 'That was part of the inspiration.' (Cardona-Maguigad, Curious City, WBEZ Chicago, 1/13/23)

Read the full story at WBEZ Chicago/Chicago Sun-Times

Listen to the full 28 minute Curious City report at WBEZ Chicago

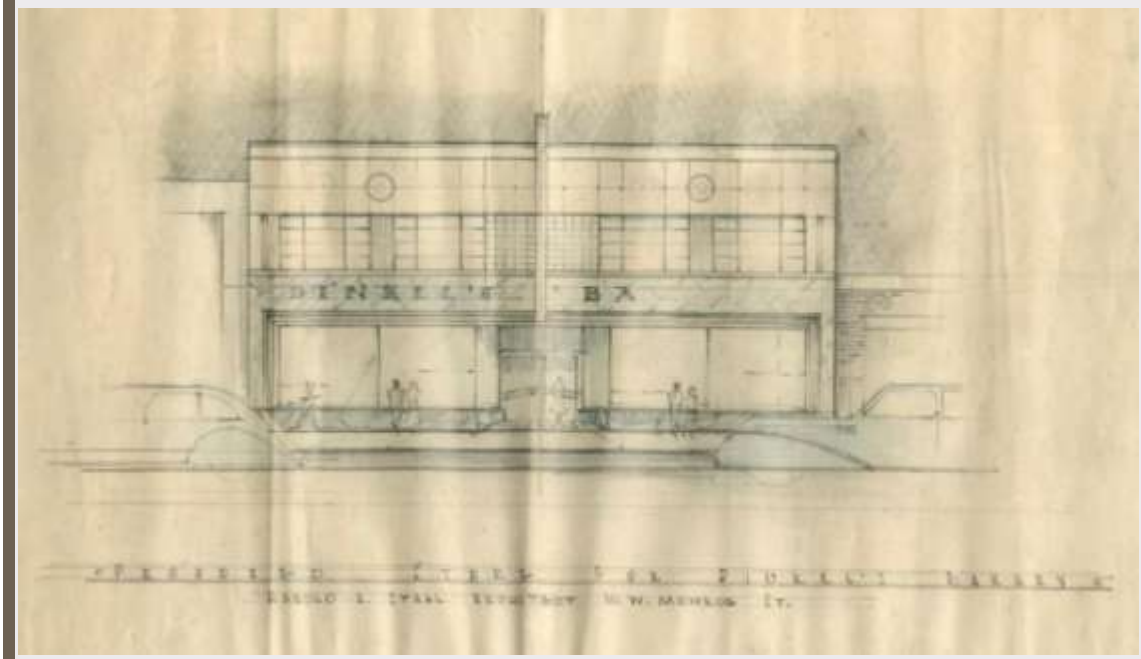
The Avalon Regal Theater was once a luxurious movie palace. Today, its future is uncertain. The theater in South Shore has almost a century of cultural significance. Since 2003, it's sat mostly empty. What will happen to it? Adriana Cardona-Maguigad, Curious City, WBEZ Chicago, 1/13/23

Chicago Movie Theaters, a Preservation Chicago 2012 Chicago 7 Most Endangered

The Newberry: Dinkel's Bakery: The Story of a Lakeview Landmark



Dinkel's Bakery storefront at 3329 North Lincoln Avenue, 1946, Harold A. Stahl. Historic photo credit: The Newberry



Dinkel's Bakery storefront elevation at 3329 North Lincoln Avenue, 1946, Harold A. Stahl. Historic drawing credit: The Newberry

"The Newberry recently acquired the archives of Dinkel's Bakery, a landmark of the Lakeview neighborhood that closed its doors in 2022.

"If you've traveled through the 3300 block of North Lincoln Avenue in Chicago in the last 76 years, you probably noticed the giant vertical neon sign that reads 'DINKEL'S.' It is hard to miss this landmark of the Lakeview neighborhood that has hung over Dinkel's Bakery since 1946. Now it serves as a vestige of Chicago history. Dinkel's announced its closing in April 2022 after 100 years of business.

"Building on the Newberry's strength of collecting Chicago history, the records of the bakery came to the library shortly after its closing. The collection includes materials that tell the story of a growing bakery business, a family, and an ever-changing Chicago neighborhood through advertisements and catalogs, sales records, correspondence, photographs, and architectural drawings of the bakery's physical space.

"Dinkel's Bakery was started in March 1922 by German immigrants Joseph K. Dinkel (1883-1952) and Antonie Dinkel (1888-1959). Joseph trained as a baker in Germany before immigrating to the United States in 1906. Joseph and Antonie's son, Norman J. Dinkel, Sr. (1912-1992) joined them in the early 1930s and ran the business until Norman J. Dinkel, Jr. took over in the early 1970s. Many other family members were integral to the bakery's operations through 2022. The bakery became famous for signature items like stollen, cakes, cookies, and other specialty baked goods.

"In 2023, the Lakeview neighborhood is once again flourishing with new and old businesses alike. The building that was the bakery's primary home for over seven decades has been sold to developer Senco Properties and will likely become residential properties in the coming years.

"In a February 2021 Chicago Tribune article about the possibility that Dinkel's might sell their building, Norm Jr. reflected, 'If you don't change with the times, they change without you…I've loved serving the customers and being in the neighborhood. If we do leave, we want to leave it better for people.' The fondness that longtime customers felt for the bakery will continue for some time, and while the Newberry may not be able to keep the Dinkel's sign, we can preserve a little slice of Chicago history." (Grandgeorge, The Newberry, 2/2/23)

Read the full article with photos at The Newberry

Dinkel's Bakery: The Story of a Lakeview Landmark, The Newberry recently acquired the archives of Dinkel's Bakery, a landmark of the Lakeview neighborhood that closed its doors in 2022. Catherine Grandgeorge, The Newberry, 2/2/23

The Dinkel's Bakery Sign Could Stay Put As Developer Moves To Make It Part Of Proposed Apartment Complex; The development would have 42 apartments and first-floor retail space. It'd take up five lots, including two that used to be Dinkel's, Kelly Bauer, Block Club Chicago, 1/18/23

Preservation Events & Happenings

Glessner House presents
Quinn Chapel AME Church: History & Preservation
February 26, 2023



Quinn Chapel AME Church: History and Preservation. Photo credit: Anne Munzesheimer

Quinn Chapel AME Church: History and Preservation

Sunday, February 26, 2023
2:00 PM to 3:30 PM
Quinn Chapel AME Church
2401 South Wabash Avenue, Chicago

"In honor of Black History Month, we are pleased to offer this opportunity to explore Quinn Chapel AME Church, Chicago's oldest African American congregation, organized in 1847. The church played an important role in the abolitionist movement and served as a stop on the Underground Railroad. In 1891, architects Henry F. Starbuck and Charles H. McAfee completed the present Gothic Revival structure, which has served as an anchor of the Bronzeville community ever since.

"Many distinguished individuals have spoken from its pulpit including Booker T. Washington, George Washington Carver, Dr. Martin Luther King Jr., and presidents William McKinley and William Taft. The building was designated a Chicago landmark in 1977, and in 2007, an original pew was donated to the National Museum of African American History and Culture in Washington, D.C.

"This program will include a presentation on the history of the congregation, followed by a tour of its building which is currently undergoing significant restoration. The event is free of charge, but reservations are requested.

"The program is co-sponsored by Glessner House, Friends of Historic Second Church, Second Presbyterian Church, and Quinn Chapel AME Church."

Free admission for this In-Person Event
Make Your Reservation at Glessner House Website

Driehaus Museum Presents
Capturing Louis Sullivan: What Richard Nickel Saw
EXTENDED to May 21, 2023



"Capturing Louis Sullivan: What Richard Nickel Saw" EXTENDED to May 21, 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.

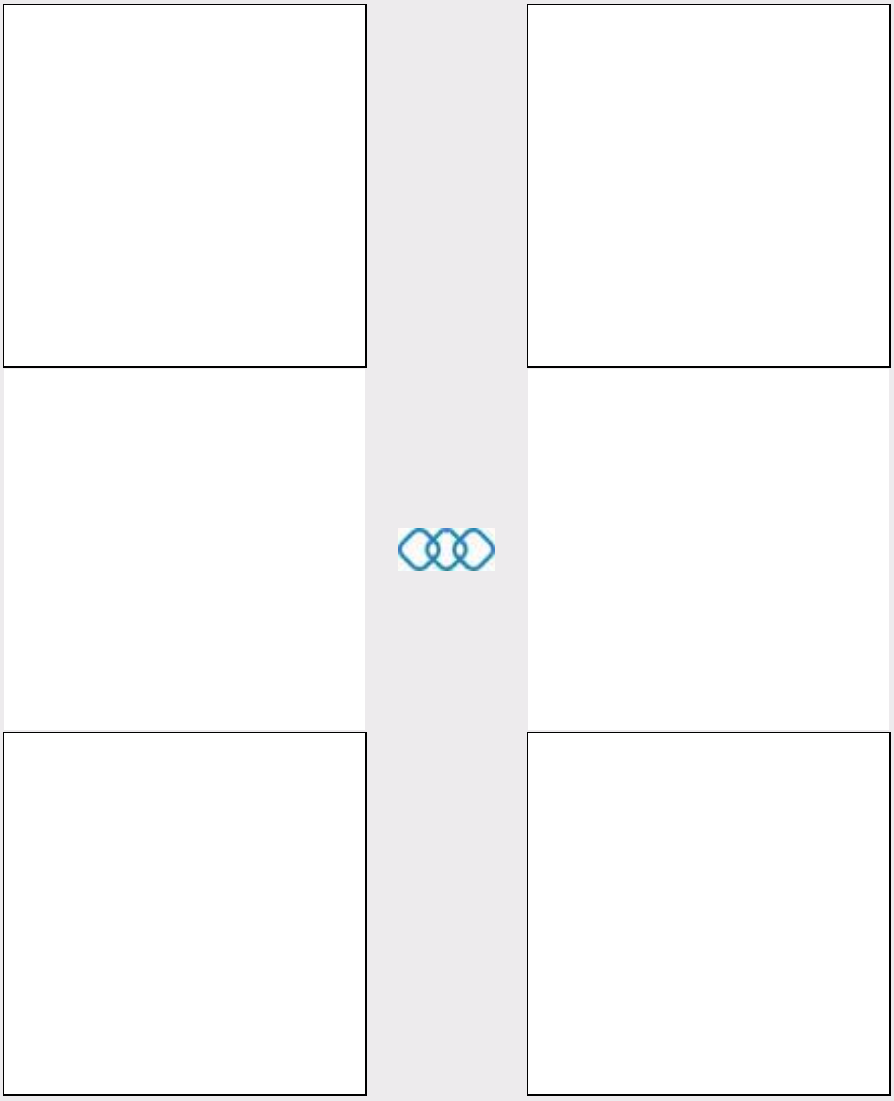
"'Capturing Louis Sullivan: What Richard Nickel Saw is the last project initiated by the late Richard H. Driehaus, who founded the Driehaus Museum and served as its board president for more than a decade before passing away unexpectedly last year,' said Anna Musci, Executive Director of the Richard H. 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"
EXTENDED to May 21, 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.

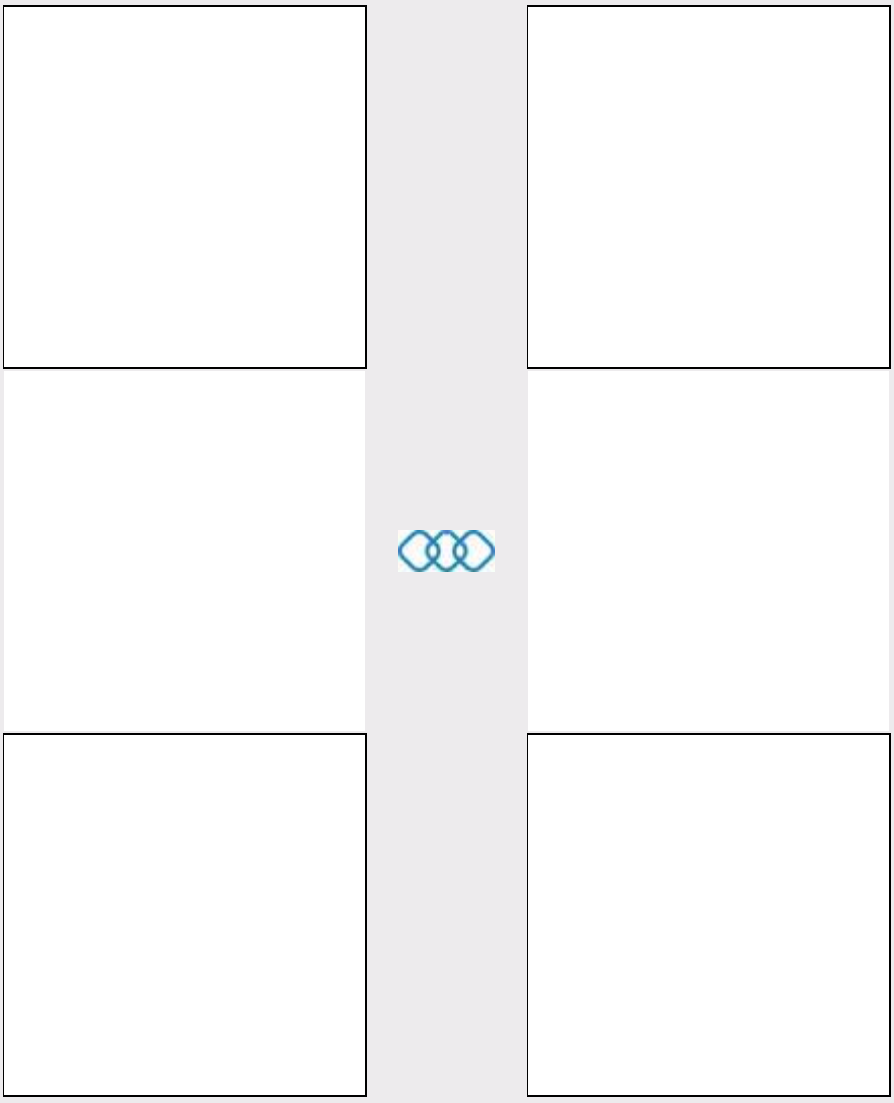
"Exhibition Hours: The exhibition is open Wednesdays and Saturdays from 11:00 am to 1:00 pm. No reservations are required."

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

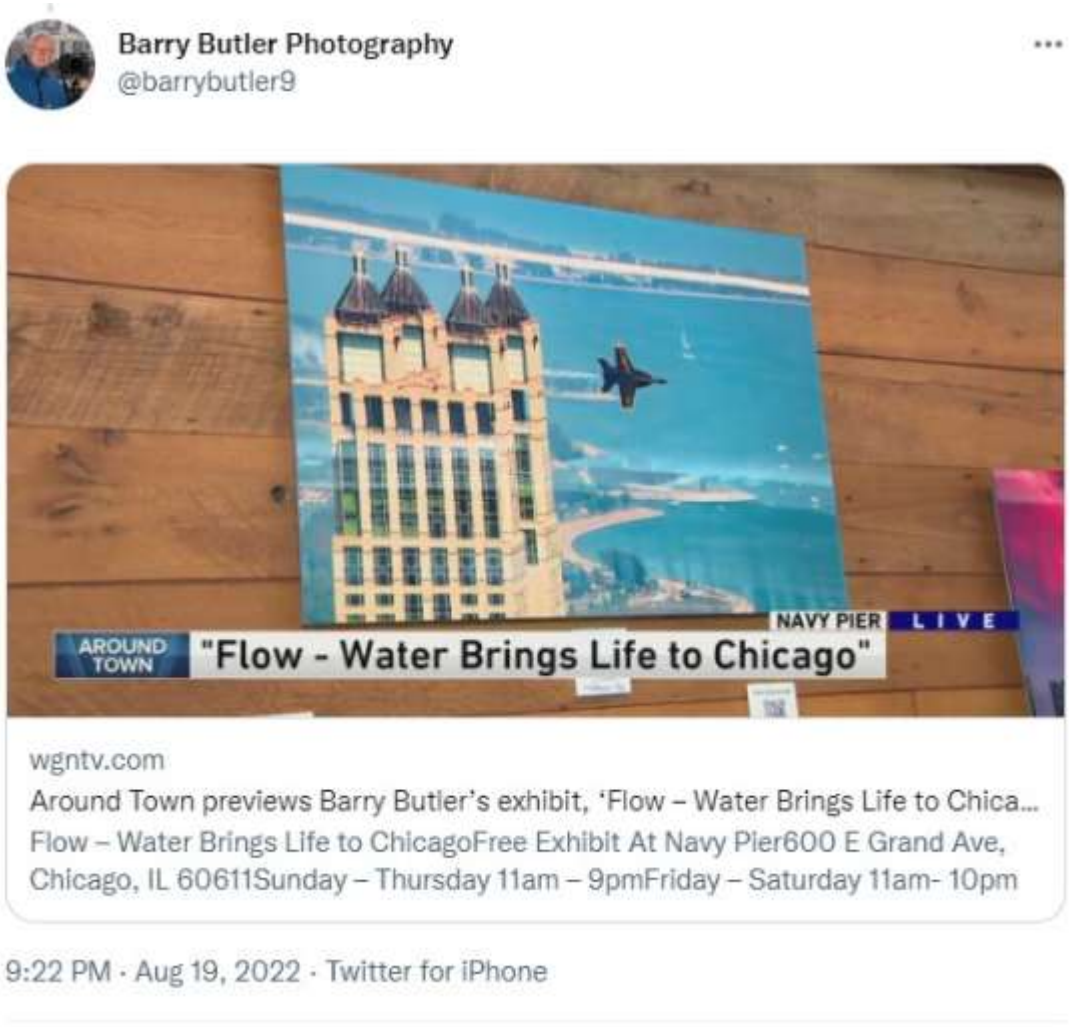
The City Beyond the White City: Race, Two Chicago Homes, and their Neighborhoods

'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.'

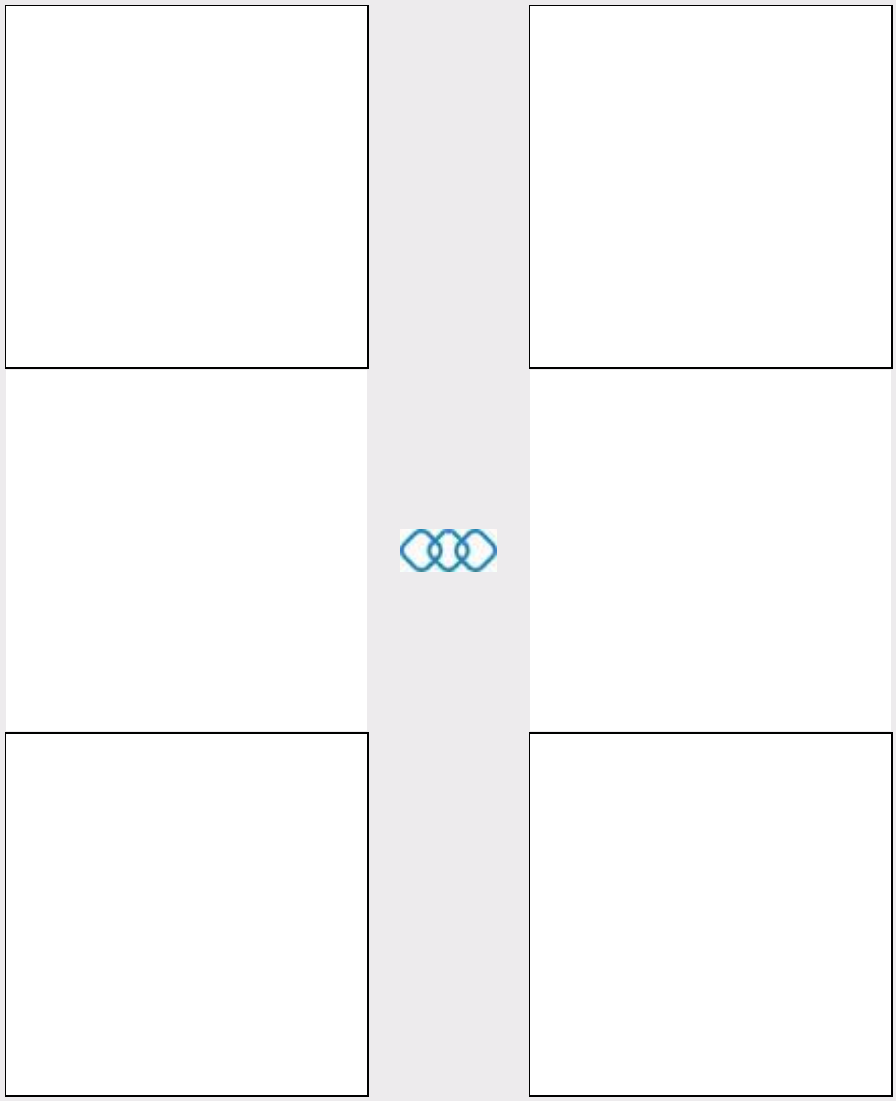
"Guests can find the new exhibit between partners Kilwin's Chicago at Navy Pier and Making History Chicago (garage doors 5 and 6). Each image featured in the exhibit also includes a unique QR code through which visitors can watch a video with more information about the photo. The exhibit will run through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

View in web browser



LIFE BEHIND THE WIRE
PRISONERS OF WAR

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

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

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

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

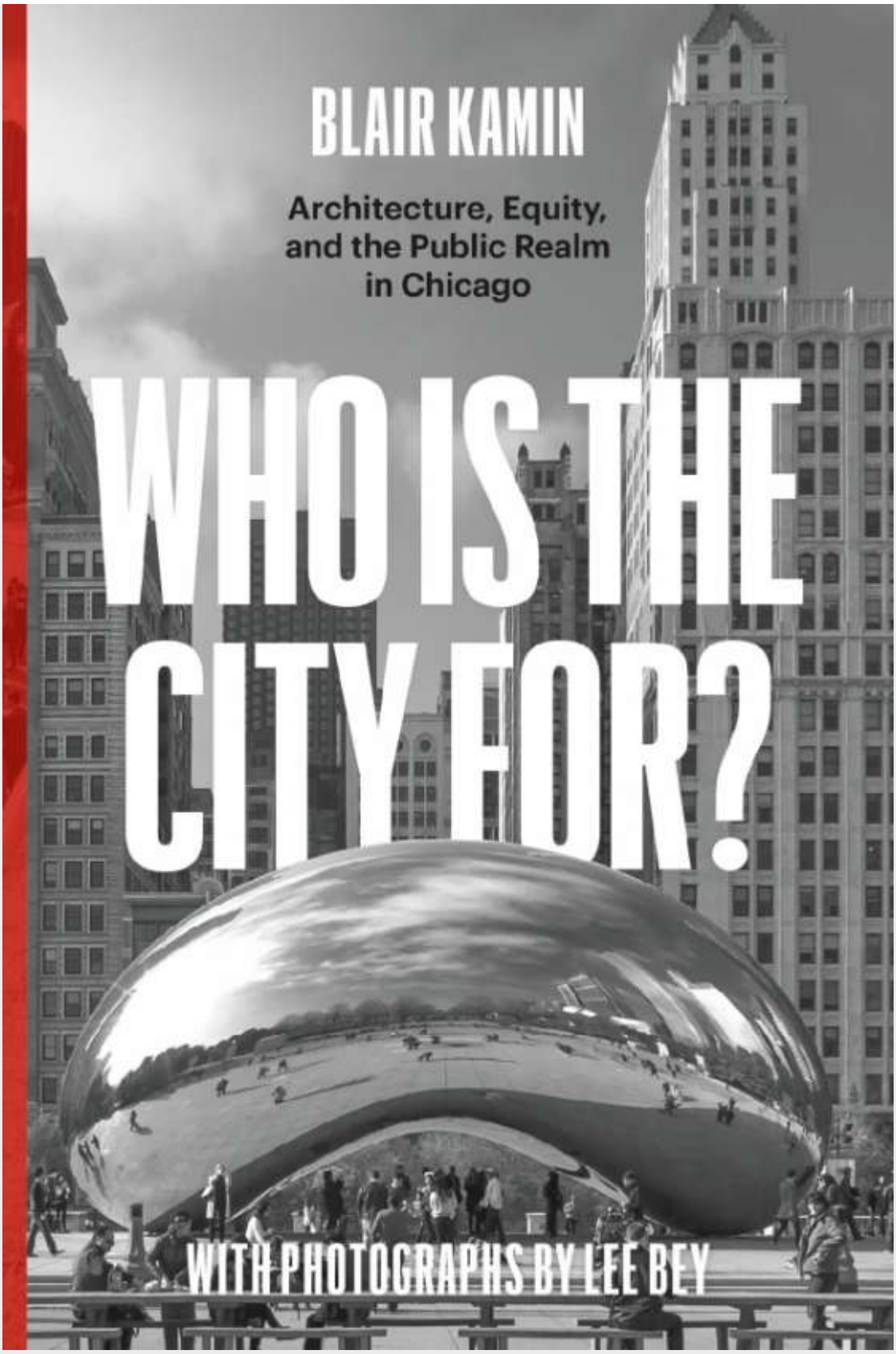
"Visitors will be able to explore artifacts, archival materials, photographs, and oral histories that examine international laws pertaining to POWs, day to day life in a prisoner of war camp, and individual reflections of life as a POW. Life Behind the Wire looks at these individual's experiences to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

More information at Pritzker Military Museum & Library Website

Life Behind the Wire Video Short (0:30)

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.

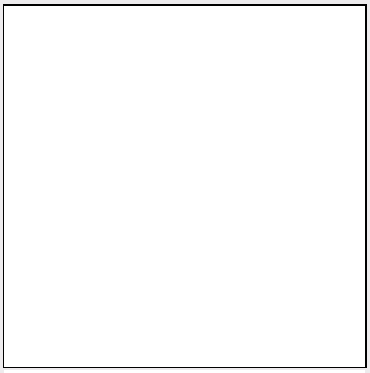
"From his high-profile battles with Donald Trump to his insightful celebrations of Frank Lloyd Wright and front-page takedowns of Chicago mega-projects like Lincoln Yards, Pulitzer Prize–winning architecture critic Blair Kamin has long informed and delighted readers with his illuminating commentary. 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.

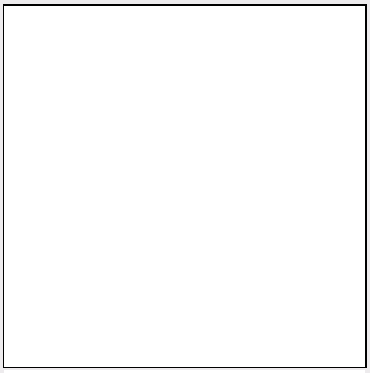
"At the book's heart is its expansive approach to a central concept in contemporary political and architectural discourse: equity. Kamin argues for a broad understanding of the term, one that prioritizes both the shared spaces of the public realm and the urgent need to rebuild Black and brown neighborhoods 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

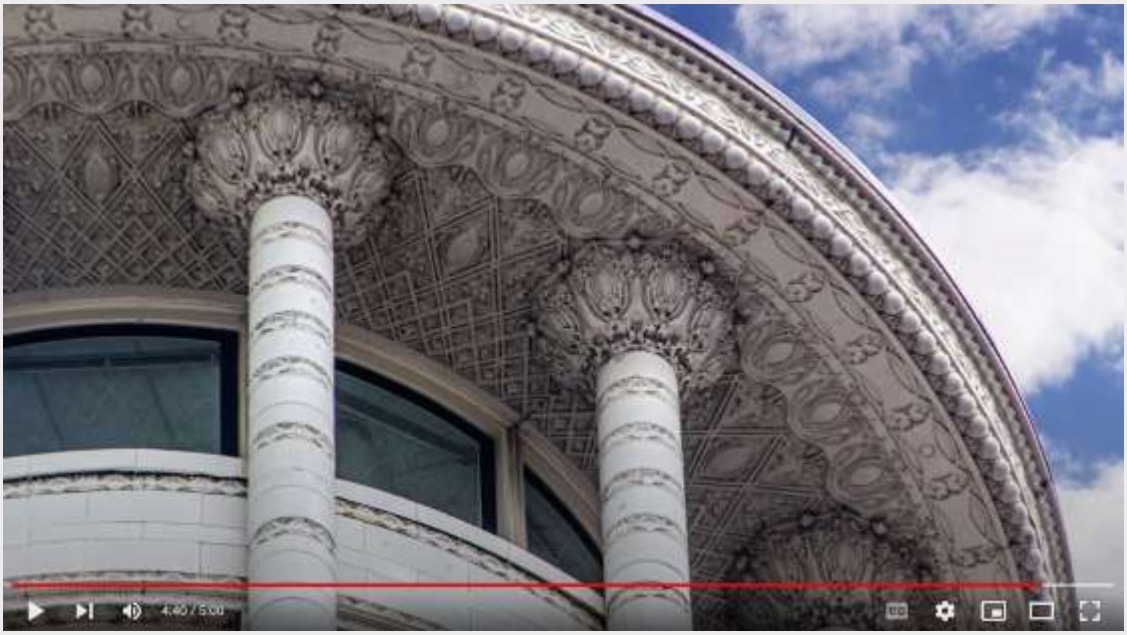
A Conversation with Architecture Critics Blair Kamin and Lee Bey on Their Upcoming Book, Daniel Hautzinger, WTTW Chicago, 10/17/22

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





"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

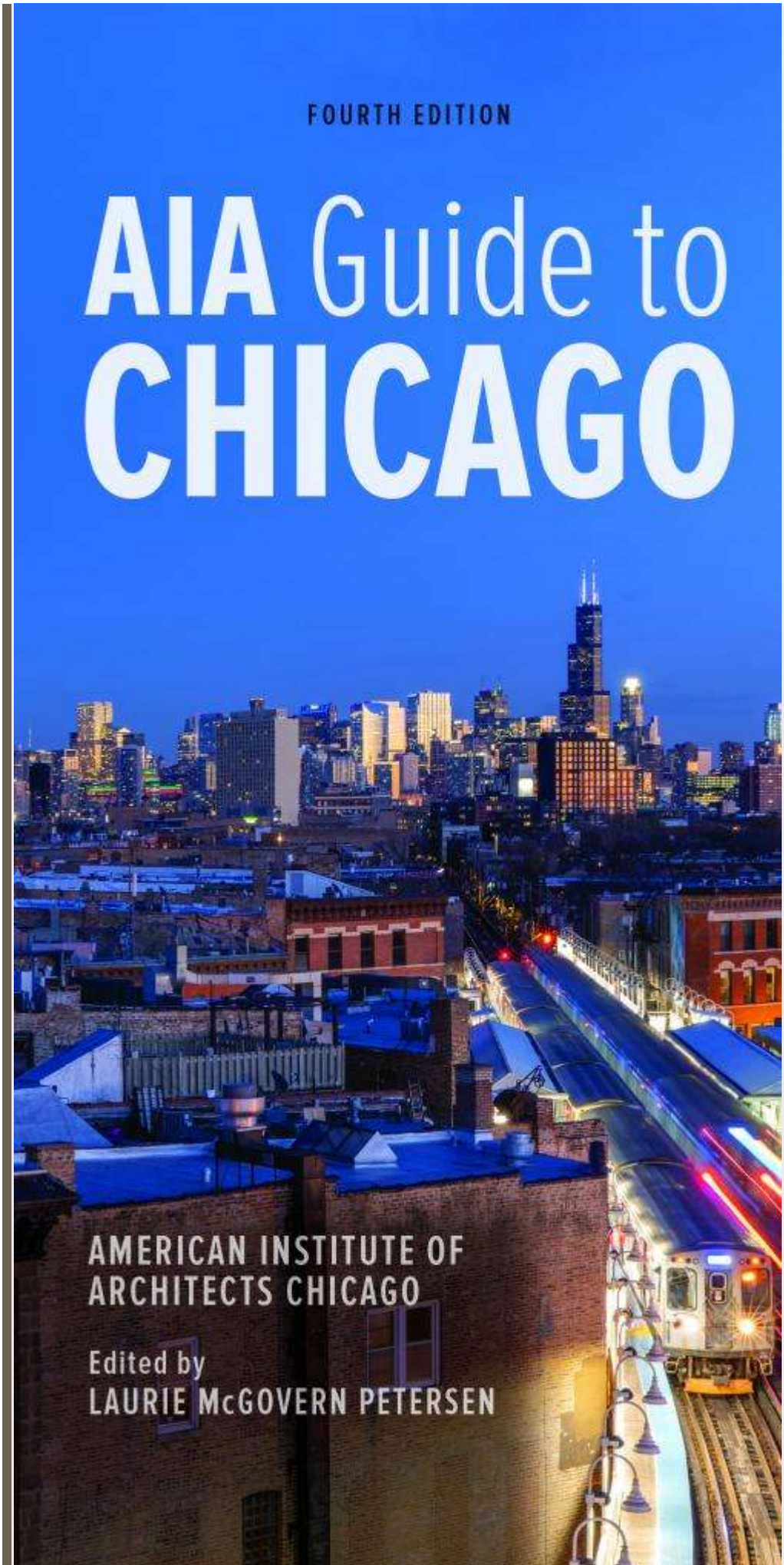
Watch the 'Early Chicago Skyscrapers: a potential UNESCO World Heritage Site' video (5:00 min)

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

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

WATCH: Short Cuts of the Preservation Chicago 2022 Chicago 7 Most Endangered (Length 0:34)



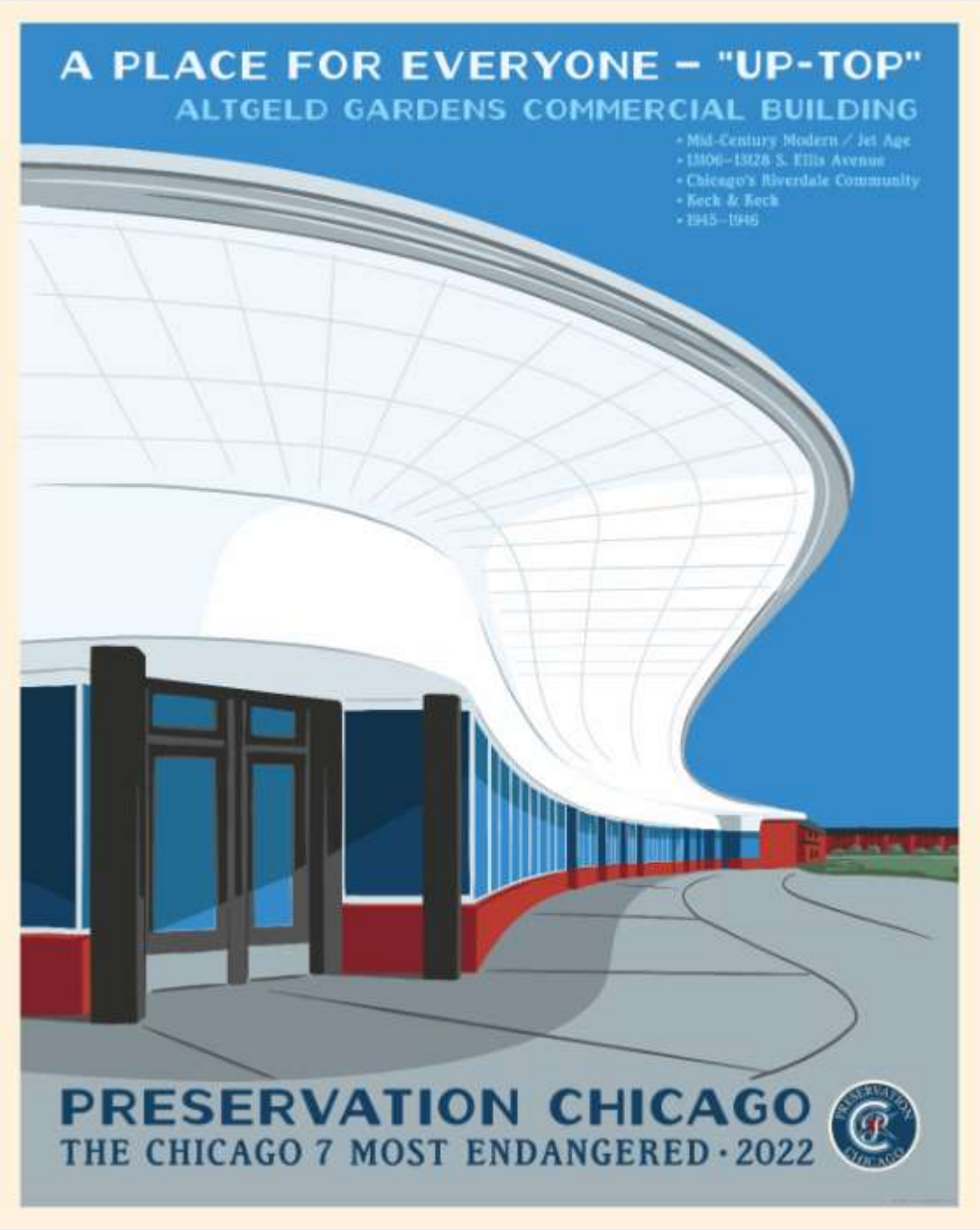
Video Short Cuts Overview of Preservation Chicago's 2022 Chicago 7 Most Endangered. (0:34 Minutes) Image Credit: Preservation Chicago

WATCH: The Video Overview of the Preservation Chicago 2022 "Chicago 7 Most Endangered" (Length 5:00)



Video Overview of Preservation Chicago's 2022 Chicago 7 Most Endangered. (5:00 Minutes) Image Credit: Preservation Chicago

SUPPORT PRESERVATION CHICAGO



Altgeld Gardens 'Up-Top' Commercial Building

1945-46, Keck & Keck, 13106-13128 S. Ellis Avenue. Image credit: Preservation Chicago

Altgeld Gardens 'Up-Top' Commercial Building Preservation Chicago 2022 Chicago 7 Most Endangered Poster. Available in a variety of sizes including 8x10, 16x20, and 24x36.
Posters available at Preservation Chicago's webstore.



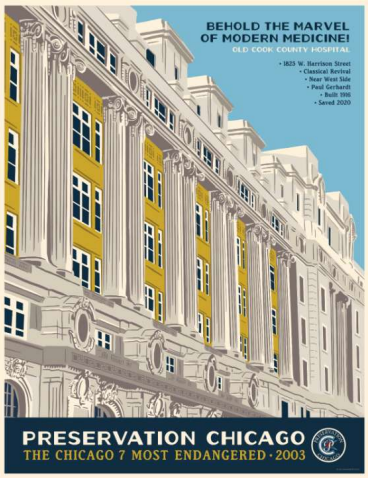


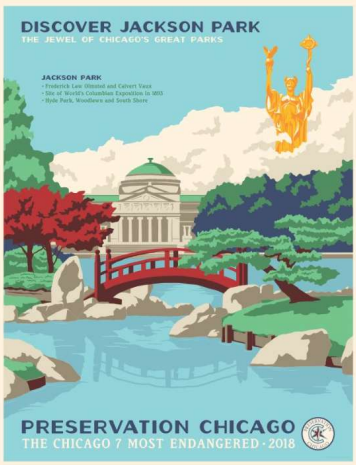
Buy Chicago 7 Posters

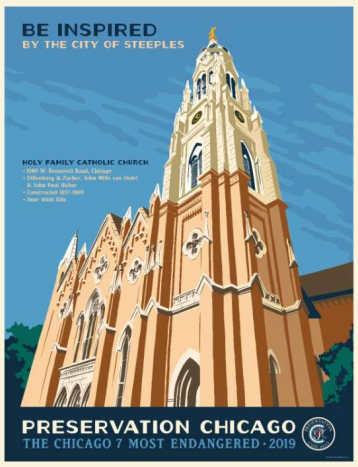
Buy Chicago 7 Mugs











SUPPORT PRESERVATION CHICAGO

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



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

- **Be Generous!** Donate to Preservation Chicago to support our tireless advocacy!
- **Spread the Word!** Read and share our Facebook , Twitter and Instagram posts!
- **Be Informed!** Sign up to receive the Month-in-Review eNewsletter!

- **Be Heard!** Attend community meetings and make your voice heard!
- **Be Counted!** Take a moment to sign our online petitions!

THANK YOU from your friends at Preservation Chicago!

Donate

Preservation Chicago is committed to strengthening the vibrancy of Chicago's economy and quality of life by championing our historic built environment.

Preservation Chicago protects and revitalizes Chicago's irreplaceable architecture, neighborhoods and urban green spaces. We influence stakeholders toward creative reuse and preservation through advocacy, outreach, education, and partnership.

Thank you from your friends at Preservation Chicago for your support of the mission of Preservation Chicago and our tireless advocacy.

Your financial support allows Preservation Chicago to advocate every day to protect historic buildings throughout Chicago. For a small non-profit, every dollar counts. Preservation Chicago is a 501(c)(3) non-profit so your donation is tax-deductible as permitted by law. Donating is fast, easy and directly helps the efforts to protect Chicago's historic legacy.

For larger donors wishing to support Preservation Chicago or to make a donation of stock, please contact Ward Miller regarding the Preservation Circle details and a schedule of events at wmiller@preservationchicago.org or 312-443-1000.

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