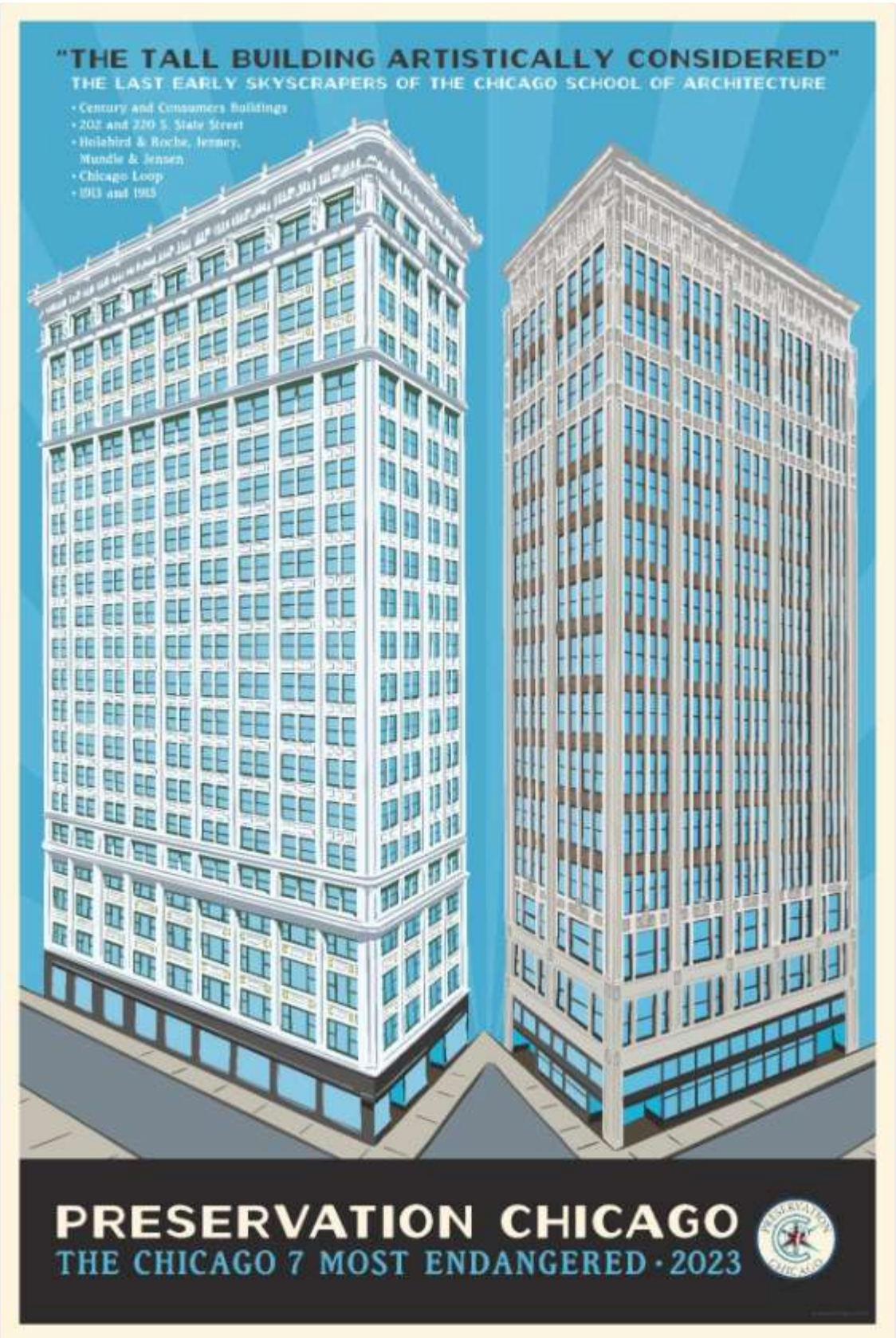
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PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

February 2023 Month-in-Review Newsletter

The Chicago 7 Most Endangered 2023



The Century & Consumers Buildings

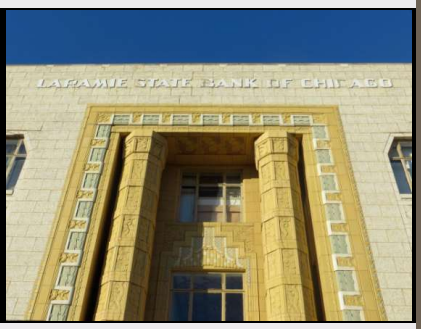
Century Building, 1915, Holabird and Roche, 202 S. State Street. Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Image credit: Preservation Chicago

Century and Consumers Buildings, a Preservation Chicago 2023 Chicago 7 Most Endangered Poster. Available in a variety of sizes including 8x10, 16x20, and 24x36.

Posters available at Preservation Chicago's webstore.

From Impossible to Inevitable... Preservation Chicago Delivers













Your Support Makes It Possible

Preservation Chicago leverages the power of Chicago's historic built environment to create, nurture and enhance healthy, vibrant, diverse and sustainable communities.

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

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

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Table of Contents

CHICAGO 7 MOST ENDANGERED

- Chicago 7 2023 Announcement, March 8, 2023
- Press and Media Coverage
- Chicago 7 Video Overviews
- Recording of Full Preservation

THE CHICAGO 7 2023

1. Century & Consumers Buildings
2. Terra Cotta Buildings Throughout Chicago
3. Jeffery Theater Building & Spencer Arms Hotel
4. The Warehouse, Birthplace of House Music
5. Taft Hall at the University of Illinois Chicago
6. Werner Brothers Storage Building
7. Southwest Side Industrial Buildings

a. Continental Can Company Building

b. Damen Silos

c. Fisk Power Station

ADVOCACY

1. THREATENED: Promontory Point Landmarked!

2. WIN: Washington Park National Bank Funded
3. THREATENED: 2240 N. Burling Demo Delay Expired
4. WIN: Netsch Home Final Landmarked
5. POTENTIAL WIN: LaSalle Street Adaptive Reuse
6. THREATENED: No Funding for Pioneer Arcade
7. THREATENED: Unpermitted Construction in Humboldt Park
8. SUN-TIMES EDITORIAL: Go Back to Square One on Humboldt Park Building
9. THREATENED: CMD Affordable Housing Reuse Blocked
10. SUN-TIMES COLUMN - City and Community Seek New Life For Historic Former Industrial Park
11. POTENTIAL WIN: Three Adaptive Reuse For CMD Building
12. WIN: Obsidian Collection Finally Receives Zoning Approval
13. THREATENED: Oldest-Running Movie House To Close
14. WIN: Adaptive Reuse of All Saints - St. Anthony Church
15. WIN: Permits for Adaptive Reuse of St. James Church
16. THREATENED: Glasner Studio Embroiled in Legal Actions
17. WIN: Proposed Adaptive Reuse of Lincoln Trust Bank
18. WIN: Edgar Miller Animal Sculptures To Be Restored
19. WIN: Adaptive Reuse Plan Announced for W.M. Hoyt Bld.
20. WIN: Effort to Restore Chicago Harbor Lighthouse
21. WIN: Second Presbyterian Church Mural & Windows Restoration
22. WIN: Pullman Porter Museum Museum Campus Expansion
23. WIN: Pullman Archives National Historical Park Status
24. THREATENED: Effort to Save South Shore Nature Sanctuary
25. THREATENED: Walgreens Vacates Noel State Bank
26. THREATENED: CVS to Close Wicker Park Store
27. BUYER WANTED: Prairie Avenue Mansions for Sale
28. BUYER WANTED: Fisher Studios Condo For Sale
29. BUYER WANTED: Carl Street Studios Condo for Sale
30. BUYER WANTED: George W. Reed House in Beverly
31. BUYER WANTED: Chicago Landmark Victorian at 610 W. Fullerton
32. IN MEMORIAM: Charles Gregersen, Pullman Preservationist
33. THREATENED: 90-Day Demolition Delay List
34. LOSS: Spotlight on Demolition (47 demos in February 2023)

PRESERVATION IN THE NEWS

- WBEZ Chicago: Uncertainty for Altgeld Gardens Memorial Wall
- WTTW Chicago: The Most Beautiful Places in Chicago
- WTTW Chicago: Building/Blocks: Architecture of Chicago's South Side
- MAS CONTEXT: Chicago School Closures: Ten Years Later
- WBEZ Chicago: The Avalon Regal Theater's future is uncertain.
- The Newberry: Dinkel's Bakery: The Story of a Landmark

EVENTS & HAPPENINGS

- ""Women's Work at the 1893 World's Columbian Exposition" by Glessner House
- "Capturing Louis Sullivan: What Richard Nickel Saw by Driehaus Museum
- "The City Beyond the White City: Race, Two Chicago Homes, and their Neighborhoods" by Society of Architectural Historians
- "Flow - Water Brings Life to Chicago" Photography of Barry Butler

- "Life Behind the Wire: Prisoners of War" by Pritzker Museum

FILM & BOOKS

- "Who Is The City For?" by Blair Kamin and Lee Bey
- "Early Chicago Skyscrapers" for UNESCO World Heritage Site Designation by AIA Chicago and Preservation Chicago
- AIA Guide to Chicago, 4th Edition, by AIA Chicago
- WATCH: Short Cuts of the Preservation Chicago 2023 Chicago 7 Most Endangered (Length 1:00)
- WATCH: Video Overview of the Preservation Chicago 2023 "Chicago 7 Most Endangered" (Length 3:58)

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- Support Preservation Chicago

Advocacy

Preservation Chicago's 2023 Chicago 7 Most Endangered Hybrid Presentation Reaches Hundreds In-Person and via Livestream



Ward Miller Presents Preservation Chicago 2023 "Chicago 7 Most Endangered" to hundreds in-person and through the virtual livestream. Photo Credit: Dennis Rodkin

The Preservation Chicago 2023 Chicago 7 Most Endangered presentation was presented to a hybrid audience, both live in-person audience and a simultaneous virtual audience of approximately 400 people on March 8, 2023. The in-person audience was comprised of reporters, funders, board members, preservation partners, staff and Chicago Architecture Center members at the Chicago Architecture Center's Joan & Gary Gand Lecture Hall. We anticipate that this hybrid format, with live in-person audience and live virtual simulcast will become the standard moving forward as it allows maximum attendance and flexibility.

Ward Miller's 2023 Chicago 7 Most Endangered presentation was fast-paced, information-packed, and engaging. Beautiful photos and embedded media made the presentation visually rich and compelling. For those who missed the live event, the entire one hour presentation was recorded and has been posted on Preservation Chicago's website and YouTube channel. This year's Chicago 7 is dedicated to the memory of Chicago philanthropist Richard H. Driehaus, and Pauline Saliga, former Executive Director of the Society of Architectural Historians.

The Chicago 7 Most Endangered 2023 reporting has been robust with coverage with many articles appearing in print, web, radio and television. This is media coverage is important as it powerfully amplifies the the message.

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.

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. See all past Chicago 7 at Preservation Chicago's website.

“Despite seemingly impossible odds, the public interest generated by the Chicago 7, coupled with devoted advocacy, has resulted in a remarkable number of preservation victories over the 20 years,” said Ward Miller, Executive Director of Preservation Chicago.

“The very identity of Chicago is tied to our historic buildings and the stories they tell,” said Eleanor Esser Gorski, CEO of the Chicago Architecture Center. “These are the architecturally and culturally significant structures and spaces that give our city its character. By partnering with Preservation Chicago, we’re spotlighting some of the most urgent issues facing our historic built environment today, and we are honored to host our friends for this much anticipated annual announcement.”

Founded in 2001, Preservation Chicago is a non-profit organization devoted to leveraging the power of Chicago’s historic built environment to create, nurture, and protect healthy, vibrant, diverse, and sustainable communities. From ‘lost cause’ to ‘celebrated landmark,’ Preservation Chicago has become a powerful agent of change and our impact continues to tangibly and significantly make Chicago a better city.

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. Through advocacy, outreach, education and partnership, we influence stakeholders to pursue creative reuse and preservation-sensitive outcomes.

The ‘Birthplace’ of House Music Makes Preservation Chicago’s Most Endangered Buildings List for 2023; Patty Wetli, WTTW Chicago, 3/8/23

The ‘Birthplace’ of House Music Makes Preservation Chicago’s Most Endangered Buildings List for 2023; Paris Shutz, WTTW Chicago Tonight, 3/8/23 (5:25)

Preservation Chicago issues 2023 ‘most endangered’ list, The properties range from early State Street skyscrapers t//o less-prominent commercial and industrial buildings in the neighborhoods; David Roeder, Chicago Sun-Times, 3/8/23

Threatened with demolition, century-old Loop towers again top Chicago’s annual most endangered buildings list, Robert Channick, Chicago Tribune, 3/8/23

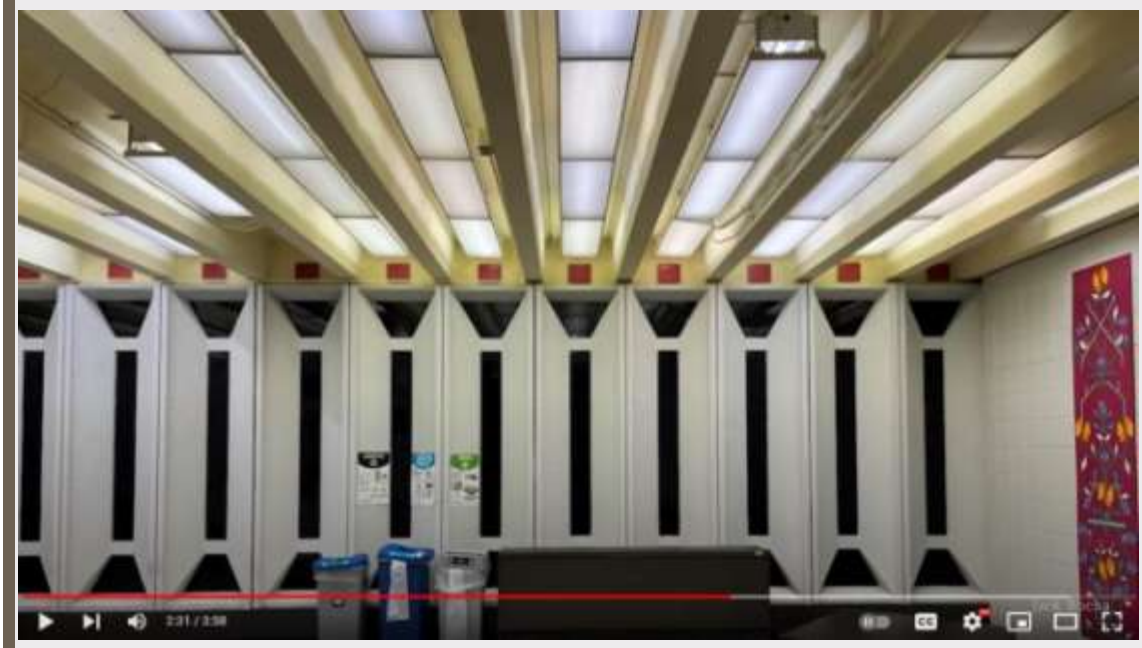
20 years of historic buildings, districts and objects at risk: Preservation Chicago’s full ‘Most Endangered’ list, Kori Rumore, Chicago Tribune, 3/8/23

These are the 7 most endangered spaces in Chicago right now, Dennis Rodkin, Crain's Chicago Business, 3/8/23

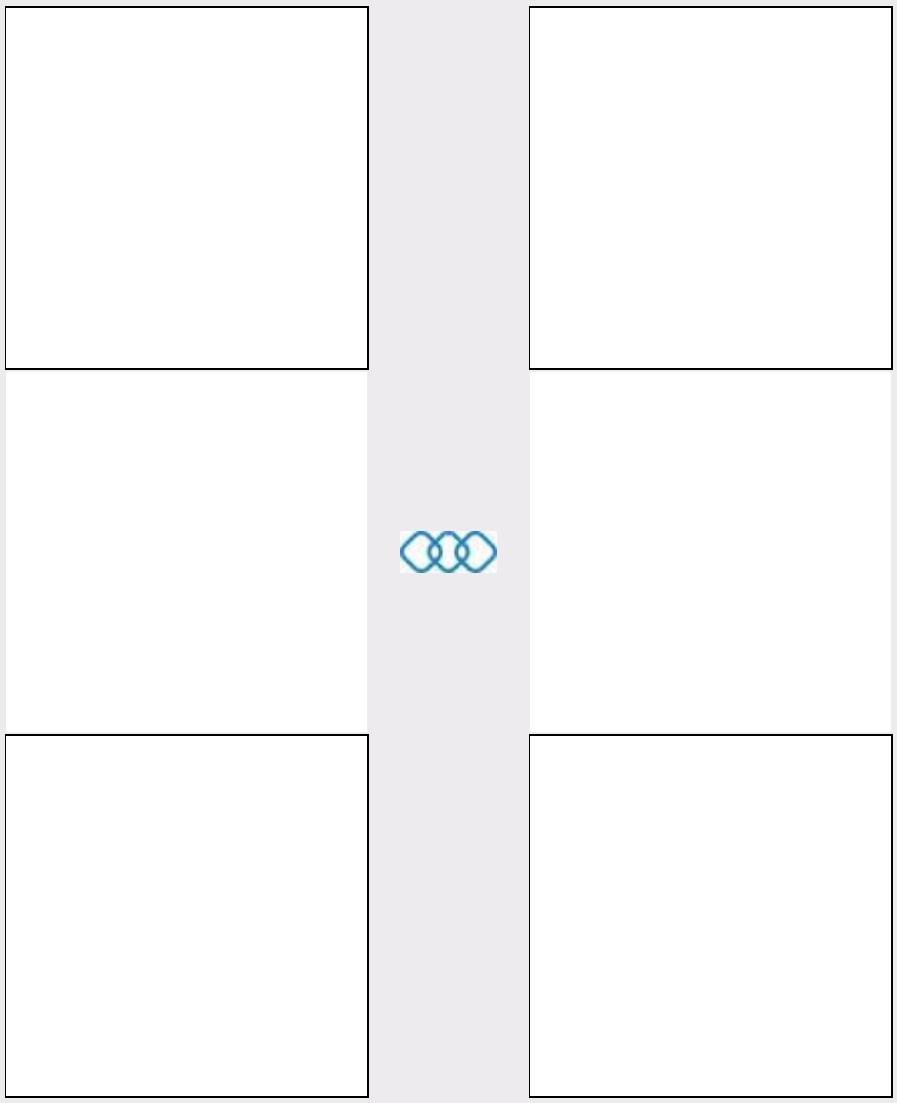
Here Are Chicago’s 7 Most Endangered Buildings And Destinations; Preservation Chicago's 2023 list of endangered buildings includes the Century and Consumer Buildings, Taft Hall and Jeffery Theater Building and Spencer Arms Hotel, Melody Mercado, Block Club Chicago, 3/9/23

The Most Endangered Buildings in Chicago and How We Can Help Save Them, Jon Hansen, It's All Good - A Block Club Chicago Podcast, 3/8/23 (23:53 min)

WATCH: The Preservation Chicago 2023 "Chicago 7 Most Endangered" Video (Length 3:58)



The Preservation Chicago 2023 "Chicago 7 Most Endangered" Full Video (Length 3:58) *Image credit: Preservation Chicago*



WATCH: The Preservation Chicago 2023 Chicago 7 Most Endangered Video Short (Length 1:00)



The Preservation Chicago 2023 Chicago 7 Most Endangered Video Short (Length 1:00) *Image credit: Preservation Chicago*

WATCH: 20 Years of the Chicago 7: Incredible Wins, Tragic Losses, and Those Still Endangered (Length 5:45)



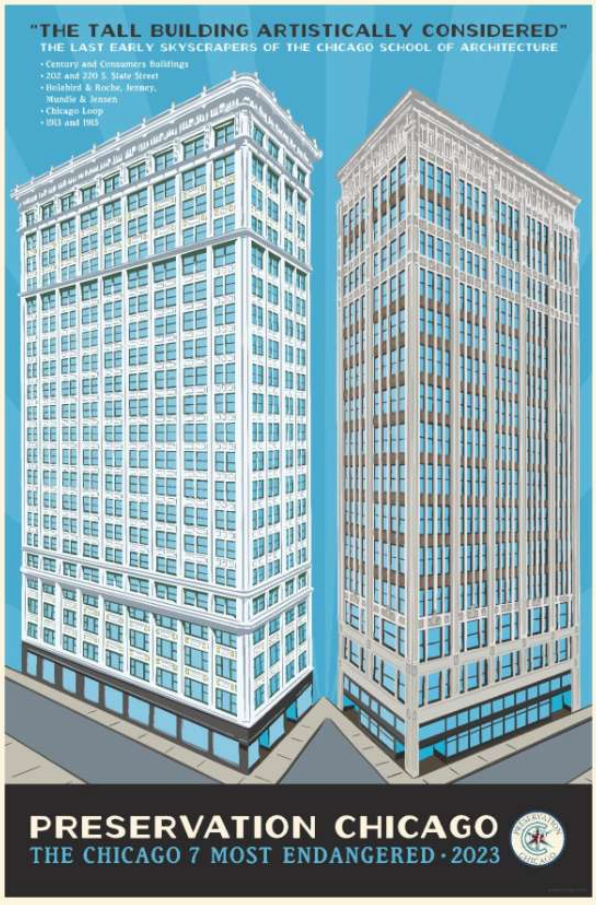
20 Years of the Chicago 7: Incredible Wins, Tragic Losses, and Those Still Endangered. (Length 5:45)
Image credit: Preservation Chicago

WATCH: The Full Announcement and Presentation of the Preservation Chicago 2023 "Chicago 7 Most Endangered" (Length: 64 Minutes)



The Full Announcement and Presentation of the Preservation Chicago 2023 "Chicago 7 Most Endangered" (Length: 64 Minutes) Image credit: Chicago Architecture Center

Introducing the Preservation Chicago 2023 Chicago 7 Most Endangered Poster and Mug





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The 2023 Chicago 7 Most Endangered

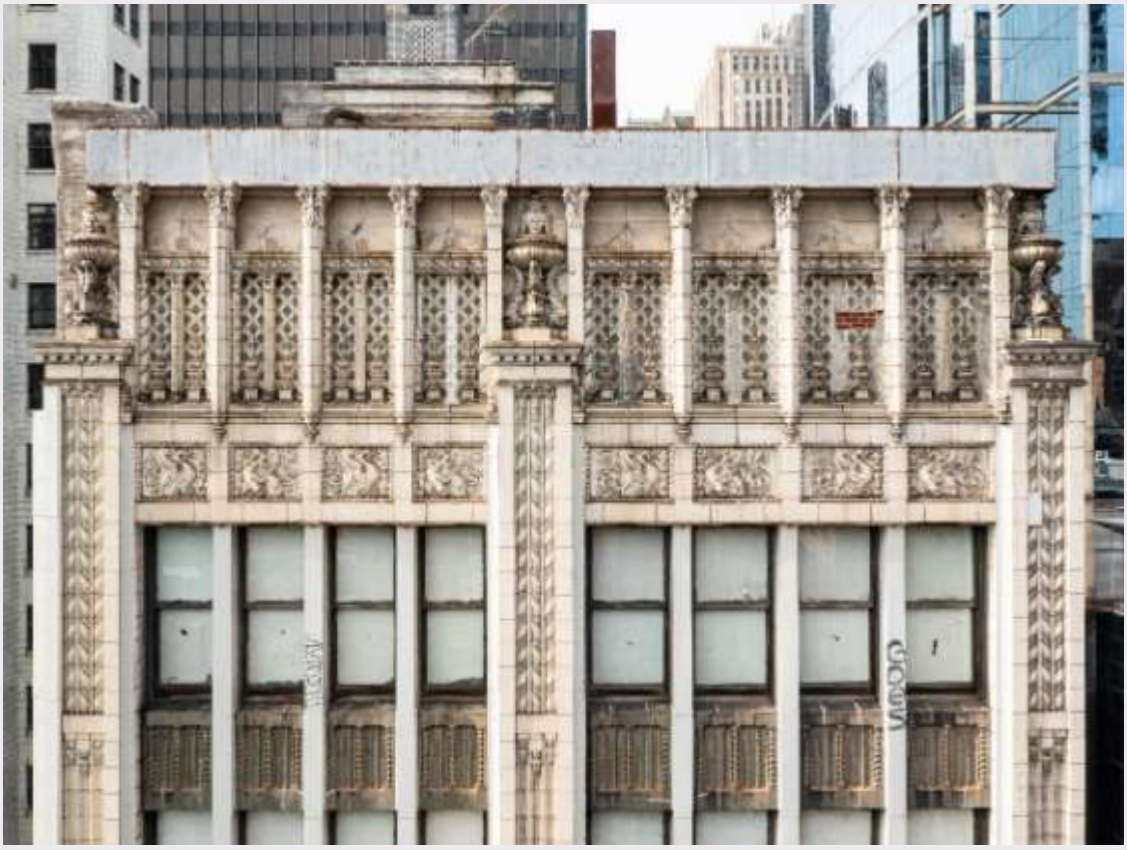
THREATENED: The Century and Consumers Buildings, A 2023 Chicago 7 Most Endangered



The Century and Consumers Buildings, a 2023 Chicago 7 Most Endangered. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo Credit: Serhii Chrucky



The Century and Consumers Buildings, 202 S. State Street & 220 S. State Street. Photo Credit: Kaufmann & Fabry Co., State Street, 200-298 S. Folder 1177, Sheet 18, CPC_04_D_1177_018, Chicago - Photographic Images of Change, University of Illinois at Chicago. Library. Special Collections Department



The Century and Consumers Buildings, a 2023 Chicago 7 Most Endangered. The Century Building cornice detail, 1915, Holabird & Roche, 202 S. State Street. Photo Credit: Serhii Chrucky



The Century Building, 202 S. State Street. Photo credit: Chicago Architectural Photographing Company, State Street, 200-298 S. Folder 1177, Sheet 13, CPC_04_D_1177_013, Chicago - Photographic Images of Change, University of Illinois at Chicago. Library. Special Collections Department



The Century and Consumers Buildings, a 2023 Chicago 7 Most Endangered. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo Credit: Eric Allix Rogers



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



Roberto's storefront / originally Gunther's Confectionary, 214 S. State. Remodeled in 1949 by Isadore E. Alexander in a streamlined, high-style Art Moderne style. A highly intact and rare survivor celebrating State Street's rich history. Photo Credit: Google Maps

For nearly two decades, Preservation Chicago has been working to save the Century and Consumers Buildings at 202 S. State and 220 S. State respectively, in the heart of the Chicago Loop and the city's Central Business District. We have long been concerned about the extended vacancy, deferred maintenance, and deteriorating condition of these important early Chicago skyscrapers.

When it became clear that the planned adaptive reuse for federal offices would not proceed, Preservation Chicago worked to advance a residential adaptive reuse process. When an apartment reuse proposal was blocked due to security concerns, we began working on adaptive reuse that could accommodate the rigorous courthouse security requirements, specifically a use that did not require windows. We arrived at a highly unusual solution, a collaborative national archive center that became known as 'The Chicago Collaborative Archives Center.' Preservation Chicago has been working diligently over the past three years to organize a national consortium of over 20 archives with both the capacity and interest in adaptively reusing the historic buildings

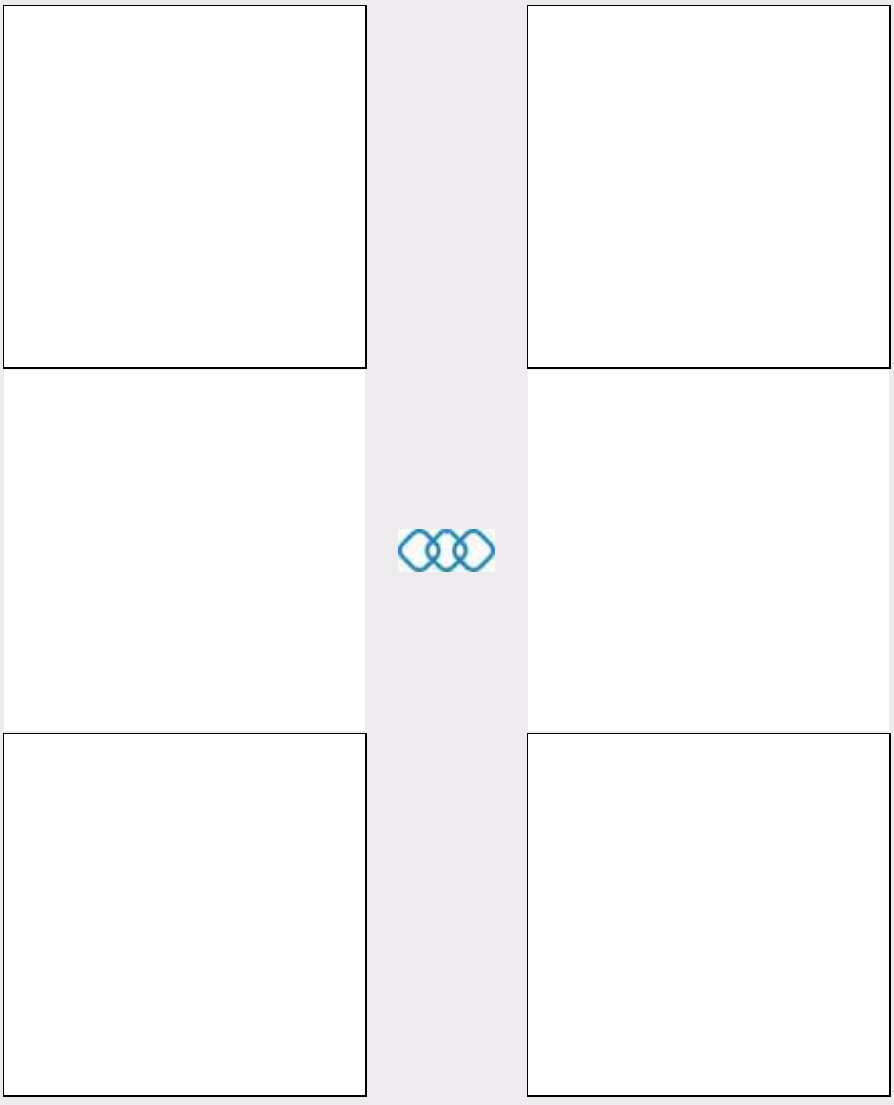
In February 2022, Preservation Chicago learned of a $52 million federal earmark to demolish the Century Building and the Consumers Buildings. The decades-long advocacy efforts to save these two highly significant early steel-framed skyscraper buildings of the Chicago School of Architecture reached a new critical stage, as buildings were now directly threatened with demolition by this taxpayer-funded earmark.

Over the past year, the Century and Consumers Building story has captivated the public's interest. Our Change.org petition has received over 23k signatures. A 10-minute documentary by 'The B1M' regarding the Century and Consumers Buildings has been viewed over 1.2 million times. There have been dozens of news stories, including three Chicago Sun-Times editorials opposing demolition. The City of Chicago's Commission on Chicago Landmarks prepared and presented a report which conclusively proved that both buildings are Chicago Landmark eligible, but stopped just short of calling for a vote to give the federal government time to consider the public support for preservation and alternatives to their proposed demolition objectives. There is strong, unified agreement among Chicago elected officials to support an adaptive reuse plan for these two seminal early skyscraper buildings.

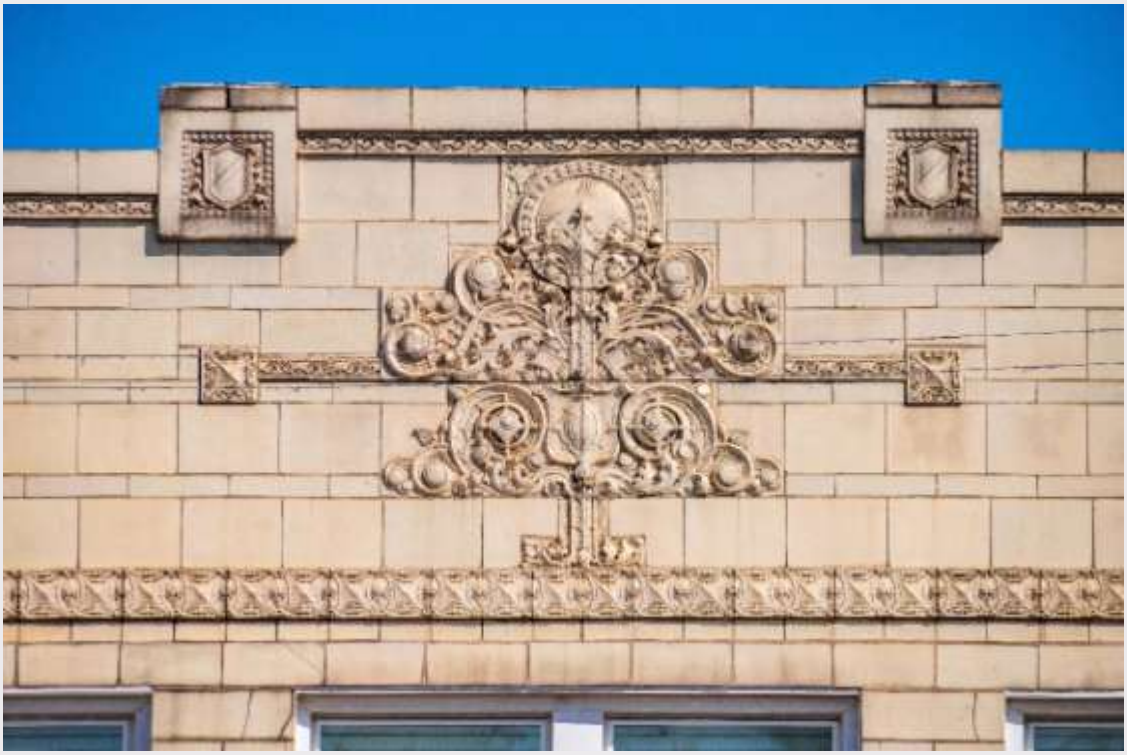
There is much more at stake. The demolition of the Century and Consumers Buildings the General Services Administration of the Federal Government could jeopardize the pending nomination of “Chicago’s Early Skyscrapers” from becoming a UNESCO World Heritage site. A UNESCO World Heritage designation has the potential to powerfully boost the Chicago economy with significant architectural and heritage tourism.

In addition, the proposed demolition of these two seminal historic buildings—both great works of art of the Chicago School of Architecture, will adversely impact and destroy the context envisioned by world-renowned architect, Ludwig Mies van der Rohe, for the Dirksen Federal Courthouse and the Chicago Federal Center, one of the largest and most prominent projects of his career.

The $52 million of public taxpayer monies should not be used to destroy these historic buildings. Instead, these funds should be used to restore these important buildings. If properly repurposed for governmental use, or as a Chicago Collaborative Archives Center, these two buildings could serve the people of Chicago for another 100 years or more.



THREATENED: Terra Cotta Buildings Throughout Chicago: A 2023 Chicago 7 Most Endangered



Terra Cotta Buildings Throughout Chicago, c. 1890s - 1940s, Various Architects, a 2023 Chicago 7 Most Endangered. Photo Credit: Photo Credit: Serhii Chrucky



Terra Cotta Buildings Throughout Chicago, c. 1890s - 1940s, Various Architects, a 2023 Chicago 7 Most Endangered. 61st and King Dr. with long-term vacancy. Photo Credit: Photo Credit: Debbie Mercer



Terra Cotta Buildings Throughout Chicago, c. 1890s - 1940s, Various Architects, a 2023 Chicago 7 Most Endangered. May Furniture Building, 4130 W. Madison with long-term vacancy. Photo Credit: Photo Credit: Debbie Mercer



Terra Cotta Buildings Throughout Chicago, c. 1890s - 1940s, Various Architects, a 2023 Chicago 7 Most Endangered. 6424 N. Western. Photo Credit: Photo Credit: Max Chavez / Preservation Chicago



Terra Cotta Buildings Throughout Chicago, c. 1890s - 1940s, Various Architects, a 2023 Chicago 7 Most Endangered. L. Fish Furniture - 3324 W. Lawrence. Photo Credit: Photo Credit: Max Chavez / Preservation Chicago



Terra Cotta Buildings Throughout Chicago, c. 1890s - 1940s, Various Architects, a 2023 Chicago 7 Most Endangered. Germania Club, 108 W. Germania Place. Photo Credit: Photo Credit: Serhii Chrucky



Terra Cotta Buildings Throughout Chicago, c. 1890s - 1940s, Various Architects, a 2023 Chicago 7 Most Endangered. 3232 N. Lincoln. Photo Credit: Photo Credit: Serhii Chrucky



Terra Cotta Buildings Throughout Chicago, c. 1890s - 1940s, Various Architects, a 2023 Chicago 7 Most Endangered. 10 West Elm Street. Photo Credit: Photo Credit: Serhii Chrucky

Chicago's terra cotta commercial buildings are a precious and endangered category of buildings. Located throughout Chicago, these structures range from small neighborhood commercial buildings to world-renowned skyscrapers.

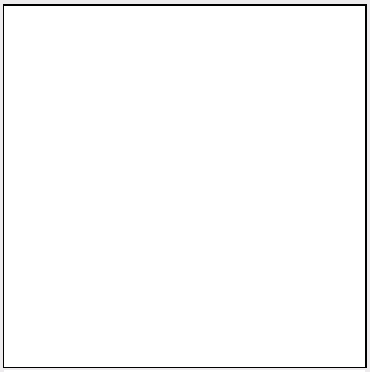
Many of the well-recognized "Chicago School" buildings of the Loop and Central Area are recognized as designated Chicago Landmarks, but often those in communities across the city are overlooked and have few protections. The Chicago Historic Resources Survey or CHRS, had identified some smaller neighborhood commercial structures which could be considered for possible designation when canvassing of the city's-built environment between 1983 and 1996. Some of those buildings have been designated as Chicago Landmarks, either individually or as part of a Chicago Landmark District.

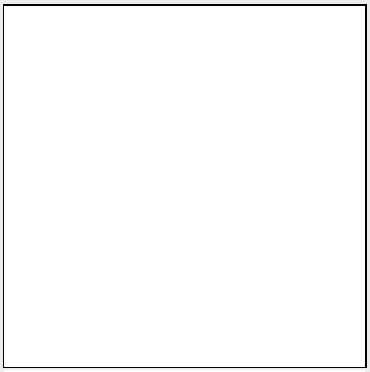
After the Great Chicago Fire of 1871, fireproof brick and stone building cladding was frequently used, but the cost of stone ornament was prohibitive. Terra cotta emerged as an ideal alternate being highly versatile, inexpensive, light-weight, and fire-proof. It could be produced in any color, pattern or texture, easily replicated, and could be molded into infinite variations.

With the intense demand for this type of material, Chicago became one of the great centers of terra cotta manufacturing in the nation. Our city became home to such esteemed and pioneering manufacturers as Northwestern Terra Cotta Company, American Terra Cotta Company, the Chicago Terra Cotta Company and Midland Terra Cotta. However, the golden age of terra cotta was relatively brief, so the number of terra cotta buildings in Chicago is finite and irreplaceable once they are demolished.

Often due in part to their small size and wide distribution throughout Chicago's neighborhoods, smaller, low-rise commercial terra cotta buildings are generally unrecognized and unprotected. Building owners are responsible for their maintenance and building condition, and this ranges widely due to the health of the community and also the whim of the owner and their financial circumstances. Terra cotta commercial buildings in neighborhoods across Chicago continue to be threatened by disinvestment and new development pressures. The result is often a slow but steady loss of these buildings.

The individual building losses appear isolated, but when viewed from a wider perspective of neighborhood and time, the trend is clear and alarming, and will continue without meaningful recognition, protection and support. With this nomination of Chicago's terra cotta commercial buildings, Preservation Chicago hopes to focus the spotlight on many wonderful buildings, which often provide anchors to communities across the city of Chicago and are often greatly appreciated by neighborhood residents and delightful for visitors.





THREATENED: Jeffery Theater Building & Spencer Arms Hotel: A 2023 Chicago 7 Most Endangered



Jeffery Theater Building and Spencer Arms Hotel, a 2023 Chicago 7 Most Endangered. 1924, William P. Doerr, 7054 S. Jeffery Blvd/952 E. 71st Street Photo Credit: Ward Miller / Preservation Chicago



Jeffery Theater Building and Spencer Arms Hotel, a 2023 Chicago 7 Most Endangered. 1924, William P. Doerr, 7054 S. Jeffery Blvd/952 E. 71st Street Photo Credit: Keith Kemp c.1955 / Cinema Treasures



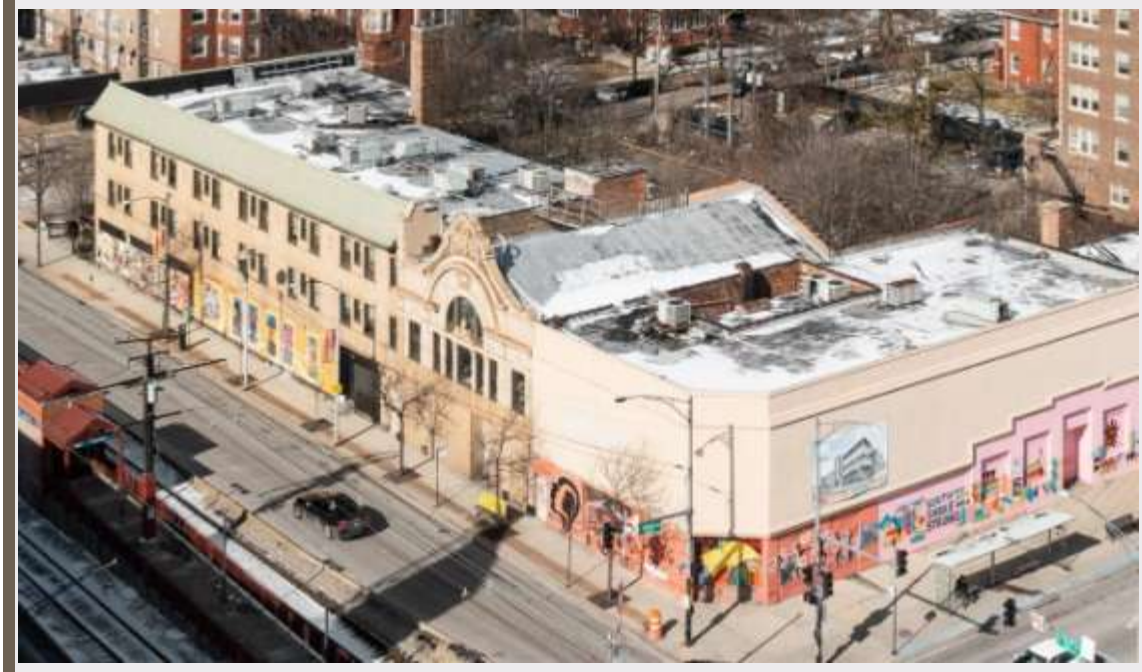
Jeffery Theater Building and Spencer Arms Hotel, a 2023 Chicago 7 Most Endangered. 1924, William P. Doerr, 7054 S. Jeffery Blvd/952 E. 71st Street Photo Credit: Ward Miller / Preservation Chicago



Jeffery Theater Building and Spencer Arms Hotel, a 2023 Chicago 7 Most Endangered. 1924, William P. Doerr, 7054 S. Jeffery Blvd/952 E. 71st Street Photo Credit: Vanished Chicagoland



Jeffery Theater Building and Spencer Arms Hotel, a 2023 Chicago 7 Most Endangered. 1924, William P. Doerr, 7054 S. Jeffery Blvd/952 E. 71st Street Photo Credit: Serhii Chrucky



Jeffery Theater Building and Spencer Arms Hotel, a 2023 Chicago 7 Most Endangered. 1924, William P. Doerr, 7054 S. Jeffery Blvd/952 E. 71st Street Photo Credit: Serhii Chrucky

The Jeffery Theatre and Spencer Arms Hotel, located at the corner of East 71st Street and South Jeffery Boulevard in the South Shore neighborhood, was completed in 1924 and designed by architect William P. Doerr. Built as an anchor of a vibrant commercial district, these two structures still evoke the glory of the a vibrant 71st Street commercial corridor, despite alterations made during decades of disinvestment. The Jeffery Theatre, in particular, has been subjected to considerable destruction since its closure in 1976 and subsequent demolition of its auditorium. The Jeffery Theatre's ornate terra cotta façade and lobby survive along with the residential apartments of the Spencer Arms Hotel.

Today, both the Jeffery Theatre and Spencer Arms Hotel face a serious threat of demolition. Plans were formally announced in 2017 to demolish the theater's remaining features along with the entirety of the Spencer Arms Hotel to create a new entertainment complex on the site. Without a viable preservation solution, it is likely that both buildings will be demolished if this current reuse plan moves forward.

Preservation Chicago strongly urges that the historic Jeffery Theatre façade and lobby and Spencer Arms Hotel be incorporated into this new, planned development. The historic buildings only cover approximately 25% of the development site and perhaps with the assistance of the City of Chicago, funds could be made available to encourage incorporation of these historic structures into the proposed development plans.

The history of South Shore is strongly tied to the commercial district around E. 71st St. and South Jeffery Boulevard. To protect its remaining historic and cultural assets, the 71st Street commercial corridor west of Jeffery should be considered as a Chicago Landmark District. This designation would bring additional resources to support more historic preservation options. The City of Chicago needs additional urban planning programs and tools beyond Chicago Landmark Designation are needed in the. Additional planning tools should encourage and incentivize developers to incorporate historic structures into new development programs.

THREATENED: The Warehouse, Birthplace of House Music: A 2023 Chicago 7 Most Endangered



The Warehouse, a 2023 Chicago 7 Most Endangered. 1906 & 1917, Vernon W. Behel, 206 S. Jefferson Street. Photo Credit: Serhii Chrucky



The Warehouse, a 2023 Chicago 7 Most Endangered. 1906 & 1917, Vernon W. Behel, 206 S. Jefferson Street. Photo Credit: Serhii Chrucky



Frankie Knuckles at the Warehouse in the 1970s, a 2023 Chicago 7 Most Endangered. 1906 & 1917, Vernon W. Behel, 206 S. Jefferson Street. Photo Credit: Frankie Knuckles Foundation



PETITION to Save the Warehouse! Landmark the Building Where DJ Frankie Knuckles Created House Music. The Warehouse, a 2023 Chicago 7 Most Endangered. 1906 & 1917, Vernon W. Behel, 206 S. Jefferson Street. Image credit: Preservation Chicago Change.org petition

In 1975, nightlife organizer Robert Williams purchased the commercial warehouse building at 206 S. Jefferson Street with hopes to transform it into a nightclub comparable to the best dancefloors in New York City. After a two year of renovation and with one of best sound system available, the Warehouse opened as a three-level nightclub. A membership-only venue, the Warehouse became wildly popular, initially with Chicago's Gay Black community as a place of dancefloor liberation, and later become popular for a wide range of Chicagoans.

Prior to the opening of The Warehouse, Williams recruited his friend and fellow New York City nightlife figure, Frankie Knuckles, to be the club's resident DJ. Knuckles spent the next five years honing a new style: a revolutionary dance sound that blended disco, electronic, soul, and gospel music. The Warehouse became known in Chicago as one of the best places to hear this developing sound which later took its name from the nightclub itself, and ultimately become known as "house music."

From The Warehouse at 206 S. Jefferson Street, house music quickly spread across the globe. It emerged as one of the biggest and most successful genres in music for decades to come and became the basis for countless pop hits and revolutionizing how music sounded forever. Knuckles became a world-renowned producer due to the fame earned from his time developing house music at The Warehouse. His groundbreaking impact, as well as the overall impact of the house sound, on the world of music was deep and lasting. Outside of The Warehouse's important place in music history, it is also a notable site of Black Gay history, a significant heritage whose commemoration that has often been overlooked within the built environment.

The Warehouse is located in the West Loop where teardowns of historic industrial structures have been occurring at a rapid pace. When the structure recently sold in December 2022, the listing noted both the building's history and the opportunity to clear the site for new development. The new ownership has been unresponsive to persistent outreach by Preservation Chicago.

Despite its extraordinary significance to Chicago music and cultural history, The Warehouse has no protections against alteration or demolition. Preservation Chicago urges the City of Chicago to take urgent steps to initiate Chicago Landmark Designation to fully recognize and protect this highly significant site of Chicago music history. The Warehouse should be protected as a symbol of the rich history of Chicago's Black Gay community, the incredible story of house music, and the groundbreaking impact that Frankie Knuckles had on the sound of modern music today.

Petition to Save the Warehouse! Landmark the Building Where DJ Frankie Knuckles Created House Music

"I Was There When House Took Over the World" · [Full Documentary] (40:23 Min)

THREATENED: Taft Hall at the University of Illinois Chicago: A 2023 Chicago 7 Most Endangered



Taft Hall at the University of Illinois Chicago, a 2023 Chicago 7 Most Endangered. 1965, Walter Netsch of Skidmore, Owings & Merrill (SOM), 826 S. Halsted Street. Photo Credit: Max Chavez / Preservation Chicago



Taft Hall at the University of Illinois Chicago, a 2023 Chicago 7 Most Endangered. 1965, Walter Netsch of Skidmore, Owings & Merrill (SOM), 826 S. Halsted Street. Photo Credit: Max Chavez / Preservation Chicago



Taft Hall at the University of Illinois Chicago, a 2023 Chicago 7 Most Endangered. 1965, Walter Netsch of Skidmore, Owings & Merrill (SOM), 826 S. Halsted Street. Photo Credit: Max Chavez / Preservation Chicago



Taft Hall at the University of Illinois Chicago, a 2023 Chicago 7 Most Endangered. 1965, Walter Netsch of Skidmore, Owings & Merrill (SOM), 826 S. Halsted Street. Photo Credit: Max Chavez / Preservation Chicago



Taft Hall at the University of Illinois Chicago, a 2023 Chicago 7 Most Endangered. 1965, Walter Netsch of Skidmore, Owings & Merrill (SOM), 826 S. Halsted Street. Photo Credit: Jack Rocha

The campus of the University of Illinois Chicago (UIC) was designed by acclaimed architect Walter Netsch of Skidmore, Owings & Merrill (SOM). Executed in concrete and brick, the UIC campus is the largest collection of Brutalist architecture in the city of Chicago and is considered one of the crowning achievements of Netsch's long career.

Taft Hall is located near the center of the UIC campus and is a simple but powerful three-story building with rhythmic bands of pointed concrete grilles between which light passes into the hall's interior spaces. Taft Hall is one of three, nearly identical halls, in a building cluster linked by second-floor enclosed bridges.

In October 2022, the University of Illinois announced plans to renovate the Taft Hall, including a complete demolition of its historic façade. While Taft Hall, along with the adjacent Addams and Burnham Halls, are undeniably in need of restoration, the removal and replacement of the structure's concrete cladding would be an unfortunate decision that would accelerate the erosion of Netsch's iconic campus design.

UIC's second similar cluster of three-story halls—Douglas, Grant, and Lincoln Halls—were renovated and reclad in glass between 2009 and 2011. Stripped of their innovative historic architectural façades, these attractive but non-distinct remodels provide a likely future for Taft Hall. The architecture of this renovated grouping is at odds with Netsch's innovative architectural vision.

Preservation Chicago urges the University of Illinois Chicago to consider Taft Hall's place within the larger Brutalist campus and to achieve their goals of energy efficiency and modernization while also maintaining the building's relationship to its surrounding environment. We request UIC to recognize

and appreciate their one-of-a-kind architectural heritage during Taft Hall's renovation, allowing Netsch's vision to remain for generations to come.



THREATENED: Werner Brothers Storage Building: A 2023 Chicago 7 Most Endangered



Werner Brothers Storage Building, a 2023 Chicago 7 Most Endangered. 1921, George S. Kingsley, 7613 N. Paulina Street. Photo Credit: Ward Miller / Preservation Chicago



Werner Brothers Storage Building, a 2023 Chicago 7 Most Endangered. 1921, George S. Kingsley, 7613 N. Paulina Street. Photo Credit: Serhii Chrucky



Werner Brothers Storage Building, a 2023 Chicago 7 Most Endangered. 1921, George S. Kingsley, 7613 N. Paulina Street. Photo Credit: Serhii Chrucky



Werner Brothers Storage Building, a 2023 Chicago 7 Most Endangered. 1921, George S. Kingsley, 7613 N. Paulina Street. Photo Credit: Ward Miller / Preservation Chicago



Werner Brothers Storage Building, a 2023 Chicago 7 Most Endangered. 1921, George S. Kingsley, 7613 N. Paulina Street. Photo Credit: Ward Miller / Preservation Chicago

The Werner Brothers Storage Warehouse at 7613 N. Paulina Street reflects a time when storage companies took great pride in their buildings, hiring renowned architects to create majestic, sturdy, and stunning contributions to Chicago's built landscape. Designed by George S. Kingsley and completed in 1921, this Rogers Park jewel is one of the city's finest examples of this era, fitted with intricate, monochromatic terra cotta and bringing visual beauty to a typically unexceptional building type.

In 2022, plans were announced to demolish the Werner Brothers Storage Warehouse to build an affordable, transit-oriented residential development, of similar size and height to the existing building. Preservation Chicago believes that both affordable housing and historic preservation can be achieved in this proposed development.

Historic preservation is highly compatible with affordable housing and we strongly encourage the reuse and incorporation of this beautiful historic structure, particularly its terra cotta cladding, into the new construction. Preservation Chicago support new affordable housing units and transit-oriented development as necessary components of healthy communities. Through collaboration between the local community, developers, and preservationists, we are confident that both goals of providing affordable housing and retaining historic architecture can be met, resulting in an even more successful and dynamic project. Additionally, if historic preservation was pursued, the 20% Federal Historic Tax Credit could provide millions of additional development dollars to the project, which could be used to build additional affordable units.

THREATENED: Southwest Side Industrial Buildings - Continental Can Company Building: A 2023 Chicago 7 Most Endangered



Continental Can Company Building, a 2023 Chicago 7 Most Endangered. 1920, Samuel Scott Joy, 3815 S. Ashland Avenue. Photo Credit: Photo Credit: Serhii Chrucky



Continental Can Company Building, a 2023 Chicago 7 Most Endangered. 1920, Samuel Scott Joy, 3815 S. Ashland Avenue. Photo Credit: Photo Credit: Serhii Chrucky



Continental Can Company Building, a 2023 Chicago 7 Most Endangered. 1920, Samuel Scott Joy, 3815 S. Ashland Avenue. Photo Credit: Photo Credit: Serhii Chrucky



Continental Can Company Building, a 2023 Chicago 7 Most Endangered. 1920, Samuel Scott Joy, 3815 S. Ashland Avenue. Photo Credit: Photo Credit: Serhii Chrucky



Rendering of cold storage building proposed to replace Continental Can Company Building. Rendering credit: Karis Cold

In 2022, plans were announced to demolish of one of the most prominent buildings in the Central Manufacturing District's-Original East District (CMD East), the Continental Can Building at 3815 S. Ashland Avenue, for the construction of a new cold storage facility. The historic structure, notable for its Gothic terra cotta detailing and eye-catching tower, was designed by the district's then-in-house architect, Samuel Scott Joy, and completed in 1920.

For over half a century, it housed manufacturing operations for the Continental Can Company, a longstanding and important business that was a major force in the world of packaging throughout the 20th century. The building was also a major visual anchor of the CMD East's Ashland corridor since its completion. Its tower, once one of many in the CMD East designed by Joy, is now the last remaining of its kind in the district. Located in both the Bridgeport and McKinley Park neighborhoods on the city's Southwest Side, the Central Manufacturing District's Original East District (CMD East), is today recognized as an especially important site in the history of Chicago: the first planned industrial park in the United States.

The Central Manufacturing District's Original East District was designed over the course of decades by numerous acclaimed Chicago architects, offered manufacturers the opportunity to own a custom-built warehouse with front-door access to rail lines and waterways, as well as city services and banking. It was a pioneering undertaking and what is left of the district stands today as a symbol of the great might of industrial Chicago.

The decades since the dissolution of the Central Manufacturing District have seen the disintegration of the district's many historic industrial buildings. While many remain, some of the district's grandest structures of the have been demolished due to neglect or redevelopment, prompting Preservation Chicago to name the CMD-Original East District as one of Chicago's 7 Most Endangered in 2021.

The demolition of this lovely Gothic terra cotta building and tower would be a terrible loss for the CMD-Original East District and, more broadly, the Southwest Side's industrial heritage. Preservation Chicago encourages the developer to pursue an adaptive reuse of the Continental Can Building, especially the Ashland Avenue tower and facade.

THREATENED: Southwest Side Industrial Buildings - Damen Silos: A 2023 Chicago 7 Most Endangered





Damen Silos, a 2023 Chicago 7 Most Endangered. 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. Photo Credit: Photo Credit: Eric Allix Rogers



Damen Silos, a 2023 Chicago 7 Most Endangered. 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. Photo Credit: Photo Credit: Eric Allix Rogers



Damen Silos, a 2023 Chicago 7 Most Endangered. 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. Photo Credit: Photo Credit: Serhii Chrucky

The Damen Grain Silos situated along the South Branch of the Chicago River have been an iconic part of Chicago industrial and agricultural history for over a century. Grain was one of the major industries upon which Chicago was built and the Damen Silos played a significant role for over 70 years. The silos were closed in 1977 and enjoyed a second life in recent years as a film site and destination for unofficial urban tourism.

A recent decision by the State of Illinois to sell the Damen Silos and 23.4-acre riverfront site to a buyer with plans for demolition makes them highly threatened. The buyer's asphalt plant in the heart of the Pershing Road Central Manufacturing District, has become an acute environmental challenge confronting the McKinley Park community. Despite the highly noxious odors generated from asphalt production, the MAT Asphalt plant began operations in 2018 without any public meetings or public notice from elected officials or regulatory agencies and has been operating on an expired permit since 2019.

Chicagoans should not lose one of the last monumental landmarks to its agricultural industrial past. We recommend the consideration of the historic Damen Grain Silos as part of a larger public amenity and reuse vision, which could include a much-needed riverfront environmental restoration and recreational opportunities for nearby communities living on Southwest Side, Chicagoans across the city, and tourists.

THREATENED: Southwest Side Industrial Buildings - Fisk Power Station: A 2023 Chicago 7 Most Endangered



Fisk Power Station, a 2023 Chicago 7 Most Endangered. 1903, Shepley, Rutan and Coolidge, 1111 W. Cermak Road. Photo Credit: Photo Credit: Serhii Chrucky



Fisk Power Station, a 2023 Chicago 7 Most Endangered. 1903, Shepley, Rutan and Coolidge, 1111 W. Cermak Road. Photo Credit: Photo Credit: Serhii Chrucky



Fisk Power Station, a 2023 Chicago 7 Most Endangered. 1903, Shepley, Rutan and Coolidge, 1111 W. Cermak Road. Photo Credit: Photo Credit: Serhii Chrucky



Fisk Power Station, a 2023 Chicago 7 Most Endangered. 1903, Shepley, Rutan and Coolidge, 1111 W. Cermak Road. Photo Credit: Photo Credit: Eric Allix Rogers

The enormous Fisk electrical-generating station dates from 1903. Designed by architects Shepley, Rutan and Coolidge, it achieved the previously impossible task of employing technology to create the world's largest coal-fired electrical generators, based around the steam engine turbine. These systems redeveloped and refined the mammoth production of electricity for a rapidly growing city at a magnitude never before seen. Fisk became the model that was copied and replicated around the world.

Now closed, Fisk stands as an important reminder of Chicago's industrial heritage and is an important architectural asset that should be repurposed. The Tate Modern is a world-class art museum repurposed from a shuttered London power plant that has become one of the largest tourist attractions in the United Kingdom. A repurposed and revisioned Fisk Power Station could become a huge asset as a cultural and community center to the Pilsen, Chinatown, Near-Southwest side and Central Area residents.

With the recent demolition of Crawford, Fisk Power Station remains the last large-scale survivor of Chicago's power generation history reflecting the growth of the city into an industrial powerhouse. Additionally, the historic buildings only cover a small portion of the approximately 50-acre riverfront site, which would allow amble space for green space and new community-oriented development. It is currently owned by the same group is responsible for the demolition of Crawford power station.

Advocacy

1.WIN: After 23 Year Advocacy Effort, Promontory Point Receives Final Chicago Landmark Recommendation

(Chicago 7 2022)



Promontory Point receives Final Chicago Landmark status on March 9, 2023. Promontory Point, 1937, Alfred Caldwell, Chicago Lakefront between 54th and 56th Streets. Photo Credit: City of Chicago DPD Twitter

"The Commission on Chicago Landmarks voted unanimously on Thursday to recommend that City Council designate Promontory Point as a city landmark; a decision met with jubilation from preservation advocates and city officials alike.

"For more than 22 years community members have organized around preserving the Point's limestone stair-step revetment 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.

"City landmarking means that the Commission on Chicago Landmarks will review any proposed alteration, demolition or new construction at the Point. Effectively, landmarking establishes an overlay of local oversight and scrutiny of the project's design and construction, which must follow the Secretary of the Interior's Standards for the Treatment of Historic Properties as provided through the National Historic Preservation Act.

"The Promontory Point Conservancy, a nonprofit that advocates for the park's preservation, particularly the limestone, celebrated the unanimous vote in a statement on Thursday. 'The stage is now set for the City (CDOT), the Chicago Park District and the U.S. Army Corps to work openly with the community to fix the historic limestone revetment at the Point instead of destroying it. There is now a shared, common preservation language ... for a common, shared plan for fixing the historic limestone revetment.'

"Other meeting attendees, including Ald. Leslie Hairston (5th), representatives of Preservation Chicago and Landmarks Illinois, alongside commissioners shared the good spirits.

"'The community, you just kept showing up, and it's made all the difference,' said Commissioner Suellen Burns. 'This is one of the best examples I've seen of folks coming together. Finding common ground and achieving something that will really be extraordinary.'

"Jack Spicer, co-founder of the Promontory Point Conservancy opened his statement with, 'As Mr. Rogers would say, 'It's a beautiful day in the neighborhood.' We've waited so long for this.'

"Spicer then said, 'I just wanted to be really clear to everybody that for 23 long, long years (Ald. Hairston) has supported the community in their efforts to save the limestone revetment at Promontory Point. She's going to be ending her aldermanic career soon and this is a high note for that to end on.' (Monaghan, Hyde Park Herald, 3/9/23)

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.

Read the full story at Hyde Park Herald

‘It’s a beautiful day in the neighborhood’ for Promontory Point; Point landmarking moves to City Council vote, Marc Monaghan, Hyde Park Herald, 3/9/23

Promontory Point landmarking moves forward with Park District consent, Marc Monaghan, Hyde Park Herald, 2/16/23

Park District Supports Push To Make Promontory Point A City Landmark; Supporters say the move will better ensure Promontory Point's iconic limestone steps are preserved, Maxwell Evans, Block Club Chicago, 2/15/23

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

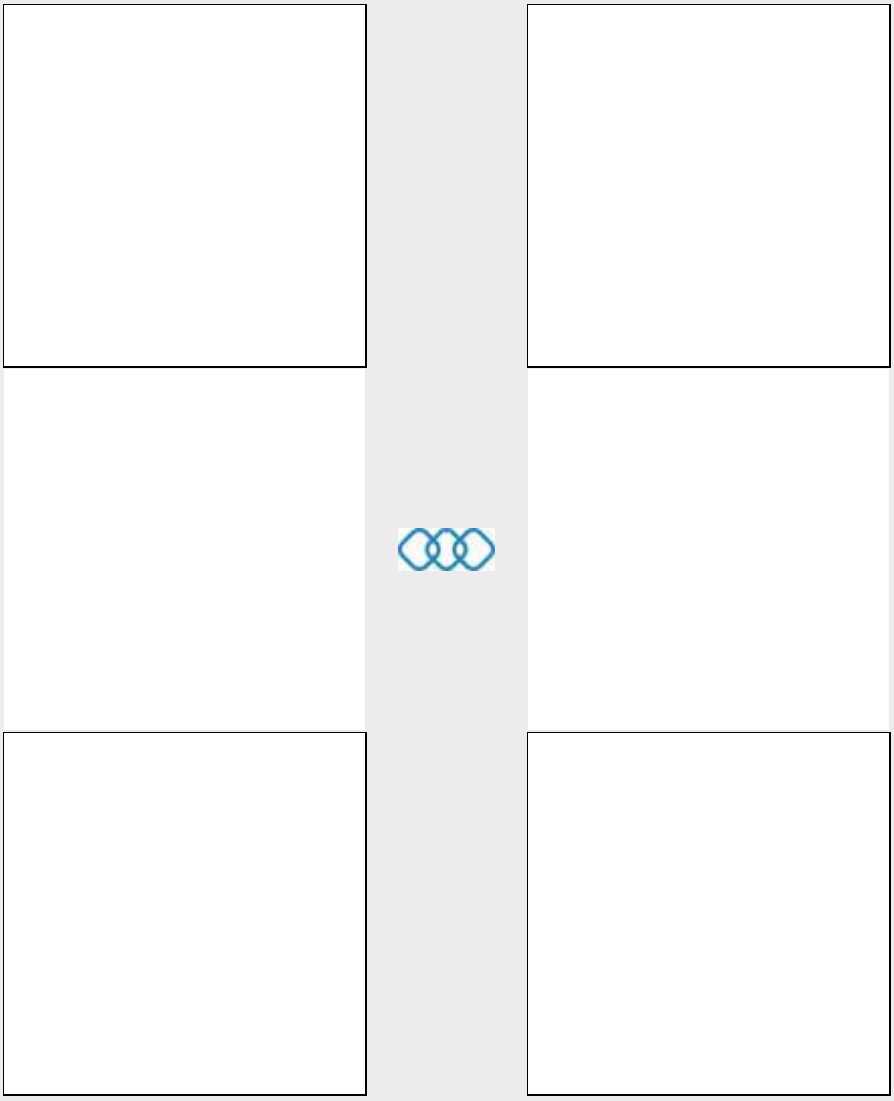
Hundreds of thousands of dollars in federal funding requested for long-awaited Promontory Point preservation study, Shanzeh Ahmad, Chicago Tribune, 6/3/22

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



2.WIN: Washington Park National Bank Façade Preservation Redevelopment Plan Receives City Funding (Chicago 7 2016 & 2020)



Rendering of newly proposed facade preservation plan by DL3 Realty for Washington Park National Bank. Rendering Credit: DL3 Realty



Washington Park National Bank Building, 1924, Albert Schwartz, 6300 South Cottage Grove, Photo Credit: Eric Allix Rogers



Washington Park National Bank Building, 1924, Albert Schwartz, 6300 South Cottage Grove, Photo Credit: Eric Allix Rogers



Washington Park National Bank Building, 6300 South Cottage Grove, Photo Credit: Indiana University Archives

"A long-stalled effort to build high-end offices on the site of the century-old Washington Park National Bank building in Woodlawn has received a multimillion-dollar boost from the city.

"Developer Revive 6300's project to build more than 60,000 square feet of office space at 6300 S. Cottage Grove Ave. received a $5 million community development grant, city officials announced last week. The development plans also call for a rooftop deck with skyline views, public art installations, ground-floor dining and other retail options. The project is estimated to cost $40 million.

"The development will bring the first new Class A office space to communities south of the University of Chicago in decades, said Leon Walker, managing partner of DL3 Realty.

"The Cook County Land Bank bought the Washington Park National Bank building in 2017. At the time, the building had accumulated about $3.7 million in unpaid taxes over a quarter-century of being empty.

"The land bank approved DL3's proposal to redevelop the property in 2019. But the parties didn't close on a sale at the time, and they have spent the past four years grappling with issues like flooding in the existing structure, uncertainty over Opportunity Zone regulations and the pandemic.

"'We have signed a purchase and sale agreement, and it's fully executed by the land bank board' Walker said this week. 'We have our deposits and were waiting to get some of this city funding in place before closing.'

"The limestone façade on the 99-year-old building will be preserved and renovated, but the rest of the structure will be demolished and rebuilt due to roof, flooding and masonry damage and other issues. The developers previously planned to demolish the entire building.

"The land bank's 2018 structural assessment report found "the existing framing system of the building is structurally sound, intact, and still in good condition."

"'We were able to adapt the development plan so that it preserves what the community saw as an attractive — though it's not historic — but an attractive structure for many,' Walker said. 'They wanted to have that preserved, and we were able to do that.' (Evans, Block Club Chicago, 2/16/23)

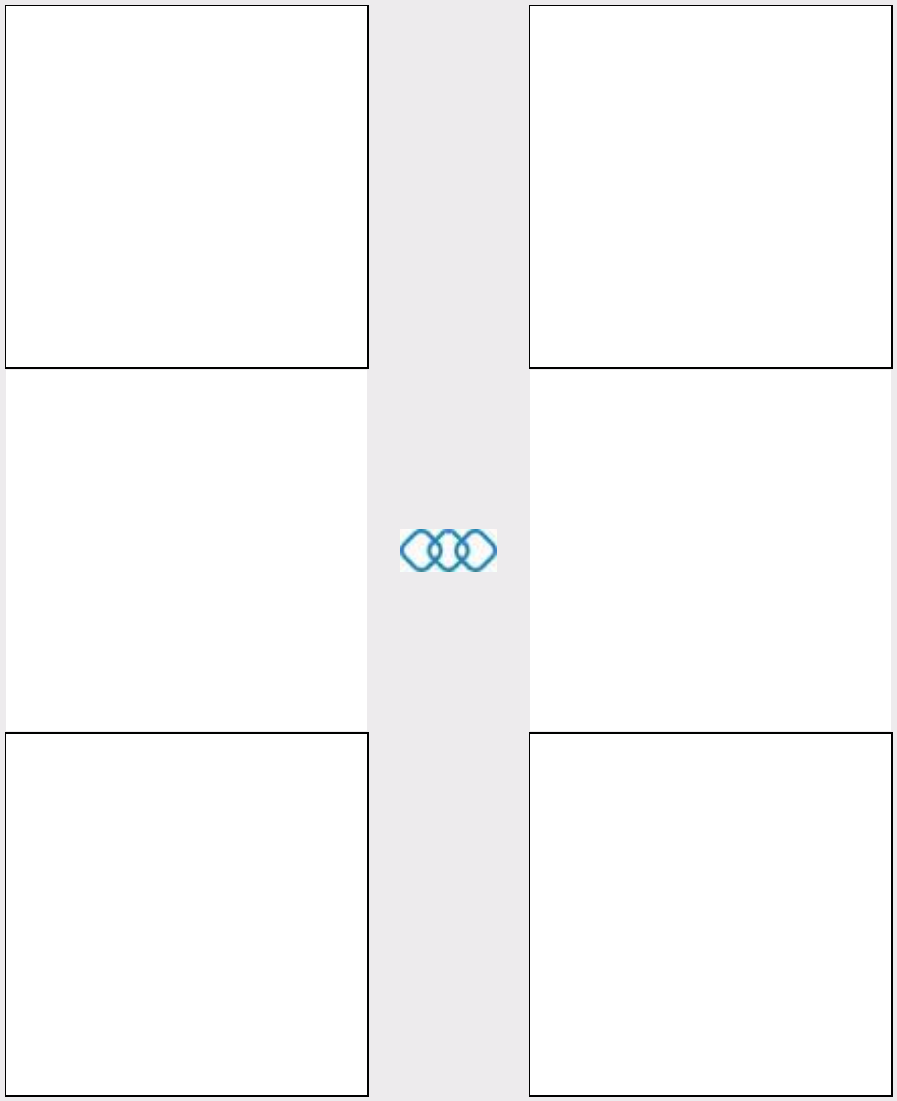
Preservation Chicago is thrilled by this successful outcome. We have long urged DL3 Real Estate, the Cook County Land Bank Authority and other stakeholders to preserve and reuse this historic building. The Washington Park National Bank Building is an important neighborhood anchor on a commercial corridor that has seen the tragic loss of many important buildings. It is essential for the long-term reinvestment and prosperity of this commercial district that this historic building be preserved and redeveloped. The building is linked to the Chicago Race Riots of 1919 and is one of the few structures still standing which witnessed this tragic event on the long march towards equality and social justice.

Read the full story at Block Club Chicago

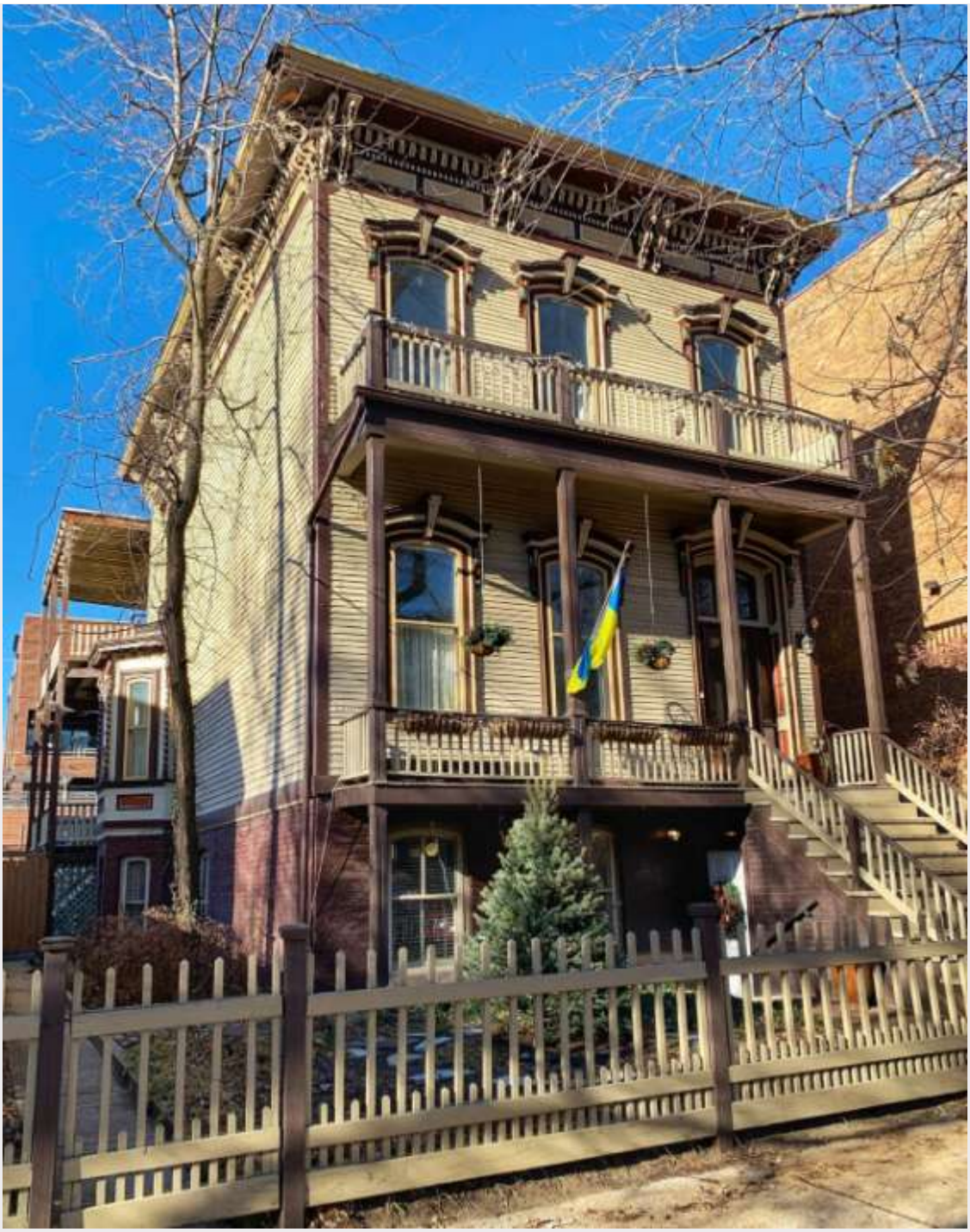
Plan For Offices At Washington Park National Bank Building Gets $5 Million City Grant; The project will replace most of the deteriorating bank building with high-end offices and retail space while preserving the century-old façade, Maxwell Evans, Block Club Chicago, 2/16/23

Initial Funding Announced For Bank Redevelopment In Woodlawn, Ian Achong, Chicago YIMBY, 2/19/23

DL3, Greenlining win $5M grant for century-old Woodlawn bank redevelopment; Revive 6300 will build Class A office space and restore the historic facade, TRD Staff, 2/17/23



3.THREATENED: Demolition Looming Historic Three-Flat at 2240 N. Burling After Demolition Delay Expires



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

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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

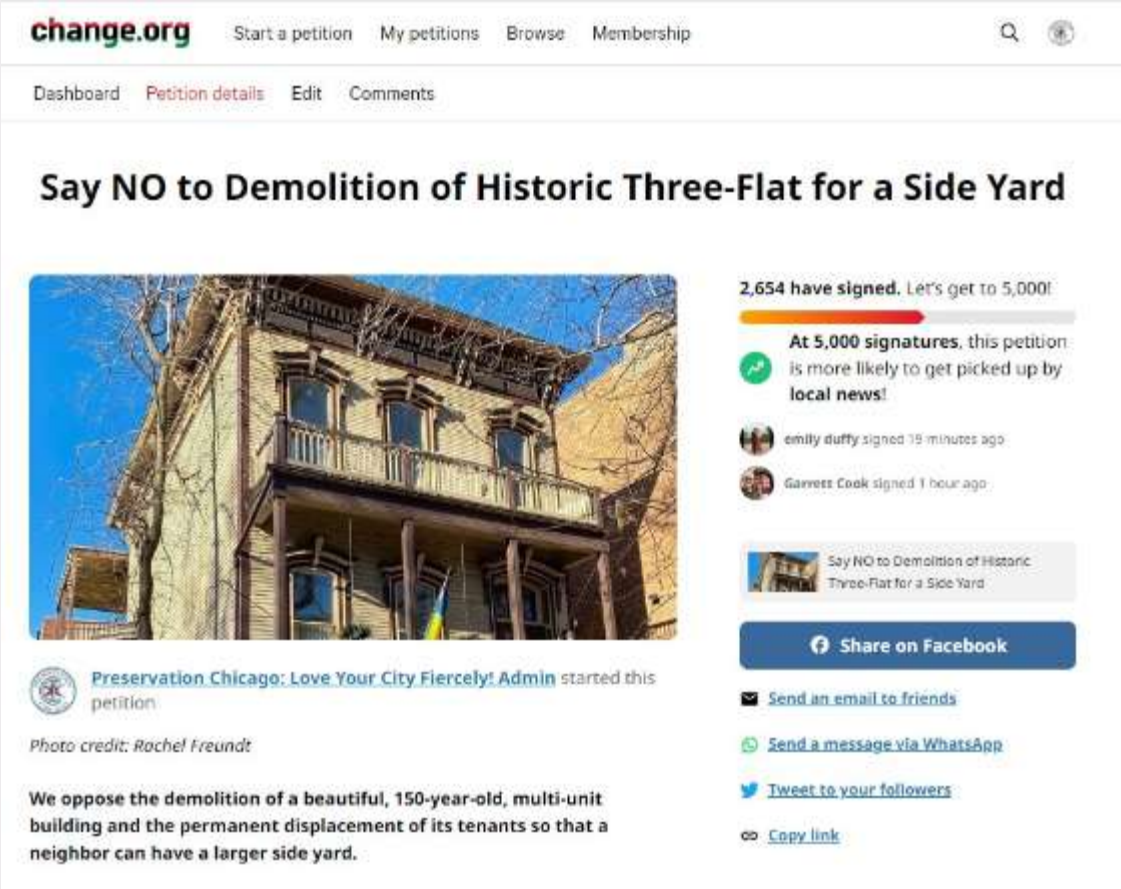
A recent Harris Poll found most voters are profoundly pessimistic about postelection Chicago. This is an absence-in terms of our collective historical trajectory, and it cannot stand. Chicago is a city in need of a turnaround, and in Paul Vallas, the editorial board is endorsing a smart, passionate and 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
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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

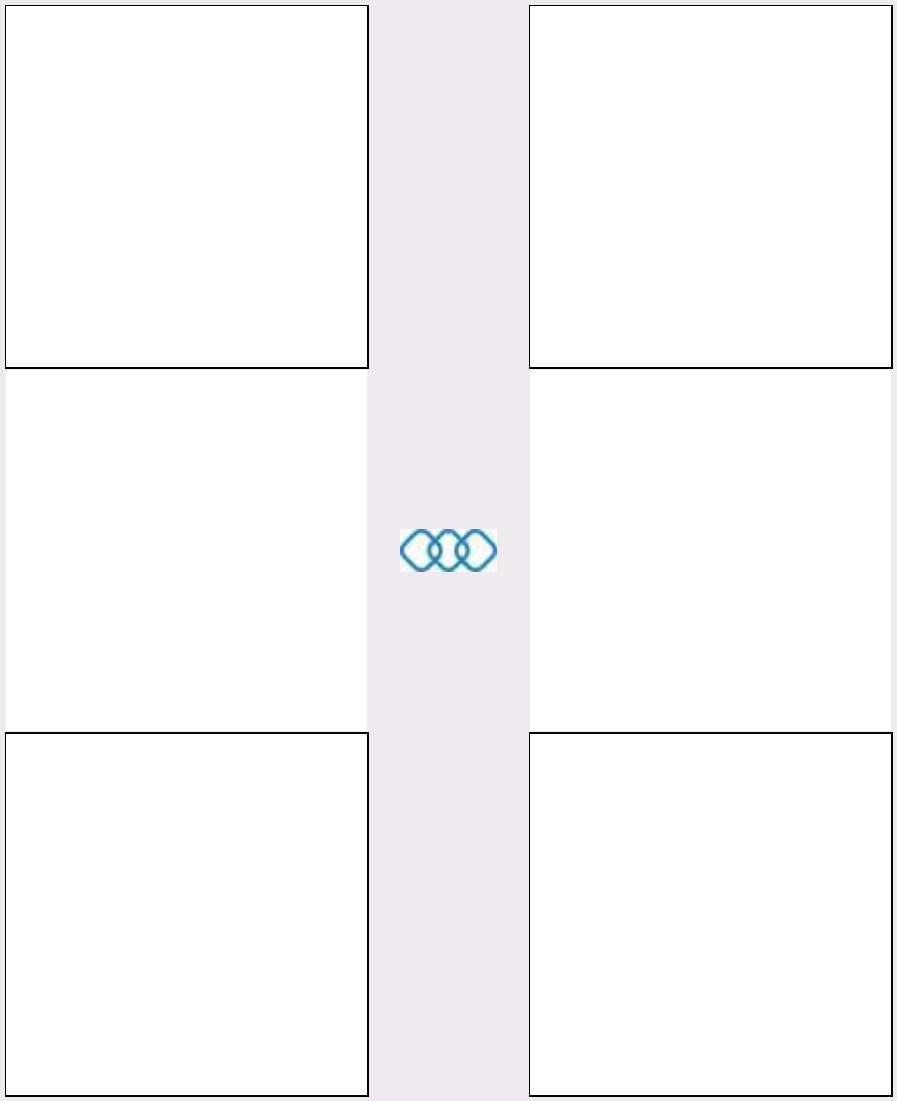
Lincoln Central Association Supports Preservation Efforts; An Effort to Save a Historic Chicago Fire-Era Building, Deirdre Graziano, Park West Community Association, 2/9/23

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: Final Landmark Recommendation 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

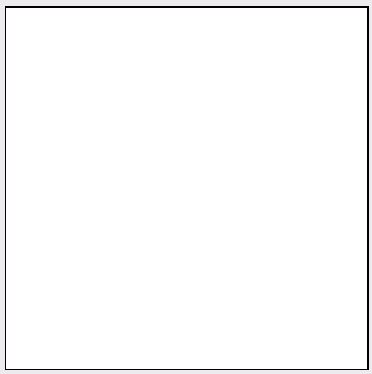
The owners of a famous architect's Old Town home are seeking a rare form of landmarking, Dennis Rodkin, Crain's Chicago Business, 1/10/23

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

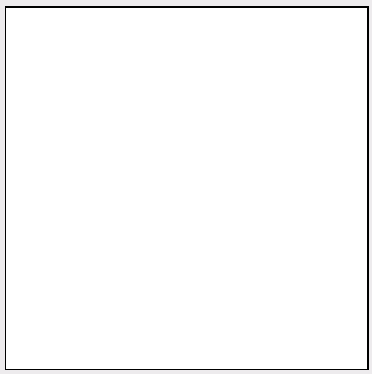
Landmark Bid for '70s-Era Netsch House Could Redefine the 'Old' in Old Town, Patty Wetli, WTTW Chicago, 1/13/23

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.POTENTIAL WIN: Six Development Teams Submitted LaSalle Street Adaptive Reuse Proposals



The lunch crowd during pop-up event on LaSalle Street on July 20, 2021. Photo credit: Eric Allix Rogers

"Developers seeking the city's blessing for projects to rejuvenate La Salle Street have gone public with detailed plans, their qualifications for the work and the level of public subsidies they want.

"In the important category of tax increment financing, the six developing teams collectively want $388 million in help for investments valued at $1.1 billion. Not all will get it; city officials said they will narrow the field to up to three chosen projects.

"All involve turning office space that's vacant or outmoded into residences, with retail and other amenities added to make the traditional financial district more like a neighborhood.

"Some developers said they would try to add a grocer. All of them met a city mandate that at least 30% of new housing be affordable as defined by city ordinance.

"The most expensive project, both for its overall budget and its TIF request, involves the landmark Field Building at 135 S. La Salle St. Developers want $115 million in TIF money for a $258 million project to make the office behemoth into a mixed-use property with 430 residences.

"The program is 'seeking to make the heart of the Loop more resilient' and diverse, said Maurice Cox, commissioner of planning and development. Cox and the development teams commented on high vacancy levels throughout La Salle's office and retail space. He has urged developers to think of ways to end the central Loop's office 'monoculture.'" (Roeder, Chicago Sun-Times, 3/3/23)

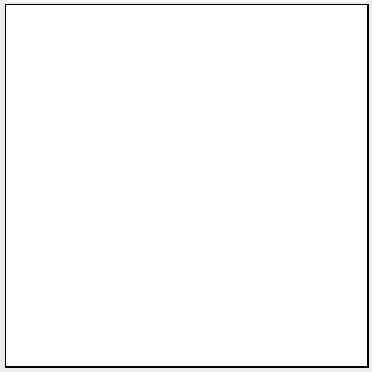
Proposals were received for the following buildings"
30 N. La Salle
208 S. La Salle
135 S. La Salle
105 W. Adams (two separate proposals)
111 W. Monroe St.

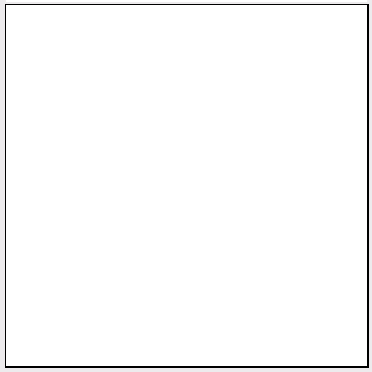
Preservation Chicago encourages those building that are not currently landmarks, to be designed Chicago Landmarks. Specifically, 111 W. Monroe and 105 W. Adams to become designated Chicago Landmark and all buildings should retain their historic features in these new development plans.

Read the full story at the Chicago Sun-Times

Potential La Salle St. developers ask city for millions in subsidies; Six competing teams that want to add housing to important buildings want $388 million in tax increment financing but not all will get help, David Roeder, Chicago Sun-Times, 3/3/23

Developers unveil plans to turn LaSalle Street offices into apartments, Danny Ecker, Crain's Chicago Business, 3/3/23





6. THREATENED: Pioneer Arcade Redevelopment Stalls Without Allocation of Low-Income Housing Tax Credits (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: Eric Roldan / UrbanWorks Architeture

"1535 N. Pulaski Road is no ordinary Chicago building. Modeled after 17th- and 18th-century Spanish Baroque style architecture, rising two stories with an ivory-colored, terra-cotta facade, the Pioneer Arcade building in Humboldt Park was once a hub for indoor recreational fun, a bowling and billiards hall that was operational for about 80 years.

"Now, the building's ornate outsides have disguised its hollow insides since the early aughts, with more vacant years likely to come as redevelopment plans have stalled.

"The proposed project for the site is in jeopardy as Chicago's Department of Housing has twice rejected the Hispanic Housing Development Corp.'s request for a financial letter of support to receive $1.5 million in low-income housing tax credits from the Illinois Housing Development Authority to construct 61 rental units of affordable senior housing.

"Without city support, the organization might have to leave a $6 million grant from Housing and Urban Development on the table, as well as the potential for an additional $24 million in federal rental subsidies to help the developer maintain affordability for the proposed building over a period of 40 years.

"The development corporation received a deadline extension from July 2023 to July 2024 from HUD for when it has to break ground on the project, and the group can receive only one more extension before the five-year time limit.

"We are dead in the water with the project," said Hipolito "Paul" Roldan, president and CEO of the Hispanic Housing Development Corp. "We don't know whether HUD would give us another extension on top of this, given the city has not expressed interest in supporting (our project)."

"The $6 million grant came from HUD's Section 202 funding, money that is earmarked for supportive housing for low-income elderly residents. For HUD's fiscal year 2020 funding round, 37 projects out of 132 applicants were selected for grants totaling around $150 million, with the Hispanic Housing Development Corp.'s project the only one in Illinois. (Kane, Chicago Tribune, 3/8/23)

"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)

After over a decade of vacancy, the Pioneer Arcade received Final Chicago Landmark approval on December 8, 2022. 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. We encourage the Chicago Department of Housing to prioritize this supportive housing redevelopment, especially since it is the only HUD Section 202 allocation in Illinois.

Read the full story at the Chicago Tribune

Pioneer Arcade affordable housing project in jeopardy as city support wavers, Lizzie Kane, Chicago Tribune, 3/8/23

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

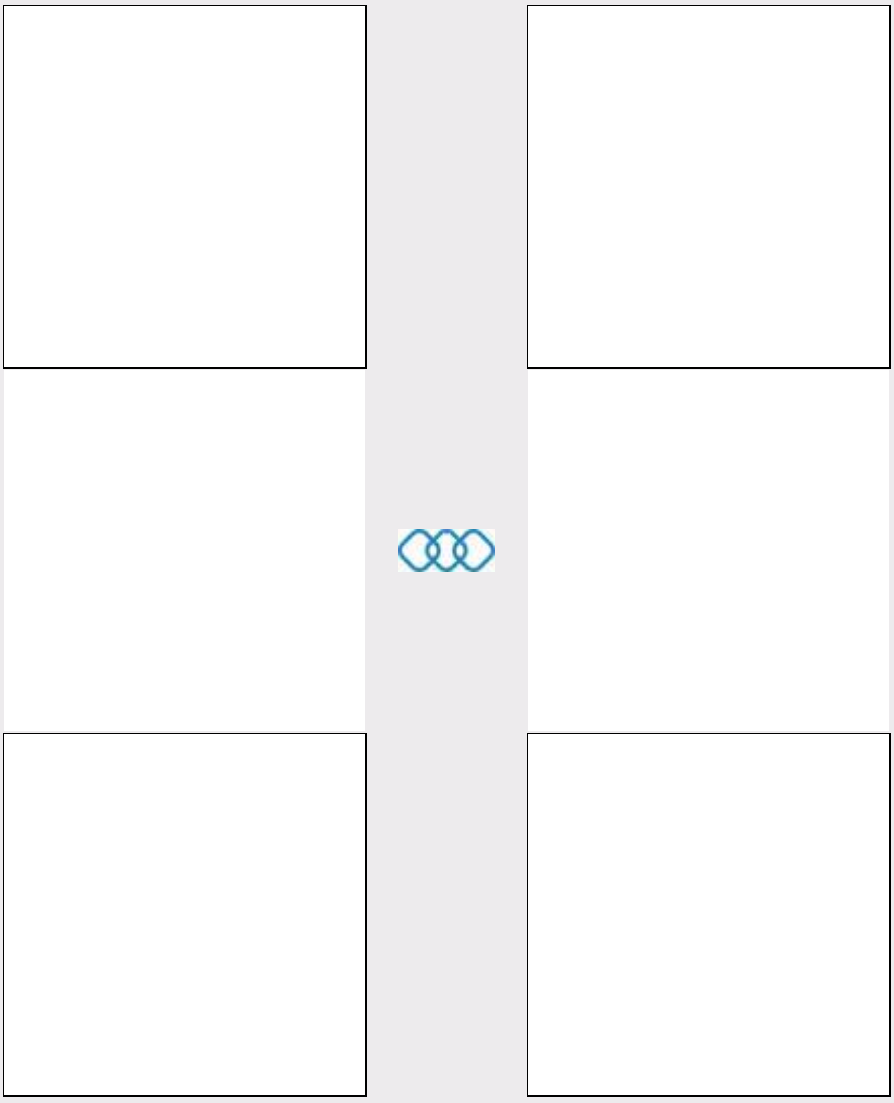
Preliminary landmark approved for Pioneer Arcade; The building will be part of a new senior housing development, Lukas Kugler, Urbanize Chicago, 11/8/22

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

Pioneer Arcade Chicago Landmark Designation Report, December 8, 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.THREATENED: Extensive Research Shows ‘Every Process Was Ignored, Violated Or Skirted’ for Humboldt Park Construction



The Puerto Rican Museum, which is housed in the Humboldt Park receptory, began constructing an ancillary facility without proper permits, as seen on Feb. 20, 2023. Photo credit: Colin Boyle / 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

"A former alderman who leads a Humboldt Park cultural museum shielded key details about building an archives and storage facility in the park and repeatedly misrepresented the project to city and state officials, according to a new report from a local preservationist.

"The 16-page report by Mary Lu Seidel, director of community engagement with Preservation Chicago, details years of conflicting information about and problems surrounding the National Museum of Puerto Rican Arts & Culture's unauthorized expansion.

"Neighbors and preservationists sounded the alarm last year about the half-built cinder-block building that spouted up next to the museum, which is housed in one of the oldest-surviving structures in Humboldt Park: the landmarked receptory and stables building at 3015 W. Division St.

"Former Humboldt Park Ald. Billy Ocasio runs the museum, which was ordered to stop construction in October when city officials learned the project got underway without proper permits and approvals.

"Seidel reviewed hundreds of documents and records obtained through Freedom of Information Act requests. The report found museum leaders misrepresented the scope of the project and changed plans "with little or no input from the Humboldt Park community, people of Chicago or the Chicago Park District," and even lied on a city permit application.

"In building the ancillary facility, the Humboldt Park museum "violat[ed] the rules, procedures and laws of every government institution it encountered," Seidel wrote.

"Ocasio didn't respond to requests for comment. He previously told Block Club "some honest mistakes were made" and the museum is working to correct any issues.

"The documents in the report date back to 2020, when Ocasio applied for a $750,000 state grant to build an 1,500-square-foot archives and storage facility next to the museum. Ocasio previously said the project is "very important" to the future of the institution.

"Documents show Ocasio failed to submit necessary paperwork and provided conflicting information to city and state agencies involved in that approvals process.

"'Every process was ignored, violated or skirted,' Seidel said in the report." (Bloom, Block Club Chicago, 2/23/23)

Read the full story at Block Club Chicago

Puerto Rican Museum Project Led By Former Alderman Blasted In New Report: 'Every Process Was Ignored, Violated Or Skirted'; The National Museum of Puerto Rican Arts & Culture, led by former Humboldt Park Ald. Billy Ocasio, misrepresented the scope of its work and lied on a permit application, the report found. Mina Bloom, Block Club Chicago, 2/23/23

Paper Trail Shows Illegal Museum Construction in Humboldt Park Violated Rules at Every Turn, Patty Wetli, WTTW Chicago, 2/17/23

Humboldt Park Stables Statement of Facts and FOIA Documents from Preservation Chicago

Go back to square one on Humboldt Park building that was under construction without approval, No work should resume on the structure until all stakeholders have had a chance to examine construction plans, Chicago Sun-Times Editorial Board, 2/14/23

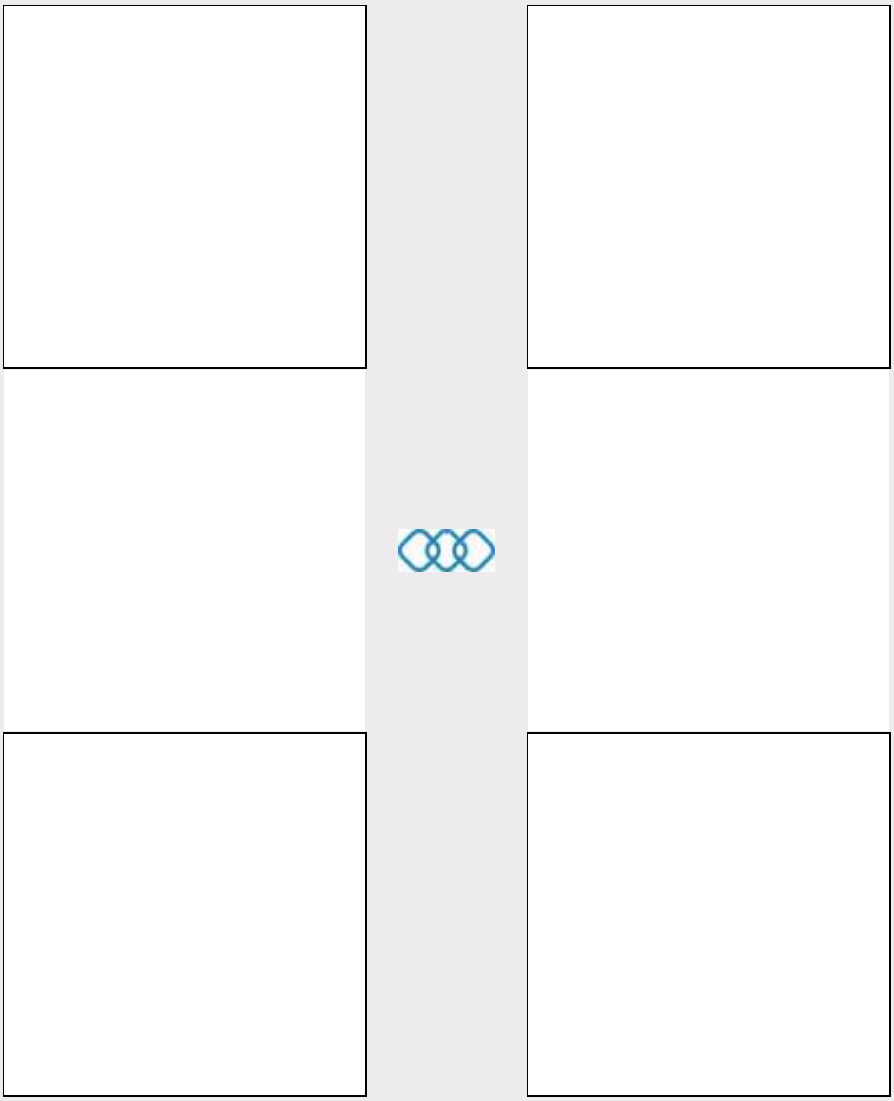
No walk in the park; What to do about a half-built intrusion on a landmark? Deanna Isaacs, Chicago Reader, 1/11/23

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



8.SUN-TIMES EDITORIAL: Go Back to Square One on Humboldt Park Building



Construction, now stopped, has begun on a boxy building (left) near the picturesque, historic and landmarked Humboldt Park Receptory and Stable Building. Photo credit: Anthony Vazquez / Sun-Times

"No one, confronted with a Gordian knot of red tape just to relocate a driveway by a couple of feet, would imagine someone else building a monstrous boxy building on park district land without a building permit or written park district approval.

"But, then, this is Chicago.

"Near to the picturesque, historic and landmarked Humboldt Park Receptory and Stable Building, an ugly structure has unexpectedly sprung up like a mushroom after a rainstorm. Community members were not consulted. The building is far larger — and different — than called for in plans submitted to obtain a $750,000 grant from the Illinois Department of Natural Resources. Plans were not submitted to the Commission on Chicago Landmarks Permit Review Committee.

"Fortunately, the city has put a stop to construction for now. Good. No work should resume until all stakeholders have had a chance to examine construction plans — the real ones. If the stakeholders insist on a more architecturally-fitting building, or no building at all, that is what should happen. Circumventing the full approval process should not confer any kind of advantage.

"'The park district has told them to start over and create real architectural drawings by real experts and go through a formal process to see if it would pass muster,' Friends of the Parks Executive Director Juanita Irizzary told us.

"What's happened here is surely not some kind of innocent mistake. Former Ald. Billy Ocasio is president and chief executive director of the highly regarded National Museum of Puerto Rican Arts and Culture, which is putting up the building as an adjunct to space it leases in the Humboldt Park Receptory and Stable. Ocasio knows the rules, or ought to.

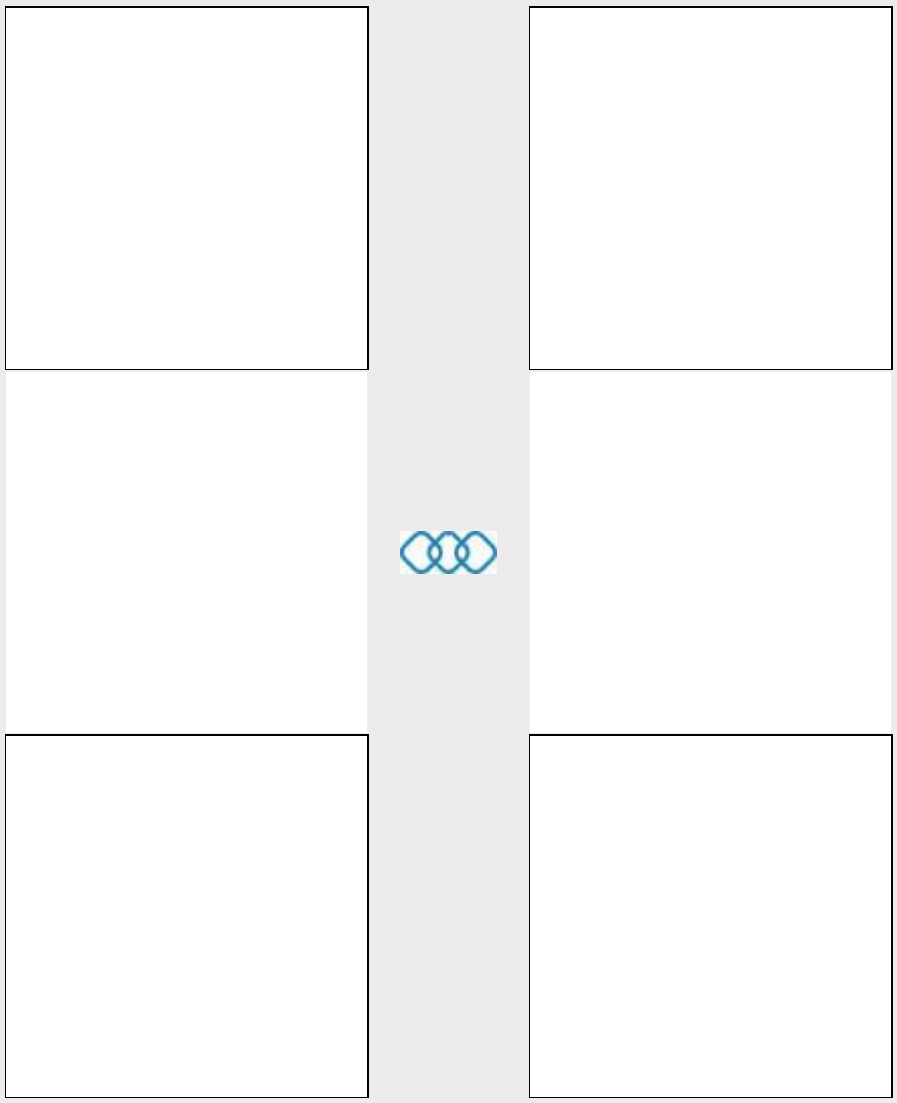
"A full investigation is required on the process that allowed the start of construction on a structure that looks so far like a dismal Soviet-era government building. Originally described as an archival facility, the far-larger building actually appears to be some sort of event space, critics say.

"The lack of proper approvals raises concerns the building might not have been constructed in a safe manner, said Mary Lu Seidel, director of community engagement for Preservation Chicago.

"Redo the project in a way that enhances the park and city — or don't do it at all." (Chicago Sun-Times Editorial Board, 2/14/23)

Read the full editorial at the Chicago Sun-Times

Go back to square one on Humboldt Park building that was under construction without approval, No work should resume on the structure until all stakeholders have had a chance to examine construction plans, Chicago Sun-Times Editorial Board, 2/14/23



9.THREATENED: Asphalt Plant Prevents CMD Affordable Housing Reuse From Moving Forward (Chicago 7 2020)



A rendering of Code Real Estate Partners' plans for 2139 and 2159 W. Pershing Road. Rendering credit: Code Real Estate Partners

"Unable to secure financing from the city or the state, the developers that planned to build 120 units of affordable housing in an empty McKinley Park warehouse have given up and put the property up for sale.

"The $41 million project might have been well underway and maybe even finished by now if it wasn't for a stinky neighbor: a controversial asphalt plant around the corner. Worried about emissions from the MAT Asphalt plant, first city and then state officials denied funding for the development, which is all but impossible without tax credits and other government subsidies.

"With a big park across the street and strong demand for low-cost housing in the neighborhood, the proposed project at 2159 W. Pershing Road, called Parkview Lofts, held promise. But it got caught in the political crossfire between community activists, MAT's owner and the city, which had been facing a backlash for allowing the facility to open in 2018. Now, nearly four years after filing its development plans with the city, the owner of the building and one next door, at 2139 W. Pershing Road, has had enough and hired a broker to sell them.

"Parkview's developers argued that the asphalt plant posed no health threat, citing a consultant's study to back up their position. And former Ald. George Cardenas, 12th, who represented the neighborhood until December, supported the development.

"But Marisa Novara, commissioner of the Chicago Department of Housing, caved into pressure from "environmental justice warriors," said Tom Brantley, one of the developers. In August 2020, the Mayor Lori Lightfoot appointee rejected about $8 million in city funding for the affordable housing project.

"They just yanked the DOH funding out from underneath us," said Brantley, president of Downers Grove-based Fifth Avenue Capital Partners. "No one at DOH pointed to anything that said, 'Here's why we can't do this.'"

"After consulting with the Chicago Department of Public Health and the city's chief sustainability officer, 'DOH ultimately concluded that funding Parkview Lofts would directly contradict our mission and values due to the site's close proximity to an asphalt plant," a spokeswoman for the department wrote in an email. 'The proposed location of the 120-unit project would diminish the quality of life of the residents due to truck diesel and asphalt odors/emissions.

"Though the DOH denied funding for the project, concerns about its location didn't prevent the Chicago City Council from approving a zoning change for it in May 2021.

"By then, the developers had moved on to the Illinois Housing & Development Authority, agreeing on a funding package with the state agency that included about $19 million in Low Income Housing Tax Credits. But in mid-2022, the IHDA pulled its funding at the last minute, citing environmental concerns."

"Residents have raised numerous concerns about MAT Asphalt, built across from the community's namesake park, but many of those same neighbors support the housing project and now are doubly upset.

"'Not only is MAT Asphalt harming our quality of life and our park, but now it's obvious they are sabotaging the type of investment our neighborhood deserves,' said Robert Beedle, a member of Neighbors for Environmental Justice. 'It's frustrating to keep hearing about Chicago's commitment to investing in neighborhoods like ours, but when it comes down to it none of these plans or promises materialize.'" (Chase, Chicago Sun-Times, 8/28/20)

Preservation Chicago strongly support the adaptive reuse of 2159 W. Pershing Road as affordable housing. The negative environmental impact of the MAT Asphalt plan is well documented. It was opened without public notice or public meetings in 2018 and has been operating without a permit since 2019. The City of Chicago should close the MAT Asphalt plant and allow developers and tens of millions of redevelopment dollars to revive the long vacant Central Manufacturing District. (Gallun, Crain's Chicago Business, 3/6/23)

Read the full story at Crain's Chicago Business

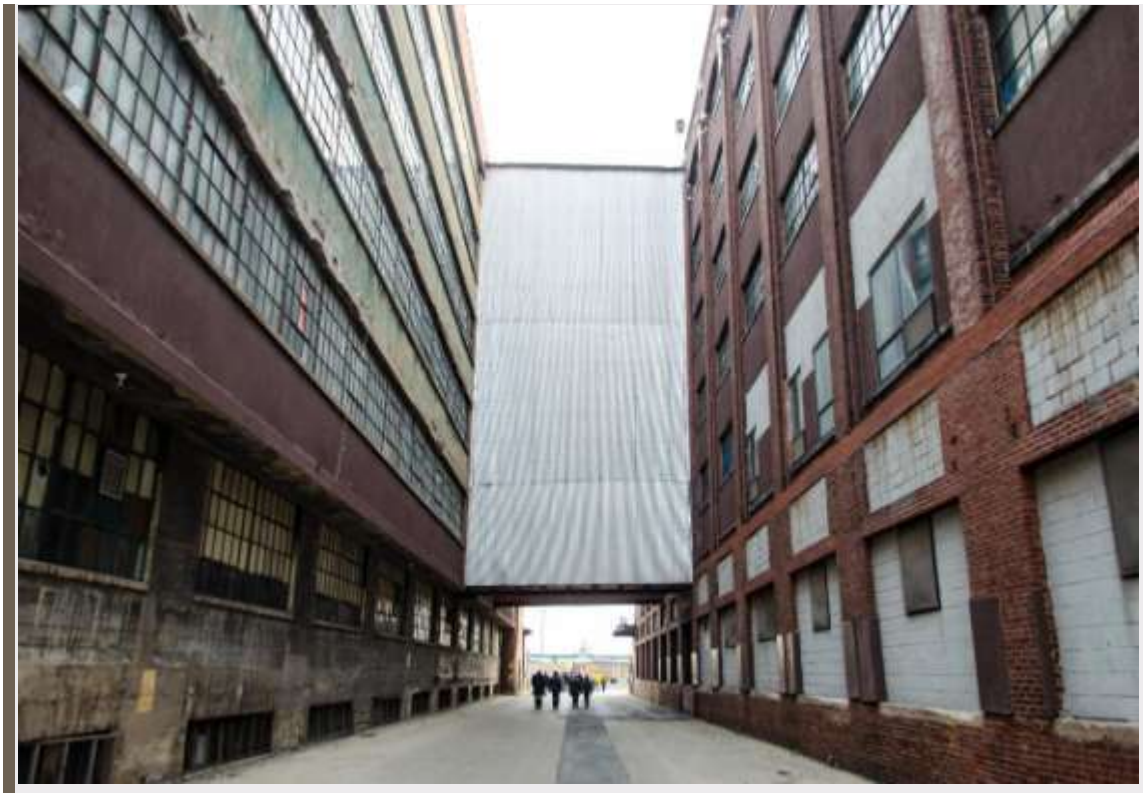
McKinley Park asphalt plant controversy dooms affordable housing project, Alby Gallun, Crain's Chicago Business, 3/6/23

City rejects affordable housing funding for McKinley Park, citing nearby asphalt plant; Developers sought almost $8 million from city housing department for redevelopment of historic Central Manufacturing District, Brett Chase, Chicago Sun-Times, 8/28/20

10.SUN-TIMES COLUMN - City and Community Seek New Life For Historic Former Industrial Park (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

11.POTENTIAL WIN: Three Adaptive Reuse Development Proposals Presented for 1769 W. Pershing in the Central Manufacturing District (Chicago 7 2020)



Rendering of IBT Group LLC proposal for adaptive reuse of 1769 W Pershing Road in the Central Manufacturing District of McKinley Park. Rendering credit: Epstein

"Further details and renderings have been revealed for the finalist of the Central Manufacturing District RFP. Located at 1769 W Pershing Road in McKinley Park just west of the intersection with S Ashland Avenue, we last covered the project in January as the city narrowed it down to three finalists with mixed-use proposals featuring everything from housing to movie studios on the multi-site lot. The Chicago Department of Planning and Development is leading the selection process with the bids being presented earlier this week at a community meeting.

"Occupying 256 acres of land in the neighborhood, the Prairie-style complex is considered the nation's first modern planned industrial district opening in 1905. Now the city's RFP is hoping to repurpose the easternmost building holding 571,476 square feet of space along with the adjacent 3.2-acre site with a building as well, the following are the three bids in the order they were presented:

"IBT Group LLC - Proposing to redevelop only the main building of the complex and not the adjacent site, the proposal's largest element is carving a massive new atrium into the 350-foot by 300-foot structure. The linear atrium would allow for sunlight to reach down all of the new office space and residential units that surround it with new balconies and foliage creating an active zone. This would be capped by a 105,000-square-foot green roof with a retail space for a cafe or office, playground, and massive running track over the adjacent two historical buildings.

"While not many other details were made public, if all three rooftops were converted to parks it would provide seven acres of land most likely open to the public. As for the program we can expect 50,000 square feet of retail, a 200,000-square-foot flex lab/office space and 120 residential units of which 24 will be affordable. The overall cost would be covered via $39-63 million in debt, $12-24 million in Historical Tax Credits, $18-30 million in C-PACE funding, and more, potential TIF funds are also expected.

"Outpost Studios LLC - Hoping to build a new creative mixed-use campus, the team is seeking to attract various production types while also providing affordable housing for actors and actresses. This would be achieved by a new rooftop addition holding 49 affordable residential units topped by solar panels and a rooftop park. For the ground floor a 50,000-square-foot flex space and public food hall on the ground floor is planned along with a food truck plaza along the main entry, which would boast a new entry gate sign.

"The second floor and above would focus on production with plenty of open workspace, set construction, and wardrobe workshop spaces along with large storage rooms for each. With the third to sixth floors containing sound recording studios, an animated video studio, medium studios ranging up to 15,000 square feet, large 20,000-square-foot studios and lounges as well. The adjacent building would also become a production studio, with the developers hoping to secure $12 million in TIF, $10 million in tax credits, and $50 million in debt among others to finance the development.

"Pershing Road Studios LLC - This team is proposing the most changes to the existing structure, demolishing around 300,000 square feet of the existing building while preserving the north and east sides to be repurposed. The roughly 228,000 square feet remaining would receive a new elevator core and have 13,500 square feet of commercial space added on the northern side topped by two floors of indoor parking holding 100 vehicles. The east side of the L would contain studio back of house space on the first three floors, with the full remaining footprint holding office space on the final two floors.

"The demolished area would be replaced by two large multi-story soundstages connected to the existing by a large multi-level 20,000-square-foot shop space. The grounds would hold 200 additional parking spaces and spots for 25 production trailers, with the adjacent building being completely demolished in exchange for four additional sound stages with air locks in between them. The high-tech filming spaces would benefit from Cinelease's reputation as they operate other studios in California, New Mexico, Georgia, New York, and Pennsylvania." (Achong, Chicago YIMBY, 3/10/23)

Read the full story with renderings at Chicago YIMBY

Updated Details Revealed For McKinley Park RFP, Ian Achong, Chicago YIMBY, 3/10/23

Developers present proposals for Pershing RFP; The plans include movie studios, residential, and community space; Lukas Kugler, Urbanize Chicago, 3/8/23

City-Owned Warehouse In McKinley Park's Manufacturing District Could Become A Movie Studio Or Apartments; Officials are asking for the public to weigh in on three proposals to revitalize the lots on West Pershing Road, Madison Savedra, Block Club Chicago, 3/8/23

Development Teams Pitch Visions for Central Manufacturing District Properties, Justin Kerr, McKinley Park News, 3/8/23

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.THREATENED: Oldest-Running Movie House in Chicago Likely To Close



Regent Theater / Village North/ New 400 Theaters, 1913, 6746 N. Sheridan Road. Photo credit: The New 400 Theaters



Regent Theater / Village North/ New 400 Theaters, 1913, 6746 N. Sheridan Road. Photo credit: The New 400 Theaters

"The New 400 Theaters navigated the pandemic and reopened in 2021 to continue its streak as the oldest-running movie house in the city. But crowds have not returned in droves to the movie theater at 6746 N. Sheridan Road. The downturn in business has all but ensured the theater has to close for good, owner Tony Fox said.

"The Loyola Phoenix student newspaper broke the news of the theater's likely closure March 1. Since then, fans have flocked to the 400 and groups have organized to save it. But the fanfare will likely not be enough to keep the lights on, and it's 'overwhelmingly likely' Fox will have to close the theater and find a new tenant, he said.

"'The problem is, we've lost too much money,' Fox said. 'I decided to give it a chance last year to see if [business] would come back. We did half the business we used to before COVID. Half is a very big drop.'

"The New 400 Theaters opened in 1912, when the city was dotted with neighborhood movie houses. It remained in operation even as many of those movie palaces have gone out of business.

"Fox, a real estate investor, bought the retail building housing the New 400 in 2007. He took over operation of the theater in 2009, after its then-owner stopped paying rent for more than a year. Fox will soon begin a search for an entity to take over the theater space. Once the space is leased, he will likely look to sell the building, he said.

"But neighbors and movie lovers are not letting the New 400 go without a fight.

"One neighbor started the New 400 Street Team, a group dedicated to keeping the theater in business. A website has been formed that includes a page on how to help the business. More than 75 people have signed up for the group's communications, said lead organizer Rachel Jones. The group's first meeting is scheduled for next week.

"Another neighbor, Eric Huebner, has organized weekly movie nights with neighbors. The first group outing is planned for Thursday with the hope the weekly event can gain steam and help the theater stay in business, Huebner said.

The fans' efforts has driven up business, Fox said. He's even fielded some inquiries from parties interested in buying the business.

"'I'm very grateful to the community for the good years we had,' he said. 'We can go out with a fizzle or out with a bang. Last weekend was more like a bang.'" (Ward, Block Club Chicago, 3/9/23)

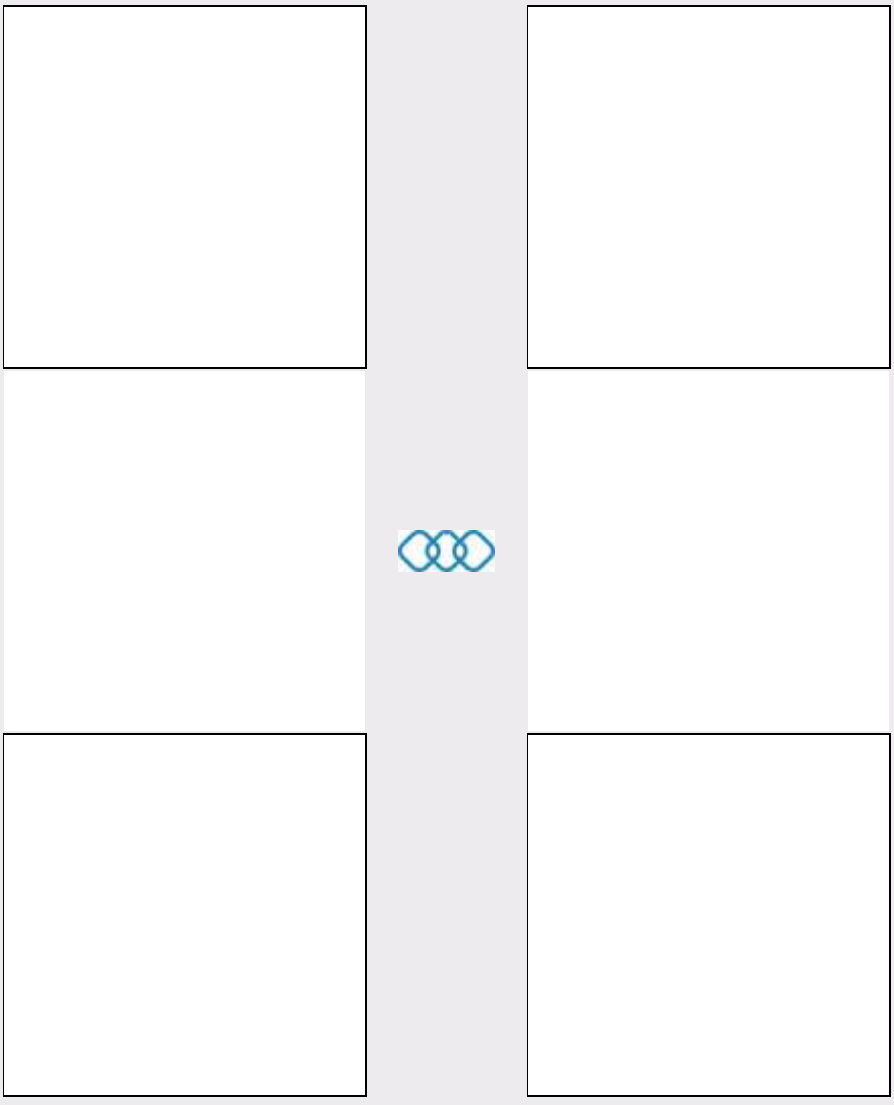
Read the full story at Block Club Chicago

Rogers Park's New 400 Theaters Could Close After 100 Years As Fans Make Last-Ditch Effort To Save It; The New 400 Theaters opened in 1912 and made it through the pandemic. But the crowds haven't returned, signaling the theater's likely demise, its owner said, Joe Ward, Block Club Chicago, 3/9/23

'It's really struggling': 111-year-old Rogers Park movie theater in danger of closing permanently, Noel Brennan,CBS Chicago, 3/2/23

New 400 Theaters, 6746 N. Sheridan Road, Chicago at Cinema Treasures

The New 400 Theaters Website



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.WIN: Permits Issued for Adaptive Reuse of St. James Methodist Church at 4601-4611 S. Ellis



Rendering for adaptive reuse of former St. James United Methodist Church at 4601/4611 S. Ellis. St. James United Methodist Church, Tallmadge & Watson, 1925, 4611 S. Ellis Ave. Rendering Credit: ZED Architects



St. James United Methodist Church, 4611 S. Ellis Ave. Photo Credit: ChicagoPC.info

"Renovation permits have been issued for the adaptive reuse of the former St James United Methodist Church at 4601 S. Ellis. Located at the southeast corner of S. Ellis Ave and E 46th St, the church is being developed by Creative Designs Builders.

"Designed by ZED Architects, the project looks to renovate an existing vacant church into a mixed-use development that features residential and office space. The old church space will be transitioned into new coworking office space. The attached original support spaces for the church will be renovated into 29 residential units." (Kugler, Urbanize Chicago, 2/25/23)

“That’s down from the 43 originally planned, according to owner Ibrahim Shihadeh, who cut back after seeing the “beauty” of the church’s sanctuary, chandeliers and stained glass. Instead, the sanctuary will be restored to its original condition and used as a cooperative working space. Individual offices, long tables and cubicles would combine for a total of 15 co-working spaces.

“Ald. Sophia King (4th) hosted the developers as they gathered feedback at a community meeting Tuesday evening. King said she was pleased with the group’s “good ideas” for reusing the old church building.

“I’m just happy that they want to preserve everything,” King said. “If we deal with the parking and get the blessing to go forward … the co-working space would be an enhancement to the community.” (Evans, 9/18/19)

Preservation Chicago applauds the developer for his preservation sensitive adaptive reuse. St. James United Methodist Church is a beautiful building and Preservation Chicago encourages the developer to take the steps to designate this building as a Chicago Landmark. In addition to providing it recognition and long-term protections, it could make the building eligible for a variety of funding benefits.

Read the full story at Urbanize Chicago

Permits issued for adaptive reuse at 4601 S. Ellis; The former church will be turned into housing, Lukas Kugler, Urbanize Chicago, 2/25/23

Amid Conversion To Apartments, Co-Working Spot; Residents raised concerns about the plan's impact on parking near the closed church at 4611 S. Ellis Ave., Maxwell Evans, Block Club Chicago, 9/18/19



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)

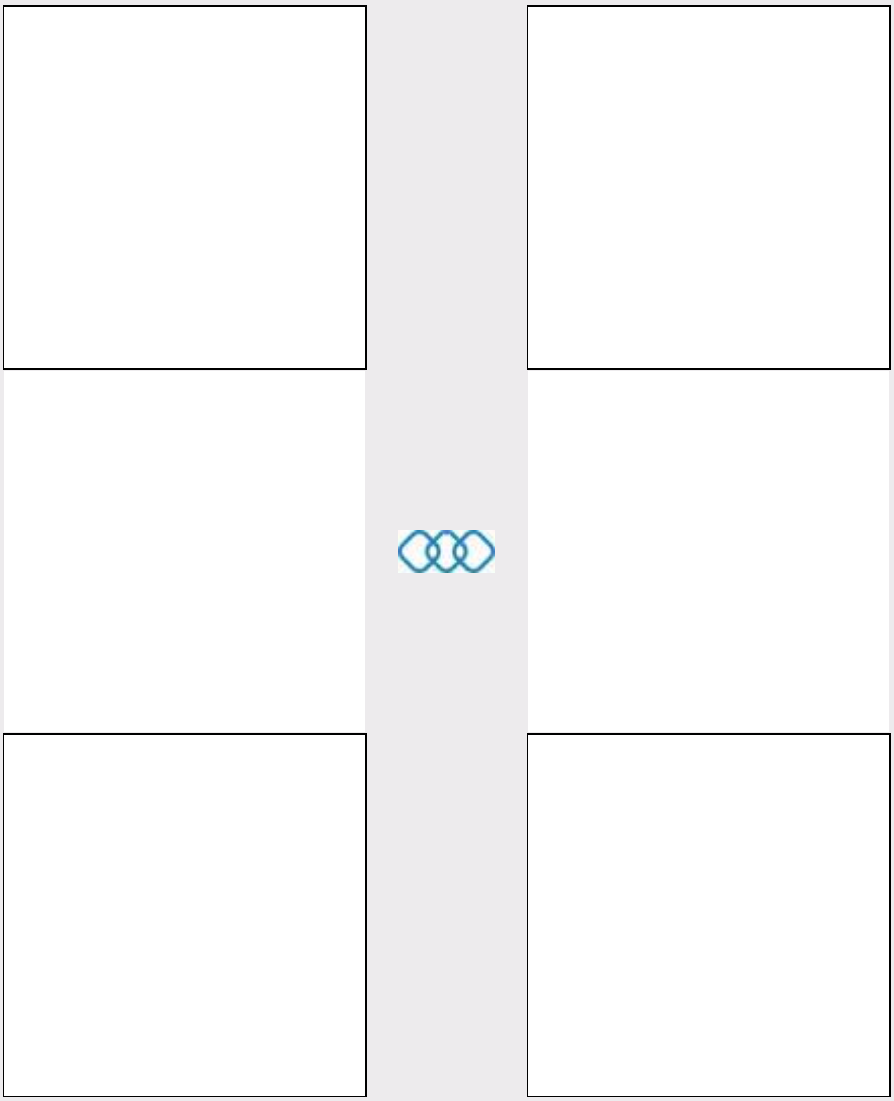
Read the full story at the Chicago Sun-Times

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)

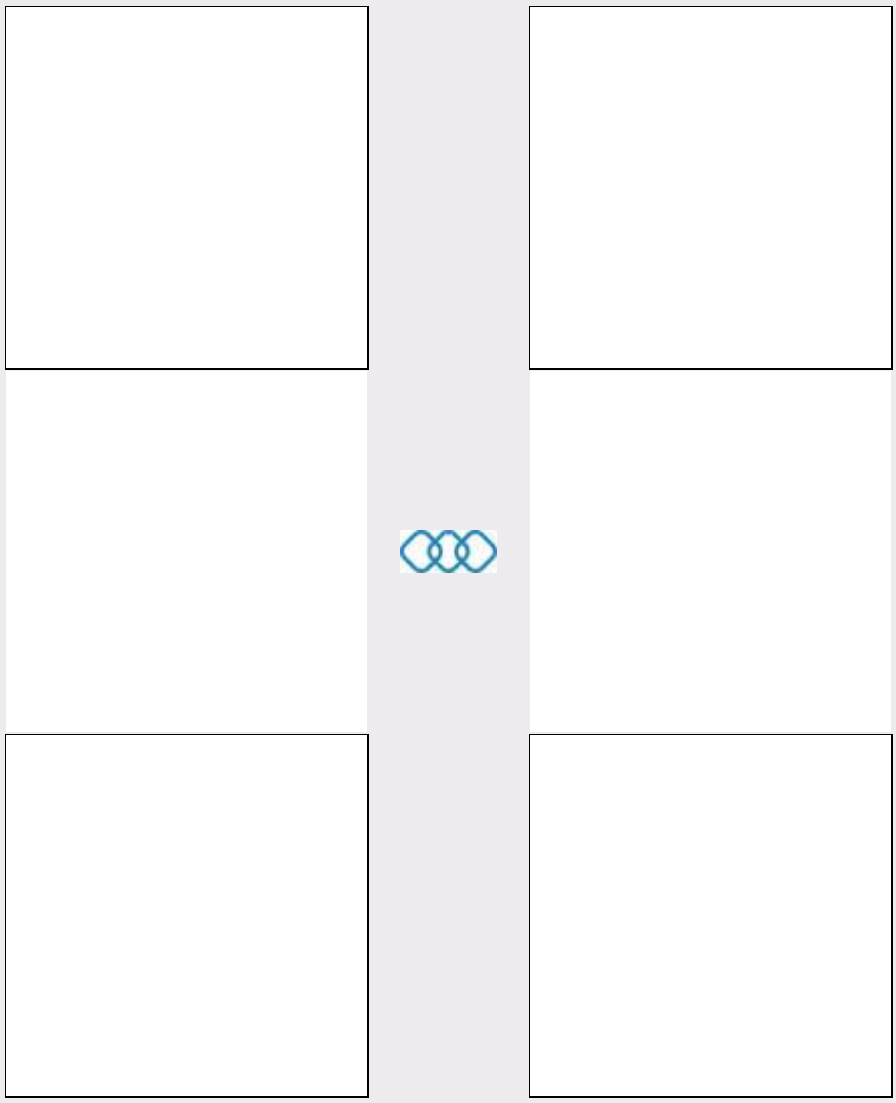
Both the original Lincoln Trust & Savings Bank, located across the street at 3936 N. Lincoln Avenue and the Art Deco limestone bank building should both be considered for Chicago Landmark Designation.

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.WIN: Edgar Miller ‘Animal Court’ Sculptures To Be Restored and Reinstalled at National Public Housing Museum



Children playing in the Jane Addams Homes Animal Court during the early years of the housing development. Photo credit: National Public Housing Museum

"The prevailing image of Chicago public housing is that of blocks of big, grim brick-and-concrete towers. It didn’t start out that way, though.

"The first public housing developments, built under CHA Executive Director Elizabeth Wood, were humane, nicely designed, low- and mid-rise dwellings and townhomes with gardens and open space.

"For instance, the former Jane Addams Homes opened on Taylor Street in the Little Italy neighborhood in 1938 with a pool, a fountain and a play area where children could climb on giant Art Deco limestone animal sculptures designed by Chicago’s noted modernist artist and designer Edgar Miller.

"Most of all that is gone now, wiped away under the CHA’s Plan for Transformation, right along with much of the city’s old-school public housing.

"Most — but not all. A surviving portion of the Addams Homes at Taylor and Ada streets is slated to open next year as the National Public Housing Museum. And as part of the reactivated buildings, those limestone animal sculptures — now undergoing a $300,000 restoration — will return to their old home.

"'The animals were important,' said National Public Housing Museum Executive Director Lisa Yun Lee. '[They] were kind of the guardian angels of the space.'

"The Addams Homes, along with the still-surviving Julia C. Lathrop Homes on the North Side and the Southeast Side's Trumbull Park Homes, were the city's first public housing units.

"At each development, children's playgrounds were important. The broad play area at Addams featured the Animal Court, with Miller's large whimsical sculptures of various animals, including a buffalo, a lion, sheep, a bear and a bull.

"Pitted and worn from 70 years of play and Chicago weather, the animal sculptures were put in storage 16 years ago, awaiting restoration funding, Lee said. A grant from the Alphawood Foundation finally got the project started.

"Andrzej Dajnowski, founder of Conservation of Sculpture and Objects Studio, is handling the job. Among other work, his shop is responsible for last year's refresh of the famed bronze lions outside the Art Institute of Chicago.

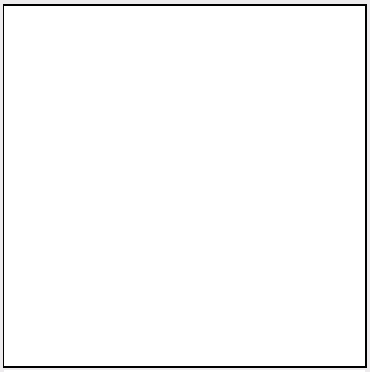
"Dajnowski said the animal sculpture restoration includes resculpting missing and worn parts and the equally painstaking task of making sure the colors of the fixes and the original portions match.

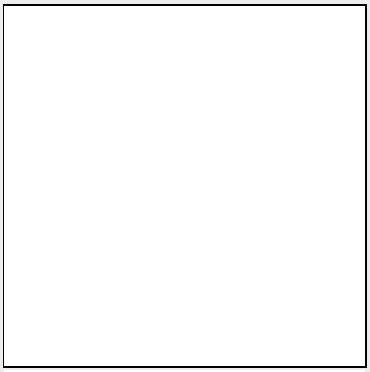
"What we do will last for years to come," he said.

Lee said the sculptures should be ready for their return by summer. (Bey, Chicago Sun-Times, 3/9/23)

Read the full story at Chicago Sun-Times

'Animal Court' to be back in session as noted sculptures return to West Side after 16 years; Playground animal figures designed by artist Edgar Miller to be restored and returned to the former Jane Addams Homes, Lee Bey, Chicago Sun-Times, 3/9/23





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.

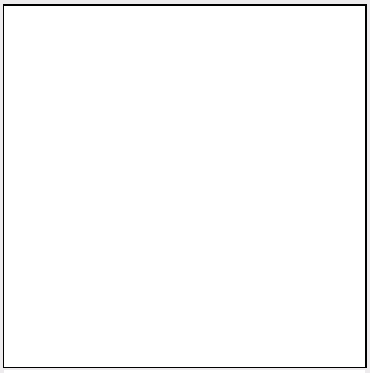
"No budget nor building permits have been submitted to the city, and while the site won't require a rezoning, it will need plan approvals and to secure funding. However it is worth noting that the Windfall Group's website shows a groundbreaking date of spring 2023." (Achong, Chicago YIMBY, 1/13/23)

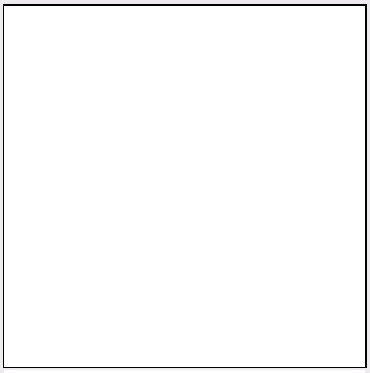
The four buildings that comprise the Cermak Road Bridge District include the Thompson & Taylor Spice Company Building at 465 W. Cermak, the W.M. Hoyt Building at 465 W. Cermak, the Western Shade Company Building at 2141 S. Jefferson and the Wendnagle & Company Warehouse at 2120-2136 S. Jefferson. This 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.WIN: Local Group Launches Effort to Restore Chicago Harbor Lighthouse for Museum



The Chicago Harbor Lighthouse Needs Your help. The Mission is to Preserve, Restore and Celebrate the Chicago Harbor Lighthouse for Future Generations. Photo credit: Friends of the Chicago Harbor Lighthouse

"Architects and maritime history lovers are raising money to restore the Chicago Harbor Lighthouse, which was built in 1893 for the World's Columbian Exposition in Chicago.

"The red and white lighthouse was moved to its current location off of Navy Pier in 1919 and has fallen into disrepair. Now, nonprofit Friends of The Chicago Harbor Lighthouse wants to preserve, restore and celebrate the lighthouse so future generations can enjoy its history, President Kurt Lentsch said at a meeting at the Chicago Maritime Museum.

"Over the next two to 10 years, the group members hope to turn the lighthouse into a museum and event space that people can reach by boarding a boat at Navy Pier. They expect the entire project will cost $3-$5 million, Lentsch said.

"'We could really make this something special for the city of Chicago, for the Great Lakes experience, for historical preservation. It could really work out,' Lentsch said at the Feb. 17 meeting.

"Due to the National Historic Lighthouse Preservation Act, city officials are only required to maintain the light for navigational purposes and aren't responsible for repairing the physical structure, which has remained largely the same as when it was built.

"Members of the nonprofit are in the initial stages of this project. They are mainly focused on raising money and awareness at this point, Lentsch said.

"The group has support from city officials and is consulting with a project manager about next steps, which include determining a pin number and address for the site as well as figuring out which ward oversees it.

"These things have to happen before building permits can be granted, said Edward Torrez, an architect who's helping lead the venture.

"Ideally, visitors will eventually be able to visit the lighthouse, climb past exhibits detailing its history — complete with artifacts — and to access an observation deck at the top. Individuals and companies could rent the space for events.

"'You would never be able to see the city from this angle anywhere else,' Lentsch said. 'Everyone should be able to experience this view of our beautiful city. The city of Chicago is so rich in its history, in its architecture, so it's just a shame that the lighthouse is sitting out there empty right now.' (Padar, Block Club Chicago, 2/27/23)

Read the full story at Block Club Chicago

Chicago Harbor Lighthouse Off Navy Pier Could Be Restored, Turned Into A Museum; A group of architects and lighthouse lovers are working to restore the Chicago Harbor Lighthouse to protect it from the elements and create a resource for visitors, Kayleigh Padar, Block Club Chicago, 2/27/23

Friends of the Chicago Harbor Lighthouse

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: As the Premier Black Railway Workers Museum for nearly 30 years, Pullman Porter Museum Launches Capital Campaign for Museum Campus Expansion



Rendering of multi-phase museum campus expansion for the A. Philip Randolph Pullman Porter Museum. Rendering credit: A. Philip Randolph Pullman Porter Museum

"The National A. Philip Randolph Pullman Porter Museum will mark its anniversary this weekend with a gala and fundraiser to support its $30 million expansion and work to create the country's first Black Labor tourism district.

"Leaders want to expand the museum inside three floors of a Pullman rowhouse at 10406 S. Maryland Ave. to include a new wing, a cafe and other features. It is part of several planned projects, including a research library, visitors plaza, community garden and women's history museum.

"Eventually, organizers hope to rename the strip A. Philip Randolph Way, honoring the founder of the Brotherhood of Sleeping Car Porters, the country's first nationally recognized Black worker's union made up of Pullman Porters.

"The project could break ground this spring.

"Rep. Robin Kelly, whose district includes the museum, said honoring the history of the Pullman Porters is especially important.

"'That's really where the labor movement and the union started, from the work and the strike and the bloodiness even of what the gentleman went through that worked for Pullman and were Pullman porters,' Kelly said. 'That's where it all began. So that's why it's so important to highlight as part of not only Chicago history [and] Black history, but American history.'

"Established in 1995, the National A. Philip Randolph Pullman Porter Museum uses photography, archival material, videos and more to teach visitors about the porters, Black men who were an integral part of George Pullman's railcar company.

"The museum expansion will help leaders tell the story of the Pullman Porters on a larger scale, Peterson said.

"'We've done so much work that spills outside of the community into the region, not just even our immediate community,' Peterson said. 'We've outgrown our space, frankly, and we have to now expand in order to protect, preserve and interpret. That's our mission.'

"The first phase of the work will add the Jesse Jackson Civil Rights Wing to the museum, providing "the opportunity to tell some of the stories that are there and add a couple of more,' Peterson said. That work also will add an honorary wall to list notable or famous people who are descendants of Pullman Porters.

"A new youth and young adult wing will host the museum's young historians program, Peterson said. There, attendees will be able to also enjoy the Green Initiatives Program Division and A. Philip Randolph Advocacy Training Organization, Program Division, Peterson said." (McDonald, Block Club Chicago, 2/23/23)

Read the full story at Block Club Chicago

Pullman Porter Museum Has Honored The Black Railway Workers For 28 Years. Now, It's Ready To Expand; The museum is raising money at its anniversary gala Saturday to fund a multi-phase museum campus expansion project to tell the story of Pullman Porters on a grander scale, Maia McDonald, Block Club Chicago, 2/23/23

A. Philip Randolph Pullman Porter Museum website

23.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

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

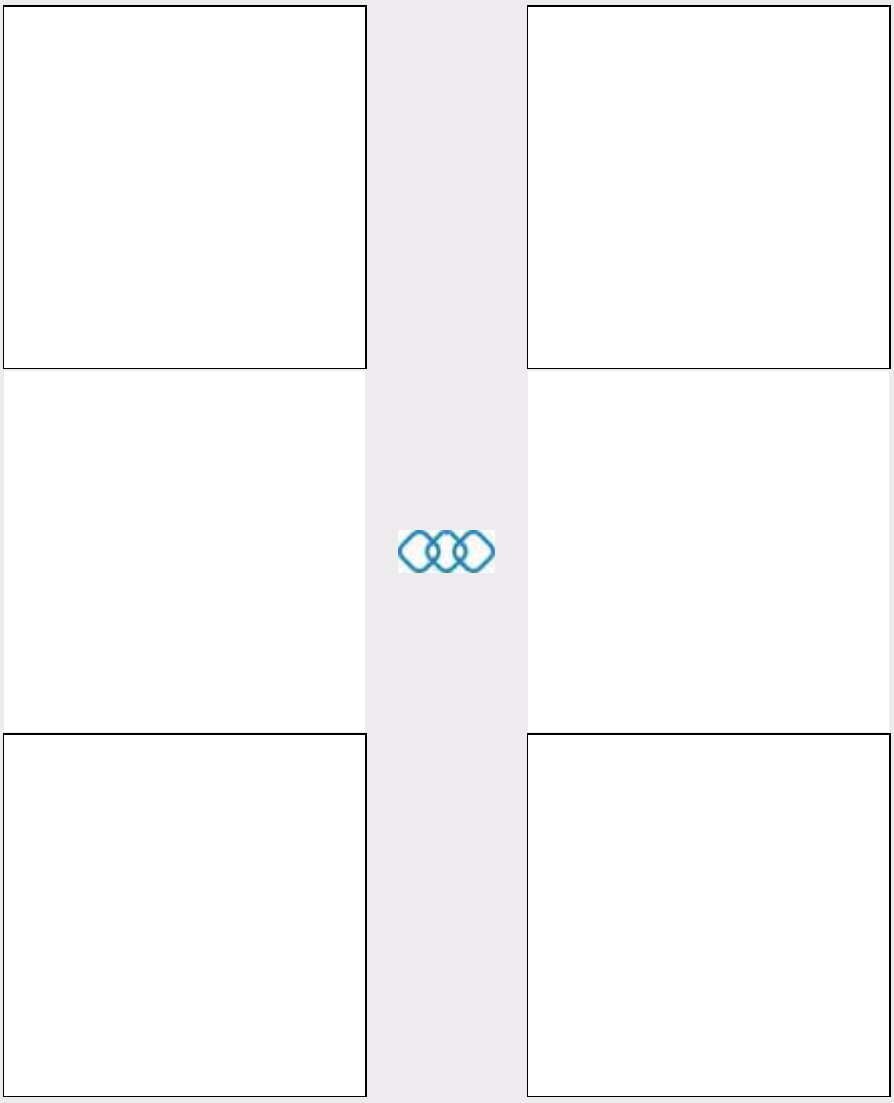
"In 2017 the Chicago Park District proposed a plan to redevelop the Jackson Park 18-hole golf course and the South Shore 9-hole course, combining them into a single 18-hole course. The new design was presented by Tiger Woods and his company TGR Designs.

"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.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



26.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.

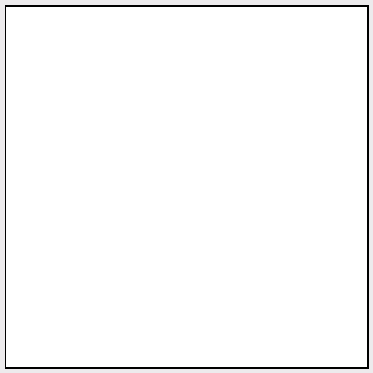
"The building was designed by Karl M. Vitzthum, an important early 20th century architect in Chicago, whose firm designed some of the city's most visible tall office buildings, including the One North LaSalle Building (1930). Vitzthum was especially noted for his bank architecture and designed over fifty 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.

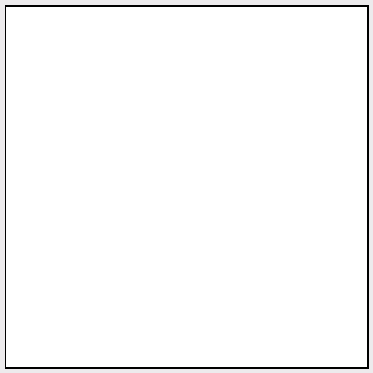
Read the full story at Block Club Chicago

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







27.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

28.BUYER WANTED: Fisher Studios Condo at 1209 N. State Parkway Offered For Sale



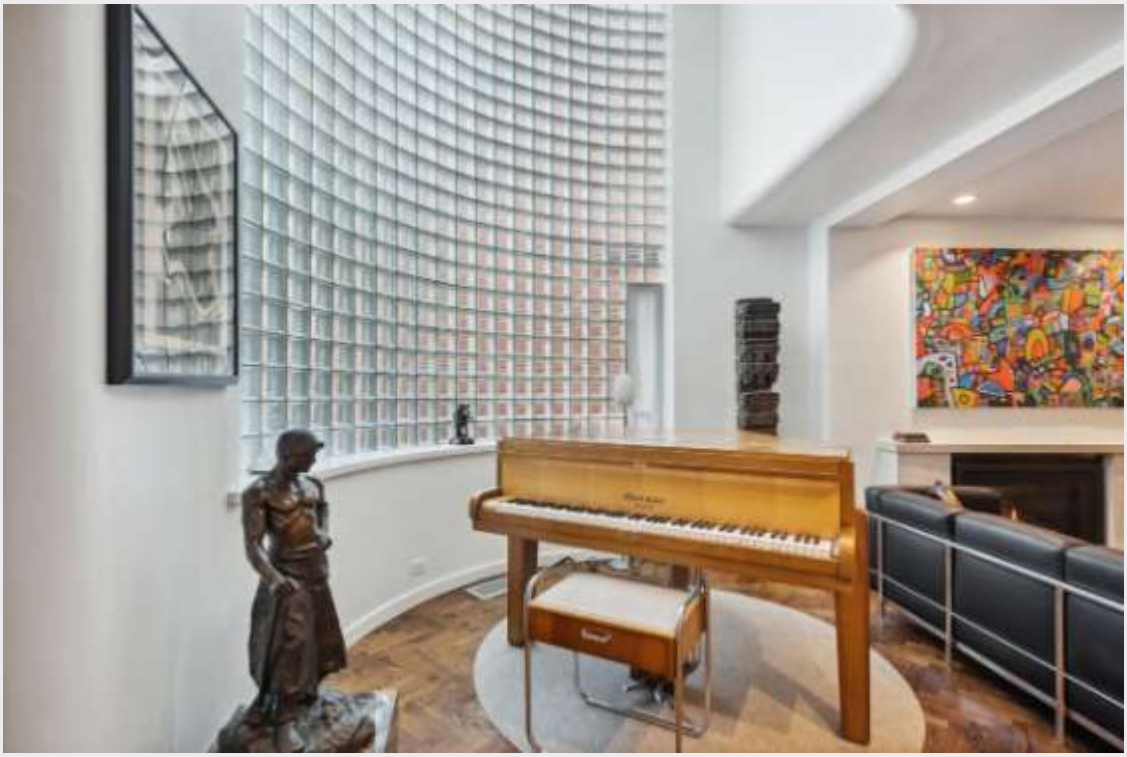
Fisher Studio Houses, 1936, Andrew Rebori with Edgar Miller, 1209 N. State Pkwy, Unit 13. Designated a Chicago Landmark July 31, 1996. Photo credit: VHT



Fisher Studio Houses, 1936, Andrew Rebori with Edgar Miller, 1209 N. State Pkwy, Unit 13. Designated a Chicago Landmark July 31, 1996. Photo credit: VHT



Fisher Studio Houses, 1936, Andrew Rebori with Edgar Miller, 1209 N. State Pkwy, Unit 13. Designated a Chicago Landmark July 31, 1996. Photo credit: VHT



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Fisher Studio Houses, 1936, Andrew Rebori with Edgar Miller, 1209 N. State Pkwy, Unit 13. Designated a Chicago Landmark July 31, 1996. Photo credit: VHT



Fisher Studio Houses, 1936, Andrew Rebori with Edgar Miller, 1209 N. State Pkwy, Unit 13. Designated a Chicago Landmark July 31, 1996. Photo credit: VHT

"In the 1930s, when a Marshall Field's executive tapped an innovative Chicago architect to design apartments for a site on North State Parkway, he very likely didn't suspect that what resulted would be one of the city's finest examples of Art Moderne architecture. But he did reserve the biggest unit for himself.

"At the Frank Fisher Studio Houses, as they were known when they opened in 1938, architect Andrew Rebori used curving white plaster walls, modern designs in stained glass and carved wood and a building material that was futuristic for its time — glass block — in artful ways that still stand out today.

"'It's really magical,' says Greg Gochanour, who with his wife, Lynne Gochanour, bought the unit Frank Fisher originally kept for himself. Set at the rear of the lot, with views over the courtyard that the other units line, Fisher's former home has a curvaceous staircase, hand-carved wood ceiling beams and walls of glass block, one of them two stories high.

"The Gochanours, who are both attorneys, bought a package of Fisher's unit and a smaller one above it, and connected them with a new staircase that matches the sensuous curve of the original.

"Now looking for 'another architecture adventure,' as Greg Gochanour puts it, the couple will put the three-bedroom unit on the market in the next few weeks. Priced at a little over $1.28 million, it's represented by Brad Lippitz of Compass." (Rodkin, Crain's Chicago Business, 2/16/23)

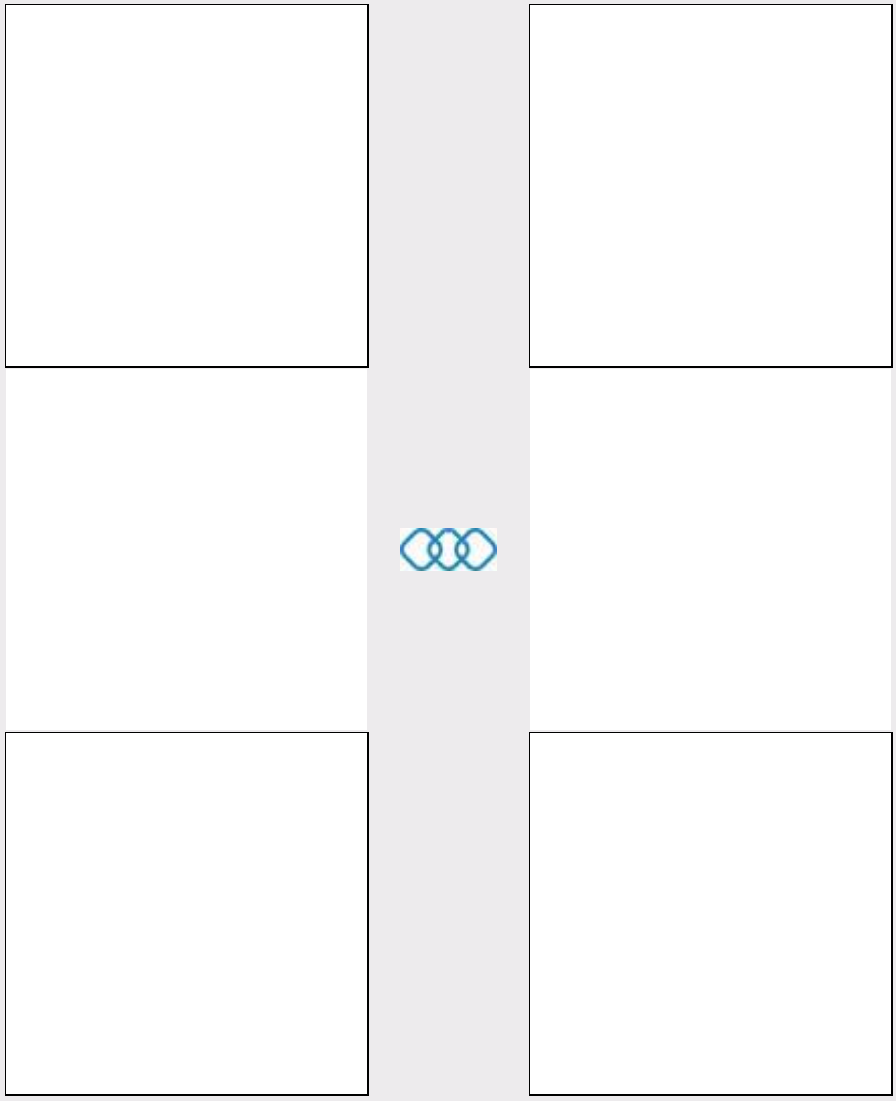
"One of the city's finest pre-World War II modern designs, this is an exceptional-and rare-example of the Art Moderne style of architecture, which was influenced by European modernism. The unique layout of the 12 units and their common courtyard--which, together, occupy an extremely narrow site running perpendicular to the street--has contributed to their desirability as residential apartments. Further distinguishing the building is its handcrafted ornamentation by prominent artist Edgar Miller. The building was commissioned by Frank Fisher, Jr., an executive of Marshall Field & Co." (Chicago Landmarks)

Read the full story at Crain's Chicago Business

There's nothing like this Art Moderne condo on North State Parkway, Dennis Rodkin, Crain's Chicago Business, 2/16/23

Compass Listing for 1209 North State Parkway, Unit 13

Fisher Studio Houses, City of Chicago Landmarks



29.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.

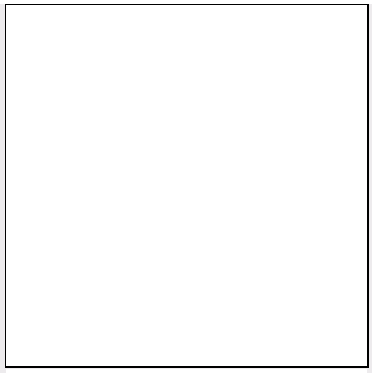
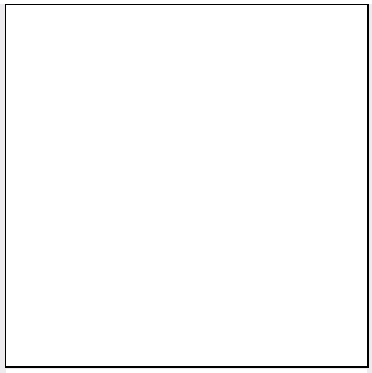
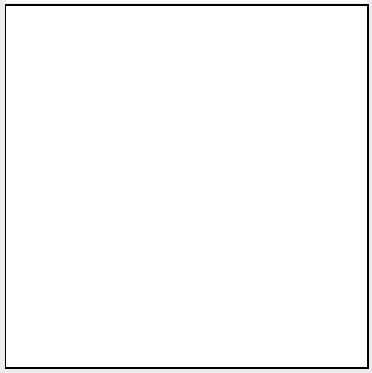
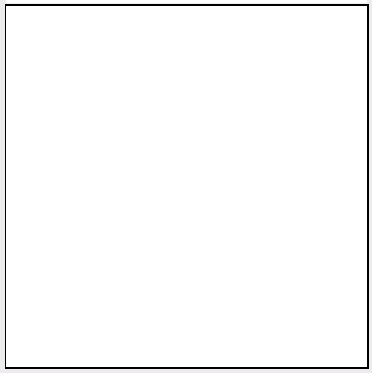
Nestled behind a secure iron gate in a picturesque courtyard in the heart of historic Old Town, Studio 2 of Carl Street Studios stands out as an artistic gem. This property, one of only thirteen condos converted from a Victorian home in 1927, is a true masterpiece that has been carefully modernized for 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

30.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

31.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.

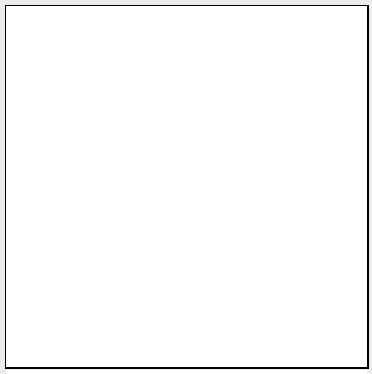
"The foyer is museum quality, with all the details in the wood, including stained glass windows climbing up one side of the staircase. The windows face east, to be illuminated by the morning sun.

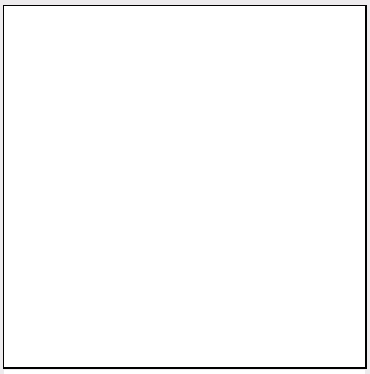
"The house's five fireplaces all have original tile mantels. One has a seashell motif, another has a fairy playing with butterflies and others have geometrical patterns.

"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)

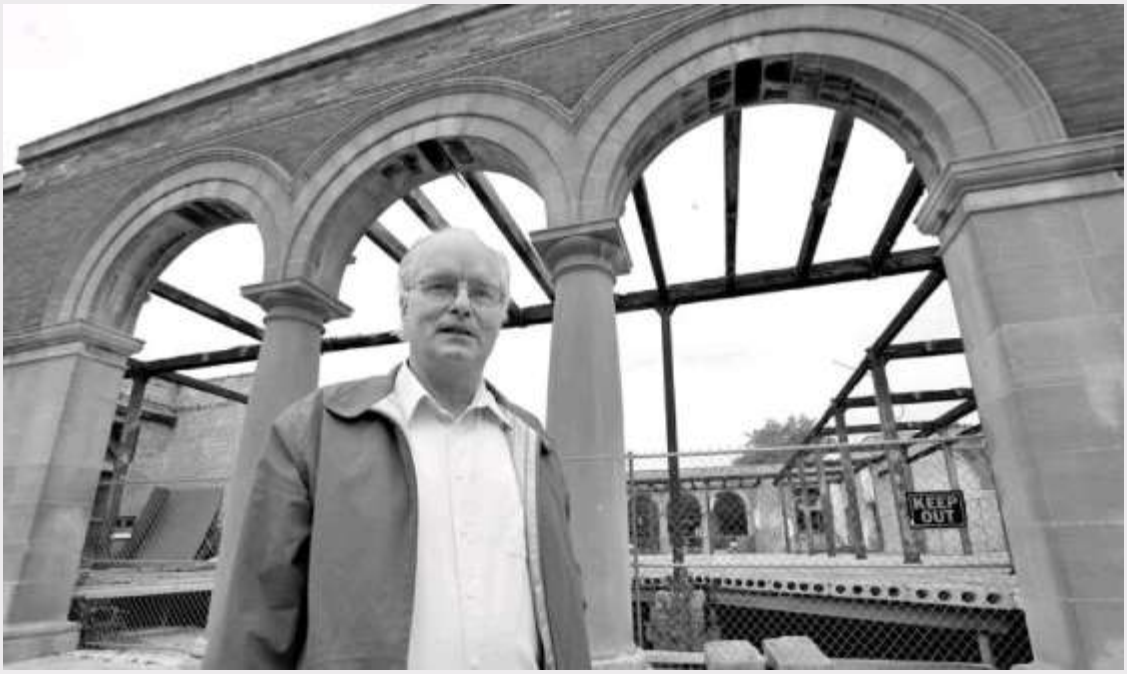
Read the full story at Crain's Chicago Business

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





32.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: Released 03/08/2023 [Application for this address previously released March 3, 2023]



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: Released 03/08/2023



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: Released 03/08/2023



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: 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' February 2023

- Chicago Joe's, 2250 W. Irving Park Road, North Center
- George Day Eddy House, 5852 N. Sheridan Road, Edgewater
- Tenenbaum Hardware, 1138 W. Belmont Avenue, Lake View
- 3040 W. Lawrence Avenue, Albany Park
- 3523 N. Oakley Avenue, Roscoe Village
- 6032 N Winthrop Avenue, Edgewater
- 851 W. Wolfram Street, Lake View
- 618 W. 61st Street, Englewood
- 1921 W. Pratt Boulevard, Rogers Park
- 7645 S. Union Avenue, Auburn 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

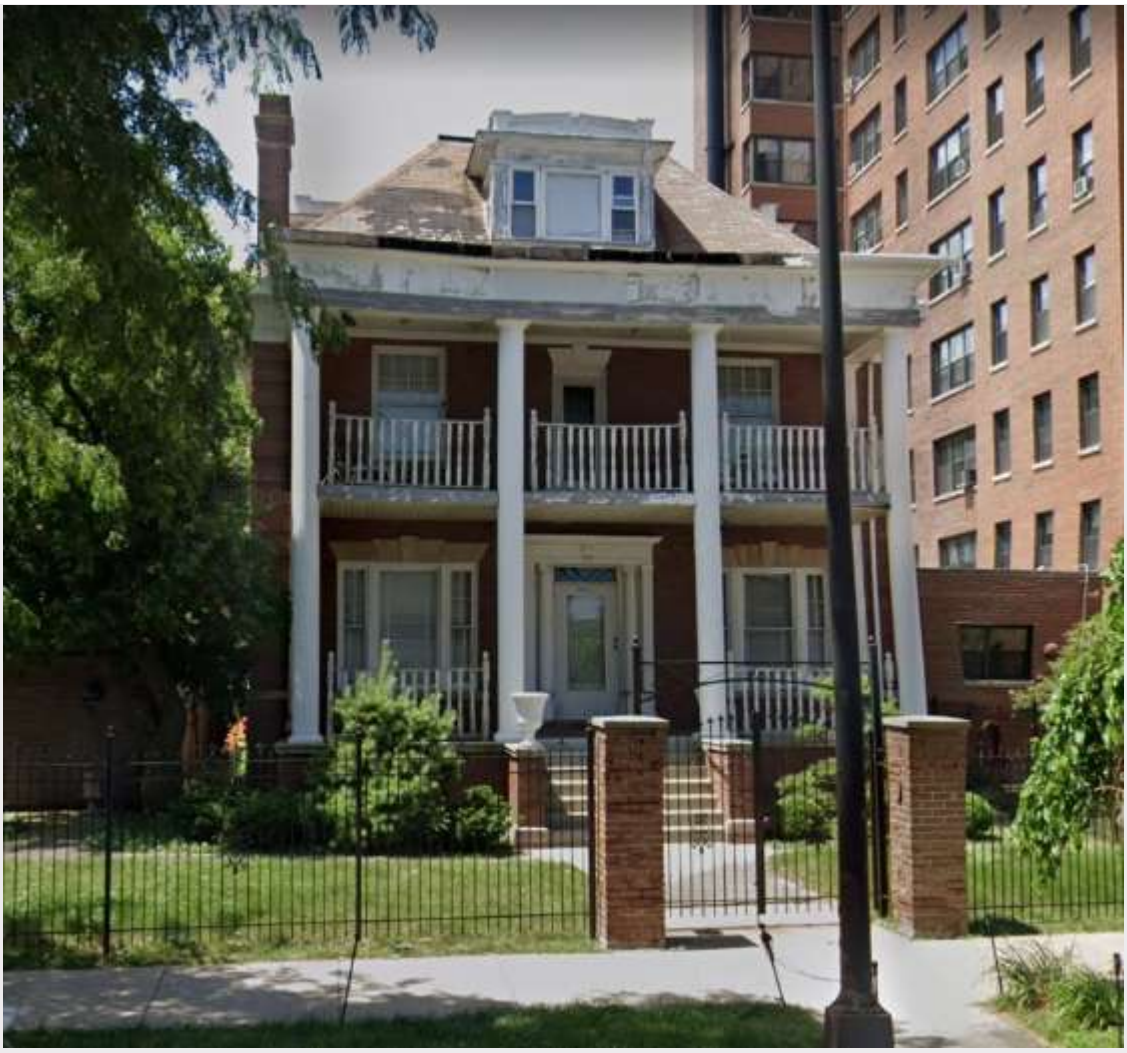
See all 47 demolitions during February 2023 at Chicago Cityscape's Demolitions Tracker





Chicago Joe's, 2250 W. Irving Park Road. Demolished February 2023. Photo credit: Google Maps

Goodbye, Chicago Joe's: Demolition Crews Tear Down Longtime North Center Restaurant, Chicago Joe's is going to be replaced with a five-story apartment building that features space for a restaurant, Alex V. Hernandez, Block Club Chicago, 2/24/23



George Day Eddy House, 1901, likely Myron H. Church, 5852 N. Sheridan Road. Demolished February 2023. Photo credit: Google Maps



Tenenbaum Hardware, 1138 W. Belmont Avenue. Demolished February 2023. Photo credit: Google Maps



3040 W. Lawrence Avenue, Demolished February 2023. Photo credit: Google Maps



6032 N Winthrop Avenue. Demolished February 2023. Photo credit: Loopnet



851 W. Wolfram Street. Demolished February 2023. Photo credit: Google Maps



618 W. 61st Street. Demolished February 2023. Photo credit: Google Maps



1921 W. Pratt Blvd, Demolished February 2023. Photo credit: Google Maps



7645 S. Union Avenue, Demolished February 2023. Photo credit: 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.

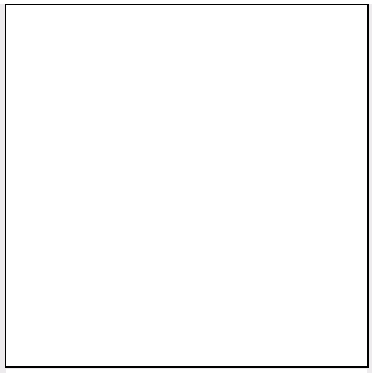
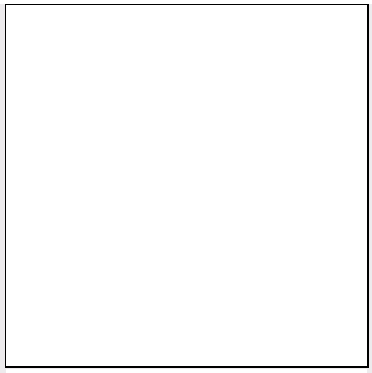
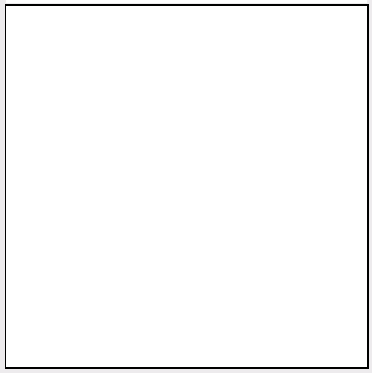
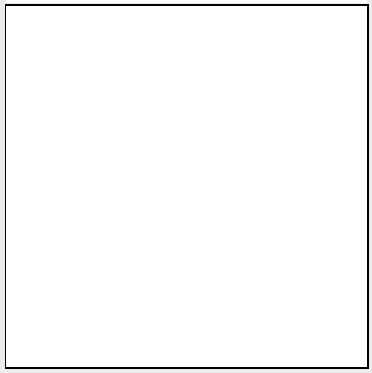
"'At the end of the day,' Miller says, 'we rely on the Altgeld community to tell us if this is important to them.'" (Paul, WBEZ Chicago, 1/27/23)

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

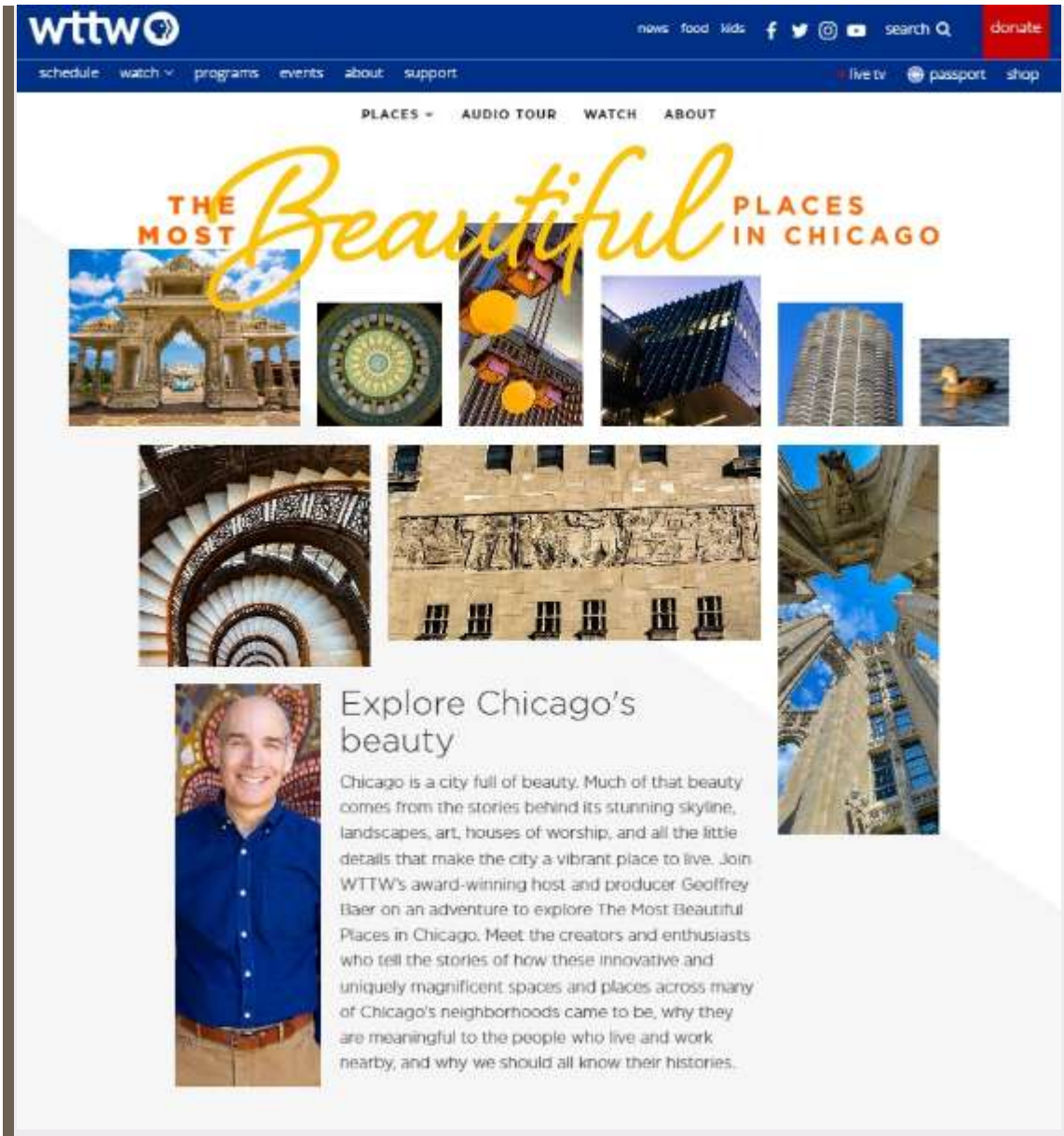
Listen to the full 41 minute Curious City report at WBEZ Chicago

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: The Most Beautiful Places in Chicago from Geoffrey Baer



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

"Explore Chicago's beauty

"Chicago is a city full of beauty. Much of that beauty comes from the stories behind its stunning skyline, landscapes, art, houses of worship, and all the little details that make the city a vibrant place to live. Join WTTW's award-winning host and producer Geoffrey Baer on an adventure to explore The Most Beautiful Places in Chicago. Meet the creators and enthusiasts who tell the stories of how these innovative and uniquely magnificent spaces and places across many of Chicago's neighborhoods came to be, why they are meaningful to the people who live and work nearby, and why we should all know their histories." (WTTW Chicago)

Watch The Most Beautiful Places in Chicago a WTTW Chicago

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

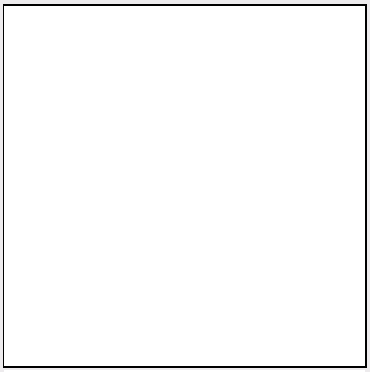
"Building / Blocks: The Architecture of Chicago's South Side

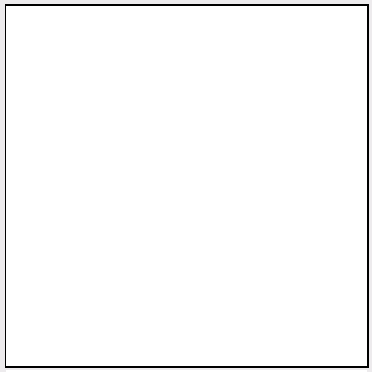
"The architecture of Chicago is world class. But often overlooked are the remarkable buildings and luscious green spaces of the city's South Side. Take a trip with architecture photographer and writer Lee Bey as he explores these masterpieces of design and engineering hidden in plain sight."

Watch the full first episode at WTTW Chicago

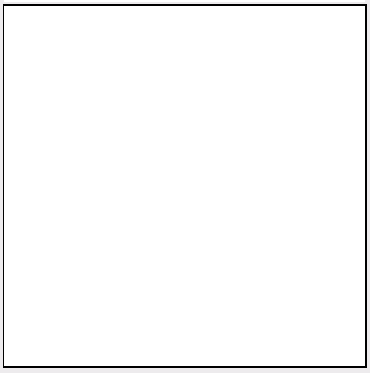
Building / Blocks: The Architecture of Chicago's South Side, Lee Bey, WTTW Chicago, 2/6/23 (43:02)

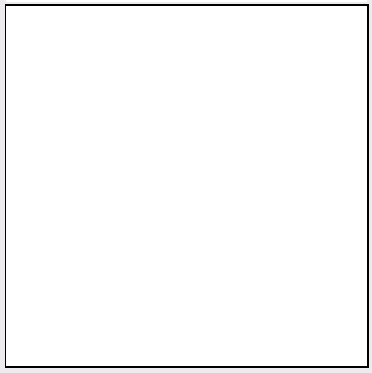
Lee Bey explores Chicago's overlooked South Side in new PBS special, Josh Niland, Archinect News, 2/23/23











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



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

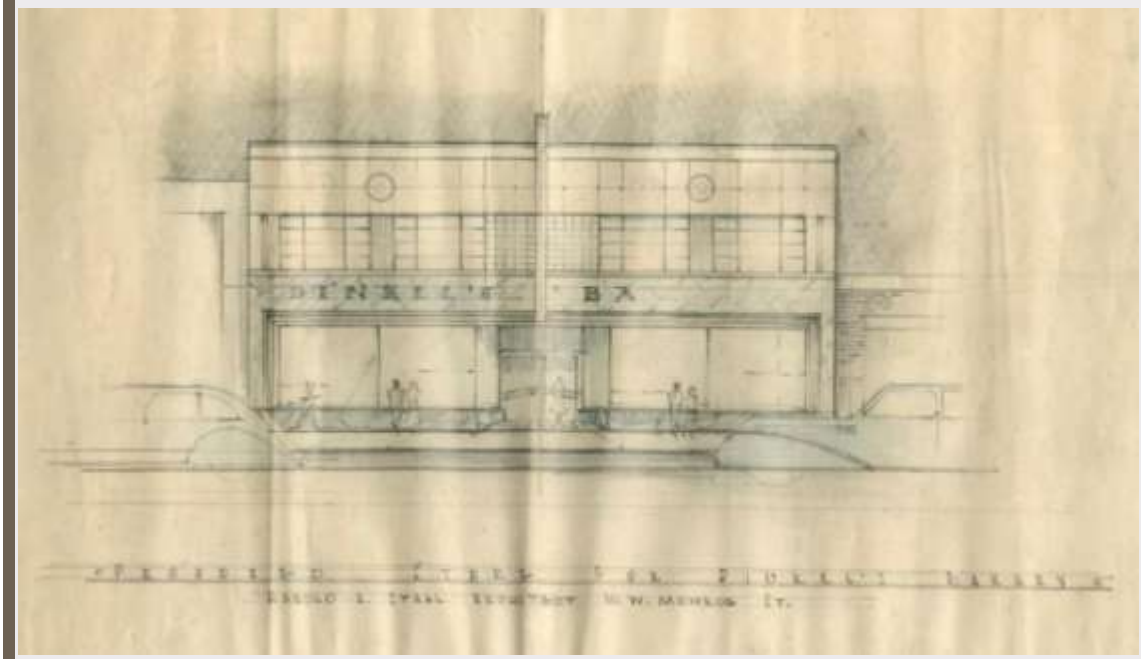
The Avalon Regal Theater was once a luxurious movie palace. Today, its future is uncertain. The theater in South Shore has almost a century of cultural significance. Since 2003, it's sat mostly empty. What will happen to it? Adriana Cardona-Maguigad, Curious City, WBEZ Chicago, 1/13/23

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
Women's Work at the 1893 World's Columbian Exposition
March 16, 2023



Woman's Building at the World's Columbian Building, Photo Credit The White City, Chicago's World's Columbian Exposition of 1983, Chicago Historical Society/Chicago History Museum

Quinn Chapel AME Church: History and Preservation

Women's Work at the 1893 World's Columbian Exposition
Thursday, March 16, 2023
7:00 to 8:00 PM
Online via Zoom

"In honor of Women's History Month, this talk will explore the contributions of women to the 1893 world's fair. It will examine the work of Bertha Palmer and the Board of Lady Managers, the protest of Ida B. Wells, the design of the Woman's Building by architect Sophia Hayden, and the Congress of Representative Women, staged as part of the World's Congress Auxiliary.

"Diane Dillon is a scholar-in-residence at the Newberry Library. She holds a PhD in the History of Art from Yale, where she completed a dissertation on the 1893 world's fair."

"THIS IS THE FIRST IN A SERIES OF PROGRAMS DURING 2023 EXPLORING CHICAGO'S TWO WORLD'S FAIRS HELD IN 1893 AND 1933-34.

$12 per person / $10 for members for this online 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.

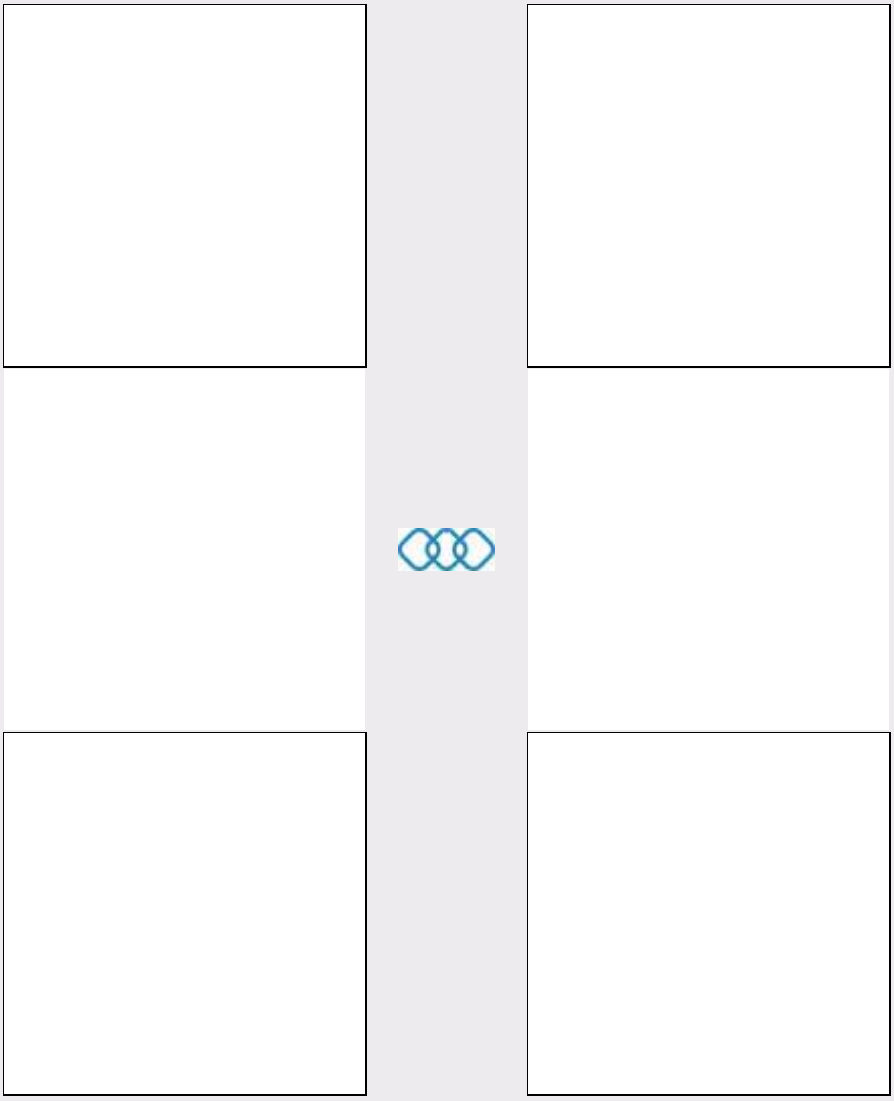
"'Capturing Louis Sullivan: What Richard Nickel Saw is the last project initiated by the late Richard H. Driehaus, who founded the Driehaus Museum and served as its board president for more than a decade before passing away unexpectedly last year,' said Anna Musci, Executive Director of the Richard H.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

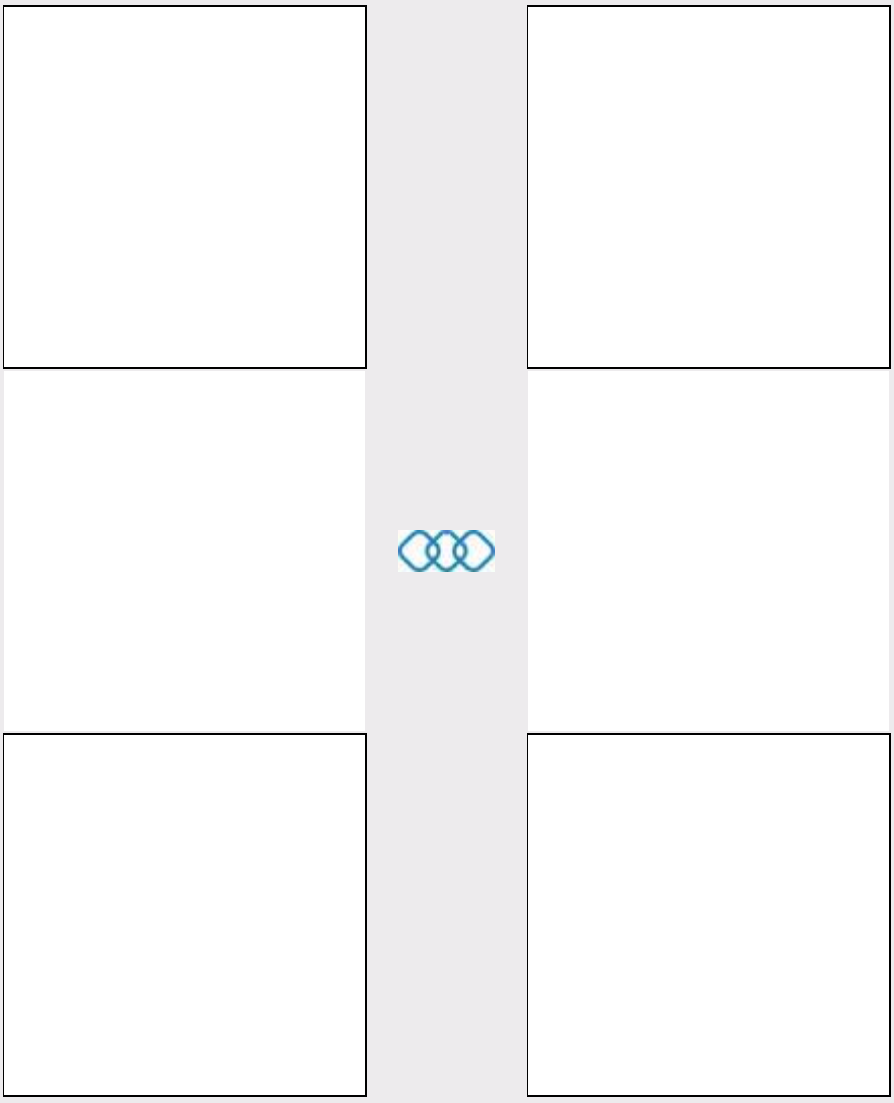
"Exhibition Hours: The exhibition is open Wednesdays and Saturdays from 11:00 am to 1:00 pm. No reservations are required."

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

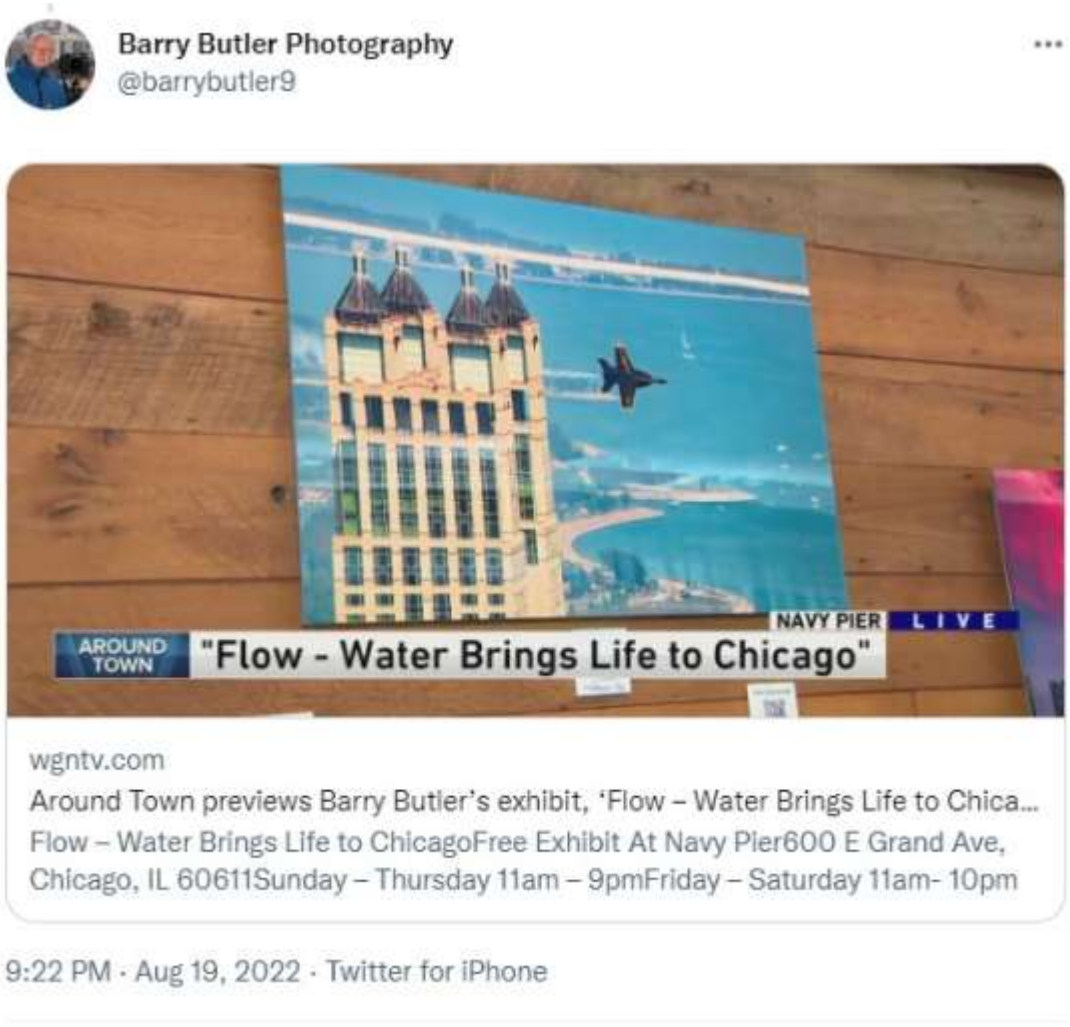
The City Beyond the White City: Race, Two Chicago Homes, and their Neighborhoods

'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.'

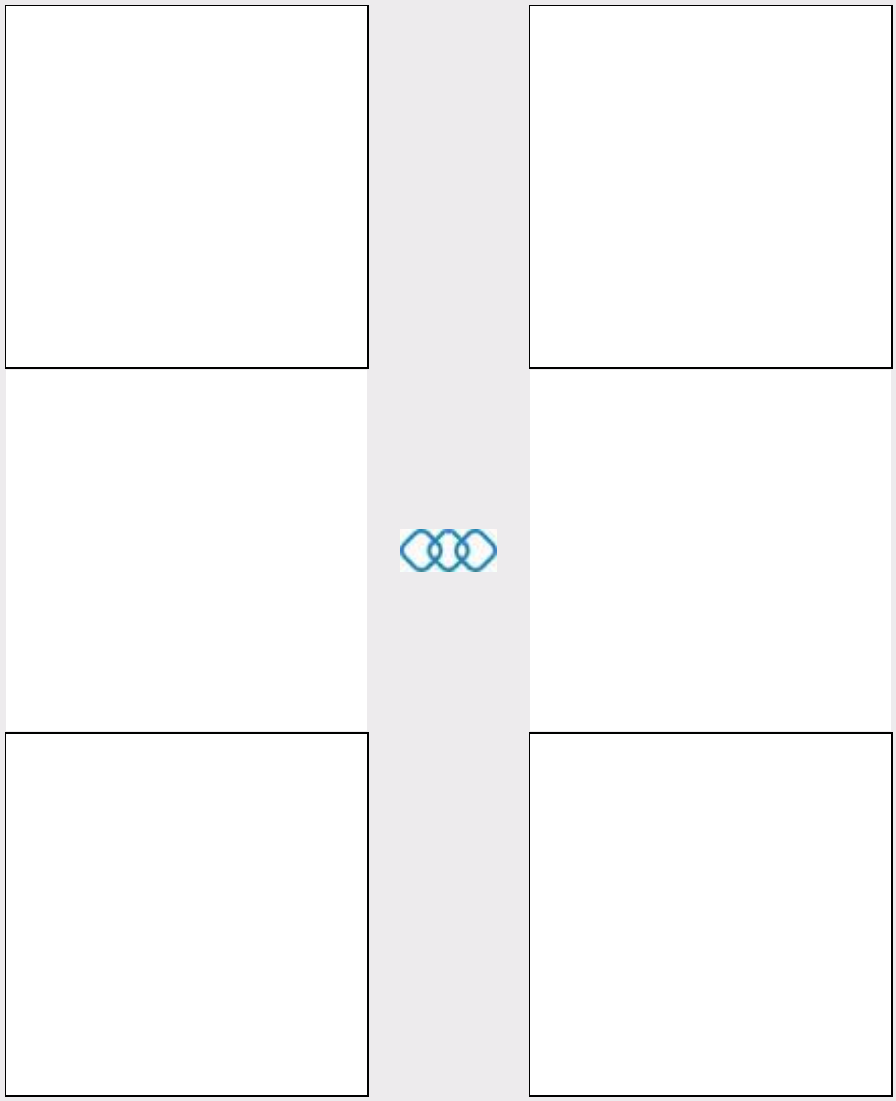
"Guests can find the new exhibit between partners Kilwin's Chicago at Navy Pier and Making History Chicago (garage doors 5 and 6). Each image featured in the exhibit also includes a unique QR code through which visitors can watch a video with more information about the photo. The exhibit will run through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

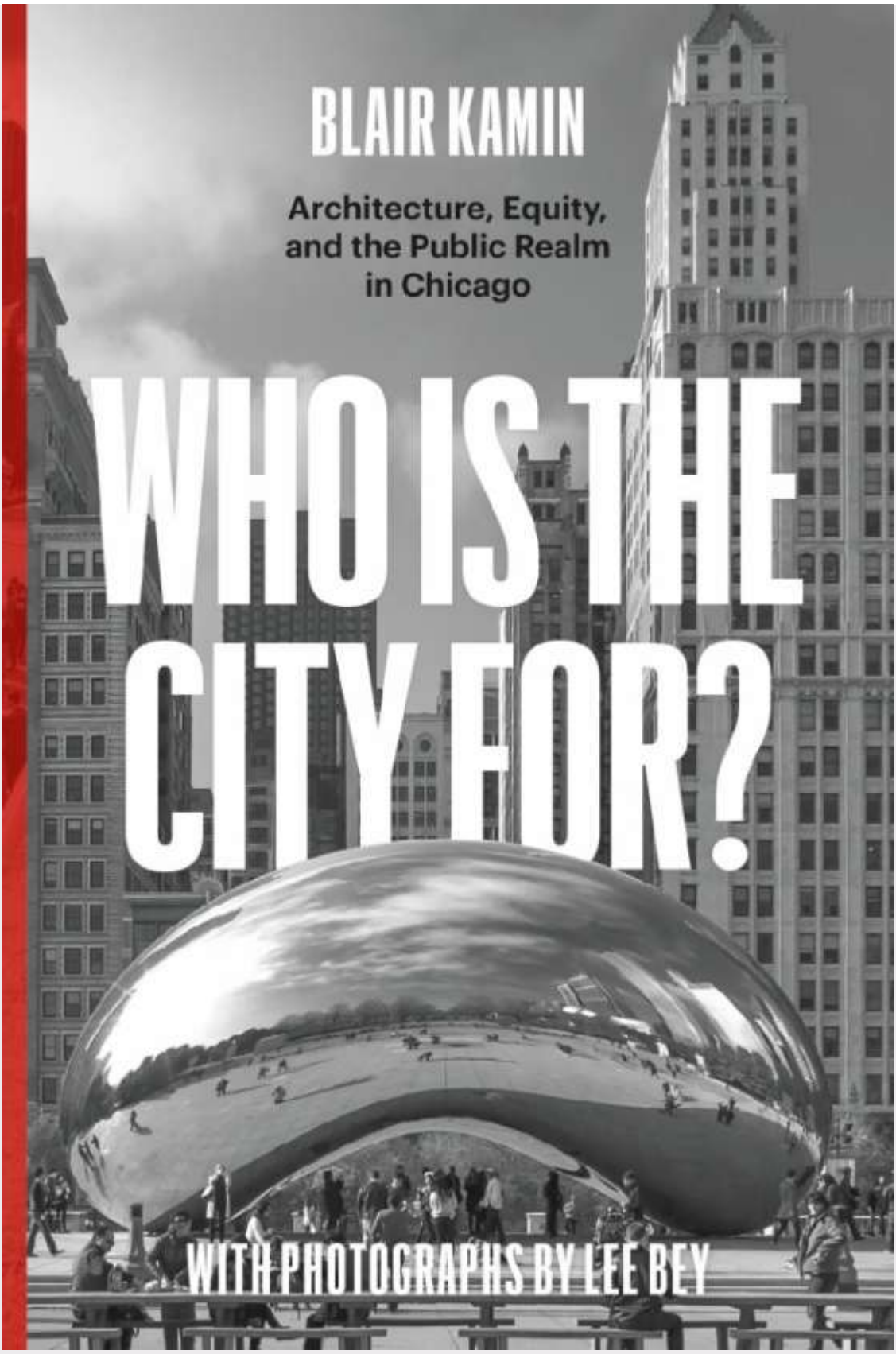
"Visitors will be able to explore artifacts, archival materials, photographs, and oral histories that examine international laws pertaining to POWs, day to day life in a prisoner of war camp, and individual reflections of life as a POW. Life Behind the Wire looks at these individual's experiences to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

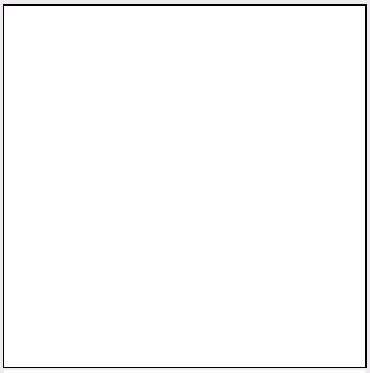
"From his high-profile battles with Donald Trump to his insightful celebrations of Frank Lloyd Wright and front-page takedowns of Chicago mega-projects like Lincoln Yards, Pulitzer Prize–winning architecture critic Blair Kamin has long informed and delighted readers with his illuminating commentary.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

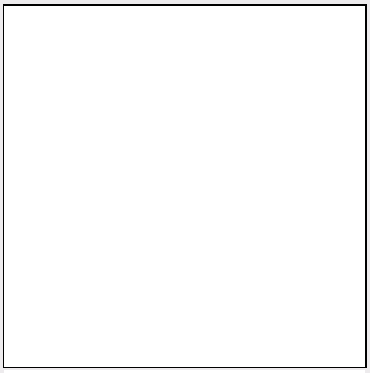
"At the book's heart is its expansive approach to a central concept in contemporary political and architectural discourse: equity. Kamin argues for a broad understanding of the term, one that prioritizes both the shared spaces of the public realm and the urgent need to rebuild Black and brown neighborhoods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

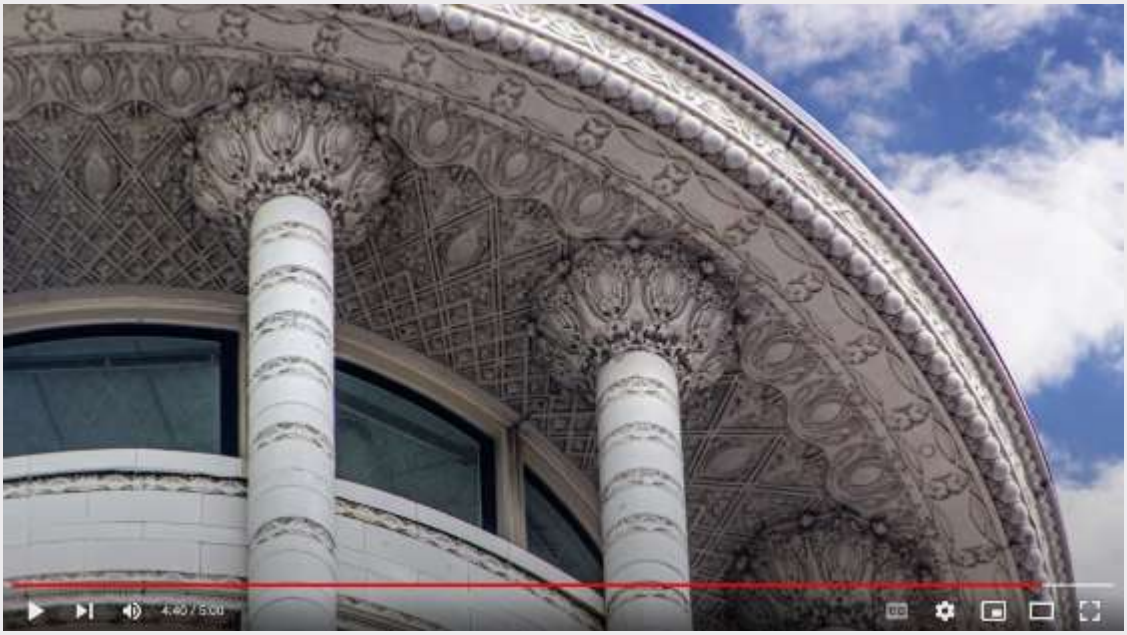
A Conversation with Architecture Critics Blair Kamin and Lee Bey on Their Upcoming Book, Daniel Hautzinger, WTTW Chicago, 10/17/22

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

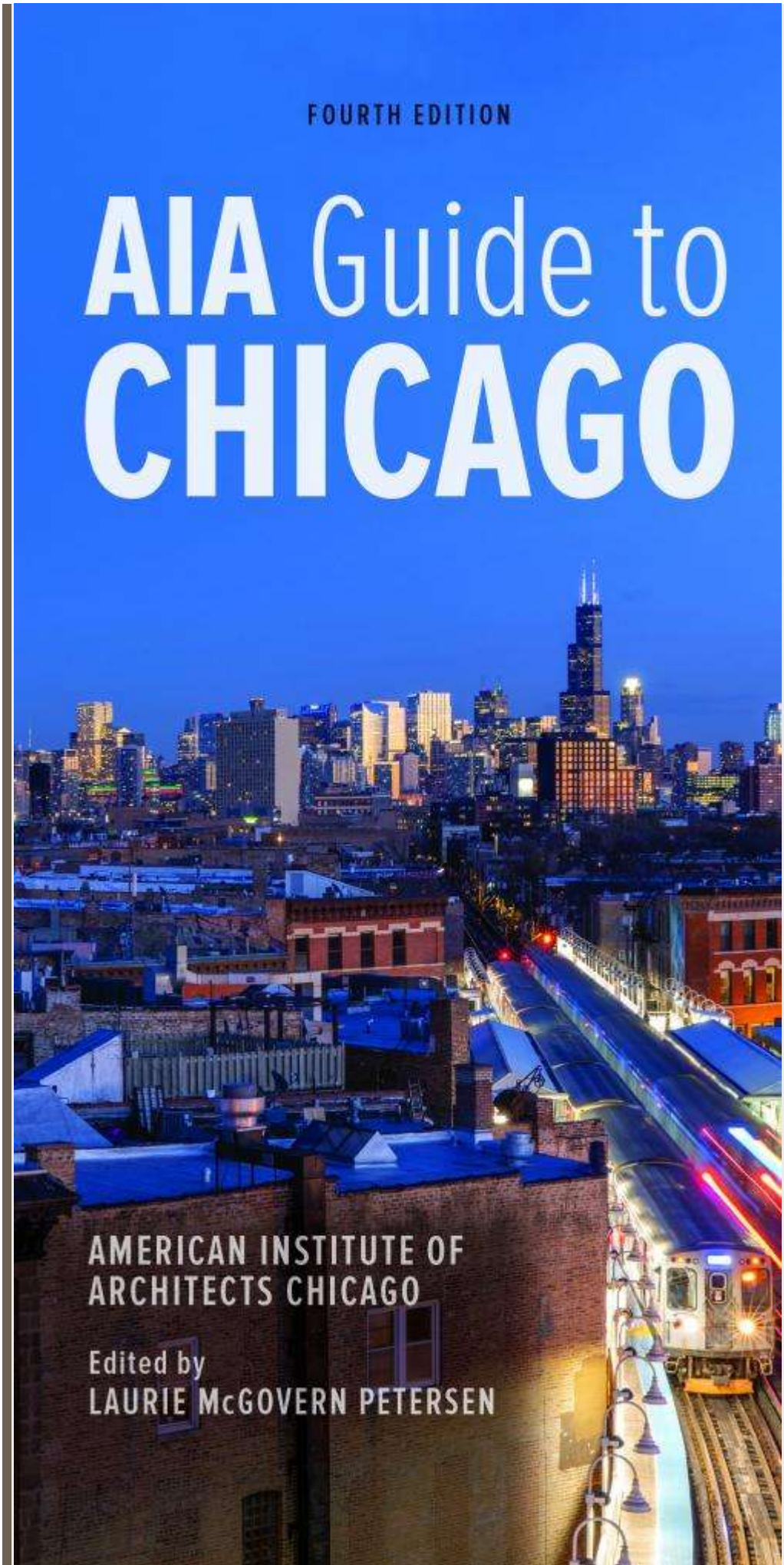
Watch the 'Early Chicago Skyscrapers: a potential UNESCO World Heritage Site' video (5:00 min)

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: The Preservation Chicago 2023 Chicago 7 Most Endangered Video Short (Length 1:00)



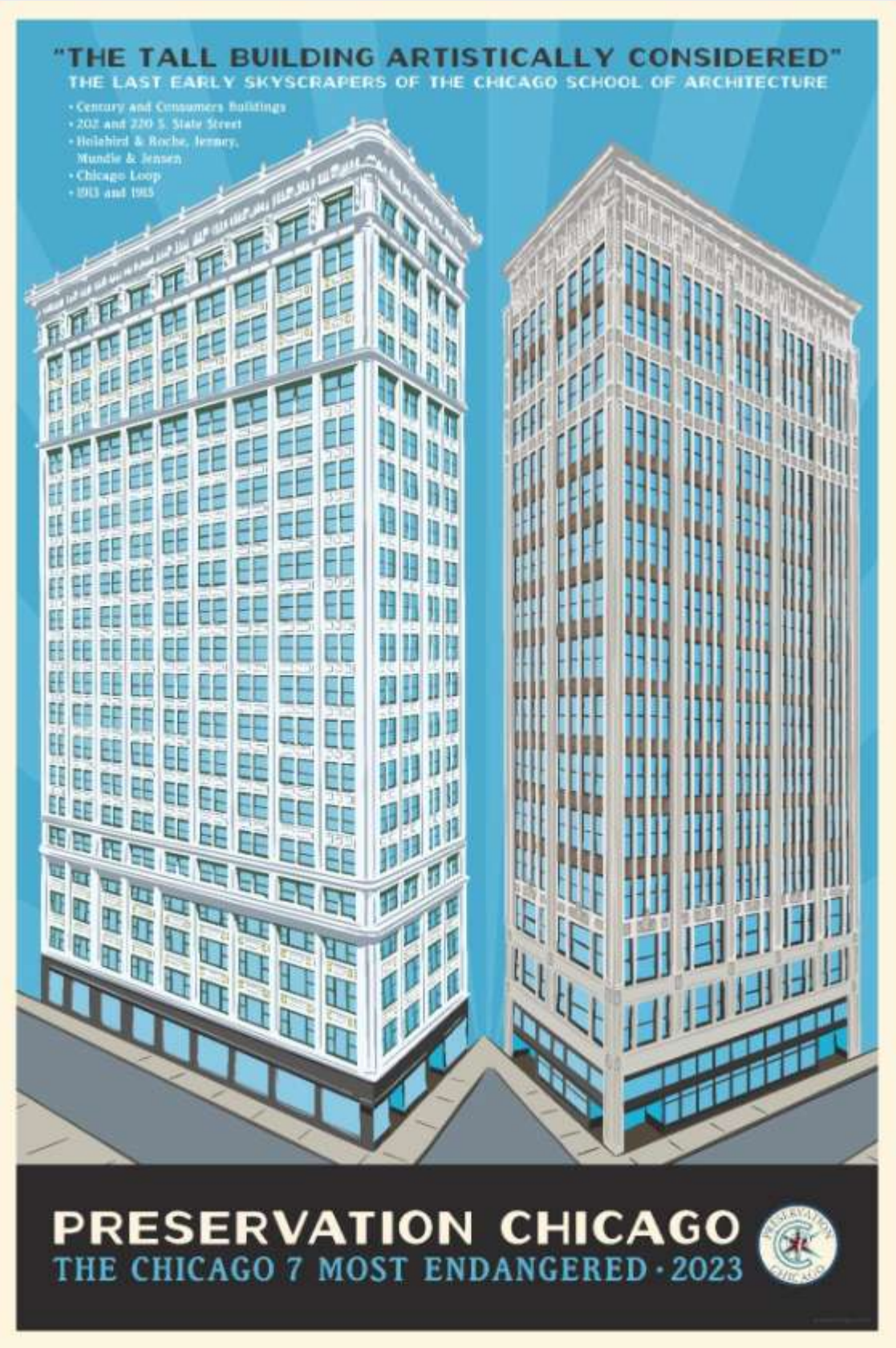
The Preservation Chicago 2023 Chicago 7 Most Endangered Video Short (Length 1:00) Image credit: Preservation Chicago

WATCH: The Preservation Chicago 2023 "Chicago 7 Most Endangered" Video (Length 3:58)



The Preservation Chicago 2023 "Chicago 7 Most Endangered" Full Video (Length 3:58) Image credit: Preservation Chicago

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The Century & Consumers Buildings

Century Building, 1915, Holabird and Roche, 202 S. State Street. Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Image credit: Preservation Chicago

Century and Consumers Buildings, a Preservation Chicago 2023 Chicago 7 Most Endangered Poster. Available in a variety of sizes including 8x10, 16x20, and 24x36.
Posters available at Preservation Chicago's webstore.





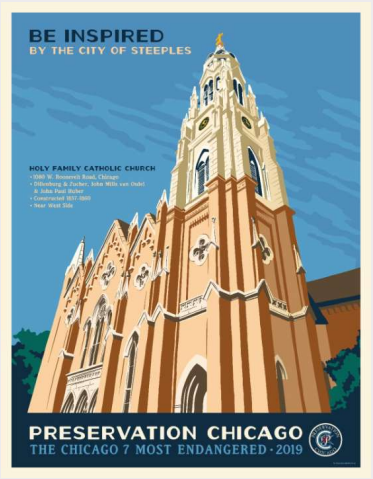
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Chicago Town and Tennis Club / Unity Church, built 1924, George W. Maher & Son, 1925 W. Thome Avenue, Demolished June 2020. Photo Credit: Joe Ward / Block Club Chicago

- **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!

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

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

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

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

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

www.PreservationChicago.org