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STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

March 2023 Month-in-Review Newsletter

Driehaus Foundation Awards 'Transformational' $2.3 Million Endowment Grant to Preservation Chicago



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

"'Richard led a life of zest and intellectual curiosity. His path and personal story were larger than life, and the impact he made as an investor is perhaps only rivaled by the extensive legacy he left as a philanthropist,' said Steve Weber, president Driehaus Capital Management.



Driehaus Foundation Awards 'Transformational' $2.3 Million Endowment Grant to Preservation Chicago. Image credit: Preservation Chicago Tweet

"Two years after Chicago philanthropist Richard Driehaus died, his foundation is awarding more than $5 million in 'transformational' legacy grants to support the causes he cared about most — historic preservation, the arts and investigative journalism.

"The largest grants in the foundation's 31-year history, announced Monday, will primarily benefit three Chicago-based organizations — Preservation Chicago, Arts Work Fund and the Better Government Association — providing a charitable windfall to sustain and expand their work.

"'The organizations that these grants are going to, for the most part, are ones with which there was a really long relationship with the foundation,' said Anne Lazar, executive director of the Driehaus Foundation. 'These are grants that establish an entirely different level of program work.'

"Preservation Chicago, a small nonprofit organization best known for its annual list of the city's most endangered historic structures, tops the recipients with a $2.3 million grant — nearly five times its

annual budget. The two-year grant, the largest in Preservation Chicago's 21-year history, will be used to establish an endowment fund and hire a full-time development director.

"'Building up the endowment would give the organization more stability and longevity,' said Ward Miller, executive director of Preservation Chicago. 'This is the beginning of a really amazing, transformative process.'

"The grassroots group — it currently has four full-time employees — has been punching above its weight since inception, working to save everything from historic churches and warehouses to early Chicago skyscrapers. Among the organization's hundreds of victories was the 2021 Chicago landmark designation for the South Side home of Emmett Till, a monument to the Civil Rights Movement.

"Last week, Preservation Chicago helped get preliminary landmark recommendations for The Warehouse, the three-story West Loop birthplace of house music, as well as the Century and Consumers buildings, terra cotta skyscrapers facing demolition in the Loop.

"Miller said the Driehaus Foundation gave Preservation Chicago its first grant nearly 20 years ago, and has been supporting its work ever since. He is hoping the endowment fund will be the gift that keeps on giving, encouraging other donors to follow suit." (Channick, Chicago Tribune, 4/18/23)

"We are pleased to announce that on April 17th the Foundation's Board of Directors approved four legacy grants in memory of our founder, Richard H. Driehaus. The legacy grants are the largest grants ever awarded by the Foundation in its 31-year history. They reflect Richard's passion for architecture, historic preservation, the arts, investigative journalism, and love for his hometown Chicago," said Anne Lazar, Driehaus Foundation Executive Director in a written statement.

"We honor Richard's extraordinary legacy in a special way that reflects his devotion and vision for equitable and vibrant communities through support of the arts, the built environment, and investigative journalism," said Lazar.

"We are delighted to announce the following four recipients and how the legacy grants will support the work of these organizations," said Lazar. "Most of the recipients have a long history with the Foundation and were admired by Richard for their impact and accomplishments. It is a privilege for the Foundation to continue Richard's philanthropy and to honor him through these legacy grants."

"'Richard was our champion. He passionately believed in our mission to preserve historic buildings in every Chicago neighborhood. This grant will provide our organization long-term sustainability. It gives us the resources to grow,' said Ward Miller, Preservation Chicago Executive Director." (Driehaus Foundation Announces Special Legacy Grants in Memory of Founder Richard H. Driehaus, Driehaus Foundation Website, April 2023)

Read the full story at Driehaus Foundation website and the Chicago Tribune

From preservation to the arts, Driehaus Foundation awards $5 million in legacy grants to Chicago organizations, Robert Channick, Chicago Tribune, 4/18/23

Driehaus Foundation Announces Special Legacy Grants in Memory of Founder Richard H. Driehaus, Driehaus Foundation Website, April 2023

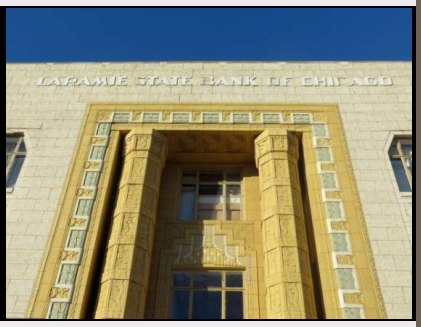
Richard H. Driehaus, 1942-2021, Driehaus Foundation Website, March, 2021

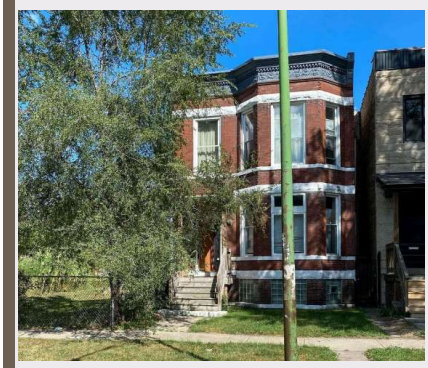
Richard H. Driehaus, 1942-2021, Driehaus Capital Management Website, March, 2021

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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4. The Warehouse, Birthplace of House Music
5. Taft Hall at the University of Illinois Chicago
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- WTTW Chicago: The Most Beautiful Places in Chicago
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- "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

FILM & BOOKS

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- 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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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

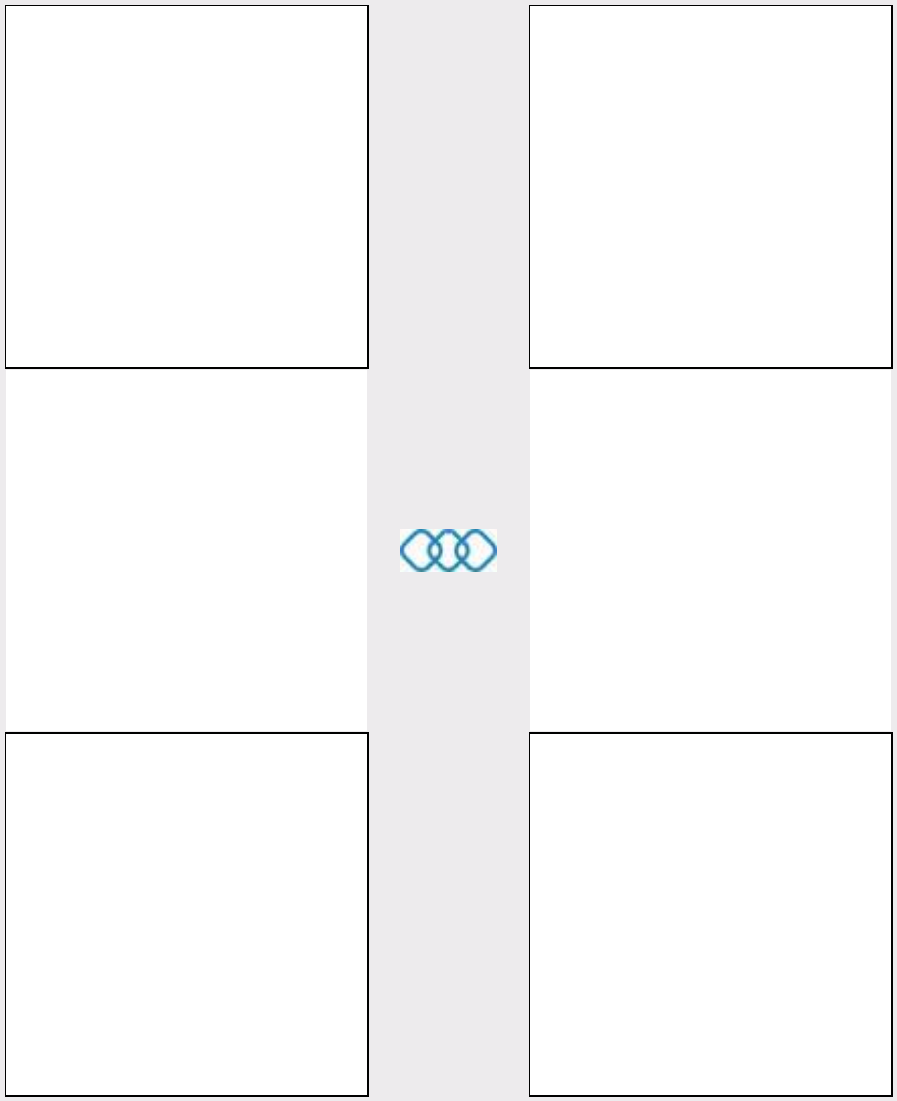
20 years of historic buildings, districts and objects at risk: Preservation Chicago’s full ‘Most Endangered’ list, Kori Rumore, Chicago Tribune, 3/8/23

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

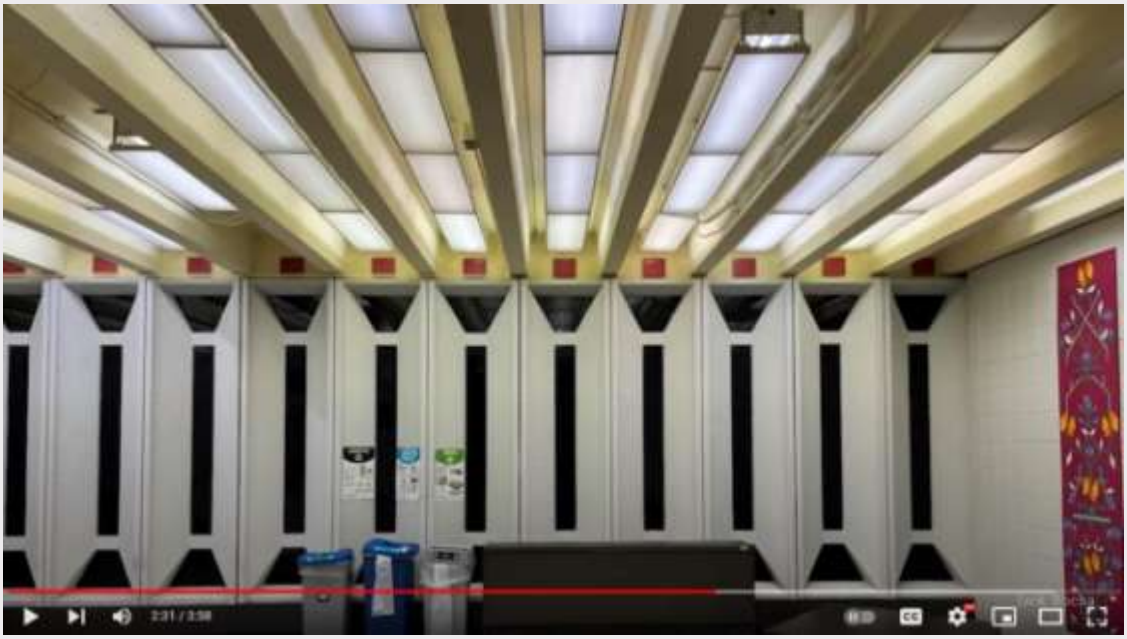
Here Are Chicago’s 7 Most Endangered Buildings And Destinations; Preservation Chicago's 2023 list of endangered buildings includes the Century and Consumer Buildings, Taft Hall and Jeffery Theater Building and Spencer Arms Hotel, Melody Mercado, Block Club Chicago, 3/9/23

Preservation Chicago Reveals 2023’S Most Endangered Buildings List, Ian Achong, Chicago YIMBY, 11/11/23

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

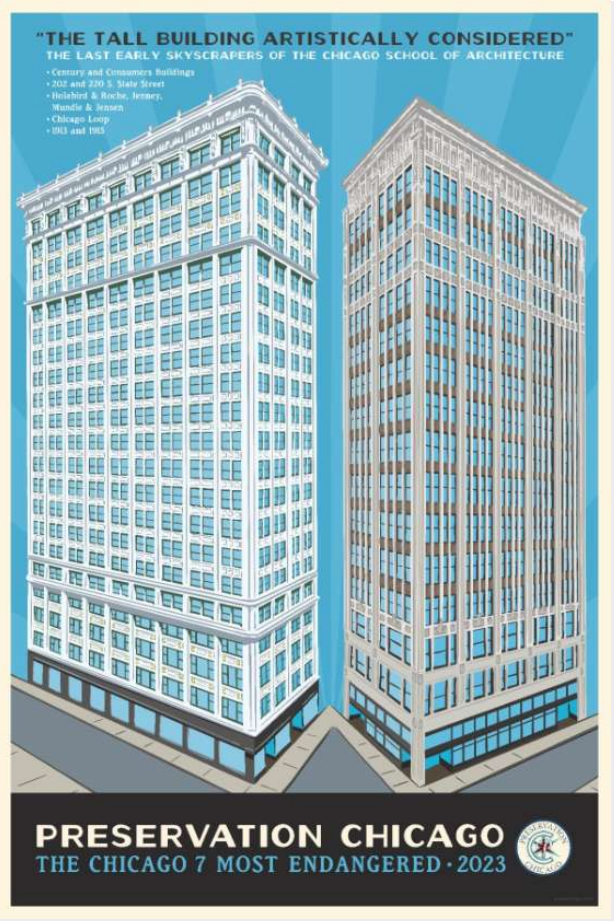
WATCH: The Full Announcement and Presentation of the Preservation Chicago 2023 "Chicago 7 Most Endangered" (Length: 64 Minutes)



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 Century and Consumers Chicago 7 Most Endangered Poster and Mug

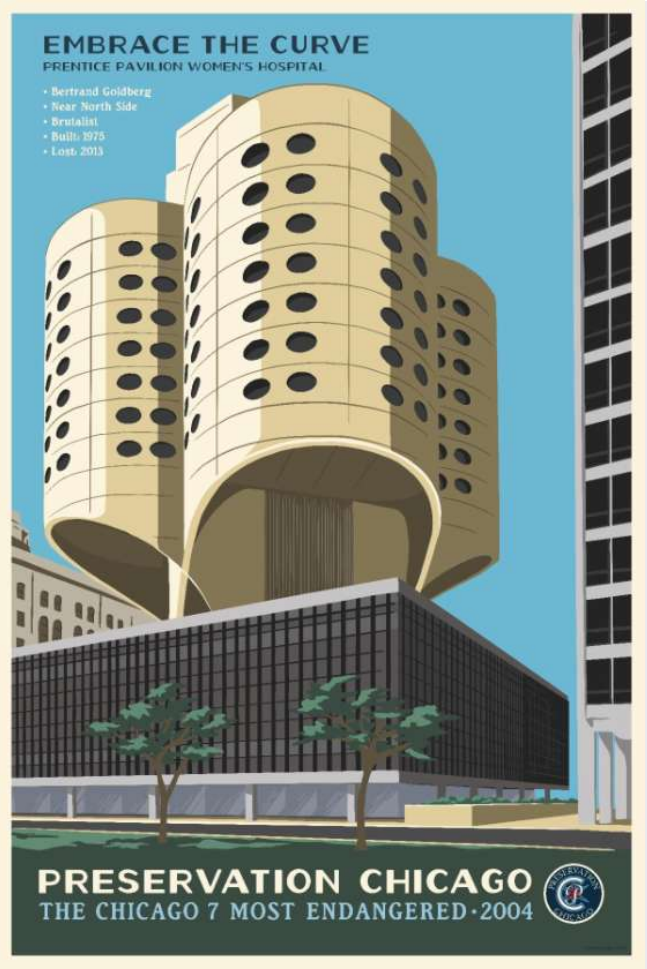




And the Preservation Chicago 2004 Prentice Hospital Throw-Back Chicago 7 Most Endangered Poster and Mug

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The 2023 Chicago 7 Most Endangered

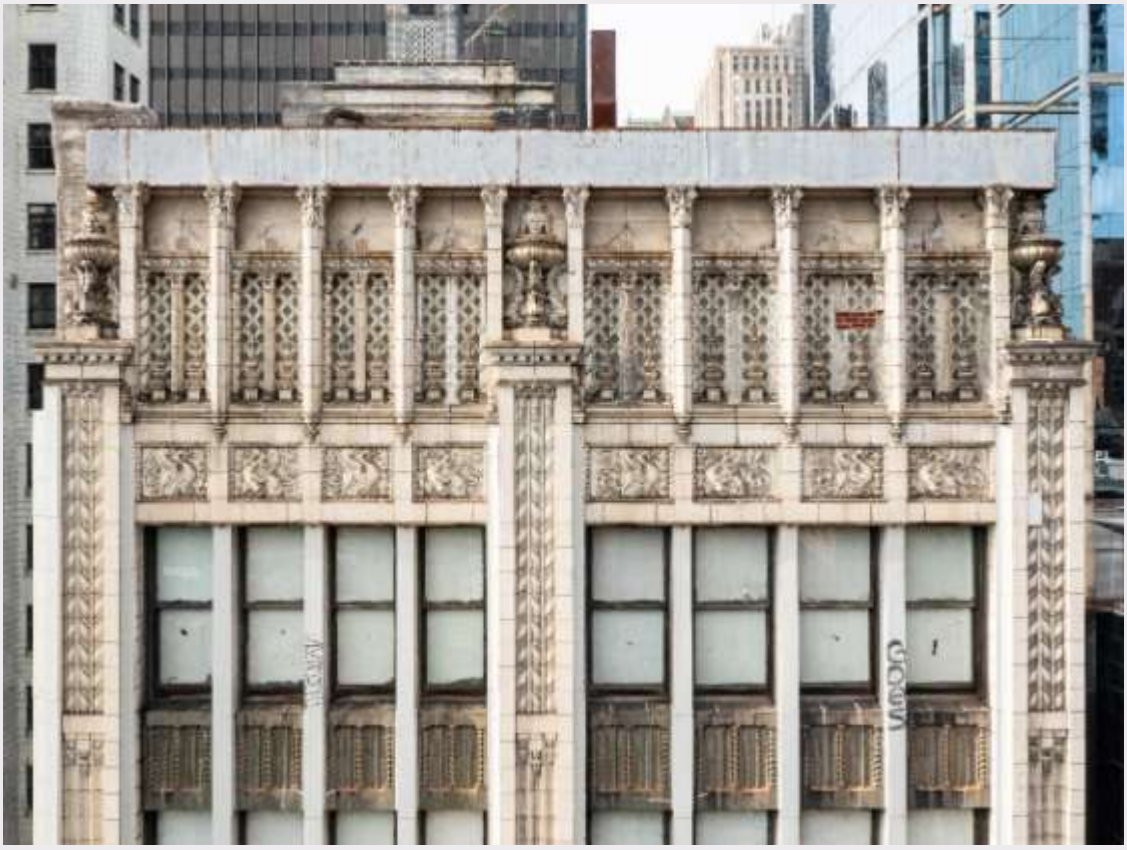
THREATENED: The Century and Consumers Buildings, A 2023 Chicago 7 Most Endangered



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.

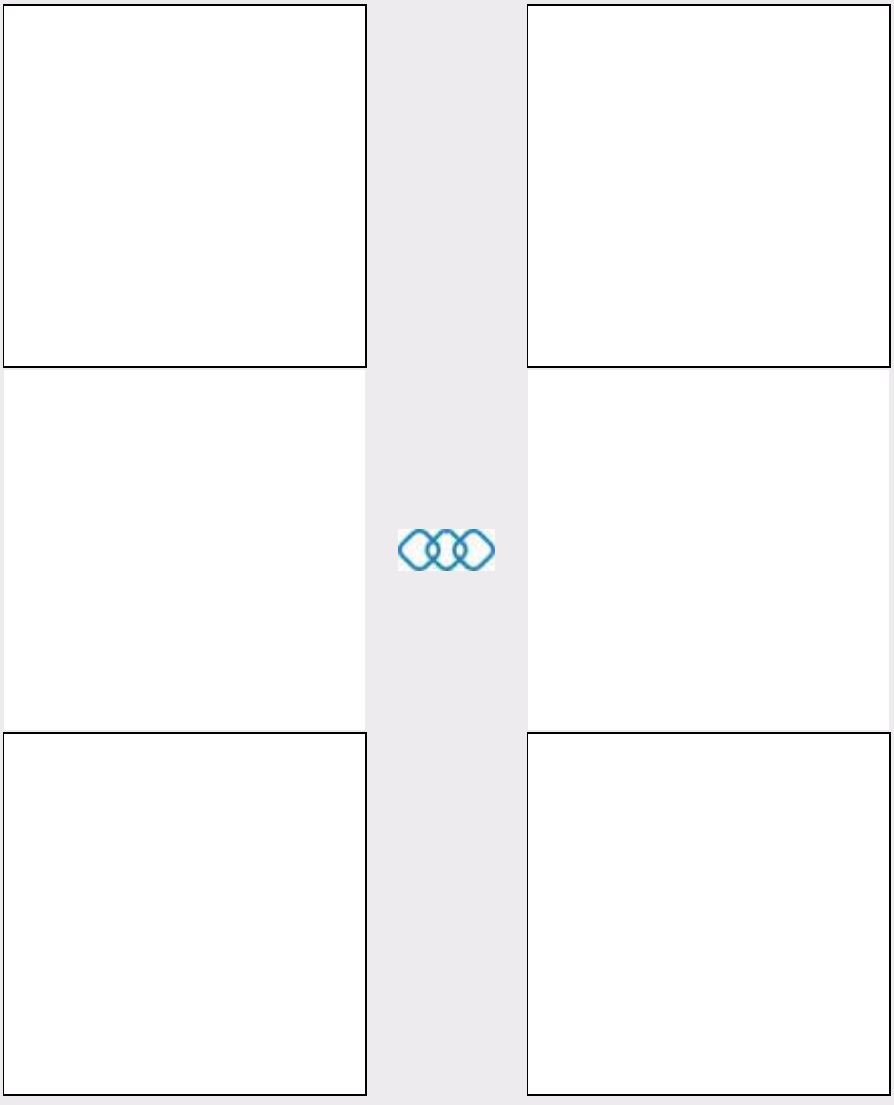
Over the past year, the Century and Consumers Building story has captivated the public's interest. Our Change.org petition has received over 23k signatures. A 10-minute documentary by 'The B1M' regarding the Century and Consumers Buildings has been viewed over 1.2 million times. There have been dozens 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.

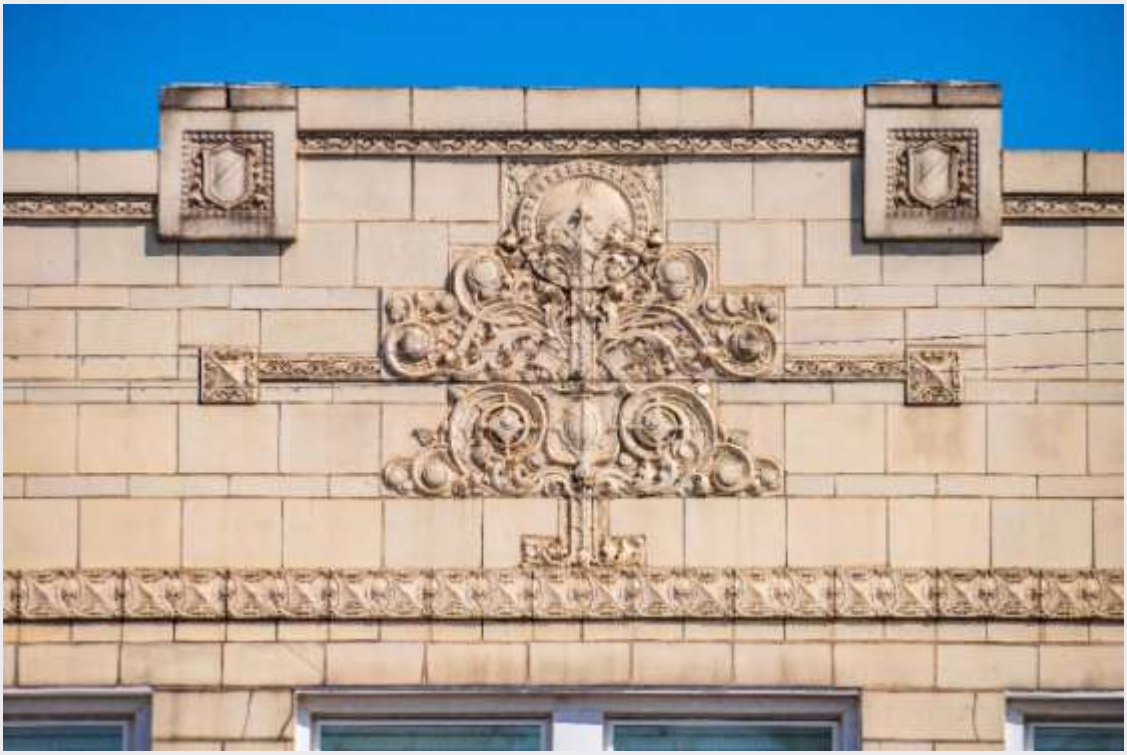
In addition, the proposed demolition of these two seminal historic buildings—both great works of art of the Chicago School of Architecture, will adversely impact and destroy the context envisioned by world-renowned architect, Ludwig Mies van der Rohe, for the Dirksen Federal Courthouse and the Chicago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

[The Century and Consumers Buildings, A 2023 Chicago 7 Most Endangered]



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.

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

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



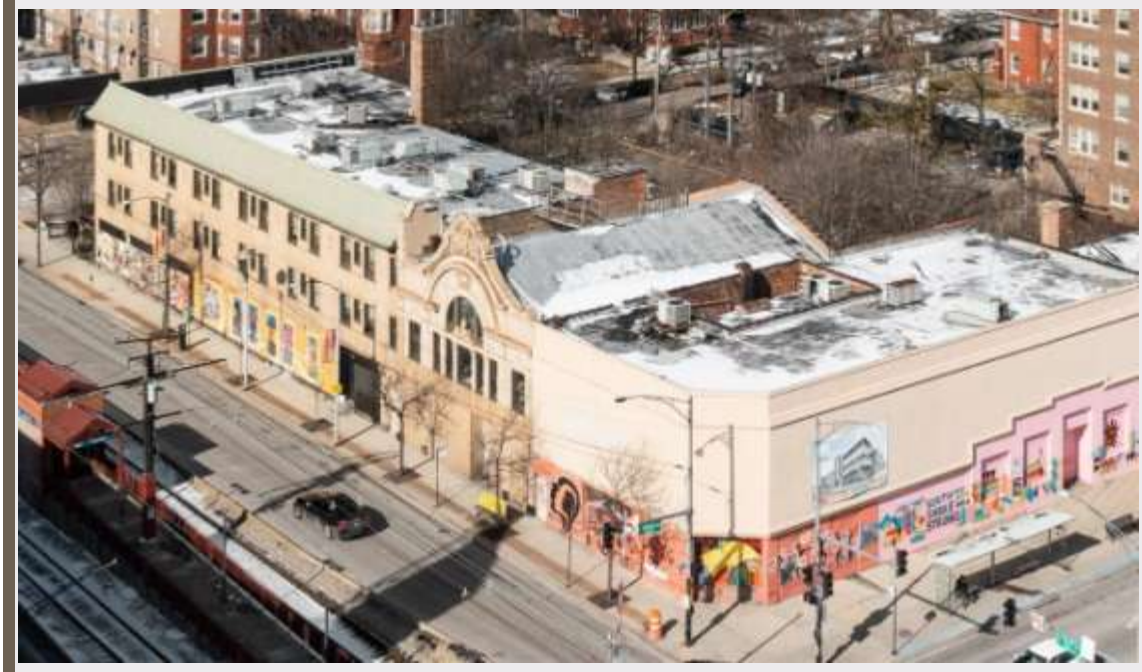
Jeffery Theater Building and Spencer Arms Hotel, a 2023 Chicago 7 Most Endangered. 1924, William P. Doerr, 7054 S. Jeffery Blvd/952 E. 71st Street Photo Credit: Ward Miller / Preservation Chicago



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.

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



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

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.

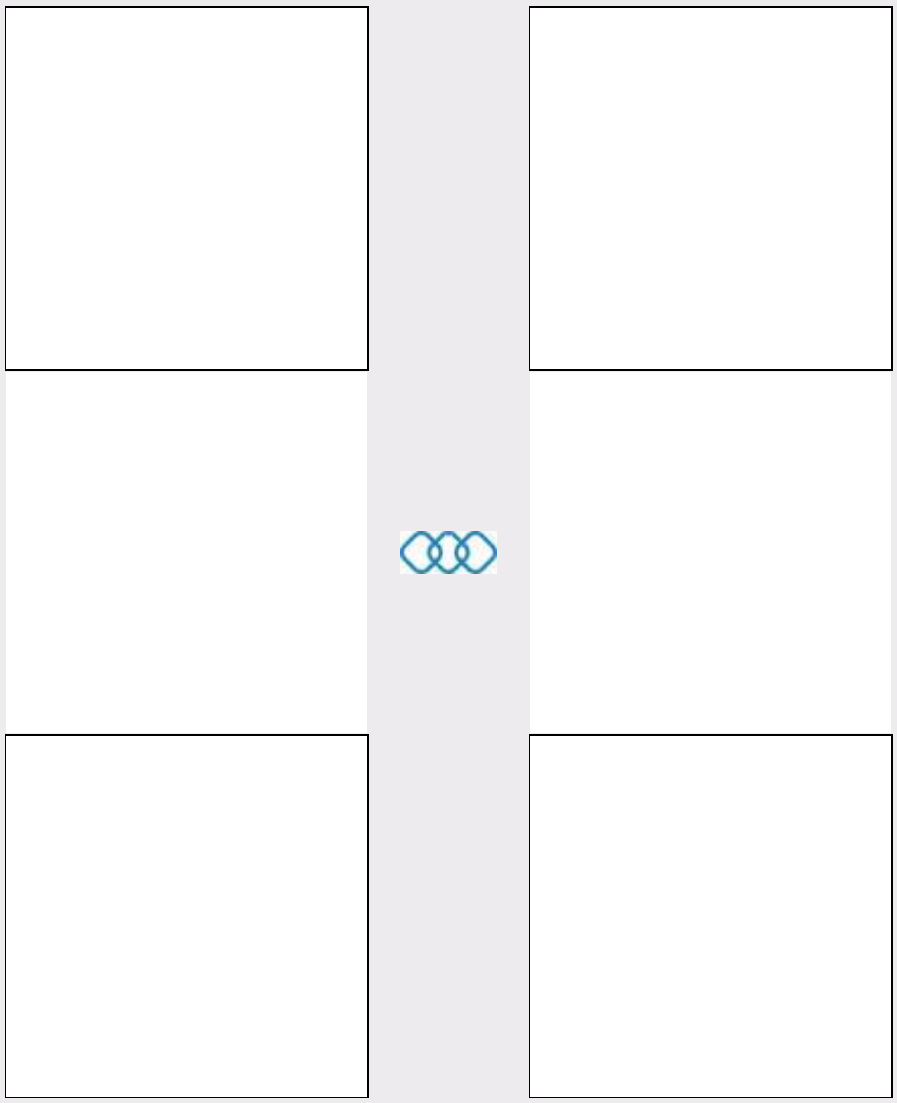
The Warehouse is located in the West Loop where teardowns of historic industrial structures have been occurring at a rapid pace. When the structure recently sold in December 2022, the listing noted both the building's history and the opportunity to clear the site for new development. The new ownership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

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

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.

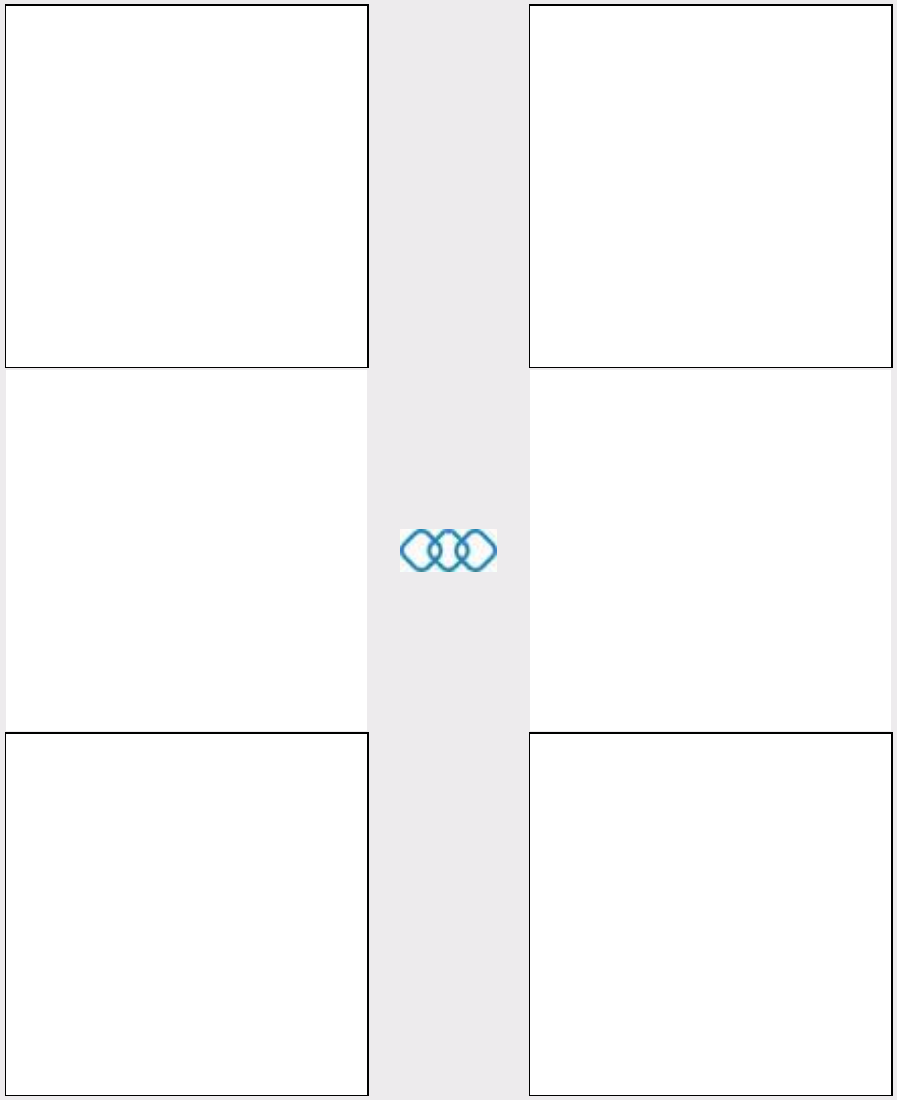
In October 2022, the University of Illinois announced plans to renovate the Taft Hall, including a complete demolition of its historic façade. While Taft Hall, along with the adjacent Addams and Burnham Halls, are undeniably in need of restoration, the removal and replacement of the structure's concrete 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.

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



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.

Werner Brothers Storage Building: A 2023 Chicago 7 Most Endangered

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



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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.

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

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.

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

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.

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

Advocacy

1.POTENTIAL WIN: Century and Consumers Buildings Receive Preliminary Landmark Designation! (Chicago 7 2011, 2013, 2022 & 2023)



The Century and Consumers Buildings. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo Credit: Ward Miller

"A campaign to save two historic buildings on State Street from the wrecking ball took a step forward today when a city panel unanimously approved proposals to assign landmark status to the properties.

"The federal government, which owns the two early 20th-century towers — the Century Building at 202 S. State St. and the Consumers Building at 220 S. State St. — wants to tear them down to create a security buffer zone to protect the Dirksen U.S. Courthouse next door. Federal legislation approved last year included $52 million to cover the cost of demolishing the buildings.

"But preservationists have been imploring federal officials to reconsider that plan, pushing a proposal to turn the buildings into an archives center, a use they say would pose little security threat.

"'To tear them down is a disgrace and an insult to the proud history of Chicago's architectural significance,' Chicago architect Dirk Lohan — who worked on the design of the Dirksen building with his grandfather, Ludwig Mies van der Rohe — said at a meeting today of the Commission on Chicago Landmarks.

"The commission voted unanimously to assign preliminary landmark status to the two Loop buildings, but the process is far from over. And even if the buildings do become official city landmarks, the federal government has the constitutional authority to raze them anyway. But a pressure campaign could persuade the feds to change their mind.

"'This is an important step because the federal government and (General Services Administration) have not really heard clearly from the city of Chicago that the buildings are significant,' said Ward Miller, executive director of Preservation Chicago, an advocacy group that has been leading the charge to save the structures.

"'It sends a clear message to the GSA and federal government that they should be looking for alternative uses for these buildings and how important they are for the cityscape,' Miller said.

"The GSA, the agency that oversees federal buildings, says it is 'formally neutral' about the landmark proposals. Because the properties sit within the Loop Retail Historic District, which is listed on the National Register of Historic Places, the agency is required to hold a series of its own hearings on its demolition plans. That process began last fall and is expected to wrap up in early 2024.

"The Century and Consumers buildings have led Preservation Chicago's annual list of most endangered spaces two years in a row. Designed by Jenny, Mundie & Jensen, the Consumers Building, a 22-story structure at 220 S. State St., opened in 1913. The Century Building, a 16-story building at 202 S. State St. designed by Holabird & Roche, opened two years later. The two structures represent the final years of the Chicago School of architecture, before the sleek, art deco style became popular. (Gallun, Crain's Chicago Business, 5/13/23)

Read the full story at Crain's Chicago Business

Preservationists notch a victory in campaign to save State Street buildings, Alby Gallun, Crain's Chicago Business, 5/13/23

The 'Birthplace' of House Music is on Its Way to Becoming a Chicago Landmark, Patty Wetli, WTTW Chicago, 4/13/23

City landmarks panel backs preservation of State Street towers; The decision by the Commission on Chicago Landmarks goes to the City Council for final action is not binding on the federal government, which owns the properties. But it could generate support for preserving the early 20th century towers, David Roeder, Chicago Sun-Times, 4/13/23

Preliminary landmark designation approved for Century & Consumers Buildings; Don't get too excited, the feds could ultimately still tear them down, Lukas Kugler, Urbanize Chicago, 4/14/23

590 of pages of comments in support of landmarking the Century and Consumers Buildings submitted for the Commission on Chicago Landmarks hearing

Fight the power: City must move quickly on landmark status for fed-owned Loop skyscrapers; A preliminary designation hopefully would force the Century and Consumers buildings to be redeveloped rather than demolished, Chicago Sun-Times Editorial Board, 4/11/23

2.SUN-TIMES EDITORIAL: Fight the Power: City Must Move Quickly on Landmark Status for Fed-Owned Loop Skyscrapers
(Chicago 7 2011, 2013, 2022 & 2023)



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 and Consumers buildings downtown are landmarks in every sense of the word.

"Built in 1913, the upswept 16-story Century at 202 S. State St. was designed by the prestigious firm Holabird & Root and gives an advanced glimpse of the Art Deco building style that would become popular a decade later.

"The Jenny, Mundie & Jensen-designed Consumers Building at 220 S. State St. is a terra cotta-clad tower built in 1913. It's a surviving example of the early high-rises that helped give then-young State Street —and downtown itself — much of its prominence.

"All of that history and architecture would be wrecked and hauled to oblivion, if the buildings' owner, the federal government, has it way. Judges in the nearby Dirksen Federal Building — along with the FBI, the U.S. Marshals Service and other agencies — want to wreck the 100-year-old skyscrapers and two smaller structures between them to make room for a secure plaza to protect the courthouse.

"The Commission on Chicago Landmarks is set to decide Thursday [April 13, 2023] whether to recommend preliminary landmark status for the Century and Consumers building. The vote would come as the U.S. General Services Administration conducts a series of required federal hearings designed to determine if the buildings are indeed historic.

"We strongly encourage the city commission to recommend preliminary landmark status for the buildings, an act that could set the towers on a path toward a permanent designation.

"While the federal government has the power to override such a designation and wreck the buildings anyway, it would risk the embarrassment of doing so in the face of a credible argument by the city that the Century and Consumers are not only worthy of preservation, but can be reused without endangering judges at the Dirksen.

"Redevelop, not raze - The vacant buildings have been in peril since they were bought by federal government in 2005, then left to rot. But things worsened in March 2022 when U.S. Sen. Richard Durbin, D-Ill., earmarked $52 million to replace the site with a landscaped security buffer for the courthouse.

"We've never been convinced that demolishing the buildings would make the courthouse safer. That's because the Dirksen and the two other buildings that compose the Federal Center's core are surrounded by busy streets and other buildings. Dearborn Street runs through the middle of the complex.

"And given that State Street — like most downtown commercial corridors and North Michigan Avenue — needs all the help it can get, wrecking rather than redeveloping the site makes little sense.

"Indeed, the Century and Consumers buildings were actually headed for reuse in 2017, when then-Mayor Rahm Emanuel approved CA Ventures' $141 million plan to rehab and redevelop the properties. Under the bid, the city would have acquired the site from the federal government and turned it over to CA Ventures. The company would've turned the Consumers into 270 micro-apartments, while converting the Century Building into 159 studio and one-bedroom units.

"But in one of her administration's earliest blunders, Mayor Lori Lightfoot in December 2019 nixed the deal, citing the feds' safety concerns. If that mistake can be corrected at all, the recommendation of landmark status for the Century and Consumers is a key first step.

"Seek landmark status now - City landmark status would hopefully force a showdown between the city and the feds that could be resolved — this editorial board feels — with a deal in which the GSA

could contribute the $52 million demolition earmark toward a plan to redevelop and reuse the buildings, with an eye toward the judges' safety concerns.

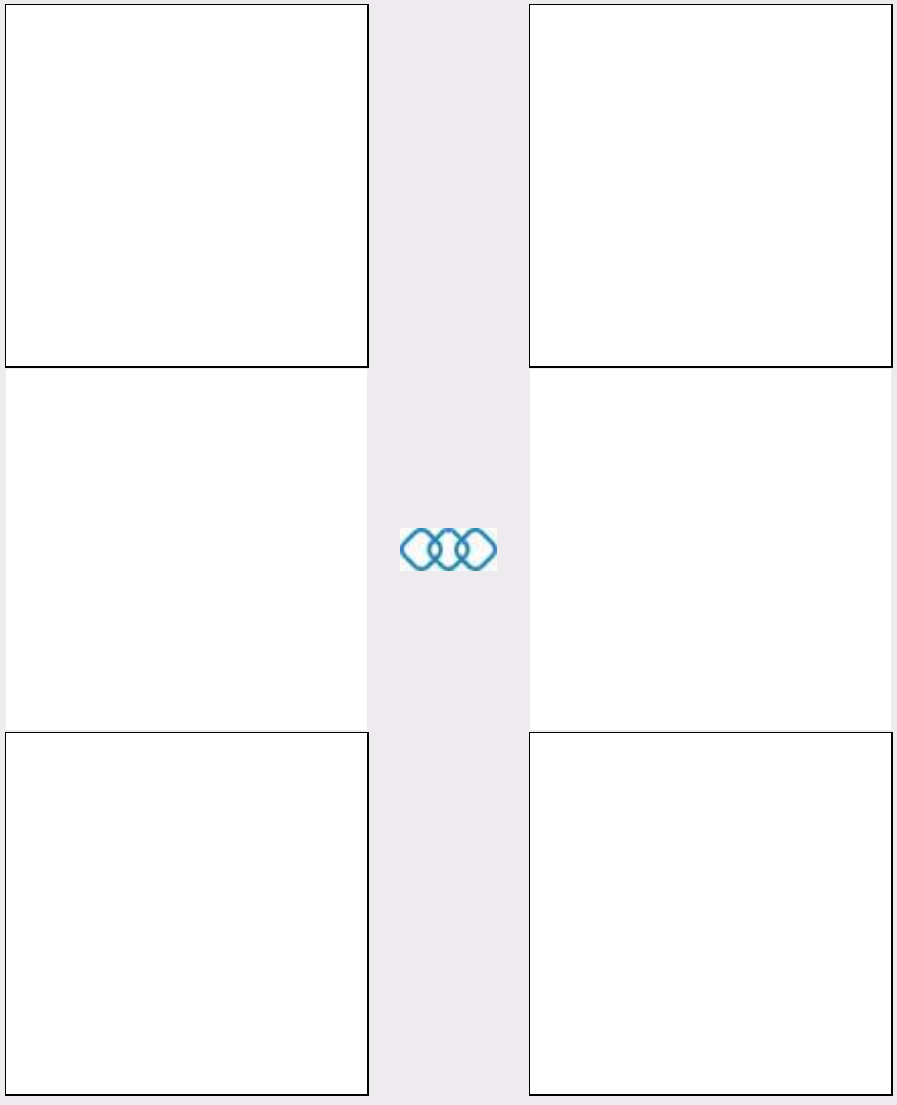
"That's the only outcome that benefits the economic health of State Street and downtown.

"Meanwhile, the sidewalk on State Street is fenced off in front of the Century and Consumers — ordered so by the feds last month after inspectors found structural weaknesses in the two buildings between the towers.

"The federal GSA said razing the pair of smaller buildings could begin this week. And it certainly feels like a possible harbinger of the Century and Consumers buildings' future if some kind of evasive action is not taken — quickly." (Chicago Sun-Times Editorial Board, 4/11/23)

Read the full story at Chicago Sun-Times, 4/11/23

Fight the power: City must move quickly on landmark status for fed-owned Loop skyscrapers; A preliminary designation hopefully would force the Century and Consumers buildings to be redeveloped rather than demolished, Chicago Sun-Times Editorial Board, 4/11/23



3.LOSS: After 17 Years of Neglect, GSA Pursues Emergency Demolition of 212 S. State, Located Between Century and Consumers Buildings

(Chicago 7 2011, 2013, 2022 & 2023)



208-212 S. State Street, 1920, Benjamin Marshall. Photo credit: Eric Allix Rogers



208-212 S. State Street, 1920, Benjamin Marshall, prior to facade being covered.t. Photo Credit: Chicago Architectural Photographing Company, State Street, 200-298 S. Folder 1177, Sheet 21, CPC_04_D_1177_021, Chicago - Photographic Images of Change, University of Illinois at Chicago. Library. Special Collections Department

"The Feds began tearing down a vacant three-story building on South State Street this week, but preservationists may have stayed the demolition of adjacent, century-old skyscrapers that were next on the list — at least for now.

"Sandwiched between the historic Century and Consumers buildings, which were granted preliminary landmark status by the city last week, the smaller building had deteriorated so badly that the General Services Administration, which manages government-owned buildings, said the facade was in danger of collapsing on its own.

"The demolition, which will take four to six weeks, will not affect the co-owned towers, but their fate remains uncertain at best.

"The razing of the three-story building formally began on Sunday and will cost nearly $3.2 million, which is part of the $52 million appropriation, the GSA said Tuesday.

"Fenced off and obscured from view, the doomed century-old building at 208-212 South State St. once had some historic significance as well, Miller said. Designed by Marshall & Fox, the Chicago-based architects behind the Blackstone Hotel, Drake Hotel and other iconic buildings, it was 'slipcovered' by various remodeling projects over the years, rendering it a shell of its former self.

"Left to decay under the federal government's stewardship, there is nothing left to save, Miller said.

"The adjacent towers, while also in disrepair, are an entirely different story, he said.

"'The prize is the Century and Consumer buildings,' Miller said. 'State Street is meant to be a street of grandiose, fabulous buildings that take your breath away. There are so many great buildings that are landmarked or should be landmarked, including these two.'

"Legislators approved a $52 million earmark last year to tear down the vacant Century and Consumers buildings in the 200 block of South State Street, which the government acquired in 2007 as a security buffer and potential federal office expansion behind the adjacent Dirksen U.S. Courthouse.

"The steel-framed, terra cotta skyscrapers, decaying monuments to the Chicago School of Architecture, have topped Preservation Chicago's annual list of the most endangered historic structures for two years running. Last week, the nonprofit group achieved a significant victory when the buildings received a preliminary landmark recommendation from the Commission on Chicago Landmarks.

"Preservation Chicago is proposing an adaptive reuse as a collaborative national archives center for religious groups and other organizations, but the GSA is focused on demolition, with "no federal funds available for rehabilitation, preservation, or restoration of buildings," according to previously issued public notices.

"It remains to be seen if a Chicago landmark designation would change those plans." (Channick, Chicago Tribune, 4/19/23)

Read the full story at the Chicago Tribune

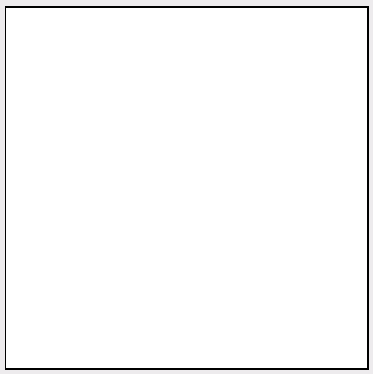
Feds begin demolition of three-story State Street building between historic skyscrapers that could be next, Robert Channick, Chicago Tribune, 4/19/23

State Street sidewalk closed at Adams; feds cite pedestrian danger at buildings it wants to raze; Fences were erected days after Preservation Chicago put the buildings at 202 and 220 S. State St. on its 'most endangered' list, calling for efforts to save them, David Roeder Chicago Sun-Times, 3/14/23

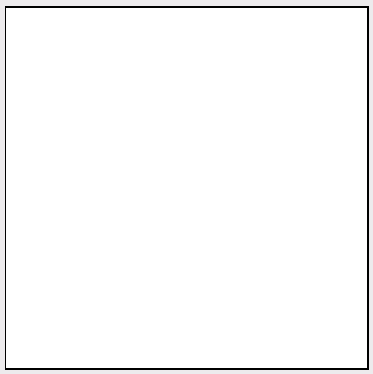
Federal Government Plans to Demolish Century-Old Building Next to Threatened Historic Skyscrapers, Nick Blumberg, WTTW Chicago,

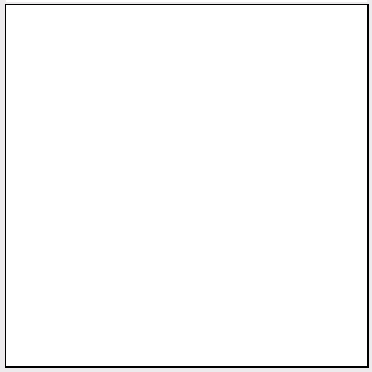
Feds plan demolition between historic State Street skyscrapers, Dennis Rodkin, Crain's Chicago Business, 4/5/23

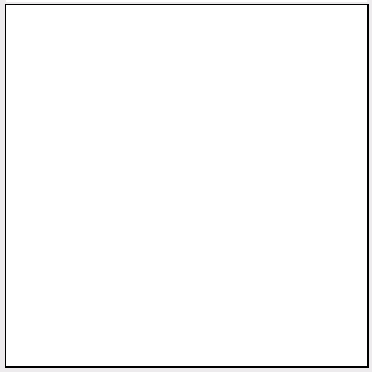
Federal agency to raze three-story building on State Street; The more than century-old structure is between two taller buildings that preservationists are fighting to save. The General Services Administration said the smaller building has a facade that could collapse, David Roeder, Chicago Sun-Times, 4/6/23











4.WIN: After Viral Petition, the Warehouse Granted Preliminary Landmark Designation! (Chicago 7 2023)



The Warehouse, 1906 & 1917, Vernon W. Behel, 206 S. Jefferson Street. Photo Credit: Serhii Chrucky



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

"Barely a month after being named to Preservation Chicago's annual list of the city's 'most endangered' buildings, the Warehouse — aka, the 'birthplace' of House music — is on its way to becoming an official Chicago landmark.

"A monumental show of support from 'Househeads' around the world brought the building at 206 S. Jefferson Ave. to the attention of the Commission on Chicago Landmarks, which unanimously approved preliminary landmark status for the Warehouse on Thursday.

"'What a magical place,' said Commissioner Tiara Hughes. 'The cultural significance here is just mind-blowing.'

"Though it's the building's exterior that will be landmarked, it's what went on inside the modest three-story structure that's notable.

"The Warehouse opened in 1977, conceived as Chicago's answer to New York City's club scene. Owner Robert Williams recruited DJ Frankie Knuckles to make the move from the Big Apple to the Windy City, and the rest is history.

"Picking up elements of disco, soul, jazz, funk and gospel, and adding beats, Knuckles invented what came to be known as House music — "House" a reference to the Warehouse.

"'We didn't know what we were witnessing,' said Joe Shanahan, owner of the Metro and Smart Bar, who gravitated to the Warehouse in its heyday. 'Frankie was creating an entirely new genre ... a DJ who was shifting culture.'

"'It's hard to overstate the influence of the Warehouse and Knuckles,' said Matt Crawford of the Department of Planning and Development, who prepared the landmark report.

"The Warehouse closed in 1982 and the building fell off the radar until it was recently sold, with the real estate listing referencing a "development" opportunity.

"It was that specter of demolition that led people like Michael Ball, who works in artist relations and runs a music studio, to rush to defend what he told the commission was like 'the Vatican, the Mecca of House music.'

"Avi Kamionski, an attorney, is one of the new owners and he assured the landmark commission that there's no intent to tear down the building. The plan is to do an interior 'refresh' and use it for office space, including for his own legal practice. The appeal of the building, Kamionski said, is its location opposite his alma mater, the Kent College of Law.

"'We'd like to work with the commission on this issue,' he said. 'It's cool to hear about all the history of the building.'

"While the perceived threat to the building's existence may have been a false alarm, the attention Preservation Chicago brought to an overlooked piece of the city's history was long overdue.

"'The Warehouse is that perfect Chicago story. Now is the time to honor Knuckles and House sound,' said Max Chavez, Preservation Chicago's director of research and special projects.

"DJ Celeste Alexander, who counts Knuckles as one of her mentors, said Chicago is known around the world as the birthplace of House, but 'we do not have a building, a place to give a starting point of its origin. The history of House music and culture should have a designation where people can see where it all began.'" (Wetli, WTTW Chicago, 4/13/23)

Read the full story at WTTW Chicago

The 'Birthplace' of House Music is on Its Way to Becoming a Chicago Landmark; Patty Wetli, WTTW Chicago, 4/13/23

The Warehouse, Birthplace Of House Music, Takes Key Step Toward Becoming A Chicago Landmark; The three-story industrial building once housed a dance club that featured the legendary DJ Frankie Knuckles. Owners Thursday said they have no plans to demolish the building, Melody Mercado, Block Club Chicago, 4/13/23

Petition in works to gain landmark status for site where DJ legend Frankie Knuckles made 'house music' popular, Deanese Williams-Harris, Chicago Tribune, 4/8/23

425 of pages of comments in support of landmarking the Warehouse submitted for the Commission on Chicago Landmarks hearing

CBS Interview: The Warehouse in West Loop is one step closer to becoming a Chicago landmark, Mikayla Price, CBS Chicago, 4/14/23

The Warehouse gets preliminary landmark, The site was the birthplace of House music, Lukas Kugler, Urbanize Chicago, 4/19/23

'Birthplace' of house music to become a Chicago landmark, Andrew Davis, Windy City Times, 4/19/23

Chicago & House Music: A relationship over four decades in the making, Peter Curi, WGN 9 Chicago, 4/14/23

Chicago Officials Vote to Grant Legendary Venue the Warehouse Landmark Protection; All seven Commission panel members voted in favour of proposals put forward in a petition last month, which would save building from demolition, Isaac Muk, MixMag, 4/14/23

Campaigners have been fighting to prevent the building's demolition. Anu Shukla, Resident Advisor, 4/13/23

The Warehouse OK'd for preliminary landmark status, It was unanimous and if everything goes right The Warehouse will soon have landmark status in the city of Chicago..., Terry Matthew, 5 Magazine, 4/14/23

PETITION: Save the Warehouse! Landmark the Building Where DJ Frankie Knuckles Created House Music

The Warehouse, legendary former West Loop dance hall, granted preliminary landmark recommendation, Laura Rodríguez Presa, Chicago Tribune, 4/13/23

The Warehouse, a Preservation Chicago 2023 Chicago 7 Most Endangered

Preservation Chicago names The Warehouse, the birthplace of house music, as one of the most endangered buildings in Chicago, Zach Mortice, The Architect's Newspaper, 3/21/23

Birthplace of house music, could be demolished in Chicago's West Loop, Marissa Perlman, CBS 2 Chicago, 3/21/23

Effort Underway to Designate Former 'Warehouse' Nightclub a Chicago Historical Landmark; The site is where famed DJ and producer Frankie Knuckles is widely credited with creating the House music genre, Kate Chappell, NBC 5 Chicago, 3/21/23

Birthplace of house music, could be demolished in Chicago's West Loop, Marissa Perlman, CBS 2 Chicago, 3/21/23

Effort Underway to Designate Former 'Warehouse' Nightclub a Chicago Historical Landmark; The site is where famed DJ and producer Frankie Knuckles is widely credited with creating the House music genre, Kate Chappell, NBC 5 Chicago, 3/21/23

House music's birthplace in Chicago's West Loop at risk of demolition, Ruth Johnson, The Columbia Chronicle, 3/31/23

'We must do something': Chicago building once home to The Warehouse at risk of demolition, Anu Shukla, Resident Advisor, 3/17/23

Petition launched to save "birthplace of house music", The Warehouse; "Despite its extraordinary role in music and cultural history, the Warehouse has ZERO protections against alterations or demolition", Arusa Qureshi, NME, 3/16/23

Birthplace of House music should be historical landmark, Chicago nonprofit says, Rachel Pierson, WBBM Radio, 3/22/23

WBEZ's Curious City explores the history of Chicago's disco scene, Won't you take me to Funkytown? Michael Liptrot, Reset, WBEZ Chicago, 3/24/23

Save The Warehouse! petition launched to protect birthplace of house music; The now-closed club was where Frankie Knuckles pioneered the development of house music as a resident, Christian Eede, DJ Magazine, 3/15/23

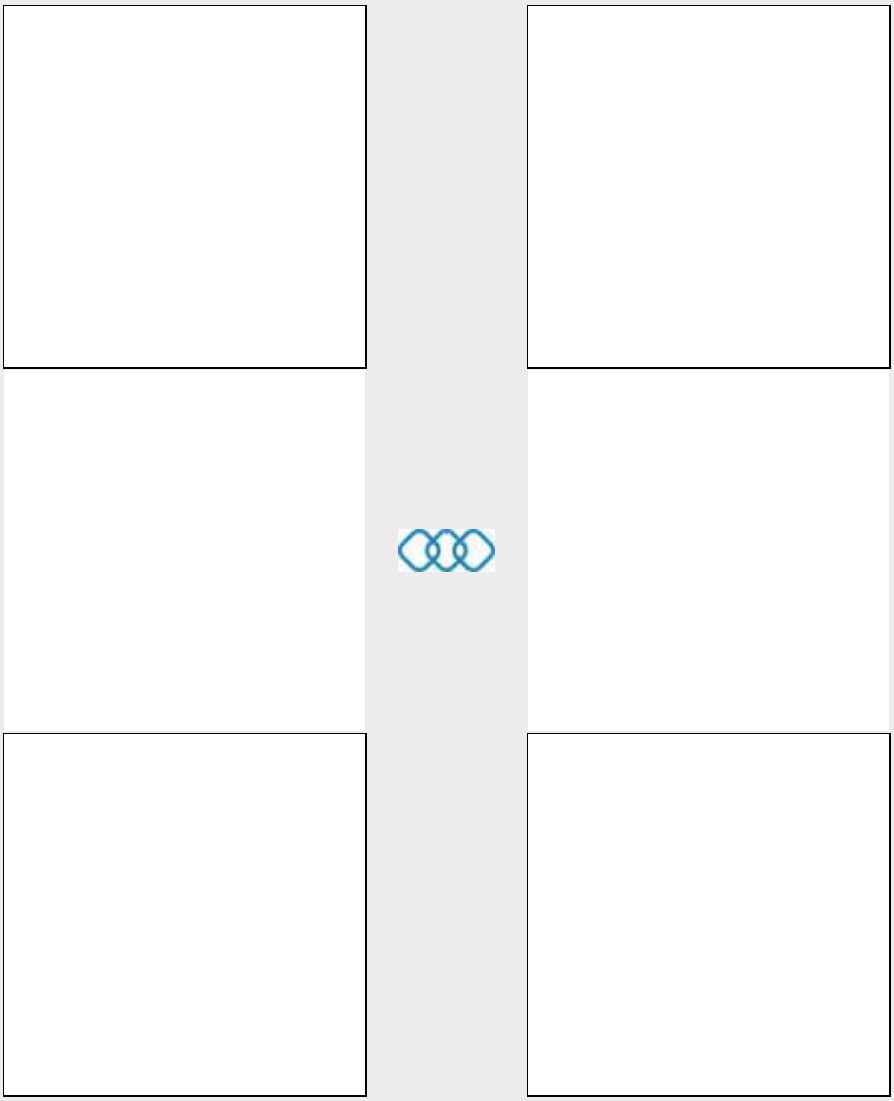
A petition has been launched to save Chicago's The Warehouse, the birthplace of house music, Crack Staff, 3/17/23

Petition Launched to Save Birthplace of House Music, Chicago Nightclub, The Warehouse; Save The Warehouse! aims to protect the nightclub where Frankie Knuckles established the genre, Becky Buckle, Mix Mag, 3/16/23

Petition Rallies House Music Fans to Protect Frankie Knuckles' Chicago Venue, the Warehouse, Global Dance Electronic, 3/31/23

The Warehouse: The place house music got its name, Jacob Arnold, Resident Advisor, 5/16/12

What Was It Like To Dance At The Warehouse Club In Chicago? Olivia Richardson, WBEZ Chicago, 1/12/19



5.WIN: Epworth Church Receives Final Landmark Designation Approval



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



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

If not for the preservation advocacy effort, Epworth Church would have been demolished.

Preservation Chicago has been working to find good preservation outcome for Epworth United Methodist Church for over two years with congregants, neighbors, the Edgewater Historical Society, and Ald. Harry Osterman (48th). Concern grew as the congregation shrank and it became increasing clear that the top priority of ownership was to maximize sale price. When Epworth was first listed for sale, Preservation Chicago found a Chicago-based foundation interested in purchasing the complex, conducting a full renovation, and maintaining a religious and homeless shelter use. The purchase offer was dismissed and the seller's priorities became more transparent.

The announcement of the closing of Epworth and a “demolition sale” sounded the alarm bells. Despite assurances from the developer that demolition was not being considered, the receipt of the demolition permit application by the City of Chicago confirmed the true intentions of the developer.

Due to extensive neighborhood advocacy, coordination and preparation, a rapid response took the developer by surprise and forced a withdrawal of the demolition permit application. Additionally, when the true intentions of the developer ran counter to previous verbal assurances, the formal Landmark designation process was accelerated.

"The 132-year-old Epworth Church, once slated to be demolished, is one step away from becoming a city landmark and being converted into affordable housing. The city’s Commission on Chicago Landmarks voted Thursday to approve a final landmark recommendation for the stone church at 5253 N. Kenmore Ave. The landmark proposal now goes for a vote before the City Council’s Committee on Zoning and then the full City Council.

"Epworth Church’s future was uncertain after the congregation held its final services in spring 2022. After a demolition scare, the landmarking process was started last year to preserve the church.

"Epworth's owner said they plan to convert the church and a community building into 40-45 affordable apartments. The apartments would include a mix of studios and one-bedrooms, said Mike Jones, executive director of Church Properties Reimagined.

"Church Properties Reimagined leaders said they agreed to the landmark status for the property.

"The city's review of Epworth Church showed the structure met four of seven criteria of a historic structure, enough to be classified as a landmark. That includes its heritage in the Edgewater neighborhood and its architectural significance, officials said.

"The church building was completed in 1891, with noted architect Frederick B. Townsend donating his services, according to the Edgewater Historical Society. In the 1930s, the building was expanded and a community house added to accommodate a growing congregation.

"The demolition request drew condemnation from neighbors. It also started the landmarking process.

"Because the church was rated "orange" in the city's historical survey, any requests to demolish the structure automatically trigger a 90-day period to review the building's historical significance.

"Church Properties Reimagined originally did not agree to the landmarking process, which required a public hearing, city officials said. That hearing was held March 30, when the owners said they would not object to the landmarking if it meant not having to preserve the windows and doors." (Ward, Block Club Chicago, 4/14/23)

Read the full story at Block Club Chicago

Edgewater's Epworth Church Nears Landmark Status As Owner Plans To Turn It Into Affordable Apartments; The 132-year-old Epworth Church and community building will be converted into 40-45 affordable apartments, its owners said, Joe Ward, Block Club Chicago, 4/14/23

Epworth Church In Edgewater Moves Closer To Landmark Status, Ian Achong, Chicago YIMBY, 4/17/23

Final landmark approved for Epworth Church; A developer has been eyeing the site for apartments, Lukas Kugler, Urbanize Chicago, 4/15/23

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

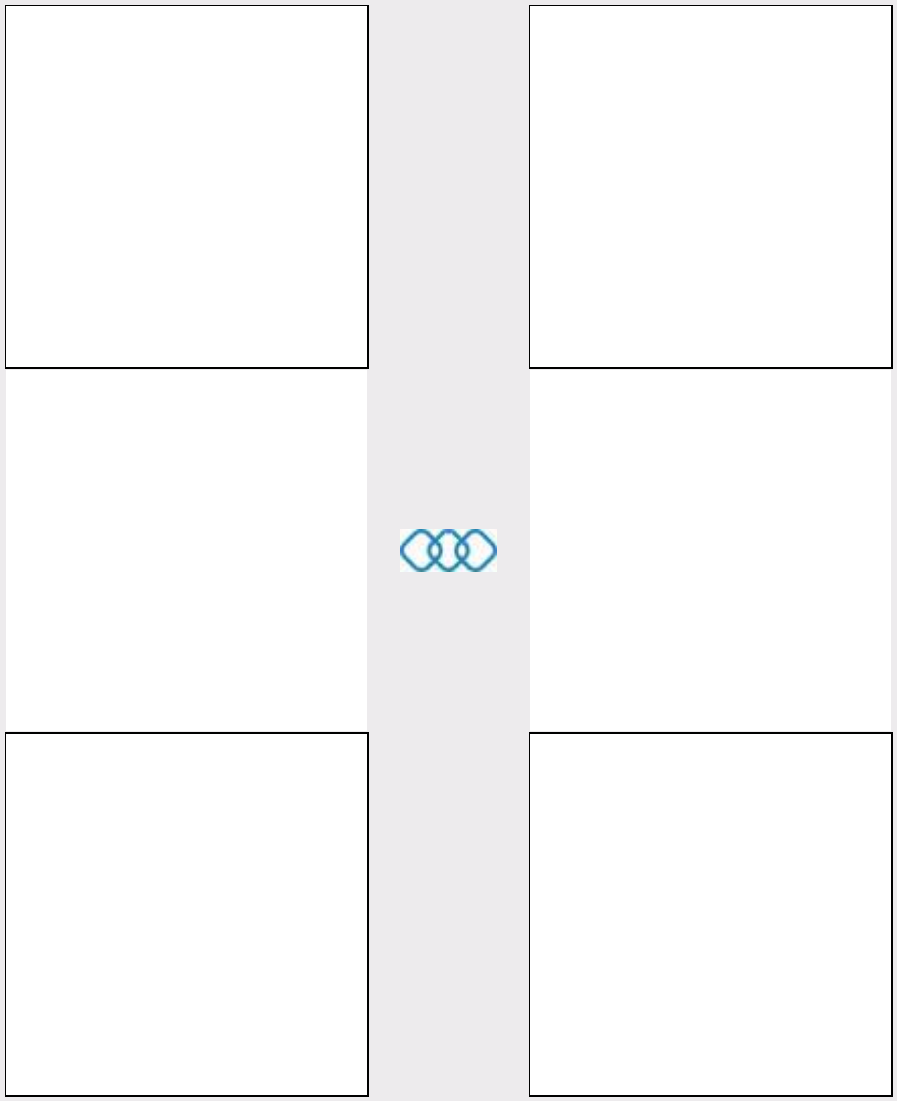
Owner Of Edgewater's Epworth Church Withdraws Demolition Permit As Landmark Process Moves Forward; The buyer of the 130-year-old church sought a demolition permit for a condo development. Those plans have changed after Ald. Harry Osterman endorsed landmark status for the church, Joe Ward, Block Club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

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

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

Historic Edgewater church for sale; neighbors worry about what will come next; Unable to afford upkeep, Epworth United Methodist is looking for a new owner for its 130-year-old building, which also is home to a homeless shelter, Mark Brown, Chicago Sun-Times, 8/20/21

Petition to Landmark Epworth Church



6.WIN: After 23 Year Advocacy Effort, Promontory Point Receives Final Chicago Landmark Recommendation (Chicago 7 2022)



Promontory Point, 1937, Alfred Caldwell, Chicago Lakefront between 54th and 56th Streets. Photo Credit: Eric Allix Rogers

"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 In Hyde Park Receives Penultimate Approval For Landmark Status, Jack Crawford, Chicago YIMBY, 3/19/23

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

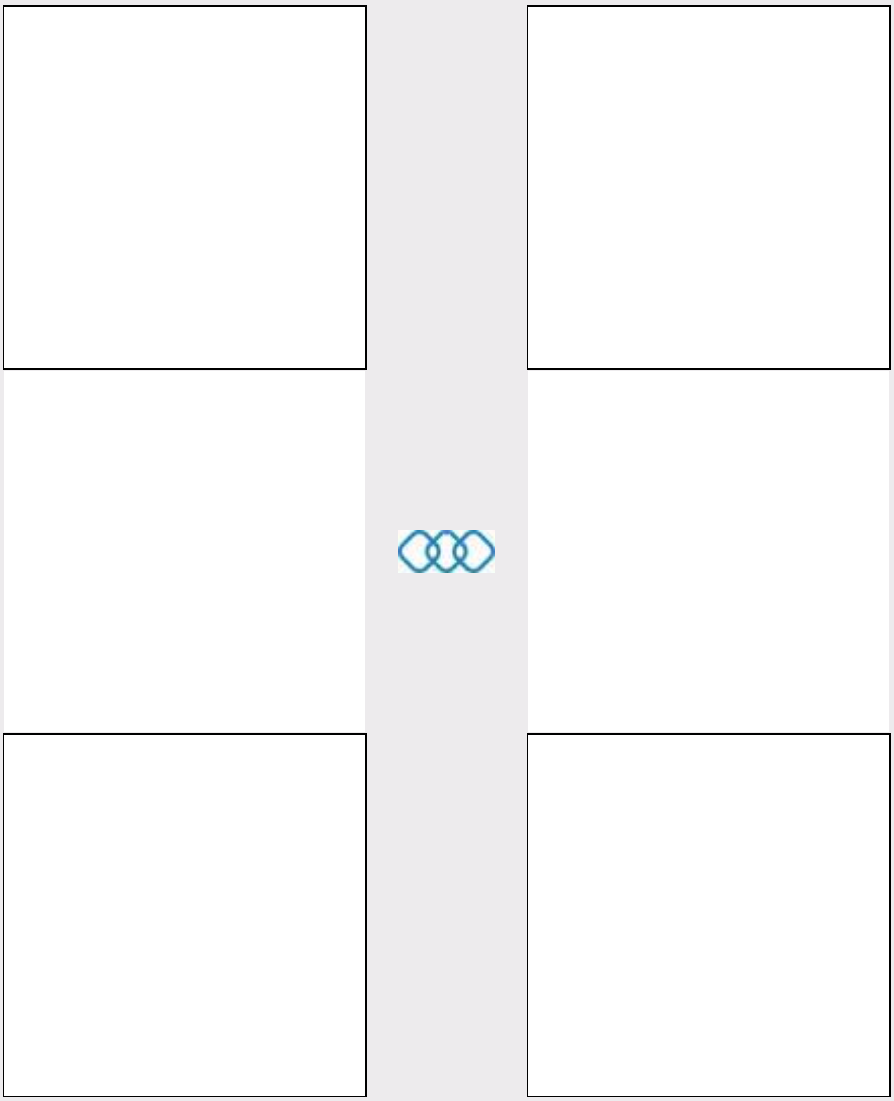
Hundreds of thousands of dollars in federal funding requested for long-awaited Promontory Point preservation study, Shanzeh Ahmad, Chicago Tribune, 6/3/22

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



7.Op-Ed: Giving Promontory Point landmark status would be a victory for preservation and access



Promontory Point, 1937, Alfred Caldwell, Chicago Lakefront between 54th and 56th Streets. Photo Credit: Eric Allix Rogers

"As children, my friends and I often raced across the rocks churned by the waves of Lake Michigan into mountains, crevices and caves. We didn't feel little. We felt wild, sure-footed and daring. When the rocks ran out, we leapt from the boulders into Lake Michigan.

"I have many memories of Promontory Point growing up. It's the place that raised me. But my relationship with this human-made peninsula in the Hyde Park neighborhood has been haunted by the possibility of its destruction — with each summer marked by new 'Save the Point' signs as local activists fought city government's attempts to tear down the point's historical limestone revetment and replace it with the concrete that encircles much of Chicago's lakefront. Now, at long last, Promontory Point is on the cusp of receiving true protection as a city landmark.

"If all goes smoothly, the full City Council will vote April 19 to make Promontory Point a Chicago landmark. As a new cohort of aldermen fills the chamber, including many freshman council members, it's relevant to review why achieving landmark status would be an important victory for community activism, historical preservation, public art and waterfront access.

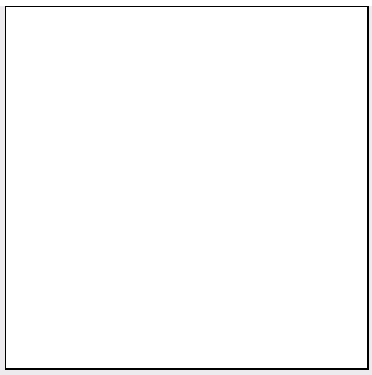
"The limestone revetment, built in the 1930s, is the only remaining remnant of a huge public works project to protect Chicago's shoreline. Listed on the National Register of Historic Places, Promontory Point beautifully displays uniquely Chicago urban design. This alone makes it worthy of preservation, yet the limestone also contains an intimate record of the people who built a community on these rocks.

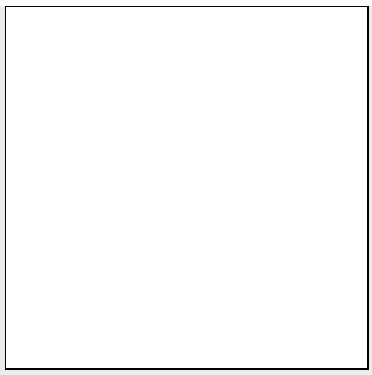
"Promontory Point is unique among Chicago's erosion barriers in that it functions as a beach. The stone steps offer a sense of seclusion, water access and a smooth texture to sunbathe not afforded by the city's concrete. The result is a stark difference in public use. Even the most heavily trafficked concrete installations exist as walkways only, and outside of downtown, the concrete revetment is hardly used at all. The vast slabs of concrete lie empty and sterile. Contrast this with the point, designated by the city's most serious swimmers the best place for open water swimming, and where beach games, BBQs and sunbathing reign all summer.

"Preserving the peninsula's limestone design, by voting for Promontory Point's landmark status, is an opportunity for the new City Council to stand for grassroots movements, for historical and artistic preservation, for access to the waters that have defined our great city and for wild sure-footed daring. (Gross, Chicago Tribune, 3/27/23)

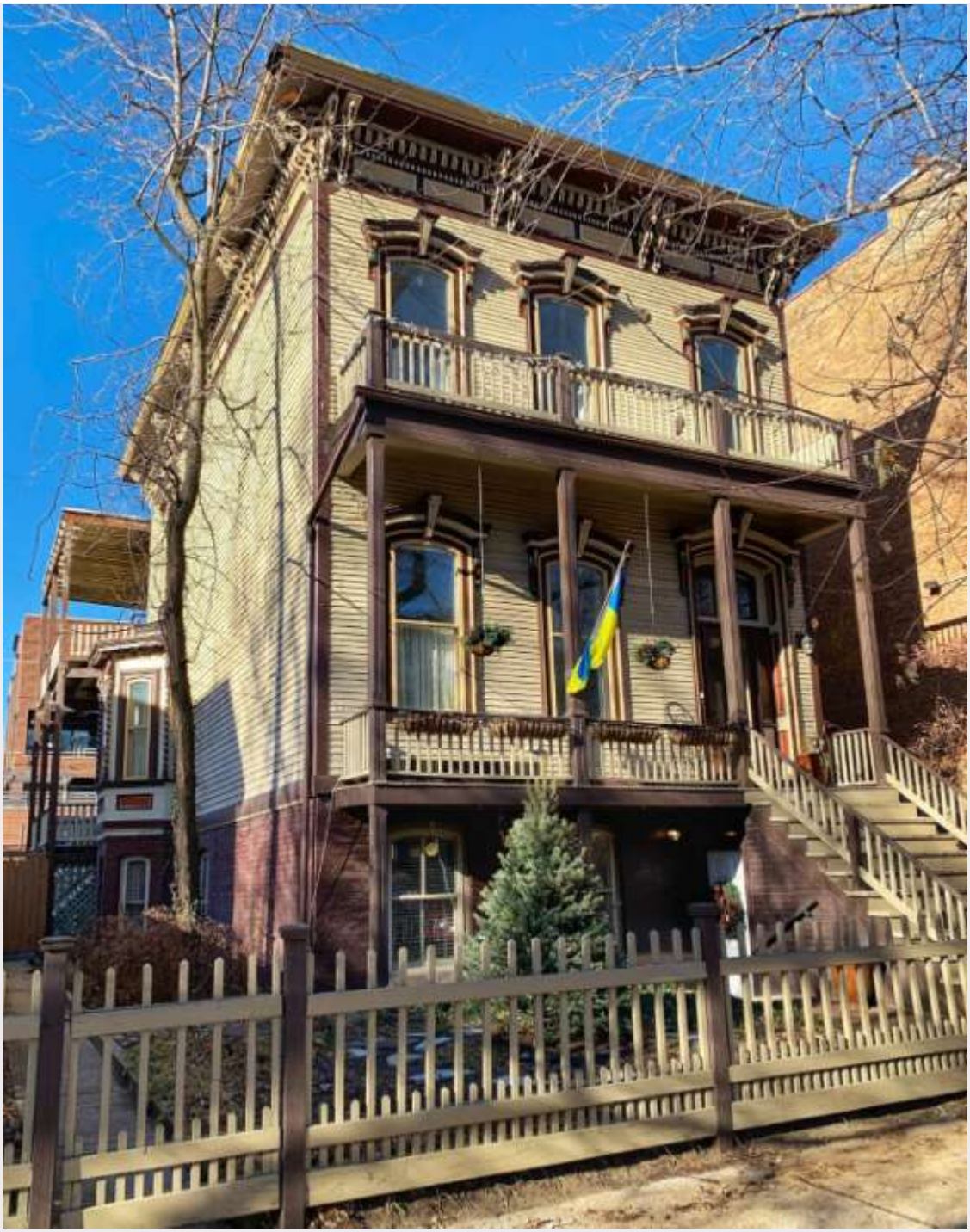
Read the full Op-Ed at Chicago Tribune

Giving Promontory Point landmark status would be a victory for preservation and access, Adelaide Gross, Chicago Tribune, 3/27/23





8.THREATENED: Demolition for Sideyard Looming Fire-Era 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



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

9.POTENTIAL WIN: Three Historic LaSalle Street Skyscrapers Selected For Adaptive Reuse



Harris Bank Building, 1910, Shepley, Rutan and Coolidge, 111 W. Monroe. Rendering credit: Stantec



Continental and Commercial National Bank, 1914, Daniel Burnham, 208 S. LaSalle Street. Image credit: Lamar Johnson Collaborative



The Field Building, 1934, Graham, Anderson, Probst & White, 135 S. LaSalle St. Rendering credit: Solomon Cordwell Buenz

"City officials have picked three projects totaling 1,000 apartments to kick off their push to revive the beleaguered LaSalle Street business district by providing subsidies to developers that convert office buildings there into mixed-income housing.

"The developers of the projects at 111 W. Monroe St., 135 S. LaSalle St. and 208 S. LaSalle St. are seeking a combined $188 million in tax-increment financing from the city, money they say they need to make the developments financially feasible. In return, the developers would set aside nearly 320 apartments for low- and moderate-income renters.

"Mayor Lori Lightfoot is betting that the initiative, known as LaSalle Reimagined, will spark a wave of development and create new energy in the central Loop, which has suffered greatly since the beginning of the pandemic more than three years ago as many office professionals have worked remote or hybrid schedules. The downtown office vacancy rate hit a record high at the end of 2022, but the downtown apartment market remains healthy.

"'The LaSalle Street corridor is a vital economic engine for our entire city, and we must ensure it remains that way by transforming it from a homogenous office district into a thriving, mixed-use community,' Lightfoot said in a statement. 'By converting underutilized office space to residential units, we will make the Loop a safer, more dynamic and vibrant place to live and work.'

"City officials selected not one but two projects proposed by Chicago developer Michael Reschke, one totaling 280 units at 208 S. LaSalle St and one with 349 units at 111 W. Monroe St. that he would develop with Chicago-based Capri Investment Group.

"Reschke, chairman and CEO of Prime Group, has invested heavily in LaSalle Street over the years, developing the JW Marriott, Marriott Residence Inn and LaSalle Hotel there. He and Capri are also teaming up with Google on a major redevelopment of the James R. Thompson Center across from City Hall and is revamping an office building at 115 S. LaSalle St. where the state of Illinois plans to move.

"City officials also picked a $258 million proposal by Chicago-based Riverside Investment & Development and New York-based AmTrust Realty to build out 430 apartments in the lower floors of the landmark high-rise at 135 S. LaSalle, the former home of Bank of America.

"The city chose the developments from a short list of six proposals that developers presented to the public at the beginning of March. City officials scored each project on multiple criteria, including the amount of affordable housing created, historical preservation factors, the financial structure of the deal and the developer's ability to execute on its plan, said Samir Mayekar, deputy mayor for economic and neighborhood development.

"To receive TIF funds or other incentives, the LaSalle Street developers are required to set aside at least 30% of the units as affordable, more than the 20% minimum for many new high-rise residential developments in the city. The affordable units in the LaSalle Street projects will target tenants earning 60% of the area median annual income, or $50,040 for a two-person household. (Gallun, Crain's Chicago Business, 3/28/23)

"The winning proposals total 1.6 million square feet of space and include:

"**The Monroe Residences & Hotel, 111 W. Monroe St.**
The $180 million proposal from The Prime Group Inc. and Capri Interests LLC would adaptively re-use 610,000 square feet of space to create 349 studio, one-, and two-bedroom units within the upper stories of a 1910 National Register high-rise. Related improvements would include lobby renovations, a bar and restaurant, and basement parking. The proposal's TIF request is $40 million. A separate, 226-key hotel project would proceed simultaneously within the building's lower floors.

"**The Field Building, 135 S. LaSalle St.**
The $258 million proposal from Riverside Investment & Development and AmTrust Properties would adaptively re-use 750,000 square feet of space to create 430 studio, one-, and two-bedroom units within a 1934 landmark high-rise. Related improvements would include the activation of more than 80,000 square feet of multi-level retail space that could include a neighborhood grocer. The proposal's TIF request is $115 million.

"**The LaSalle Residences, 208 S. LaSalle St.**
The $130 million proposal from The Prime Group Inc. would adaptively re-use 222,500 square feet of space to create 280 studio, one-, and two-bedroom units within a 1914 landmark high-rise. Related improvements would include 6,900 square feet of retail upgrades, a full-service restaurant, plus a variety of tenant amenities. The proposal's TIF request is $33 million." (Chicago Press Release, 3/28/23)

Preservation Chicago encourages Chicago Landmark Designation for the LaSalle Street buildings that are not currently landmarks, including 111 W. Monroe and 105 W. Adams. Landmark designation would require a higher quality adaptive reuse, retention of the historic building features, and would help ensure these buildings qualify for millions of dollars of Historic Tax Credits.

Read the full story at Crain's Chicago Business

City picks projects to advance LaSalle Street apartment conversions, Alby Gallun, Crain's Chicago Business, 3/28/23

See the three LaSalle Street proposals that made it to the winners' podium, Danny Ecker, Crain's Chicago Business, 3/28/23

Three proposals win funding for LaSalle Reimagined, The sites will create over 1,000 new apartments, Lukas Kugler, Urbanize Chicago, 3/29/23

LaSalle Reimagined: 111 W. Monroe, Urbanize breaks down the six proposals vying for city funding, Lukas Kugler, Urbanize Chicago, 3/5/23

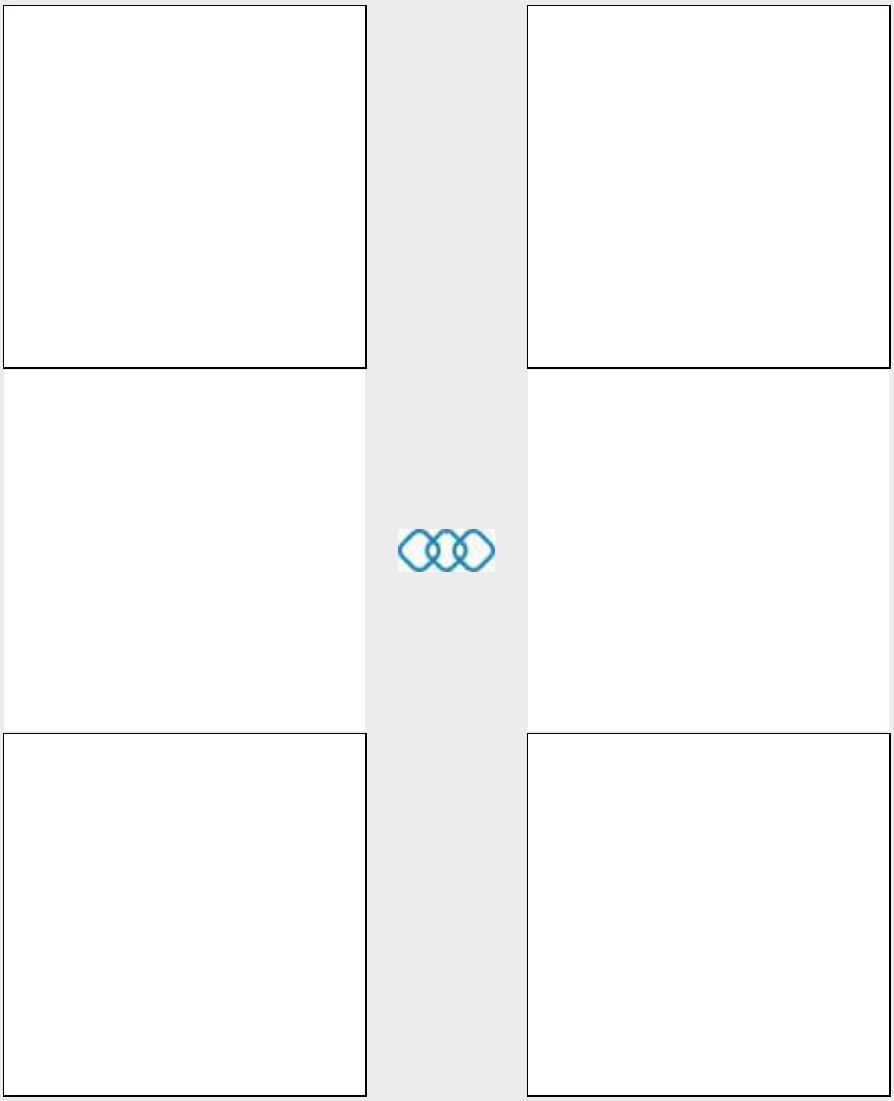
City backs 3 subsidized housing plans for La Salle Street corridor; The proposals deemed eligible for city subsidies together call for more than 1,000 housing units, a third of them affordable, and more than $550 million in investment to address downtown vacancies, David Roeder, Chicago Sun-Times, 3/28/23

Big TIF requests challenge Lightfoot's LaSalle Street plan, Danny Ecker, Crain's Chicago Business, 3/29/23

City Selects Three LaSalle Street Adaptive Re-Use Proposals for Financial Support; Conversion projects would invest $550 million downtown, creating nearly 320 affordable units, Mayor's Press Office, 3/28/23
Mayor Lori Lightfoot backs 3 city-subsidized LaSalle Street apartment projects, CBS Chicago, 3/28/23

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



10.THREATENED: Schulze Baking Company Data Center Adaptive Reuse Stalled Since 2018



Schulze Baking Company Building, 40 E. Garfield Boulevard, John Ahlschlager & Son, 1914. Photo Credit: Eric Allix Rogers



Schulze Baking Company Building, 40 E. Garfield Boulevard, John Ahlschlager & Son, 1914. Photo Credit: Eric Allix Rogers



Schulze Baking Company Building, 40 E. Garfield Boulevard, John Ahlschlager & Son, 1914. Photo Credit: Eric Allix Rogers

"Chicago still has its mojo in the data center business.

"Data centers aren't the sort of real estate development that get much glory. There's typically no reason for the public to visit them and their appearance can be drab. They are distinguished by the large quantities of space they require and the vast quantities of power they need.

"They provide space for the equipment that does the work of all things in technology, allowing us to put documents in the cloud, execute financial trades in a flash and stream the latest goofiness on TikTok. Experts believe that as artificial intelligence gains acceptance, it will increase demand for data centers.

"Chicago is well positioned for this. A 2023 report by Cushman & Wakefield said among global markets, Chicago is tied for 5th place in its appeal for data centers. The ranking is based on factors such as land costs, reliable utilities and state-authorized tax incentives.

"40 E. Garfield Blvd. - It's far from any nexus for these things, and that may be its problem. The building at the northwest corner of Garfield and Wabash Avenue is the old Schulze Baking Co. property, with floors designed for heavy equipment. A data center seems natural and news stories from a few years ago said one was planned.

"But nothing has moved forward and much of the building remains shrouded in tarp. South Siders say it's been that way for months. Its owner is 1547 Critical Systems Realty, based in Matawan, New Jersey. A spokesperson for the company had no information about what it has marketed as the 230,000-square-foot Midway Technology Center.

"The building dates from 1914 and is on the National Register of Historic Places but could be torn down. Preservation Chicago previously put it on its 'most endangered list.'" (Roeder, Chicago Sun-Times, 4/3/23)

Vacant and suffering deferred maintenance since 2004, the Schulze Baking Company building needs to be renovated. Located at 40 E. Garfield Boulevard (55th Street) in Washington Park, this architecturally exuberant building was designed by Chicago architect John Ahlschlager & Son in 1914.

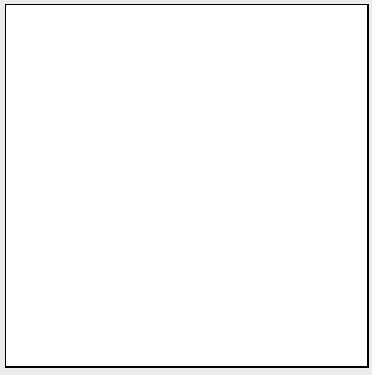
The Schulze Baking Company building is a beautifully designed industrial building and was thoroughly modern for its time. Its design is highlighted by a combination of its strong classical form, extensive geometric patterns and detail in the white glazed brick, vivid blue terra cotta, and exuberant Sullivanesque-inspired terra cotta ornamentation with wheat shafts, corn, and other grains.

The renovation and adaptively reused data center plan announced in 2018 was received with great enthusiasm by the Chicago preservation community. Despite being of landmark quality, the Schulze Baking Company building was never designated as a Chicago Landmark. While it was added to the National Register of Historic Places in 1982, a National Register of Historic Places listing does nothing to prevent demolition.

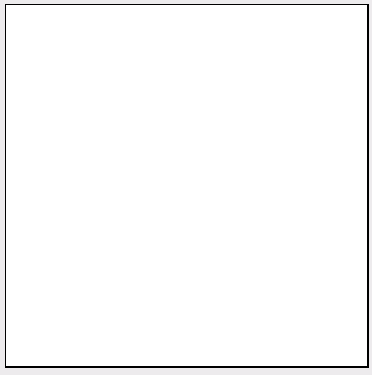
Read the full story at the Chicago Sun-Times

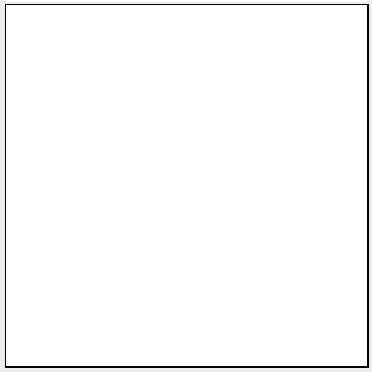
Data centers keep coming, but not all deals will compute; After a record year for leasing in the sector, three sites in Chicago have varying chances of success. Proximity to ComEd substations is a major factor, David Roeder, Chicago Sun-Times, 4/3/23

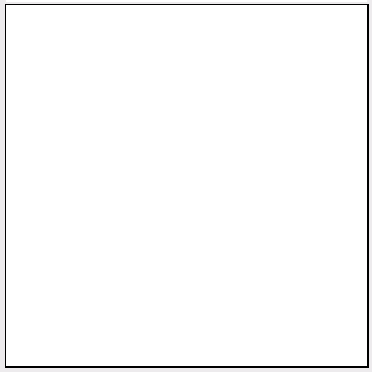
Schulze Baking Company Building Open House Chicago











11. 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

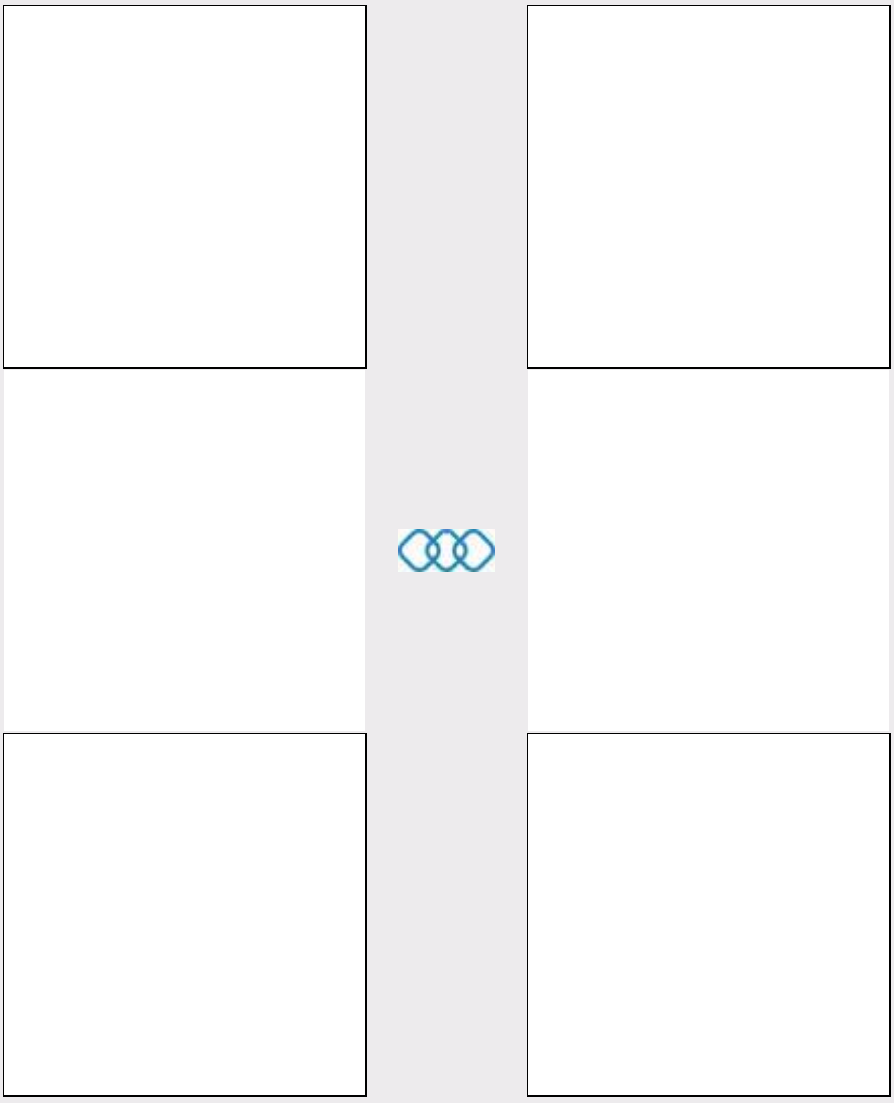
Preliminary landmark approved for Pioneer Arcade; The building will be part of a new senior housing development, Lukas Kugler, Urbanize Chicago, 11/8/22

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



12.WIN: Art Deco Lawson House YMCA Renovation Nearing Completion



Lawson House YMCA Building Postcard, 1934, 30 W. Chicago Avenue, Perkins, Chatten & Hammond.
Postcard Credit: Farrside



Lawson House YMCA Building, 1934, 30 W. Chicago Avenue, Perkins, Chatten & Hammond. Photo Credit: Eric Allix Rogers



Ceiling detail at Lawson House YMCA. Photo credit: Colin Boyle / Block Club Chicago



Art Deco tiles are revealed in the basement of the former Lawson House YMCA. Photo credit: Colin Boyle / Block Club Chicago

"The overhaul of the former Lawson House YMCA is taking shape after more than a year of construction.

"Developers hosted a walkthrough of the property, 30 W. Chicago Ave., last week, giving a first glimpse into the renovation, which started in December 2021.

"The 24-story art deco building is being transformed into 406 apartments for low-income renters. The $122 million project in the heart of the Gold Coast will include residential amenities, on-site social services and ground-floor retail.

"Many of the rooms get natural light. Rooms are 145-160 square feet complete with a kitchenette and a bathroom, something the previous units did not have. Each unit will be furnished with a twin bed, drawers, kitchen table and chairs.

"Part of the 19th floor roof is being converted into a rooftop terrace with a bathroom and a food prep area. The roof will also be used as program space for social service organizations, developers said.

"Historical elements are being preserved on the third floor, such as a small chapel room with stained-glass windows.

"Lawson House, listed on the National Register of Historic Places, dates to 1931. It was built as a gift to the YMCA from Victor Lawson, publisher of the Chicago Daily News.

"The building first operated as a full-service hotel with social services to help people through the Great Depression before shifting to housing after World War II. The Lawson House was once the largest single-room-occupancy building in the city with 583 apartments.

"The Lawson House sold to developer Peter Holsten in 2014 for $1 with an agreement in place to keep the building as affordable housing for at least 50 years. The renovation is being completed by Holsten Real Estate Development Corporation and Holsten Human Capital Development." (Mercado, Block Club Chicago, 3/3/23)

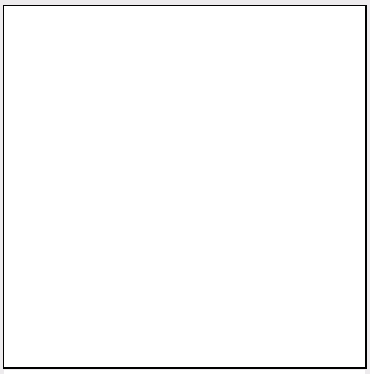
Read the full story with many photos at Block Club Chicago

Sneak Peek At Lawson House YMCA Renovation, Bringing 400 Apartments To Gold Coast In 2024; The Lawson House will have 409 studios, three dedicated to on-site staff and 406 for low-income renters, Melody Mercado, Block Club Chicago, 3/3/23

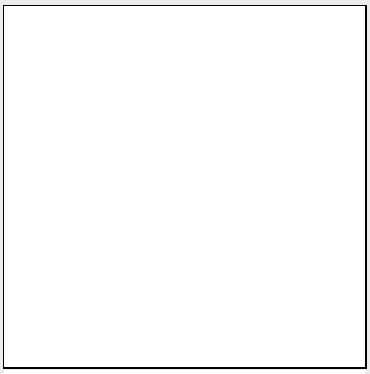
Renovation Work In Full Swing For Lawson House Renovation In Near North Side, Chicago YIMBY, 3/6/22

Lawson House History by project architect Farrside

Holsten Real Estate Development is pleased to announce the closing of a $128 million development project of Lawson House providing affordable housing in Chicago







13.WIN: After 37 Year Closure, the Ramova Theater Restoration Makes Significant Progress (Chicago 7 2012)



The Ramova Theater, 3518 S. Halsted Street, Meyer O. Nathan, Built 1929. Rendering Credit: Tyler Nevius



The Ramova Theater, 3518 S. Halsted Street, Meyer O. Nathan, Built 1929. Rendering Credit: Tyler Nevius



The renovations of the Ramova Theater, 3520 S. Halsted St., in Bridgeport on March 22, 2023. Photo credit: Colin Boyle / Block Club Chicago



The renovations of the Ramova Theater, 3520 S. Halsted St., in Bridgeport on March 22, 2023. Photo credit: Colin Boyle / Block Club Chicago

"The future of the long vacant Ramova Theatre is coming into clearer focus as work progresses to turn the 1920s movie house in Bridgeport into an entertainment complex.

"Work is slated to wrap up this year on the massive redevelopment project, which will turn the Ramova Theatre, 3518 S. Halsted St., into a concert venue, restaurant, brewery and events venue, developer Tyler Nevius said.

"The Ramova is nearing its second act after sitting vacant for more than 30 years. Developers and officials are hoping its revival will be a destination and economic engine in Bridgeport.

"'It's going to be a big economic boom, make for a second major attraction in the ward' after Sox Park, Ald. Nicole Lee (11th) said. 'This performing space is going to be a beautiful rounding out of things to do in the neighborhood.'

"Once a movie palace that anchored the Halsted Street corridor, the Ramova will soon be revived. Its main feature will be a 1,800-capacity concert venue.

"The portion of the building that housed the movie theaters is being converted into a performance hall with three tiers of standing-room areas on the main floor and a 'thrust stage' that juts out into the crowd, said Pete Falknor, director of operations for the Ramova.

"The concert venue will have balcony space, including one that will make use of the old movie projector rooms, the development team said.

"It is the latest concert venue to open in Chicago, following Radius near Pilsen and the Salt Shed, another redevelopment of a historical structure into an entertainment complex. Ramova will book national touring acts for its concert space, Falknor said.

"A revived Ramova Grill will also inhabit the theater complex. The beloved diner is being resurrected by Bridgeport native Kevin Hickey, chef-owner of The Duck Inn.

"A brewery, which has yet to be publicly named, will also open inside. Excavation work is underway to fit the equipment needed to brew on the site. An exterior space just south of the theater will be turned into a beer garden.

"The theater complex's second floor is being turned into a roughly 200-capacity events space. It is being built out as a black-box space capable of hosting a variety of events, including private dinners, community events and all-ages shows.

"The city bought the theater in 2001 to preserve it for development and spent more than $350,000 on roof repairs. City leaders struggled for years to find developers who were willing to invest in rehabilitating the deteriorating structure.

"In 2020, the theater was sold to a venture led by Nevius' Our Revival Chicago LLC and local development firm Baum Revision. Quincy Jones — a music legend, 28-time Grammy winner and South Side native — is also an investor.

"The city, which sold the complex, also pledged $6.8 million in tax-increment financing to help with what was then pegged as a $23 million project.

"'The reality is, if we want projects like this done, we've got to do everything we can to pave the way,' Lee said. (Ward, Block Club Chicago, 3/24/23)

Read the full story with many photos at Block Club Chicago

Look Inside Bridgeport's Iconic Ramova Theater As It Undergoes A Massive Restoration, The 1929 movie house, a sister theater to Lakeview's Music Box, is getting a $30 million makeover into an entertainment complex after sitting dormant for more than 30 years, Joe Ward, Block Club Chicago, 3/24/23

Ramova Theater In Bridgeport, A 'Sleeping Beauty,' Readies For Its Comeback After Decades Of Sitting Empty; A $28 million restoration project will transform the crumbling theater into a live entertainment space, restaurant and brewery, Amy Qin, Block Club Chicago, 10/12/21

The Ramova Theater History at CinemaTreasures.org

Chicago Movie Theaters – A Preservation Chicago 2012 Most Endangered

14.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.

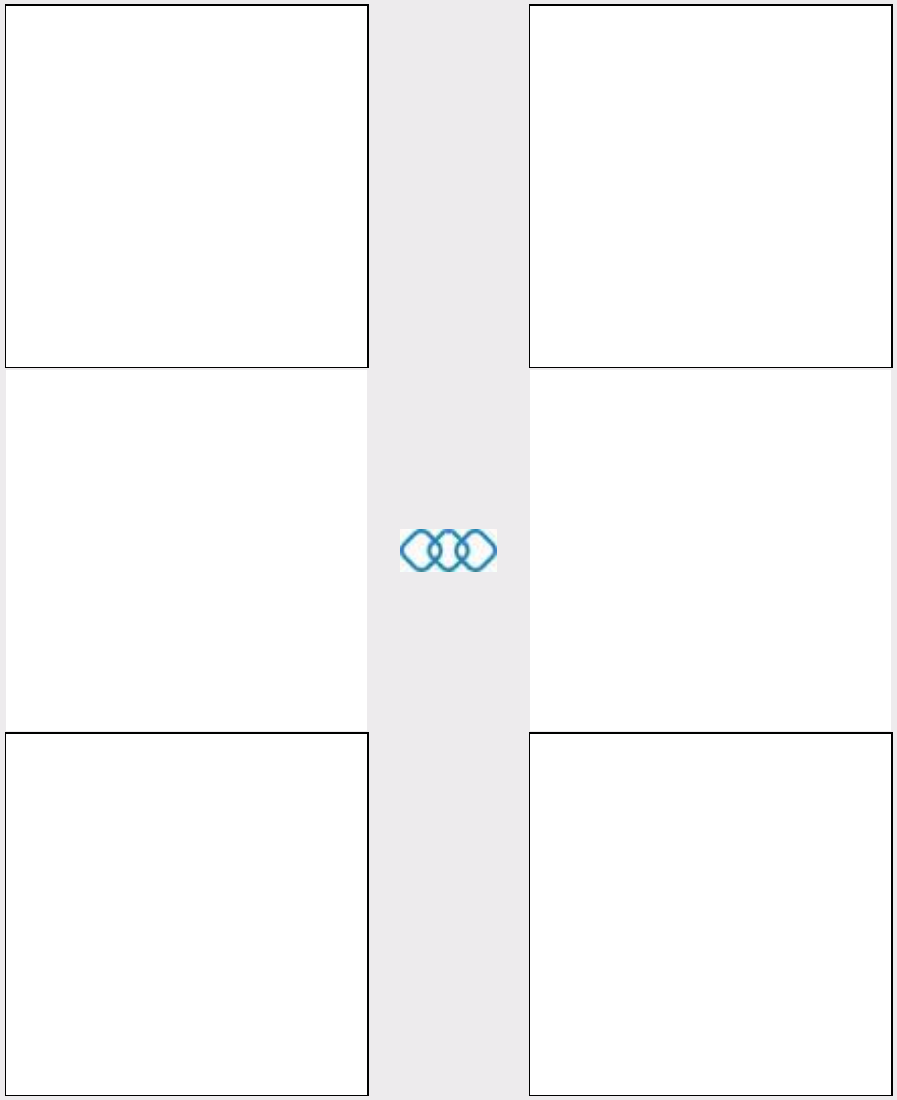
"'Not only is MAT Asphalt harming our quality of life and our park, but now it's obvious they are sabotaging the type of investment our neighborhood deserves,' said Robert Beedle, a member of Neighbors for Environmental Justice. 'It's frustrating to keep hearing about Chicago's commitment to investing 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]



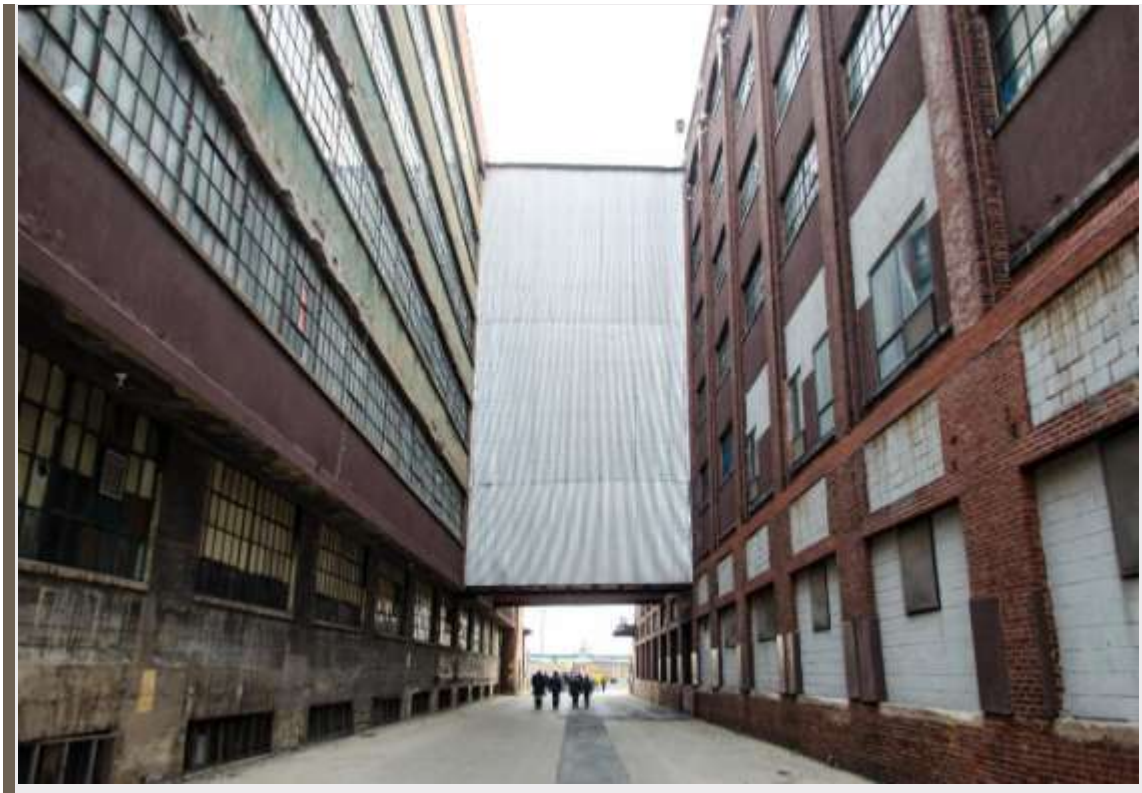
15.POTENTIAL WIN: Three Adaptive Reuse Development Proposals Presented for 1769 W. Pershing in the Central Manufacturing District (Chicago 7 2020)



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



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

"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

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

16.THREATENED: Crumbling Brick Falls From Long-Vacant Guyon Hotel (Chicago 7 2013, 2014 & 2018)



Guyon Hotel, Jens J. Jensen, 1927, 4000 W. Washington Boulevard. Photo Credit: Debbie Mercer



"@mckiesdjlounge relayed the news that there had been a partial building collapse at the former Hotel Guyon. I drove over to check it out. The first photo is what it looks like today. The second photo is from Google in 2021. You can see the brick that was there but now isn't." [*Tweet on March 21, 2023 from Debbie Mercer @53viroqua*]



Guyon Hotel, Jens J. Jensen, 1927, 4000 W. Washington Boulevard. Photo Credit: Debbie Mercer



Guyon Hotel, Jens J. Jensen, 1927, 4000 W. Washington Boulevard. Photo Credit: Debbie Mercer

"Emergency repairs are underway at the vacant Guyon Hotel in Garfield Park after bricks fell from the exterior, forcing neighbors to evacuate, officials said.

"Witnesses reported bricks had fallen from the property, 4000 W. Washington Blvd., Monday evening, said Mike Puccinelli, spokesperson for the city's buildings department. The bricks 'caused significant damage' to occupied residential buildings next door, and firefighters evacuated residents in the damaged homes, Puccinelli said in a statement.

"The building failed an inspection in February 2022, Puccinelli said. The buildings department cited the owner for doing work on the first floor without a permit, without submitting plans by a licensed architect and with no registered structural engineer to approve the project, Puccinelli said.

"'The city will seek to add any additional violations to the court case and will request that the court order the property owner to submit a structural engineer's report to the Court,' Puccinelli said in a statement. The Buildings Department "and the city will hold the property owner accountable in this matter.'

"The hotel was designed in 1927 by Jens J. Jensen and commissioned by J. Louis Guyon, a local businessman and dance instructor of French origin, for $1.6 million, according to Chicago Magazine. That's about $27.5 million adjusted for inflation. The hotel hosted various radio programs over the years, including the WGRB gospel radio station and WFMT classical music station.

"It was once part of a thriving commercial, business and entertainment district on the West Side, which included Paradise Theater nearby. Disinvestment in the community and changes in ownership caused further degradation with the property.

"The hotel was converted into affordable housing in the mid-'80s. It received a visit from former President Jimmy Carter when he came to Chicago for a building rehabilitation project with Habitat for Humanity. The property had problems even then, with reports from Crain's saying Carter stayed 'in a roach-infested room, furnished with only a couch and a milk crate.'

"Though the building is listed on the National Register of Historic Places, it is not a Chicago Landmark and therefore has no legal protections against demolition.

"The Guyon Hotel has been listed on Preservation Chicago's 7 Most Endangered List three times.

"Ward Miller, Preservation Chicago's executive director, thinks the building should be refurbished into affordable housing units and preserved rather than demolished entirely.

"'We need the city to step up to the plate and be a good leader,' Miller said. 'It's so wrenching for a city that needs housing that this is deteriorating. We really need to get this building repaired.'

"Miller said the building's state is a symptom of systemic disinvestment in the neighborhood, and he hopes to preserve it.

"'This administration knows we want to renovate this building and [Chicago Housing Authority] should step in and do the right thing,' Miller said. 'It could cost tens of millions to demolish it, so it would be better and more cost-effective to simply make it into housing again.' (Arline, Block Club Chicago, 3/22/23)

Read the full story at Block Club Chicago

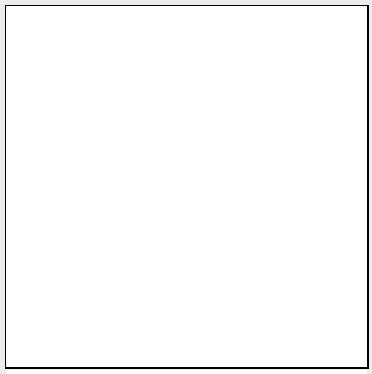
Falling Bricks From Crumbling Guyon Hotel Damage West Side Homes, Displace Neighbors; The hotel was designed in 1927 by Jens Jensen and has been on Preservation Chicago's 7 Most Endangered List three times, Trey Arline, Block Club Chicago, 3/22/23

Brick narrowly misses 6-week-old baby, woman after falling from vacant West Garfield Park building, Stephanie Wade, ABC News Chicago, 3/21/23

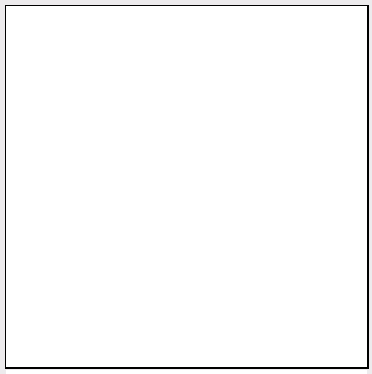
Reimagining the Guyon Hotel: Jazz museum, cannabis farms, micro-apartments, and more; Architects have creative ideas for the historic Garfield Park building, Jay Koziarz, Curbed Chicago, June 14, 2019

The Guyon Hotel; The Quest for Landmark Status, Harry Huggins and Marisa Endicott, 2016

Guyon Hotel, a Preservation Chicago 2018 Chicago 7 Most Endangered







17.THREATENED: IDOT Releases New Redefine the Drive Renderings (Chicago 7 2022)



The Redefine the Drive project extending parts of DuSable Lake Shore Drive would lead to an extended Oak Street Beach. Rendering credit: Illinois Department of Transportation and Chicago Department of Transportation

"New renderings have been released of the potential future condition of the northern lakefront as part of the Redefine the Drive efforts currently underway. Led by the Illinois Department of Transportation (IDOT) and the Chicago Department of Transportation (CDOT), the study of North Jean-Baptiste Pointe DuSable Lake Shore Drive encompasses the area between Grand Avenue and Hollywood Avenue along the corridor.

"With extensive community engagement and design development underway, the team has released the new renders to help answer some of the questions from the public and better illustrate the potential user experience along the north lakefront. These views incorporate input from the Summer 2022 Access and Experience at the Lakefront Survey, along with the Public Life Study. (Kugler, Urbanize Chicago, 3/27/23)

"Transportation officials have released 20 new visuals as part of an ongoing study being done to revamp the northern leg of DuSable Lake Shore Drive.

"The 'Redefine the Drive' study aims to overhaul many parts of Lake Shore Drive, covering the seven-mile stretch from Grand Avenue to Hollywood Avenue. The newly released visuals - which do not represent the final designs - show what the changes to the roadway could look like.

"The agencies released the new visuals this month to show the proposed changes to the lakefront parks and pedestrian and bike pathways that flank Lake Shore Drive, in addition to roadway improvements.

"For example, one visualization shows adding more green space and expanding the beachfront next to Oak Street Beach. Another proposes expanding the Chicago Avenue Lakefront Plaza.

"The project also focuses on improving the eight-lane Lake Shore Drive, evaluating the condition of the 22 bridges and tunnels and making the roadway and surrounding areas more accessible. The Illinois Department of Transportation and the Chicago Department of Transportation have been leading the project since 2013.

"As a part of the study, city and state officials last year unveiled five redesign proposals: keep the existing system and giving buses “priority junction;” maintain four lanes of traffic with a new fifth lane only for buses; convert an existing lane into a bus-only lane; make an existing lane a shared lane for buses and toll drivers; or convert two of the four lanes for bus and tolls.

"The agencies will continue soliciting input from Chicago residents this year through public meetings with the community. Anyone interested in submitting feedback can email info@ndlsd.org." (Washburn, Chicago Sun-Times, 3/31/23)

Preservation Chicago is concerned that the plans for the reconstruction of North Lake Shore Drive appear to be heavy-handed and will adversely and negatively impact the historic winding, tree-lined nature of both the park greenspace and lakefront, extending from Navy Pier to Hollywood Avenue. Lake Shore Drive, which is part of the Chicago Boulevard System, will look and feel less like a parkway boulevard when plans are developed and much more like an interstate highway, as sections of Lake Shore Drive will inevitably be forced to comply with current highway grade standards. If these changes are made, perhaps it will come to be thought of as the Lake Shore Highway or Lake Shore Tollway.

It seems that each time Lake Shore Drive is rethought, it takes on an increasingly Interstate-quality, rather than a park-like boulevard effect. This seems to occur whenever sections of Lake Shore Drive are considered for 'improvement'. For example, the area around the old “S Curve” near Navy Pier, where traffic lanes were expanded, portions of the drive now have confusing, dark, visually unpleasant, series of upper and lower ramps. The near Another example is near McCormick Place, where the soaring flyovers ramps and viaduct-like structures have been totally rebuilt, and they look much like the Interstate highway ramps that were implemented in the 1960s, modifying the previous pastoral Lake Shore Drive.

That experience is completely different from the pleasant tree-lined boulevard which one experiences when driving past Grant Park or Lincoln Park and along one of Chicago’s most beautiful boulevards. The “improvements” near Navy Pier in the past have resulted in a highway style tangle that is discouraging to pedestrians, bike riders and even cars, trying to both enter and exit Lake Shore Drive from below.

On a variety of metrics, most of these 'heavy-handed solutions' have proved unsuccessful and many 'great improvements' have resulted in expensive ongoing maintenance. Now we are forced to spend millions of dollars to correct the bike paths that were ignored during the reconfiguration 25 years ago. That plan “pitted” cars, pedestrians and bike riders in the same path for decades. And even this project is only partially complete and is stalled at this time. This project was so poorly designed that the iconic Lake Shore Drive Art-Moderne Bridge towers are now being considered for demolition to allow the bike path to continue southward across the Chicago River.

If the currently proposed North Lake Shore Drive 'improvement' studies are accepted, it will likely result in the loss of acres of parkland in Lincoln Park, the cutting of hundreds of trees, including many bordering the Drive with a mature tree canopy to make space for extra lane expansions and

straightening. Additional landfill parkland is proposed to compensate for the loss, but there is a real concern that this wildly costly new parkland will never be built.

The North Lake Shore Drive 'Improvement' proposals will also require the destruction of the thirty years ago tree-lined and flower-planted median which have now matured nicely, and are a source of pride for many Chicagoans. These mature trees and planting will all be cut down completely and destroyed.

See the renderings at Urbanize Chicago

New renderings released for Redefine the Drive; The potential conditions would reimagine the lakefront experience, Luka Kugler, Urbanize Chicago, 3/27/23

Read more at Chicago Sun-Times

More details released about the 'Redefine the Drive' study to overhaul North DuSable Lake Shore Drive; The study, commissioned by the Chicago and Illinois Departments of Transportation, released new visualizations for the project this month, Kaitlin Washburn, Chicago Sun-Times, 3/31/23

Lake Shore Drive redesign project shows off dramatic new look for Oak Street Beach, north lakefront, Corli Jay, Crain's Chicago Business, 3/30/23

North DuSable Lake Shore Drive – A Preservation Chicago 2022 Chicago 7 Most Endangered

18.WIN: Landmarked LaSalle Street Cable Car Powerhouse to Become Steakhouse



LaSalle Street Cable Car Powerhouse, 1887, , North Chicago Street Railroad Company, 500 N. LaSalle St. Designated a Chicago Landmark: June 27, 2001. Photo credit: City of Chicago DPD

"One of England's most popular restaurants, rated No. 1 on a world's best steakhouse list, is coming to Chicago.

"Hawksmoor, which opened its first U.S. location in New York in 2021, has targeted Chicago for its next U.S. opening in early 2024. Co-founders Will Beckett and Huw Gott debuted Hawksmoor in 2006 in London and now have eight other restaurants in that city. Hawksmoor is ranked on top of the "World's 101 Best Steak Restaurants" list, published by Upper Cut Media House based in the U.K.

"After its U.S. debut, New York Times restaurant critic Pete Wells asked, "Does New York need a British steakhouse? Yes, if it's Hawksmoor."

"Beckett and Gott have leased the LaSalle Street Cable Car Powerhouse, a 16,500-square-foot, three-floor building at 500 N. LaSalle St. that formerly housed Gino's East and Michael Jordan's Restaurant. The pair plans to restore the designated landmark that dates back to 1887.

"There will be a big focus on the bar, as Hawksmoor has twice been awarded "best international restaurant bar" at the Tales of the Cocktail Foundation's Spirited Awards. The restaurant will have 220 seats across the three floors and a 150-bottle wine list; the bar will have a separate menu.

"'Chicago is one of the great cities of America,' Beckett said. 'We love the restaurant scene here, and we feel inspired by the beef history. We love the building. We love bringing beautiful old buildings back to life, and this old cable car powerhouse is one such building.'

"'Great hospitality cities are driven by passion and a desire to look after people,' Beckett said. 'Those two things exist in spades in Chicago, a city we associate with artisanship and hospitality. We're trying to build a world-class restaurant, and to make it a place where people can come enjoy what we do

and feel comfortable and happy when they dine with us.' (Bendersky, Crain's Chicago Business, 3/23/23)

"The LaSalle Street Cable Car Powerhouse is a rare surviving artifact of Chicago's cable car system, which at its peak in the 1890s was the largest in the country, operating thousands of cable cars over 82 miles of track. The powerhouse was built by the North Chicago Street Railroad Company organized by Charles Tyson Yerkes, the leading transit entrepreneur in Chicago during the late 19th century. At the height of his influence, Yerkes controlled eight separate street railway companies and 250 miles of track in the city.

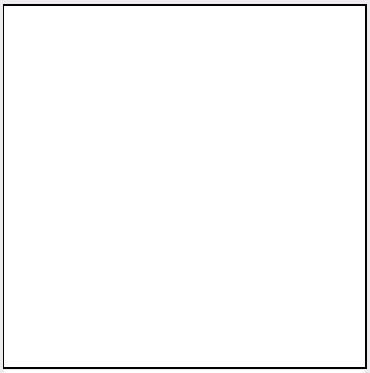
"The powerhouse was constructed to house engines that moved two miles of cable through channels laid in streets on the Near North Side and in the Loop business district. Those cables, in turn, pulled the thousands of cable cars that, at the peak of their operation, brought approximately 100,000 workers into downtown Chicago each day. The LaSalle Street Cable Car Powerhouse helped make possible the rapid development of the city's outlying North Side neighborhoods during one of the greatest boom periods in the history of Chicago." (City of Chicago Landmarks Division)

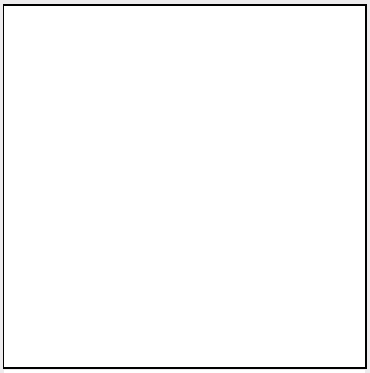
Read the full story at Crain's Chicago Business

One of London's most famed steakhouses is coming here, Ari Bendersky, Crain's Chicago Business, 3/23/23

LaSalle Street Cable Car Powerhouse City of Chicago DPD

Forgotten Chicago, Cable Car Remnants, Greg Borzo





19.WIN: Depositor's Bank Building at 4701 S Ashland Avenue to be Adaptively Reuse for Senior Housing



Rendering of Rainbow Building at 4701 S Ashland Avenue. Rendering credit: Designbridge



Photo of existing conditions of Depositor's Bank Building / Rainbow Store, 1912, 4701 S Ashland Avenue. Photo credit: Google Maps



Rendering of Depositor's Bank Building / Rainbow Store, 1912, 4701 S Ashland Avenue. Rendering credit: Designbridge

"Growing up in Back of the Yards, Jesse Iñiguez remembers the shops at 47th Street and Ashland Avenue as the place his family went for everything.

"From clothes and electronics to even the cardboard boxes he used for school diorama projects, it was all right there.

"Since then, its bustle has faded to vacant lots and empty storefronts. But a long-awaited transformation through the city's Invest South/West program is finally getting underway, promising to

bring affordable housing, a health center and retail options — including a coffee roaster helmed by Iñiguez.

"The project, called United Yards, combines two proposals for a site targeted by Mayor Lori Lightfoot's signature plan to bring investment to underserved communities.

"The first proposal, from Celadon Partners and the Blackwood Group, focused on housing. The second, from Iñiguez's group, Back of the Yards Works, focused on locally owned retail.

"Stores owned and staffed by neighborhood residents and for neighborhood residents are vital to the longevity of the project, Iñiguez said.' (Loria, Chicago Sun-Times, 3/14/23)

"Updated plans have been revealed for a mixed-use development along 47th Street in New City. The expanded design was recently reviewed by the Committee on Design and builds upon the original RFP submission for the area's Invest South/West land. Located across five parcels centered on the corner with S Ashland Avenue, the project is being led by developers Celadon Partners and Blackwood Group, LLC with local firm DesignBridge serving as the architects.

"4701 S Ashland Avenue - Further west on the main corner is the existing Depositor's Bank Building most commonly known for its large Rainbow clothing store on the first floor. The roughly 40,000-square-foot structure built in 1912 would be restored with its original facade including re-opening the upper floor windows. This would allow for 30 new senior housing units along with a new front for Rainbow, and a coffee shop from the Back Of The Yards Works proposal.

"4707 S Marshfield Avenue - Across the street is the former Goldblatts department store building built in 1915 and designed by prominent Chicago Architect Alfred S, Alschuler. Currently it holds over 100 assisted living units which were completed in 2014 as part of a $33 million rehab by the same developers, all of which will remain. However a new senior medical clinic, dialysis facility, and blade sign for the new project will be added. (Achong, Chicago YIMBY, 1/18/22)

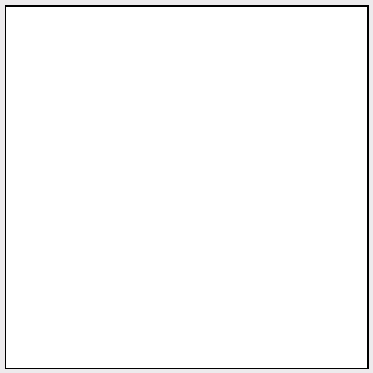
Read the full story at the Chicago Sun-Times and Chicago YIMBY

Back of the Yards project adapts historic buildings for housing, health center, coffee roaster United Yards, at 47th and Ashland, plans to offer 100 units of affordable housing, an entrepreneur hub and 60,000 square feet of retail and community space, Michael Loria, Chicago Sun-Times, 3/14/23

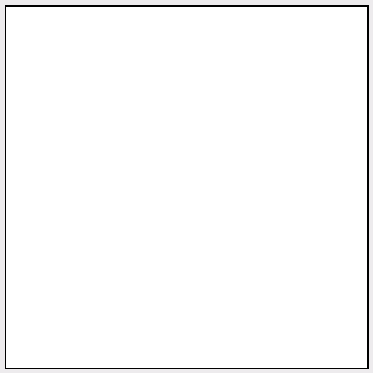
Further Details Revealed For United Yards Development In Back Of The Yards, Ian Achong, Chicago YIMBY, 1/18/22

$58M Development to Bring Retail, Affordable Housing to Back of the Yards, Acacia Hernandez, WTTW Chicago, 3/30/23

United Yards breaks ground; The multi-phase project will include affordable housing, retail, and more, Lukas Kugler, Urbanize Chicago, 4/6/23







20.THREATENED: Regent Theater / Village North/ New 400 Theater Chicago's Oldest-Running Movie House at Risk of Closure



Regent Theater / Village North/ New 400 Theaters, 1913, 6746 N. Sheridan Road. Image credit: Chicago Tonight WTTW Chicago



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

"Tony Fox never planned to own a movie theater. Fox bought The New 400 Theaters and surrounding storefronts in 2007 as a redevelopment project. Two years later, he began operating the theater, which has been open in Rogers Park for more than 100 years.

"Fourteen years and thousands of movie tickets later, Fox said he's ready to get out of show business.

"Now the movie theater is in jeopardy of permanently closing. Rogers Park resident Dona Vitale knows all about the theater's long history.

"'The 400 Theater was originally called the Regent Theater when it opened in 1913,' Vitale said. 'And when it opened, it showed all the first-run silent films including 'The Perils of Pauline.''

"Digging through the Rogers Park/West Ridge Historical Society archives, Vitale found pictures and stories of a theater that has also served as a community hub.

"At one point, there were up to 10 cinemas in the neighborhood, Vitale said. But The New 400 Theaters is the only one left.

"'It would be really good for the neighborhood if we could keep it going and operating as a theater,' Vitale added, 'so I hope there's somebody out there that will do that.'

"I'm hoping one of the bigger movie operators comes and takes it over and keeps it as a movie theater,' Fox said. 'I can't guarantee that, of course.'

"There's even a neighborhood initiative called the New 400 Street Team, a group of locals holding community movie nights to keep the theater in business.

"Some residents are concerned the historic building could be demolished. But Ald. Maria Hadden (49th Ward) said Fox has been working with her to make sure that doesn't happen." (Paddock, WTTW Chicago, 3/16/23)

Watch or Read the full story at WTTW Chicago

‘Chicago Tonight’ in Your Neighborhood: New 400 Theaters Facing Closure After More Than 100 Years in Rogers Park, Blair Paddock, Chicago Tonight WTTW Chicago, 3/16/23

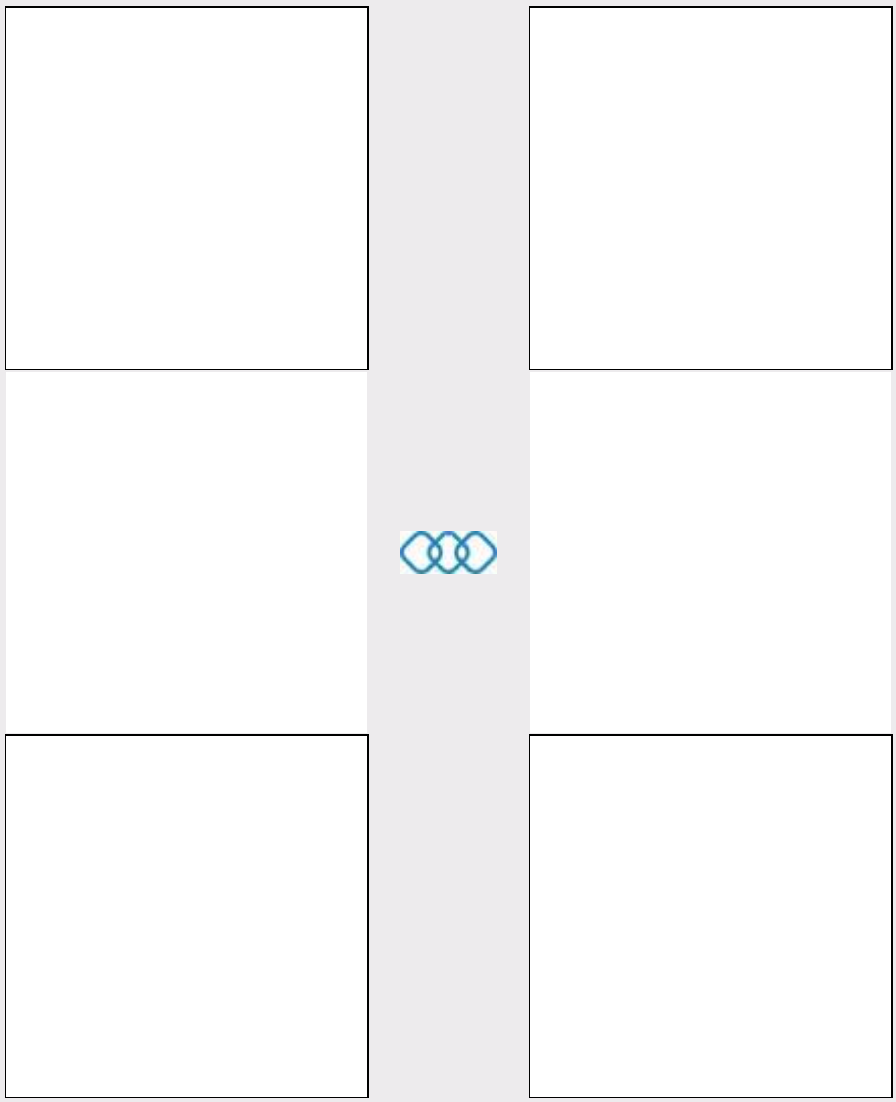
Rogers Park’s New 400 Theaters Could Close After 100 Years As Fans Make Last-Ditch Effort To Save It; The New 400 Theaters opened in 1912 and made it through the pandemic. But the crowds haven't returned, signaling the theater's likely demise, its owner said, Joe Ward, Block Club Chicago, 3/9/23

Can Silent Horror Film Series Save Rogers Park’s Struggling New 400 Theaters? Classic silent films "Nosferatu" and "Phantom Of The Opera" will be screened and accompanied by live organ — just like the New 400 Theaters would have presented the movies in the 1920s, Joe Ward, Block Club Chicago, 3/29/23

'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



21.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

"Edgar Miller's Kogen-Miller Studios is one of Chicago's most idiosyncratic and astonishing architectural sites. Lately, though, it has been ensnared in a disagreement that has shut down public access and programming, as one set of owners of the condo complex in the Near North Side Old Town neighborhood are pushing for landmarking as a way to protect its historic integrity. Founded in 2014,

Edgar Miller Legacy (EML) for years hosted tours, residency programs for artists, and other public programming at the Kogen-Miller Studios, one of the best works of Chicago artist and architect Edgar Miller. Designed and built by a rotating cast of early-20th-century bohemian designers, artist, and craftspeople, the Kogen-Miller Studios showcase Miller's virtuosity across nearly every design medium: stained glass, painting, sculpture, architecture, interior design, and more. The mélange is indicative of a richly representational and often overlooked countercurrent to the dictates of the International Style that were seeping across the Atlantic Ocean from Europe in the 1920s and '30s.

"The Kogen-Miller Studios feature nine units arranged around an internal courtyard. One, the Glasner Studio (restored in late-1920s period-appropriate detail and the main focus of EML's past programming), is owned by Zac Bleicher, executive director of Edgar Miller Legacy, and his mother, Julie Bleicher. Julie inherited the unit from her brother, Mark Mamolen, who was a close friend of Edgar Miller. Two units are owned by Ronald Cieslak (who declined to comment for this story), and six units are owned by Glenn Aldinger.

"'[Edgar Miller Legacy's] goal was, first, to try to secure the building like my uncle had hoped from these other people and, if it were under one ownership, convert it to a cultural site, like a museum or artist residency,' Zac Bleicher told AN. But much of this has been on hold since 2020, when Zac filed suit against Cieslak and Aldinger for ignoring maintenance needs at the condo complex. Cieslak and Aldinger made the counterclaim that Zac was illegally operating a business from his unit after having soured on the public access offered by EML.

"Zac initially felt that his co-owners were allies in EML's mission. A letter of intent signed by Aldinger and Zac in late 2017 laid out a process and timetable for a sale of Aldinger's units to EML. The years of tours and events EML hosted seemed to indicate that the complex's other owners had waived the prohibition against running a business in the condo bylaws. At times, they seemed supportive and even enthusiastic about the public programming. In 2017, Aldinger arranged for the condo association to be added to EML's insurance policy as an additionally insured party. Also in 2017, emails reviewed by AN show Aldinger telling Zac that he would be willing to forgo a rent hike for one tenant (who had concerns about tours and public programming) to keep that person onboard with public access.

"But over time, Aldinger said, he objected to the tours because of their 'intrusion, frequency, [and] volume.'

Zac told AN that Aldinger's support of EML diminished after a 2018 appraisal of the condos by Property Valuation Services. The estimate returned was $3.1 million, which Aldinger said was 'so low it was laughable,' and the appraisal couldn't accurately judge the value of the complex because the appraiser never entered any of Aldinger's units, since 'I was never asked,' said Aldinger. However, in emails from January 2018, a personal assistant to Aldinger told Zac and Aldinger that they could show Aldinger's units to the appraiser, and Aldinger told Zac that he had informed tenants about the upcoming appraisal.

"A sale to EML never materialized. By July 2018, Zac said the organization had moved its offices out of the Glasner Studio (where he still lives), and the final tour of the Kogen-Miller Studios was in February 2020. Meanwhile, Zac grew concerned about the lack of maintenance at the complex.

"For Zac, an acceptable end to this legal drama would be for the Kogen-Miller Studios to 'be preserved and shared with the public,' he said. Aldinger has a different take: "The building's lost its joy,' he said. 'I'm ready to sell now. I just want to make sure I sell at market rate.'

"But EML and Zac may be the only interested buyer until the dueling lawsuits are resolved. 'The building has a ton of deferred maintenance, hundreds of thousands of dollars, if not more,' Zac said. 'It's totally dysfunctional. I'm not sure who would want to buy into a condo association in the middle of litigation.' (Mortice, The Architect's Newspaper, 4/7/23)

Read the full story at The Architect's Newspaper

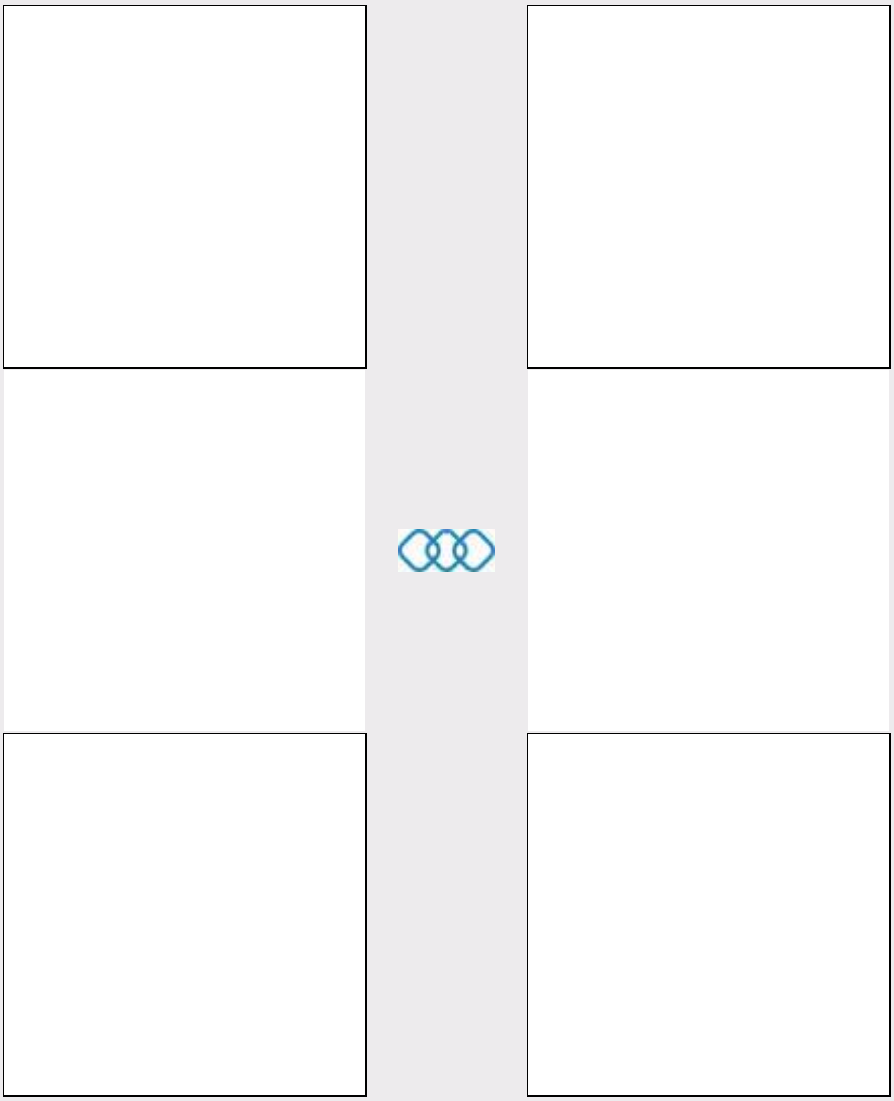
Public access to Edgar Miller's Kogen-Miller Studios is on pause as dueling lawsuits play out, Zach Mortice, The Architect's Newspaper, 4/7/23

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)



22.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.

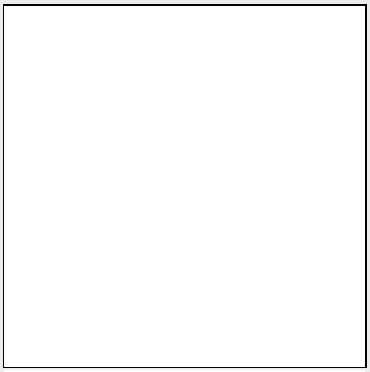
“I’m just happy that they want to preserve everything,” King said. “If we deal with the parking and get the blessing to go forward … the co-working space would be an enhancement to the community.” (Evans, 9/18/19)

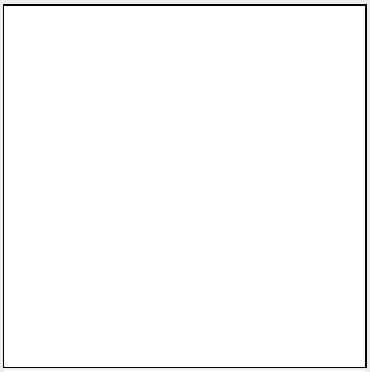
Preservation Chicago applauds the developer for his preservation sensitive adaptive reuse. St. James United Methodist Church is a beautiful building and Preservation Chicago encourages the developer to take the steps to designate this building as a Chicago Landmark. In addition to providing it recognition 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





23.WIN: Edgar Miller ‘Animal Court’ Sculptures To Finally 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.

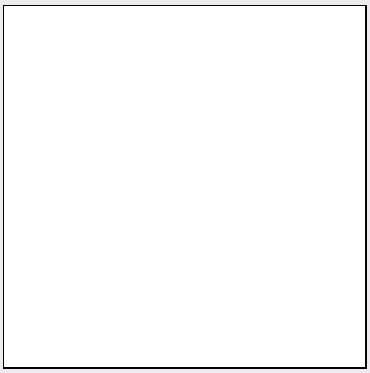
"Dajnowski said the animal sculpture restoration includes resculpting missing and worn parts and the equally painstaking task of making sure the colors of the fixes and the original portions match.

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

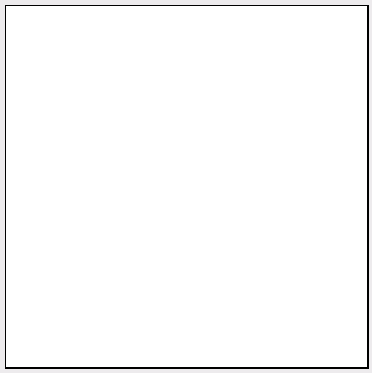
Lee said the sculptures should be ready for their return by summer. (Bey, Chicago Sun-Times, 3/9/23)

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







24.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

25.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

26.THREATENED: Pike House/Watchman's Residence Proposals Due April 28!



Eugene S. Pike House, 1894, Harry Hale Waterman, 1826 W. 91st Street in Beverly. Photo credit: SaveThePikeHouse.org

"The Eugene S. Pike House built in 1894 is a historic home designed by Harry Hale Waterman. It is located in the Beverly neighborhood of Chicago at 1826 W. 91st Street in Chicago. This picturesque home is nestled at the southern edge of the Dan Ryan Woods in Beverly, very near the 91st Street Rock Island Metra train station and facing a beautiful residential area. The home has been vacant since 2015 and is deteriorating. It is in the Ridge Historic District, and listed on the National Register of Historic Places.

"The Pike House is owned by and on land that is part of the Forest Preserve District of Cook County (FPCC). Currently, FPCC needs to find an outside user who can occupy and invest in the property through a licensing agreement. The FPCC issued a Request for Expressions of Interest on April 28, 2023.

"The Forest Preserve District of Cook County is seeking creative uses including: arts, education, non-profit, B&B, event space, etc. for the Pike House/Watchman's Residence.

"The Ridge Historical Society and Beverly Area Planning Association have been leading the preservation advocacy effort with the support of Landmarks Illinois and Preservation Chicago.

"The Eugene S. Pike House Foundation is working with a local not-for-profit organizations that wish to submit a Request for Expression of Interest (RFEI) for an end use for the Pike House. The new Foundation will also submit a proposal that outlines the intention to raise awareness, funds, and assistance needed to underwrite essential repairs and updates for the Pike House.

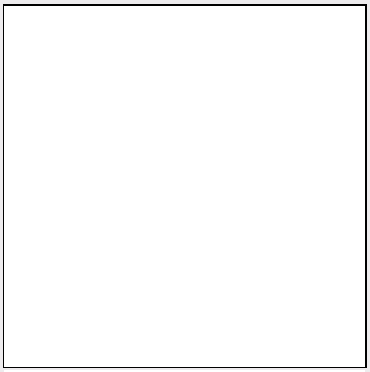
"The Foundation welcomes volunteer assistance from area people who represent fields such as tax law, construction and restoration trades, real estate, not for profit organization, and historic preservation, as well as interested members of the community.

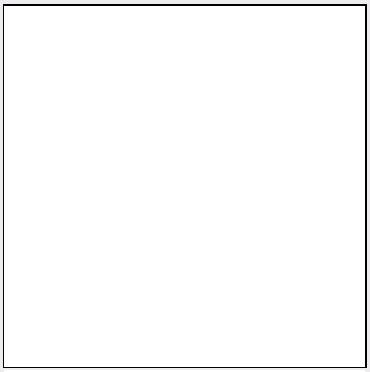
For more information, contact:

Debra Nemeth, Ridge Historical Society, dnemeth.rhs@gmail.com or
Grace Kuikman, Beverly Area Planning Association, gkuikman@bapa.org

Save the Pike House Website

Request for Expression of Interest (RFEI) download for the Pike House/Watchman's Residence





27.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

28.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

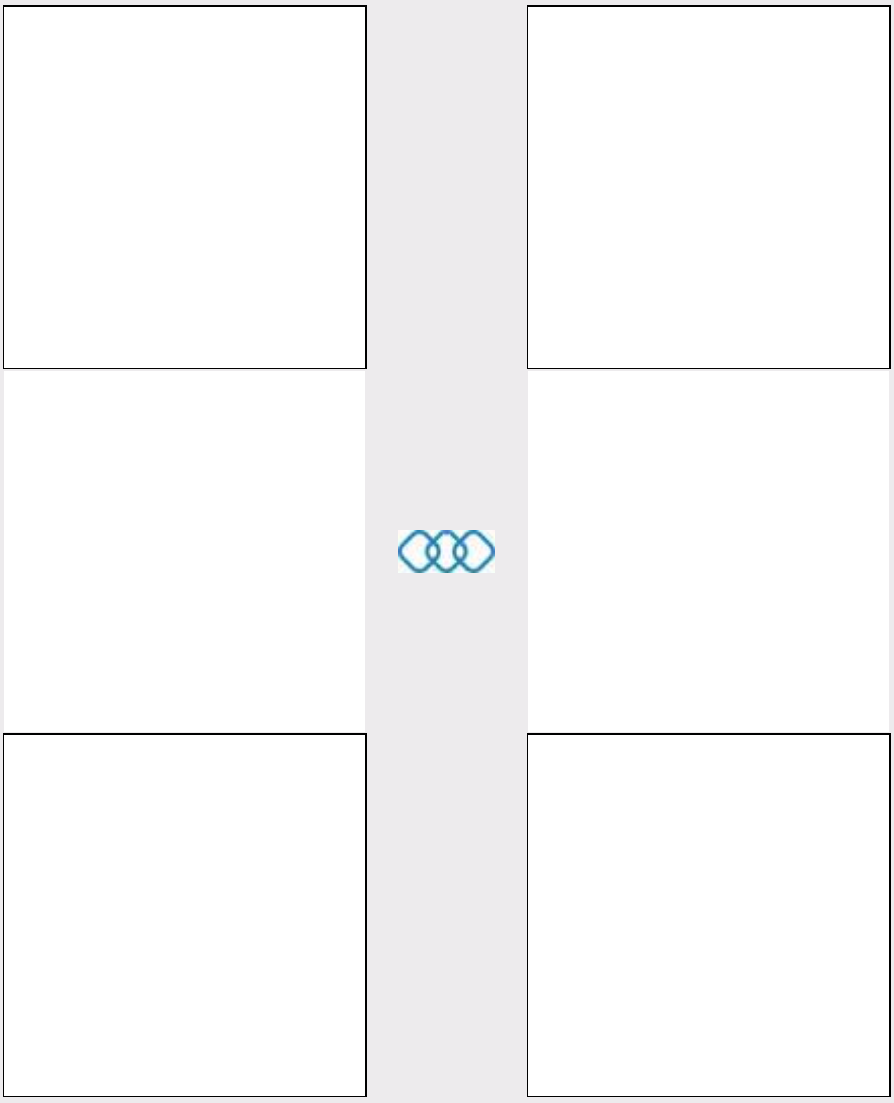
"In 2017 the Chicago Park District proposed a plan to redevelop the Jackson Park 18-hole golf course and the South Shore 9-hole course, combining them into a single 18-hole course. The new design was presented by Tiger Woods and his company TGR Designs.

"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



29.WIN: The Iowa Building Restoration Underway



The Iowa Building on the ground that was always high and dry, at 56th Street and South Shore Drive, not far from the original building, 2017. Photo credit: Patricia L. Morse / Hyde Park Herald

"The building that sits in Jackson Park at 56th Street and South Shore Drive is known as the Iowa Building, but this small shelter didn't greet Iowans in 1893. That honor went to its predecessor, the Jackson Park Pavilion.

"The original pavilion predated the World's Columbian Exposition. It was a product of the South Parks Commission, which was authorized in 1869 to set up a network of parks and boulevards. The boulevards and Washington Park developed fairly quickly, but the commission struggled to gain control of Jackson Park as litigation dragged through the courts. In the 1880s, they decided to develop the section they did control north of 59th Street.

"Paul Cornell, one of the commissioners, had seen the lake rip away half of the beach at East End Park in a storm. He pushed for breakwaters and piers at 56th and 59th Streets and a paved beach of granite blocks. The commission landscaped shaded paths and an open meadow, at first for growing hay (South Parks once sold 366 tons in a year) and later for lawn tennis and baseball. They created two ponds that ran along Stony Island Avenue and expanded the existing lagoon (now known as the Columbian Basin). The commission also built a circuit of carriageways that entered at 57th Street, crossed the lagoons and looped the meadow.

"Transportation was good. The Illinois Central Railroad opened a grand station at the park's entrance on 57th Street in 1881. Five years later, the cable car extended its tracks from Cottage Grove Avenue and 55th Street eastward to the 56th Street entrance of the park.

"With time, the car became king. Lake Shore Drive expanded to four lanes and eventually pushed through the park on new landfill, cutting the park off from the beach. The pavilion was in the way and had to go. Oddly, the name 'Iowa Building' shows up when the old building was torn down in 1936. Letters to the Tribune editor complained that no one called it that, but the name stuck.

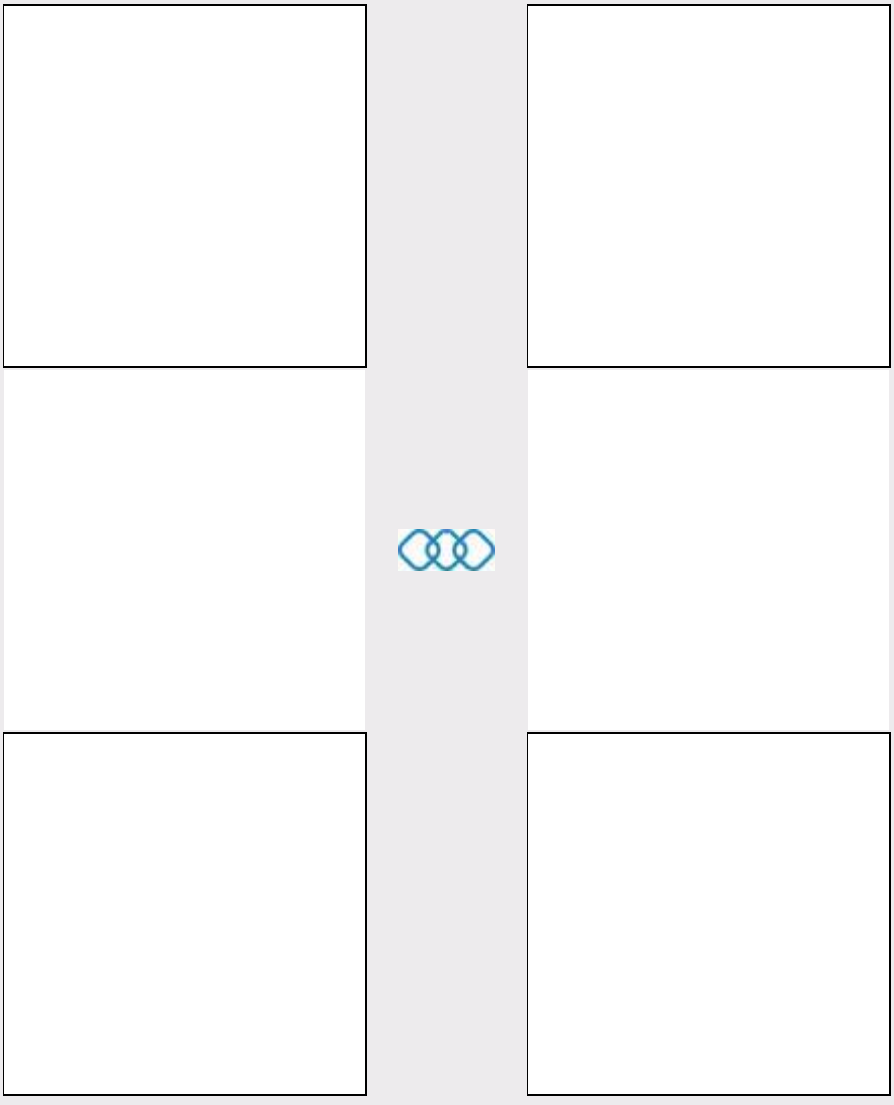
"The new picnic structure, clad in Wisconsin limestone and financed by the Works Progress Administration and the newly redone Museum of Science and Industry, opened in 1933. It was 25%

smaller than the pavilion and 60% smaller than the actual Iowa Building. It had restrooms, a concession stand and a small pool with a fountain, supposedly for washing sand off bathers' feet, though the highway cut it off from the beach.

"In 2003, when the 57th Street intersection was reconfigured, the building was once more in the way. Construction of the 57th Street underpass cut it off. It decayed through neglect and vandalism. The bathrooms were locked, the fountain stopped working and trees grew through the roof. After a murder there in 2014, the Park District installed one of Indira F. Johnson's sculptures, "Ten Thousand Ripples," to promote peace. Soon after, new chess tables were installed, and the Hyde Park Bonfire Club began meeting there regularly, proving that there's still a need for a pavilion. Now, in 2023, the Park District is finally bringing the Iowa Building back to life, redoing the walls and roof, and fixing the bathrooms, lighting and fountain, so that Jackson Park can have a working pavilion again." (Morse, Hyde Park Herald, 3/29/23)

Read the full story with many photos at the Hyde Park Herald

Hyde Park Stories: The Iowa Building, Patricia L. Morse, Hyde Park Herald, 3/29/23



30.WIN: Austin's Pink House Saved But Some Character Lost in Gut Renovation



Credit: Pascal Sabino/Block Club Chicago; Colin Boyle/Block Club Chicago
Left: Austin's Pink House, 556 N. Central Ave., in 2018. Right: The house painted green on March 20, 2023.

Left: Austin's Pink House, 556 N. Central Ave., in 2018. Right: The house painted green on March 20, 2023. Photo credit: Pascal Sabino / Block Club Chicago and Colin Boyle / Block Club Chicago

"The iconic pink house in Austin is being renovated — and the color it became famous for is now gone.

"The Victorian at 556 N. Central Ave. was listed for sale in 2019. Previous owner Yolanda Anderson sold it for $120,000 to Debra Kelch and her family in early 2021. The house dates back to the late 1800s and was seen as a local landmark in the neighborhood for decades.

"Rumors swirled last year the home would be torn down but Kelch told Block Club at the time her family planned to restore it and put it back on the market.

"Renovations began last year, starting with a complete overhaul of the interior with construction for an open floor plan, new roof, new siding and new windows. Kelch previously told Block Club the home would be painted sage green to match the new garage during the restoration.

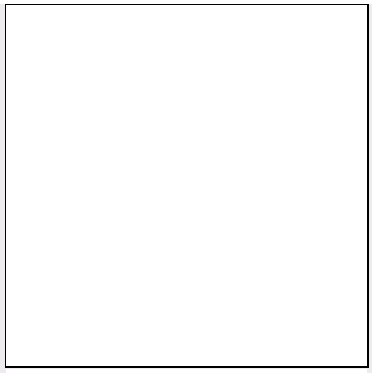
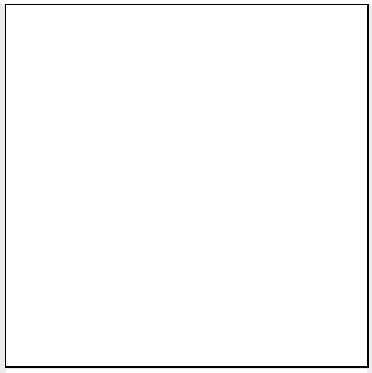
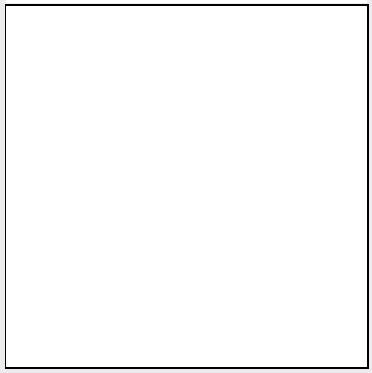
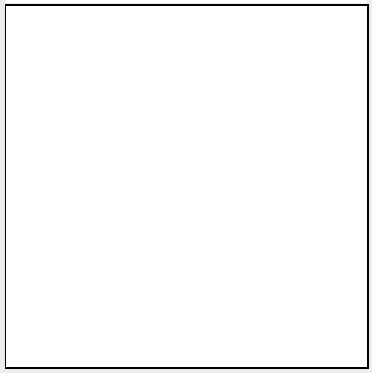
"'Everything will be brand new, inside and out,' Kelch previously said. 'The house will be beautiful when it's all done.'

"Longtime Austin resident Kenny Sutton lamented the loss of color as an attraction to the community.

"'I'm glad they at least kept the same rooftop intact,' Sutton said. 'It was historic because of it being pink and how big it was. Everyone would look on the bus driving next to the big, bright pink house.'" (Arline and Boyle, Block Club Chicago, 3/20/23)

Read the full story at Block Club Chicago

Austin's Iconic Pink House Is Now Green; The home is going through extensive renovations, which included changing its famous pink interior and exterior, its owners previously said, Trey Arline and Colin Boyle, Block Club Chicago, 3/20/23

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



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



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



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

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

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

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

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

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

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

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

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

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

Read the full story at the Chicago Tribune

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

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

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



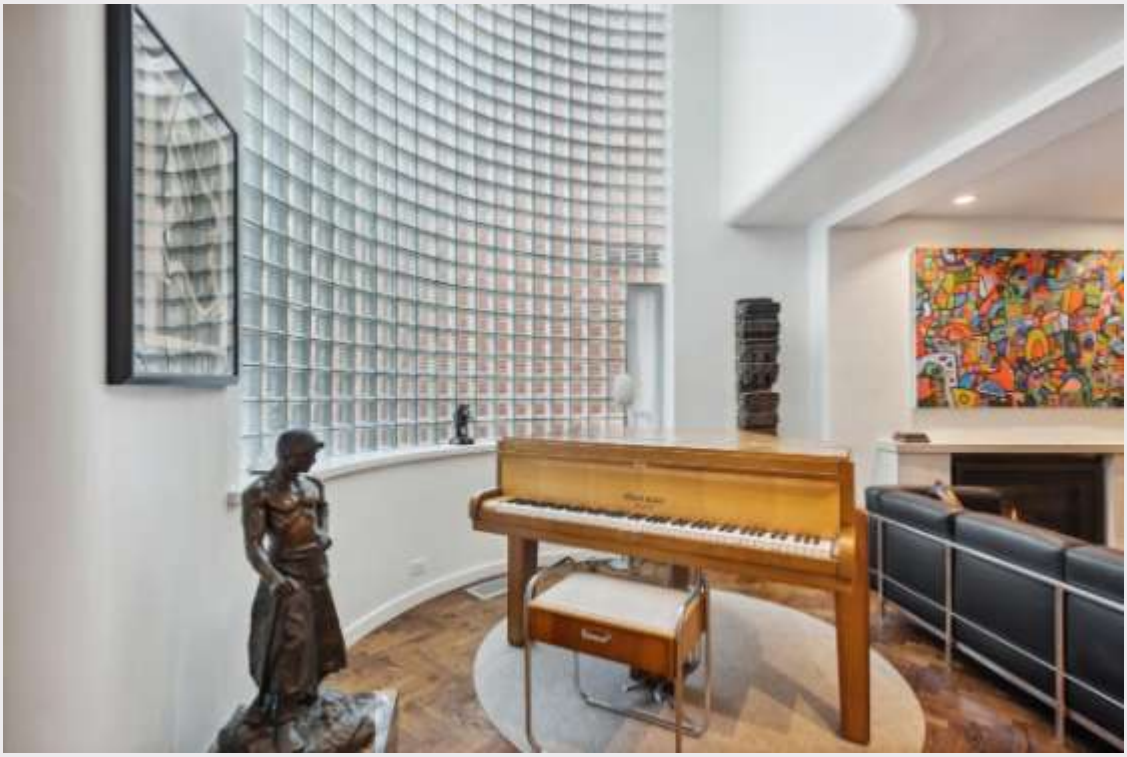
Fisher Studio Houses, 1936, Andrew Rebori with Edgar Miller, 1209 N. State Pkwy, Unit 13. Designated a Chicago Landmark July 31, 1996. Photo credit: VHT



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



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

"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)

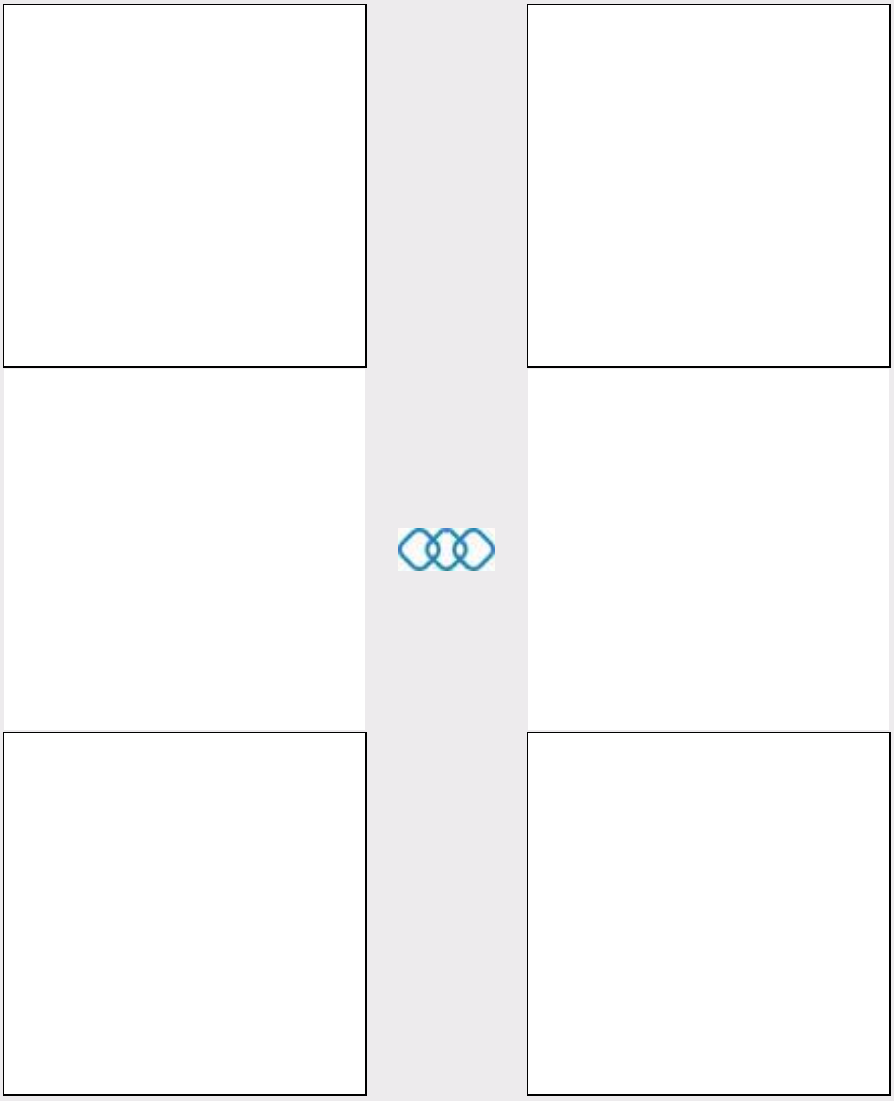
"One of the city's finest pre-World War II modern designs, this is an exceptional-and rare-example of the Art Moderne style of architecture, which was influenced by European modernism. The unique layout of the 12 units and their common courtyard--which, together, occupy an extremely narrow site running 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



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



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



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



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



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



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



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



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

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

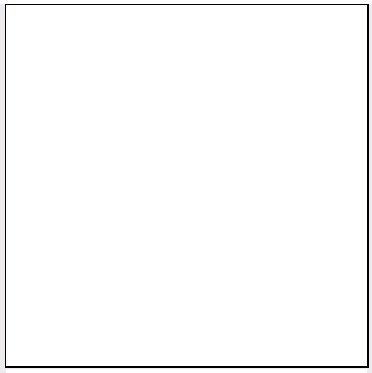
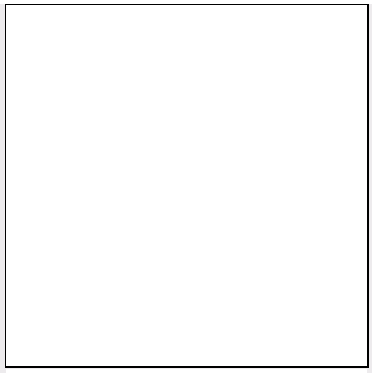
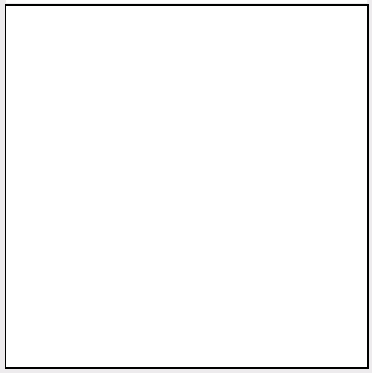
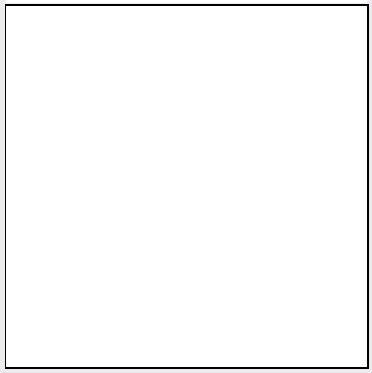
Nestled behind a secure iron gate in a picturesque courtyard in the heart of historic Old Town, Studio 2 of Carl Street Studios stands out as an artistic gem. This property, one of only thirteen condos converted from a Victorian home in 1927, is a true masterpiece that has been carefully modernized for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

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

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

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

Listing for 155 West Burton Place 2 at Carl Street Studios

32.IN MEMORIAM: Arthur Takeuchi, Chicago Architect



Arthur Shigeo Takeuchi (June 16, 1931 - October 28, 2022), architect, pupil of Ludwig Mies van der Rohe and former faculty member of the College of Architecture of the Illinois Institute of Technology dies at 91. Photo credit: Arthur Takeuchi Family



IIT Professor Michael Glenn, Tokiko Catherine Takeuchi (Daughter of Arthur Takeuchi), Laura Miller (Family friend to the Takeuchi's and no relation to Ward), and Ward Miller, Executive Director of Preservation Chicago at Crown Hall at the Illinois Institute of Technology memorial service for Arthur Shigeo Takeuchi on April 1, 2023. Photo credit: Ward Miller / Preservation Chicago

"Arthur Shigeo Takeuchi (June 16, 1931 - October 28, 2022), architect, pupil of Ludwig Mies van der Rohe and former faculty member of the College of Architecture of the Illinois Institute of Technology dies at 91.

"For Chicagoans, Takeuchi's most familiar work is probably the Chicago Civic Center, now known as the Richard J. Daley Center. Takeuchi represented Skidmore, Owings & Merrill (SOM) as Assistant Chief Architect on that project.

"As a project architect at Skidmore, he became responsible for the design of several office buildings. The Central Motor Bank in Jefferson City, Missouri, won an award from the American Institute of Architects, and the BMA Tower in Kansas City, Missouri, won awards from both the American Institute of Architects and the American Institute of Steel Construction. As Assistant Chief of Design on the Chicago Civic Center project, Takeuchi collaborated with Jacques Brownson of C.F. Murphy Associates and was responsible for the building's unprecedented wide structural bays intended to house over one hundred twenty courtrooms along with numerous elevators to service the offices and courthouse. Takeuchi was initially devastated when he was given the assignment, and the many difficulties posed by the project meant that the partners were reluctant to be involved. The three buildings were redesigned into a single building with a plaza, which would later become the site of

the celebrated sculpture by Pablo Picasso. Over the years, Takeuchi shared many stories with his family, friends, students and colleagues about the unexpected twists and turns entailed by the numerous challenges of the project.

"Bruce Graham of SOM subsequently invited Takeuchi to work on the John Hancock Center and later the Sears Tower (now Willis Tower). But Takeuchi elected to open his own architectural firm with Louis Johnson, also a former Mies pupil and Walter Peterhans's right-hand man at the Illinois Institute of Technology. Takeuchi & Johnson Architects opened in the Rookery Building, later moving to 37 S. Wabash Avenue. In 1965, as the Illinois Institute of Technology's architectural program grew in national prominence, Takeuchi was recruited to teach by George Danforth, head of the architecture department. That was the beginning of a distinguished teaching career at IIT.

"Takeuchi established his own firm in 1970. Projects included the Central Bank corporate headquarters, Central Bank West, a branch facility, as well as its expansion, renovation work on the Central Motor Bank in Jefferson City, Missouri; preliminary studies on the Charles Bronfman Residence in Montreal; the P.B. Lambert Apartment in Chicago; preliminary studies on the Stenn Residence in Chicago; alterations to the Central Trust Bank; the Wendell Smith Elementary School (formerly the Gately Park School) on Chicago's South Side; and the Modular Schools Program, a prefabricated, rapidly erectable system for the Public Building Commission of Chicago and the Chicago Board of Education.

"He also worked on preliminary plans and cost studies for the Republic of the Philippines of Prefabricated Plastic Houses for Warm-Humid Countries; preliminary phase studies for the Bank Headquarters Building in Jefferson City, Missouri; and renovation work for the Malcolm X College Curtainwall. He served as Consulting Architect to the Houston Museum of Fine Arts and the Art Institute of Chicago, designing for the latter the Gunsaulus Hall for European decorative arts including glass and chinaware, ceramics, gold and silverware and medieval armor.

"Takeuchi played the cello, had a deep appreciation for classical music, and enjoyed reading and watching films by Yasujiro Ozu. He was good friends with other Mies students such as John Heinrich, architect of the Lake Point Tower in Chicago, as well as the architect/artist Alex Corazzo. He continued to work with and visit his mentor and colleague, Alfred Caldwell, in Bristol, Wisconsin, whose house he helped build as a student, until Caldwell's death in 1998. Takeuchi was registered in Colorado, Illinois, Missouri and New York and was certified by the National Council of Architectural Registration Boards.

"A resident of Hyde Park, Chicago, IL for the past 78 years, Takeuchi died at home on October 28, 2022. His siblings Richard, Beatrice and Austin are all deceased. He is survived by his wife, Toki; daughter Tokiko Catherine Takeuchi; and son Edward Kenji Takeuchi. The Illinois Institute of Technology is planning a memorial service in the spring of 2023." (Hyde Park Herald, 12/19/22)

Read the full story at Hyde Park Herald

Arthur Shigeo Takeuchi, pioneering architect and designer of Richard J. Daley Center, dies at 91, Hyde Park Herald, 12/19/22

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: Harold Meitus House, 6740 S. South Shore Dr., South Shore

#101010607
Date Received: 03/29/2023
Ward: 5th Ald. Leslie Hairston.
Applicant: Precision Excavation, LLC C/O Estefania Enriquez
Owner: South Shore & 67, LLC C/O Naser Odeh, Manager
Permit Description: Wreck and removal of a 3-story masonry, single-family residential building.
Status: Under review



Harold Meitus house, 6740 S. South Shore Dr., South Shore. Photo credit: Eric Allix Rogers

This South Shore house has survived two demolition plans and may beat a third, Dennis Rodkin, Crain's Chicago Business, 4/18/23

Address: 3524 N. Fremont St., Northalsted

#101011966
Date Received: 04/11/2023
Ward: 44th Ald. Thomas Tunney
Applicant: Castleview Holdings, LLC C/O William Broderick, Manager
Owner: Castleview Holdings, LLC C/O William Broderick, Manager
Permit Description: Demolition of a two-story, masonry, two-unit residential building and detached garage.
Status: Under review



3524 N. Fremont St., Northalsted. Photo Credit: Google Maps

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: 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.

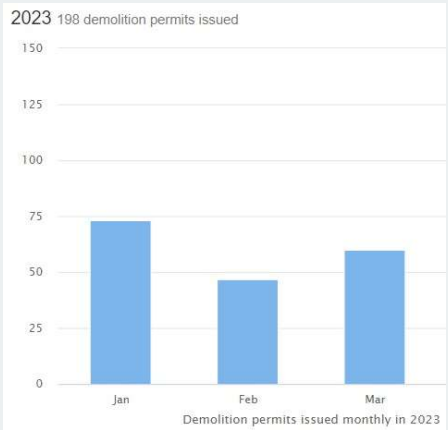
"By 1923 it had been converted to a Ford dealership. By 1936 it had become an American Legion hall. In the 1950s it operated as a radio and TV store. Since 1963, it has served Chicago's Assyrian community as the home of the Assyrian American Association of Chicago." Cinema Treasures.org

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

- Jewel Store, 1952 W. Lawrence Avenue, Ravenswood
- 1621 N. Bell Avenue, Wicker Park
- 5035 N. Sheridan Road, Uptown
- 3914 N. Lincoln Avenue, North Center
- 4861 N. Hermitage Avenue, Ravenswood
- 4946 N. Hoyne Avenue, Lincoln Square
- 500 N. Leamington Avenue, Austin
- 3930 N. Lincoln Avenue, North Center
- 1539 W. Roscoe Street, Roscoe Village
- 6723 S. May Street, Englewood
- 707 N. Monticello Avenue, Humboldt Park

"It's an old, common cry in a city where demolition and development are often spoken in the same breath, and where trying to save historic homes from the wrecking ball can feel as futile as trying to stop the snow. My Twitter feed teems with beautiful houses doomed to vanish in the time it takes to say 'bulldozed.' Bungalows, two-flats, three-flats, greystones, workers' cottages. The photos, posted by people who lament the death of Chicago's tangible past, flit through my social media feed like a parade of the condemned en route to the guillotine," mused Mary Schmich in her Chicago Tribune column on July 12, 2018.



"Spotlight on Demolition" is sponsored by Chicago Cityscape

See all 60 demolitions during March 2023 at Chicago Cityscape's Demolitions Tracker

Chicago Cityscape



Jewel Store, 1950, C.M. Teutsch, 1952 W. Lawrence Avenue. Photo credit: Look Back Chicago Tweet



1621 N. Bell Avenue. Demolished March 2023. Photo credit: L[ibrary School Dropout @chi_geek tweet]



5035 N. Sheridan Road. Demolished March 2023. Photo credit: Google Maps



3914 N. Lincoln Avenue. Demolished March 2023. Photo credit: Google Maps



4861 N. Hermitage Avenue. Demolished March 2023. Photo credit: Google Maps



4946 N. Hoyne Avenue. Demolished March 2023. Photo credit: Google Maps



500 N. Leamington Avenue. Demolished March 2023. Photo credit: Google Maps





3930 N. Lincoln Avenue. Demolished March 2023. Photo credit: Google Maps

1539 W. Roscoe Street. Demolished March 2023. Photo credit: Google Maps





6723 S. May Street. Demolished March 2023. Photo credit: Google Maps

707 N. Monticello Avenue. Demolished March 2023. Photo credit: Google Maps

Preservation In the News

Chicago Reader: Best person to tell you everything you wanted to hear and more about why that neglected building that's attracted a developer's eye shouldn't be torn down - Ward Miller



Best person to tell you everything you wanted to hear and more about why that neglected building that's attracted a developer's eye shouldn't be torn down: Ward Miller, Executive Director, Preservation Chicago. Image credit: Leor Galil / Chicago Reader



Ward Miller speaking in front of St. Adalbert Church in Pilsen. Photo credit: Mary Lu Seidel / Preservation Chicago



strong enough?" Sylvia told me. "We respect when other people have doctor's appointments, if somebody has cancer or some other chronic health problem, we respect when they have to go for treatment at a certain time, or when they have to do something or when it's getting them down. We don't provide that same respect for people who are addicted to a substance, even though it is as much of a physical and mental health condition as it is chronic."

A job application, a Homeless Status Certification letter so someone can obtain a free state ID, a ride to check out a potential apartment to find out if it's a good fit for the unhoused person who needs it—Sylvia, 58, offers holistic support. "Somebody who is unhoused should not be defined by that. They should be defined by the whole person they are," she told me. People who are experiencing homelessness can call the Night Ministry at 773-256-7549 to receive health care and begin the housing process.—KATIE PROUT

BEST PERSON TO TELL YOU EVERYTHING YOU WANTED TO HEAR AND MORE ABOUT WHY THAT NEGLECTED BUILDING THAT'S ATTRACTED A DEVELOPER'S EYE SHOULDN'T BE TORN DOWN

Ward Miller, executive director, Preservation Chicago

Looking for a short answer to the question of why Chicago needs to save, say, the shuttered, circa 1920 Continental Can Company building at 3815 S. Ashland? Or that ordinary little old yellow brick warehouse at 206 S. Jefferson? Stumped about why anyone should have to be worried about something as recently built as 1965's Taft Hall at UIC?

Ward Miller can tell you, but the answer probably won't be short. You'll want to get a good meal under your belt, make any necessary pit stops, grab a cup of coffee or something stronger, and settle into a cushy chair with feet up and a neck rest before you dial him up to ask.

Because Miller knows everything about

Ward Miller at a rally in front of St. Adalbert Church in Pilsen

BEST CO-WORKING SPACE
First Place: Guild Row
Second Place: Workbox
Third Place: Honeycomb Network

BEST DENTIST
First Place: One Mag Smile
Second Place (tie): Pure Dental Spa
First Dental Center

BEST DOCTOR (GENERAL OR PRIMARY CARE)
First Place: Dr. Alison Cromwell
Second Place: Dr. Agnes Libot
Third Place: Dr. Charie Gillison

BEST ELECTED OFFICIAL IN CHICAGO
First Place: Jesus "Chuy" Garcia
Second Place: Andre Vasquez
Third Place: Matt Martin

BEST ELECTED OFFICIAL IN COOK COUNTY
First Place: Toni Preckwinkle
Second Place: Brandon Johnson
Third Place: Jesus "Chuy" Garcia

BEST EMAIL NEWSLETTER
First Place: Block Club Chicago
Second Place: Chicago Public Square
Third Place: Hey Chicago!
(City Cast Chicago)

BEST FEDERAL OFFICE HOLDER FROM ILLINOIS
First Place: Tammy Duckworth
Second Place: Dick Durbin
Third Place: Lauren Underwood

BEST HOME CONSTRUCTION OR REMODELER
First Place: Tinker and Chance
Second Place (tie): JC Lilly
Relevant Homes
Icon Remodeler Chicago

BEST HOTEL
First Place: Chicago Athletic Association
Second Place: The Hoxton
Third Place: The Guesthouse Hotel

BEST HVAC MAINTENANCE OR REPAIR
First Place: Oasis Heating and Cooling
Second Place: American Vintage Home
Third Place (tie):
Browns Heating and Cooling
Guardian

BEST LABOR UNION
First Place: Chicago Teachers Union
Second Place (tie):
Art Institute of Chicago Workers United
SEIU Local 1l

[Best person to tell you everything you wanted to hear and more about why that neglected building that's attracted a developer's eye shouldn't be torn down: Ward Miller, Executive Director, Preservation Chicago. Image credit: Chicago Reader]

"Looking for a short answer to the question of why Chicago needs to save, say, the shuttered, circa 1920 Continental Can Company building at 3815 S. Ashland? Or that ordinary little old yellow brick warehouse at 206 S. Jefferson? Stumped about why anyone should have to be worried about something as recently built as 1965's Taft Hall at UIC?

"Ward Miller can tell you, but the answer probably won't be short. You'll want to get a good meal under your belt, make any necessary pit stops, grab a cup of coffee or something stronger, and settle into a cushy chair with feet up and a neck rest before you dial him up to ask.

"Because Miller knows everything about Chicago's architectural heritage. A tireless communicator in the cause of preserving that heritage, he's been a regular presence at related government hearings and neighborhood meetings. Anytime I've covered them, I've found him there—patiently waiting for a turn at the mike to make yet another impassioned pitch for saving a piece of the city's history.

"A native Chicagoan who cut his teeth working with preservation architect John Vinci, Miller is former executive director of the Richard Nickel Committee. Since 2013 he's been executive director of the increasingly influential Preservation Chicago (check out their excellent monthly watchdog newsletter). As he'll be happy to tell you, Continental Can, the Warehouse (where Frankie Knuckles created house music), and Walter Netsch's brutalist Taft Hall are all on Preservation Chicago's 2023 list of the city's seven most endangered buildings." (Isaacs, Chicago Reader Best of Chicago Edition, 4/5/23)

Read the full story at the Chicago Reader

Best person to tell you everything you wanted to hear and more about why that neglected building that's attracted a developer's eye shouldn't be torn down: Ward Miller, Executive Director, Preservation Chicago, Deanna Isaacs, Chicago Reader Best of Chicago Edition, 4/5/23

MAS CONTEXT: From Resources to Rubble: Evaluating Chicago's Demolition Delay Ordinance in its Twentieth Year



Old Chicago Mercantile Exchange, 1927, Alfred S. Alschuler, 300 West Washington. Demolished 2002. Photo Credit: Chicago YIMBY

"Two blocks west of City Hall sits Chicago's most infamous empty lot. From 1927 to 2002, this was the site of the Old Mercantile Exchange, known colloquially as the "Butter and Egg" Building. Designed by architect Alfred S. Alschuler, the massive structure was designed to house what was once the United States' largest futures trading market for butter and eggs. Its classical revival-inspired exterior was accented with low-relief scenes of farming and animal husbandry. High above, at the building's seventeen-story cornice, were rows of ornate cow head busts. In design and size, the building rivaled any number of similar downtown buildings that have been adaptively reused for offices, hotels, and housing. Purchased by the Crown family in the 1940s, trading at the Old Mercantile Exchange Building ended in 1972, but the Old Merc continued to be occupied into the new millennium.

"In February 2002, a demolition permit for the Old Merc was issued by the City of Chicago's Buildings Department, much to the surprise of the Department of Planning and Development, and Chicago's community of preservationists, including Preservation Chicago, Landmarks Illinois, and former members of the Chicago Landmarks Commission.

"In 1990, the building had been identified as orange-rated during citywide fieldwork that took place in part of a civic initiative to look for potential historic landmarks. Initiated in 1983, the Chicago Historic Resources Survey (CHRS) was a decades-long municipal effort that rated buildings using a color-coding system. Warmer colors, like red and orange, were given to buildings that had the highest level of significance, while cooler colors, like yellow, yellow-green, green, and purple, were given to buildings with lesser significance or those that had been altered over time. A final category–blue–was provided to capture buildings that surveyors considered significant after 1940.

"The CHRS's goals were to evaluate Chicago's stock of historic buildings for potential landmarks, and the results of the data are reflective of the time period in which the field of historic preservation viewed landmarks through the lens of time. The CHRS identified over seventeen thousand buildings considered to have architectural or historic importance out of Chicago's approximately half million structures, but it also failed to evaluate buildings consistently across parts of the city, severely undercounting the South and West Sides, and under-evaluated vernacular architectural types, such as worker's cottages.

"The CHRS carried no legal weight, and as active consideration for landmark status was the only measure to prevent demolition, the Old Merc could be demolished as of right. This loophole caught the attention of then Mayor Richard M. Daley, who declared in a March 20, 2002, City Council meeting that Chicago's system of color-coding buildings needed overhauling." (Blasius, MAS CONTEXT, April 2023)

Read the full essay at MAS CONTEXT

From Resources to Rubble: Evaluating Chicago's Demolition Delay Ordinance in its Twentieth Year, Elizabeth Blasius, MAS CONTEXT

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

Chicago YIMBY: Lost Legends #1: The Chicago Federal Building In The Loop



Chicago Federal Building in 1961. Photo by By FJC. - FJC http://www.fjc.gov/history/courthouses.nsf/lookup/IL-Chicago_1905_Ref.jpg/$file/IL-Chicago_1905_Ref.jpg, Public Domain, https://commons.wikimedia.org/w/index.php?curid=7795822



Chicago Federal Building in 1910. Photo credt: FJC. – FJChttp://www.fjc.gov/history/courthouses.nsf/lookup/IL-Chicago_1905_Ref.jpg/$file/IL-Chicago_1905_Ref.jpg, Public Domain, https://commons.wikimedia.org/w/index.php?curid=7795822



Kluczynski Federal Building. Photo credit: US General Services Administration

"The architectural landscape of Chicago is ever-evolving, with many structures meeting their end to make way for new, cutting-edge designs. While demolition is necessary for a thriving metropolis, it

often comes at the cost of losing touch with the city's historical roots and in some cases the demise of beloved landmarks in the name of pragmatism.

"In our new series, 'Lost Legends,' we aim to bring back to life some of the demolished Chicago landmarks that hold a significant place in the city's architectural history. We will wind back the clock in the Chicago 3d model (see this version of the Timelapse in the enthusiast tier on rebarradar.com today) to show what each structure would have looked like the year before its demolition. Kicking off our series, we explore the former Chicago Federal Building, an architectural marvel that once graced The Loop. Designed by renowned architect Henry Ives Cobb and completed in 1905, the Beaux-Arts style building was a testament to the grandeur and ambition of early 20th century Chicago.

"The Chicago Federal Building was situated on the block bordered by Dearborn, Adams, and Clark Streets, with its entrance facing Dearborn Street. Spanning a total area of 450,000 square feet, the colossal structure housed several federal agencies, including the U.S. Post Office and Courthouse.

"The building's intricate façade featured a blend of granite and limestone, with ornate carvings and sculptures adorning its exterior. A massive central dome, inspired by St. Peter's Basilica in Rome, crowned the building and served as its most distinctive feature. At the time, the 297-edifice was a significant landmark on the Chicago skyline, maintaining its grand presence as one of the city's largest buildings up until its demolition.

"Sadly, the building's inefficient layout and outdated facilities made it increasingly difficult to maintain. By the 1950s, it was deemed obsolete, and the federal government started considering its demolition.

"Despite efforts from preservationists, the Chicago Federal Building was razed in 1965 to make way for the new 45-story, 562-foot Kluczynski Federal Building, Loop Station Post Office, and accompanying plaza. This remaining segment of the new Federal Center complex officially opened in 1974." (Crawford, Chicago YIMBY, 3/17/23)

Read the full story with 3D Modeling at Chicago YIMBY

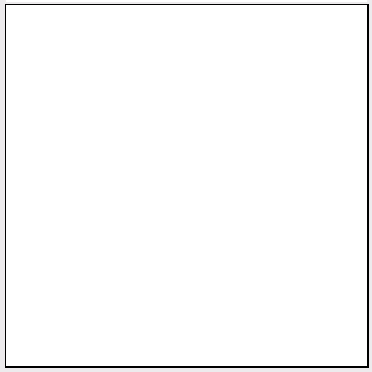
Lost Legends #1: The Chicago Federal Building In The Loop, Jack Crawford, Chicago YIMBY, 3/17/23

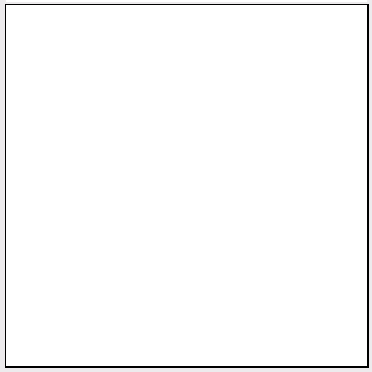
Lost Legends #2: The Morrison Hotel In The Loop, Jack Crawford, Chicago YIMBY, 3/20/23

Lost Legends #3: The WBKB Antennas In River North, Jack Crawford, Chicago YIMBY, 3/25/23

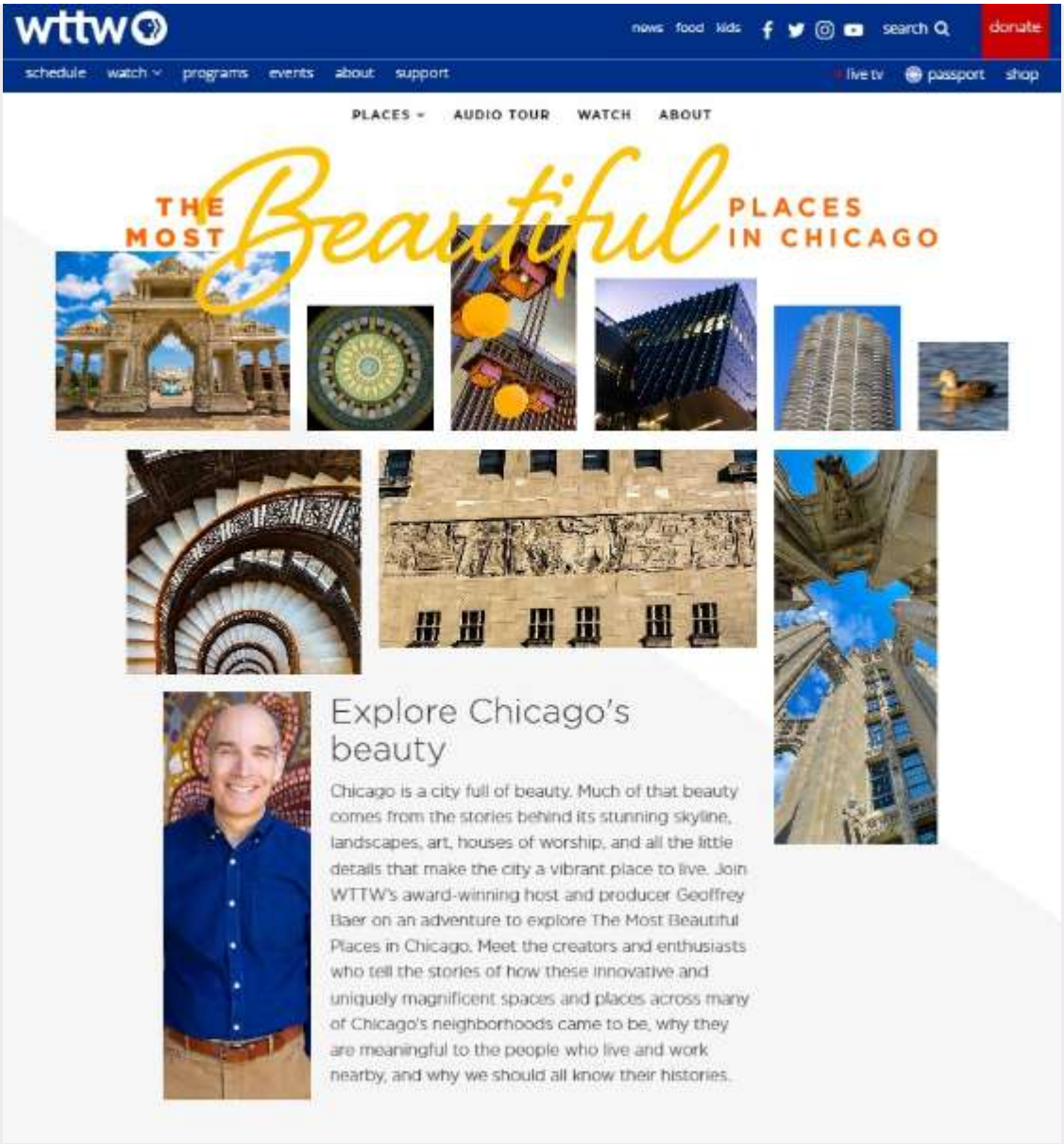
Lost Legends #4: Uncovering The History Of The Chicago And North Western Station, Jack Crawford, Chicago YIMBY, 4/6/23

Lost Legends #5: Grand Central Station In South Loop, Jack Crawford, Chicago YIMBY, 4/19/23





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 Special Highlights Landmarks Across The City; Emmy award winning writer and host Geoffrey Baer shares the history behind the South Side landmarks featured in the show; Kristian Parker, South Side Weekly, 3/24/23

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

Preservation Events & Happenings

Mies van der Rohe Society presents
Mies and Me: Mies van der Rohe's 137th birthday
April 19, 2023

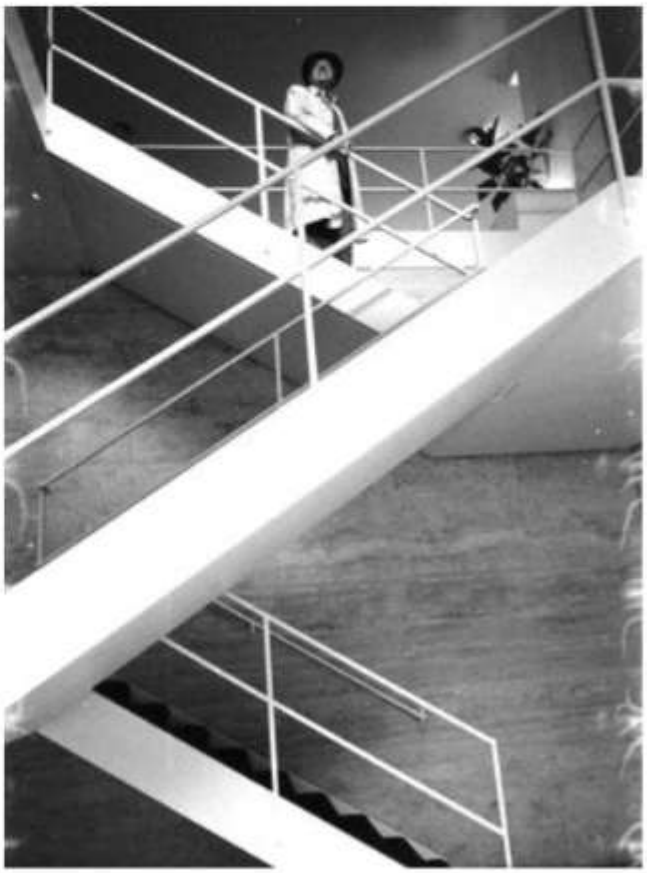
Mies van der Rohe Society

← Back to All Events

Mies and Me

Wednesday, April 19, 2023
6:00 PM – 9:00 PM

The Arts Club of Chicago
201 East Ontario Street, Chicago, IL 60611, United States (map)



Mies and Me: Ludwig Mies van der Rohe's 137th birthday and Mies Society's 20th anniversary. Image credit: Mies van der Rohe Society

Mies and Me: Ludwig Mies van der Rohe's 137th birthday and Mies Mies Society's 20th anniversary. Image credit: Mies van der Rohe Society

Wednesday, April 19, 2023
6:00 to 9:00 PM
The Arts Club of Chicago
201 East Ontario Street

"Please join us for a special double celebration of Ludwig Mies van der Rohe's 137th birthday and Mies Society's 20th anniversary!

"Enjoy hors d'œuvres, live jazz, birthday cake, and a champagne toast at The Arts Club of Chicago—located at 201 East Ontario Street—beginning at 6 p.m. on Wednesday, April 19.

"Evening highlights will include:

- "A sneak peek of famed film producer Katherine Lo's documentary on Mies and his grandson—and Trustee Emeritus—Dirk Lohan (ALUM), FAIA
- "A presentation on the design of The Arts Club from John Vinci (ARCH '60), FAIA, a Chicago-based American architect known for the architectural preservation of historic buildings in addition to new designs
- "Insights on the transformative reuse of Mies' designed staircase from the previous Arts Club of Chicago to this current one by architect Alex Krikhaar, (ARCH '91, M.S. '94), AIA. Alex is a Mies Society Board member and Principal at Vinci Hamp Architects
- "A tribute to Mies Society board members who continue to illuminate Mies and the founding mission of our organization
- "Ascend Mies' eloquent staircase at The Arts Club and toast Mies' incredible contributions to architecture and the built environment at Illinois Tech, Chicago, and beyond.

"Chic cocktail attire requested. Valet parking will be available.

"Space for this event is limited."

Register at Mies van der Rohe Society



Preservation Chicago Host Committee for Climate Action Museum Earth Day Fun-Raiser & Dance April 22, 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



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

"The Climate Action Museum Ministry of Love invites you to attend our 1st Earth Day Fun-Raiser and Dance to RAISE FUNDS to build and operate the Climate Action Museum!

"When the Climate Action Museum opens in June 2023 it will be only the world's seventh museum dedicated to climate. While CAM's outlook is global, we party Chicago-style:"

Open Bar & Taco Bar 6–8PM
300 S Riverside Plaza
Climate Sketch Comedy by the CAM Comedy Players
Dance grooves by DJs NIZM+ SolarBeatz

Purchase event admission at Climate Action Museum website

Kreisman Initiative on Housing Law and Policy Symposium presents

Missing Middle Housing: The Key to Scaling Affordability?

May 1, 2023

With Guest Speaker Ward Miller



Kreisman Housing Law and Policy Initiative presents "Missing Middle Housing: The Key to Scaling Affordability?" on May 1, 2023. Image credit: Kreisman Housing Law and Policy Initiative

"Missing Middle Housing: The Key to Scaling Affordability?"
Kreisman Housing Law and Policy Initiative 2023 Annual Symposium

Monday, May 18am - 6:30pm
David Rubenstein Forum at the University of Chicago
1201 E. 60th St., 3rd floor, Chicago, IL 60637

"Bringing together leading housing academics, policy makers, and practitioners from the public, private, and innovation spheres, the Kreisman Housing Law and Policy Initiative's annual Symposium on May 1, 2023, "Missing Middle Housing: The Key to Scaling Affordability?" will focus on whether building and preserving "middle housing" — the tier of housing that falls between single family homes and high-rises, typically in smaller buildings — can create more affordable housing options in the United States, where housing has become increasingly unaffordable, particularly in well-serviced neighborhoods.

"The event will be held at the David Rubenstein Forum, 1201 E. 60th St., 3rd floor, on the University of Chicago campus, with breakfast and lunch provided, and a post-conference networking reception. The symposium is made possible by substantial support from David Kreisman AB '60, JD '63, and his wife, Susan.

"Continuing education credits through the American Institute of Architects (AIA) and American Planning Association (APA) are available for attending the Kreisman Symposium"

Learn more at Kreisman Initiative Website

FREE but reservations are required.
Make a reservation at Kreisman Initiative on Housing Law and Policy Symposium Website

Chicago Harbor Lighthouse
Chicago Harbor Lighthouse - Past, Present and Future
May 24, 2023
With Guest Speaker Ward Miller



Chicago Harbor Lighthouse - Past, Present and Future. Image credit: Chicago Harbor Lighthouse

Chicago Harbor Lighthouse - Past, Present and Future
The Cliff Dwellers
May 24, 2023

With Edward Torres, Project Architect and Ward Miller, Preservation Chicago

Larn more at Chicago Harbor Lighthouse Website

National Building Arts Center presents
The James R. Thompson Center: Preserving the Postmodern People's Palace
by Elizabeth Blasius and Jonathan Solomon
May 10, 2023



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

The National Building Arts Center announces its first-ever National Historic Preservation Month Lecture:

The James R. Thompson Center: Preserving Futures at the Postmodern People's Palace: Should we preserve the very recent past? Join us for a story about efforts to save a very prominent Chicago building dating to 1985.

Presented by Elizabeth Blasius and Jonathan Solomon of Preservation Futures

Wednesday, May 10 · 6 - 7:30pm CDT
Virtual ZOOM event
FREE but reservations required

"The James R. Thompson Center in Chicago, designed by Helmut Jahn, is an asymmetrical, seventeen-story glass and steel-framed Post-Modern structure with a curving stepped façade and a squared-off back. Previously known as the State of Illinois Center, it was completed in 1985 as an office building for State of Illinois employees and services, with an additional retail component, food court, and access to Chicago's public transit system.

"With its reflection of a classical rotunda; abstracted red, white, and blue palate; and public plaza, the Thompson Center combines references to past and vernacular architectural styles with high-tech structural expression to embody ideals such as government transparency and civic participation. The building is iconic, occupying a full square block, and establishes relationships between adjacent city and county government buildings. The building's prominent location and ample public space has made it the site of political protests and rallies, while also serving the people of Illinois and Chicago through its accessible status.

"After years of deferred maintenance and calls to sell the building, the State has sold it to Prime Group, a private-sector developer, who intends to execute a build to suit project for Google for use as the companies' second Chicago headquarters. This highly-anticipated project has inspired the City of Chicago to provide generous public-sector incentives to deliver corresponding housing to the immediate area by renovating existing office towers. Despite the adaptive re-use of the Thompson Center constituting a preservation win, the public has yet to see comprehensive renderings of what the project will look like, and Prime Group has objected to the buildings listing on the National Register of Historic Places.

"As authors of the National Register Nomination for the Thompson Center and advocates to dismantle the barriers around the practice and culture of historic preservation, Blasius and Solomon, principals of Preservation Futures, will discuss the history and significance of the Thompson Center as both a piece of civic architecture and a preservation action, and explore the meanings behind contemporary and cross discipline preservation wins.

"Biography: Preservation Futures is a Chicago-based firm exploring the future of historic preservation through research, action, and design. Founded by architectural historian Elizabeth Blasius and architect Jonathan Solomon in 2021, Preservation Futures goes beyond historic preservation's traditional approach to saving buildings to identify and shepherd future landmarks that elevate the social and cultural history embedded in places and spaces."

More information and registration at National Building Arts Center website

Helmut Jahn: In A Flash (a 19 minute documentary)

James R. Thompson Center / State of Illinois Building – a Preservation Chicago 2020 Chicago 7 Most Endangered

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.

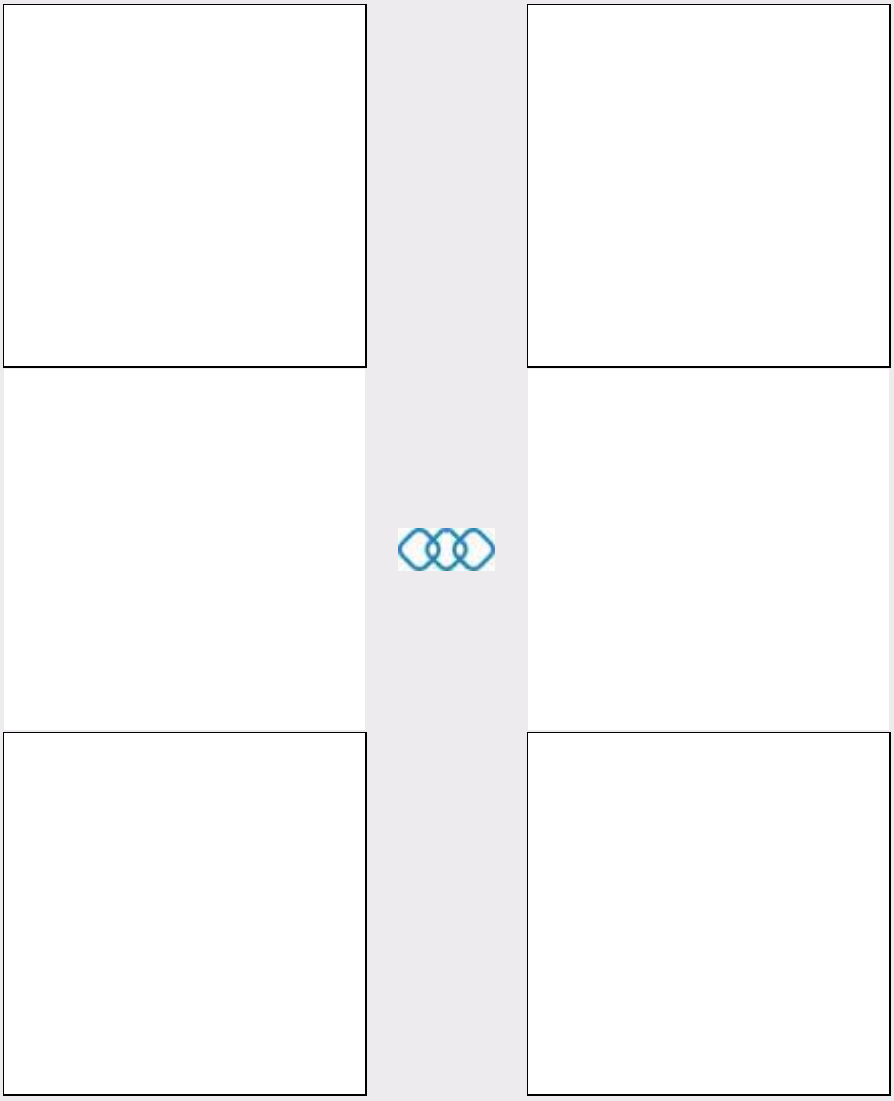
"'Capturing Louis Sullivan: What Richard Nickel Saw is the last project initiated by the late Richard H. Driehaus, who founded the Driehaus Museum and served as its board president for more than a decade before passing away unexpectedly last year,' said Anna Musci, Executive Director of the Richard H.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

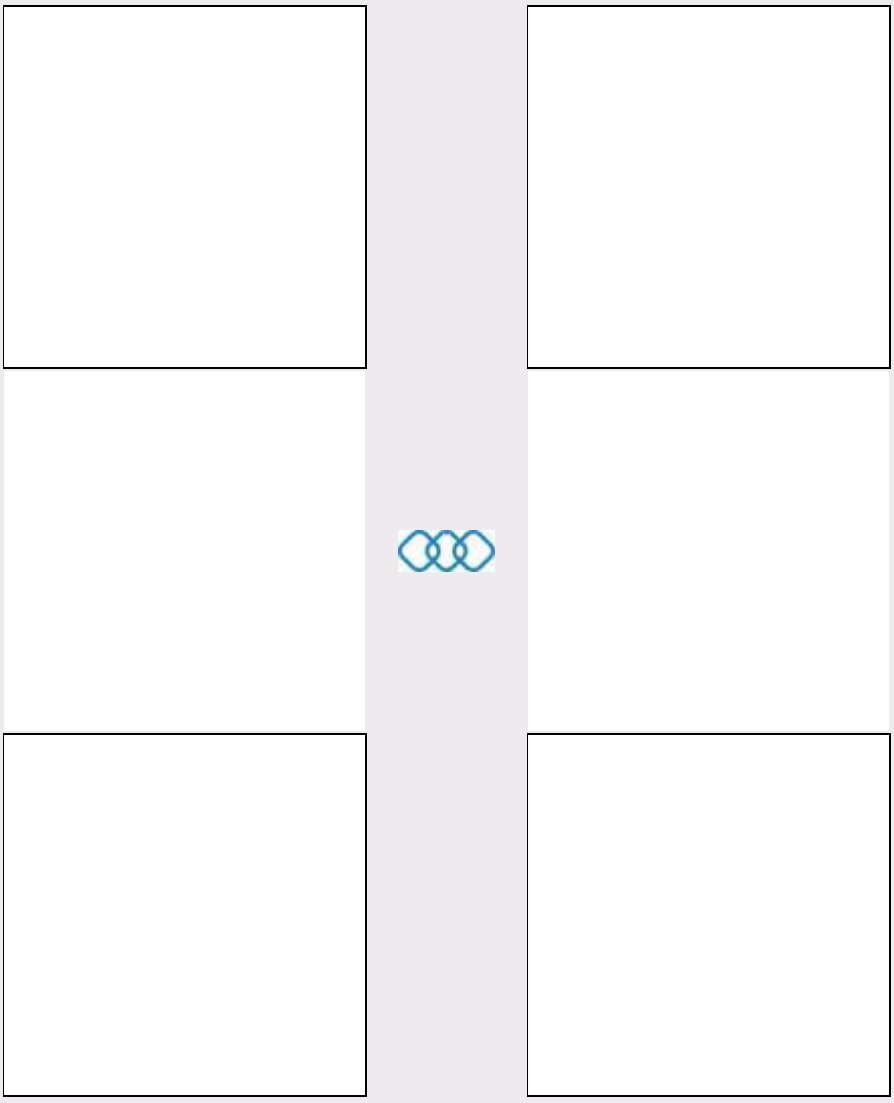
"Exhibition Hours: The exhibition is open Wednesdays and Saturdays from 11:00 am to 1:00 pm. No reservations are required."

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

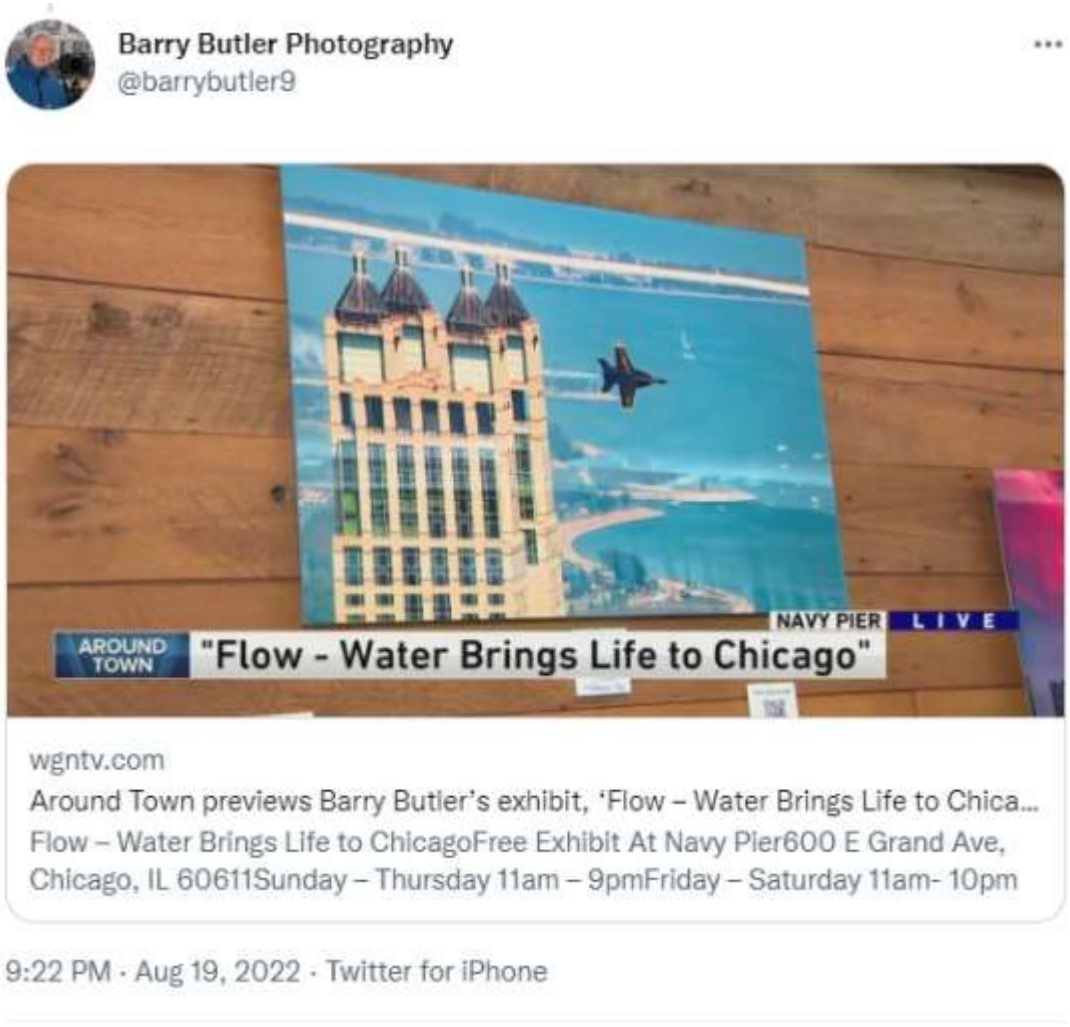
The City Beyond the White City: Race, Two Chicago Homes, and their Neighborhoods

'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)

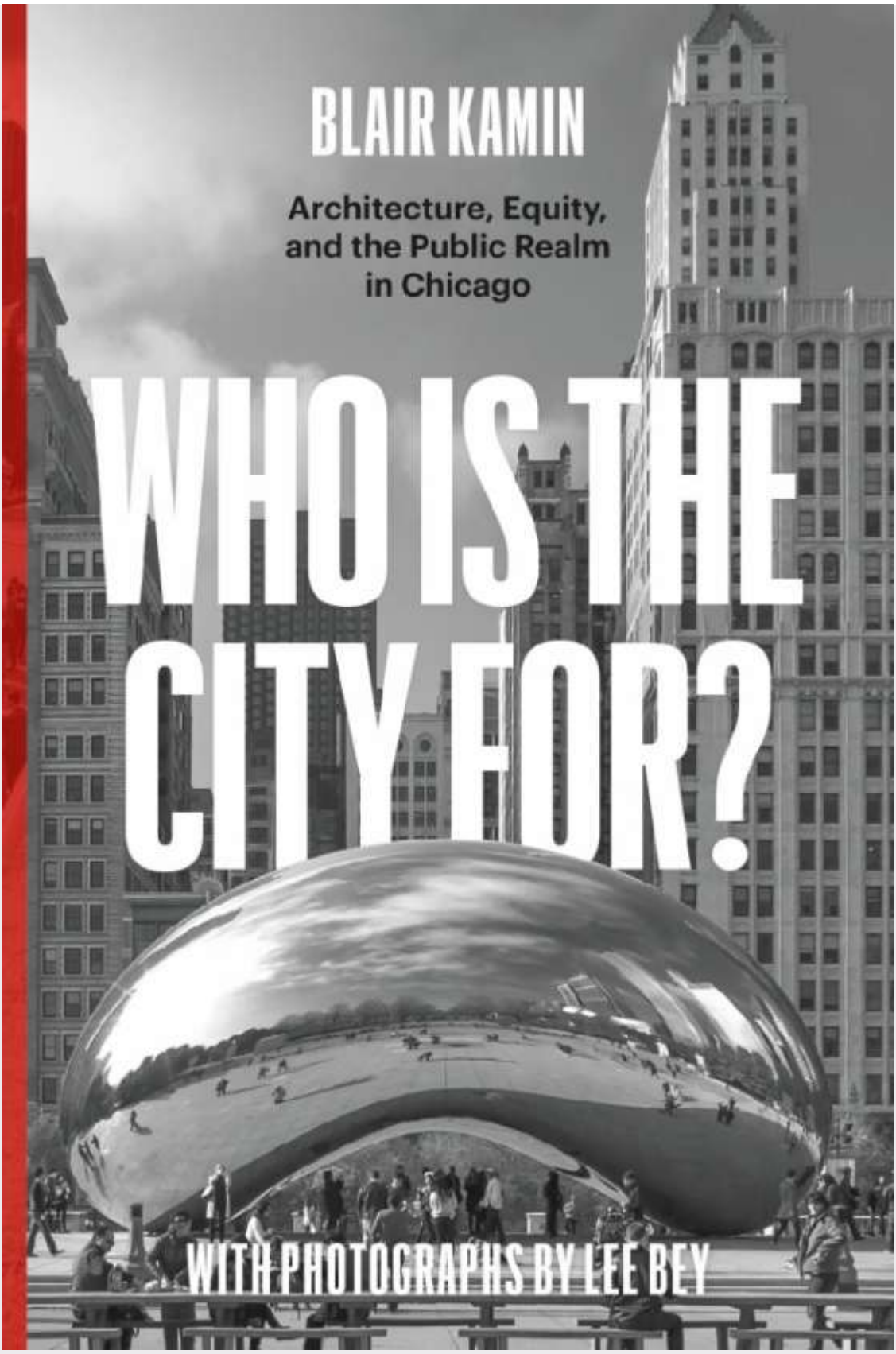
More information at NavyPier.org

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

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.

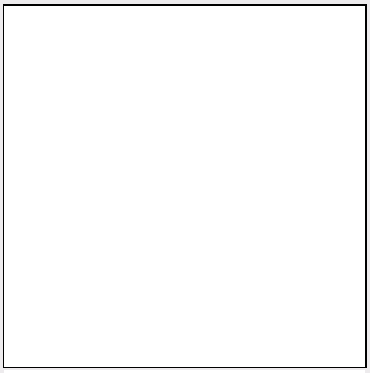
"From his high-profile battles with Donald Trump to his insightful celebrations of Frank Lloyd Wright and front-page takedowns of Chicago mega-projects like Lincoln Yards, Pulitzer Prize–winning architecture critic Blair Kamin has long informed and delighted readers with his illuminating commentary.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

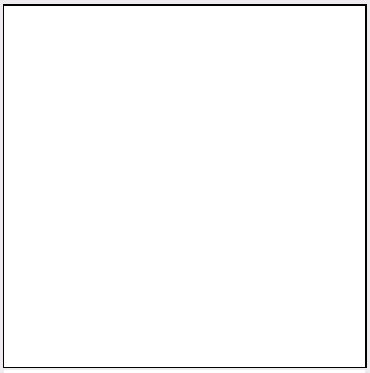
"At the book's heart is its expansive approach to a central concept in contemporary political and architectural discourse: equity. Kamin argues for a broad understanding of the term, one that prioritizes both the shared spaces of the public realm and the urgent need to rebuild Black and brown neighborhoods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

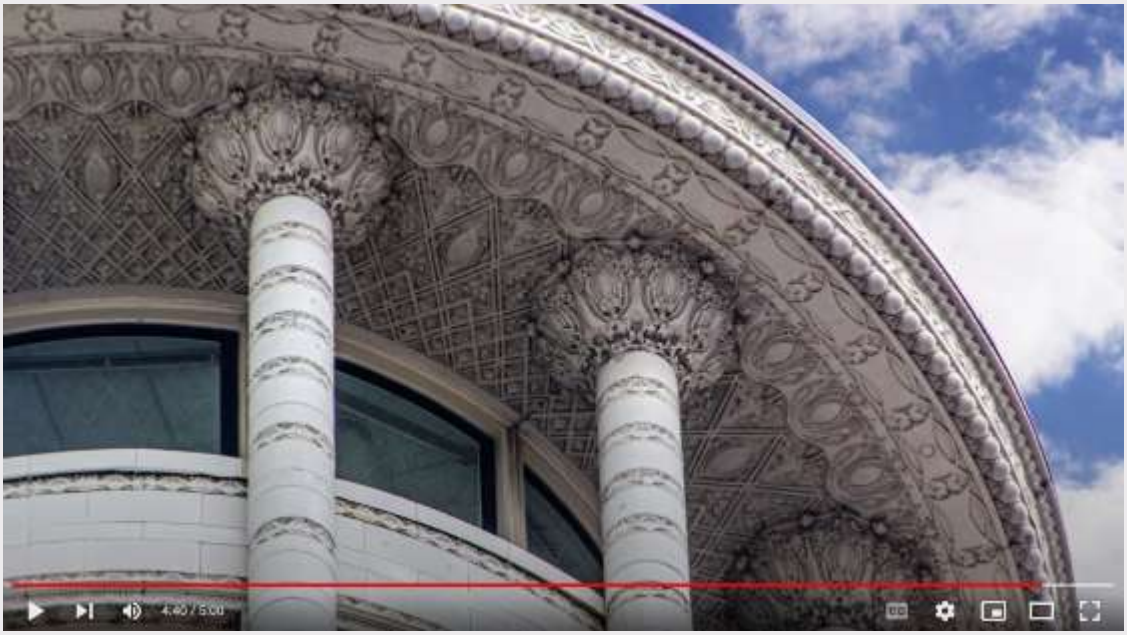
A Conversation with Architecture Critics Blair Kamin and Lee Bey on Their Upcoming Book, Daniel Hautzinger, WTTW Chicago, 10/17/22

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
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The TAWANI Foundation
Chicago Architecture Center
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The Coalition in Support of a Pioneering Chicago Skyscrapers World Heritage List Nomination

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- Lynn J. Osmond, Chicago Architecture Center
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Eric Allix Rogers, Photographer

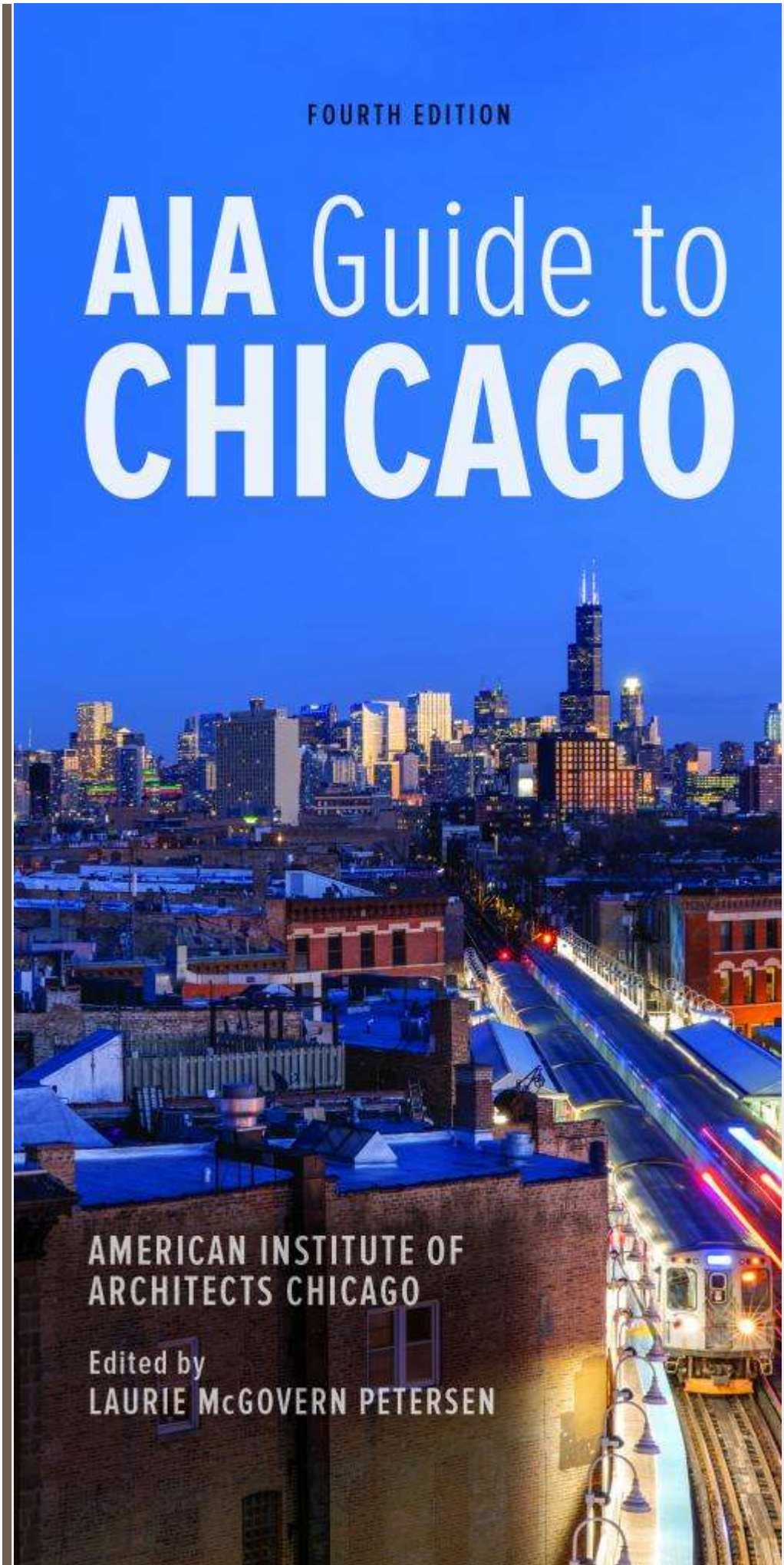
Watch the 'Early Chicago Skyscrapers: a potential UNESCO World Heritage Site' video (5:00 min)

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)



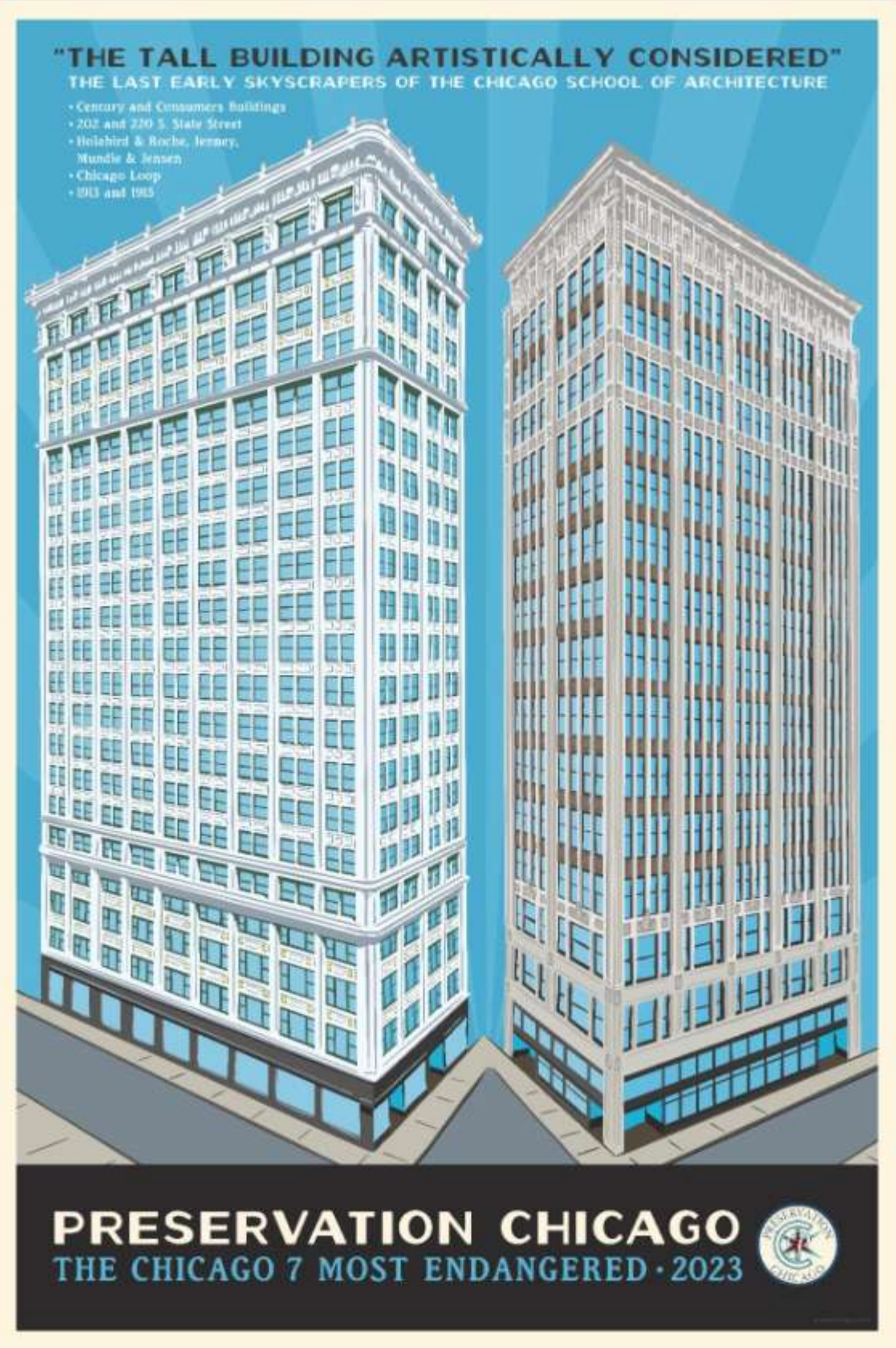
The Preservation Chicago 2023 Chicago 7 Most Endangered Video Short (Length 1:00) Image credit: Preservation Chicago

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.





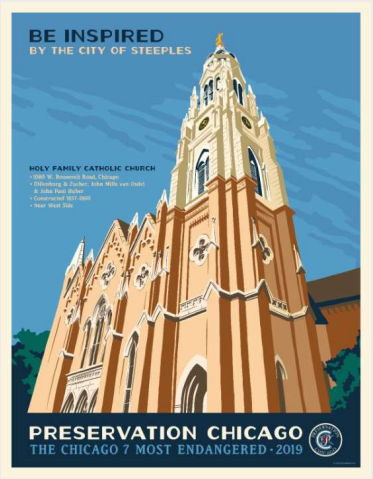
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Chicago Town and Tennis Club / Unity Church, built 1924, George W. Maher & Son, 1925 W. Thome Avenue, Demolished June 2020. Photo Credit: Joe Ward / Block Club Chicago

- **Be Generous!** Donate to Preservation Chicago to support our tireless advocacy!
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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