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April 2023 Month-in-Review Newsletter



Chicago River Bridge Lift

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Support

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

Preservation Chicago receives $2.3 million grant from The Driehaus Foundation, Jon Hansen, WGN Radio with Robert Channick from the Chicago Tribune, 4/20/23

Driehaus Foundation Awards Institute of Classical Art and Architecture $2 Million Legacy Grant, Matt Hickman, Architectural Record, 5/10/23

Preservation Chicago gets $2M grant from Driehaus Foundation, CBS Chicago, 4/19/23

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

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

Advocacy

1.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, 4/13/23)

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

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

Chicago's Century and Consumers Buildings Named to List of Nation's Most Endangered Historic Sites, Patty Wetli, WTTW Chicago, 5/9/23

The fight over State Street historic buildings gets a national platform, Dennis Rodkin, Crain's Chicago Business, 5/9/23

Landmark Illinois unveils its list of endangered historical places, CBS Chicago, 5/4/23

Two Chicago buildings make US 'Most Endangered Historic Places' list, Alonzo Small, WGN 9, 5/10/23

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

202-220 S. State St. Federal Properties Resources Website including facade and structural reports for the Century and Consumers Buildings, U.S. General Services Administration website

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

City panel revives landmark proposal for State Street towers, Alby Gallun, Crain's Chicago Business, 4/10/23

Landmarks panel to consider recognition of 202 and 220 S. State buildings; Action by the city to preserve two unoccupied Loop towers could make it harder for the federal government, which owns the buildings, to tear them down as it wants, David Roeder, Chicago Sun-Times, 4/10/23

Federal Government Plans to Demolish Century-Old Building Next to Threatened Historic Skyscrapers, Nick Blumberg, WTTW Chicago, 4/6/23

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

Demolition of building located between historic skyscrapers scheduled to start in the Loop next week, Adam Harrington, CBS Chicago 4/6/23

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

Landmark commission could save State Street towers, Federal government plans to demolish historic buildings for security needs, The Real Deal, 4/11/23

Preservation Chicago Reveals 2023'S Most Endangered Buildings List, Ian Achong, Chicago YIMBY, 4/11/23

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, 3/4/23

Preservation Chicago 2023 Chicago 7 Most Endangered: The Century and Consumers Buildings

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

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

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

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

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

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

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

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

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

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

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

The US Government Wants to Destroy These Towers, Christine Beldon, The B1M, 7/13/22 (with over 1.2 million views)

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

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

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

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

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

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

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

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

Loop skyscrapers must be demolished to protect safety of Dirksen federal building; I respect the interest in historic preservation. But the Dirksen Courthouse and those who work in it have been

targeted before, and security vulnerabilities around the courthouse must be addressed, Sen. Dick Durbin, Chicago Sun-Times, 4/26/22

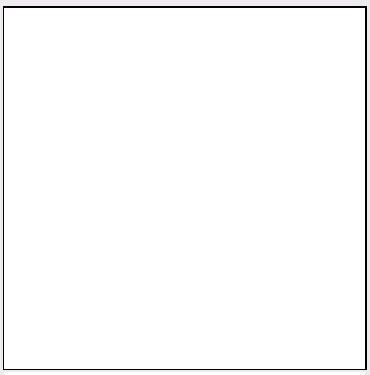
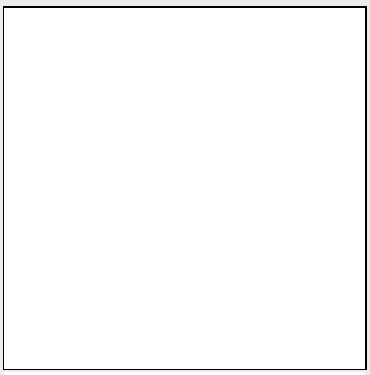
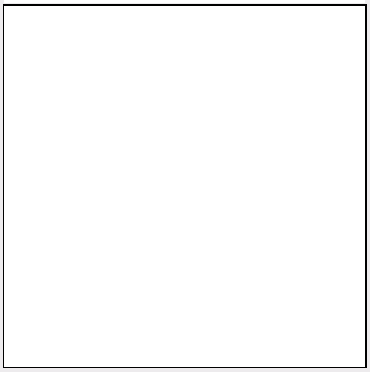
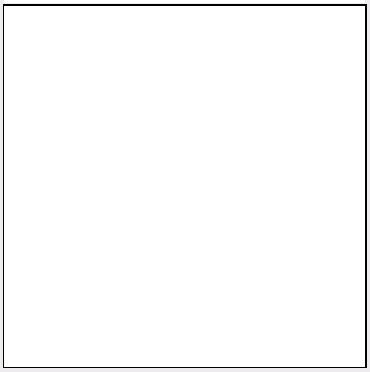
Wrecking the Century & Consumers buildings is 'Durbin Renewal,' not urban safety, Elizabeth Blasius, Chicago Tribune Op-Ed, 4/29/22

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

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

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

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

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 the 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, 4/13/23

Century and Consumers Buildings now on national list of 'endangered historic places'; The designation by the National Trust for Historic Preservation is more reason for the feds to reconsider their plan to wreck the historic Loop skyscrapers, Chicago Sun-Times Editorial Board, 5/9/23

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

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



3.WIN: National Trust for Historic Preservation and Landmarks Illinois Add the Century and Consumer Buildings to their 2023 Most Endangered Lists (Chicago 7 2011, 2013, 2022 & 2023)



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 battle to save downtown's vacant Century and Consumer Buildings from the federal wrecking ball received some welcomed national attention Tuesday, when the influential nonprofit National Trust for Historic Preservation named the century-old skyscrapers to its yearly America's 11 Most Endangered Historic Places list.

"It couldn't have come at a better time. The preservation group Landmarks Illinois named the buildings to its own most endangered list last week.

"And city landmarks officials last month voted unanimously to grant a preliminary designation to the federally-owned buildings, located on the southwest corner of Adams and State streets.

"'As two iconic early skyscrapers along Chicago's historic State Street, the Century and Consumers Buildings contribute to the architectural significance of the area known as 'the Loop,'' the National Trust said in a statement.

"The buildings are on the chopping block because judges in the Dirksen Federal Building — plus the FBI, the U.S. Marshals Service and other agencies — believe the structures would be a security threat to the nearby courthouse if redeveloped and reoccupied as once planned.

"It's an argument this editorial board has questioned since 2019. If the skyscrapers were wrecked, the Dirksen and the federal center still sit in the middle of downtown, where it faces other buildings and is bisected by busy Dearborn Street.

"The federal General Services Administration — which owns the site — still has the power to overrule the city and the National Trust listing and wreck the buildings anyway.

"But with all this activity, the feds must reconsider its wrongheaded plan to wreck the Century and Consumers.

"That is, if there's any justice at all." (Chicago Sun-Times Editorial Board, 5/9/23)

Read the full editorial at the Chicago Sun-Times

Century and Consumers Buildings now on national list of 'endangered historic places'; The designation by the National Trust for Historic Preservation is more reason for the feds to reconsider their plan to wreck the historic Loop skyscrapers, Chicago Sun-Times Editorial Board, 5/9/23

Saving Places GSA Letter Writing Effort

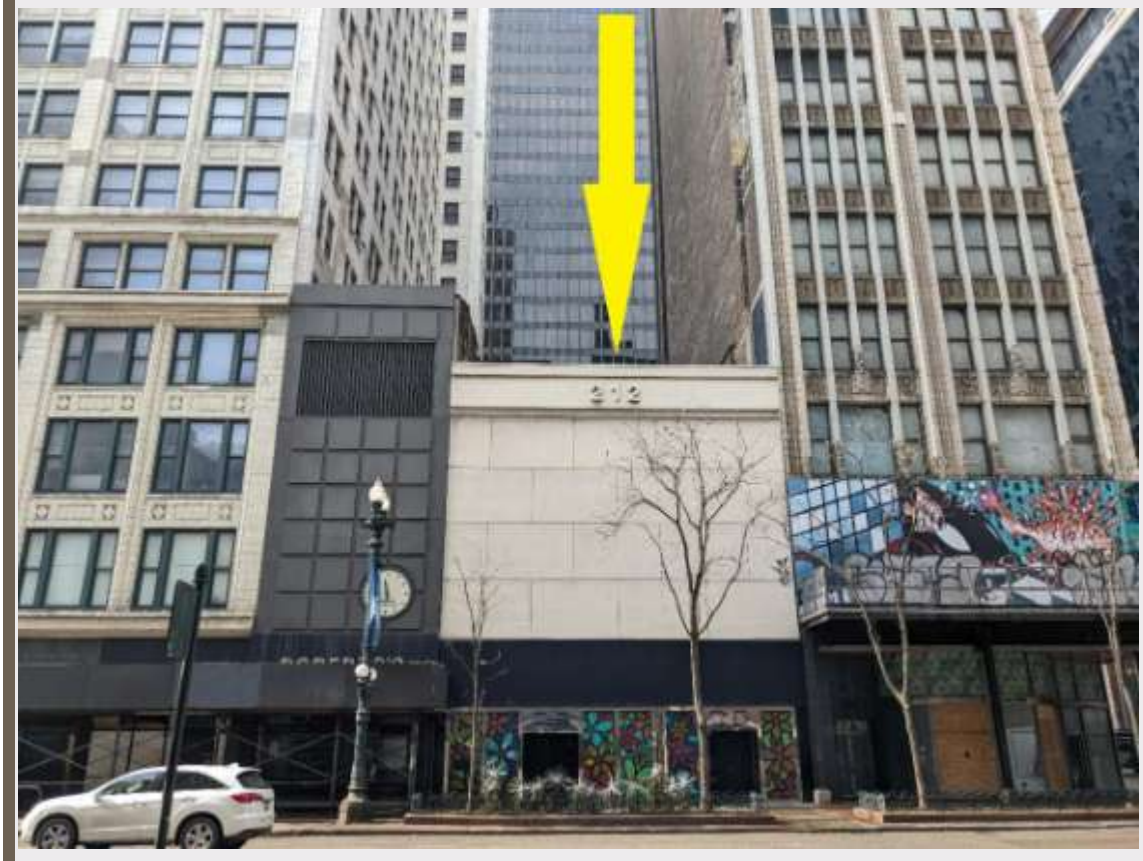
Chicago's Century and Consumers Buildings Named to List of Nation's Most Endangered Historic Sites, Patty Wetli, WTTW Chicago, 5/9/23

The fight over State Street historic buildings gets a national platform, Dennis Rodkin, Crain's Chicago Business, 5/9/23

Landmark Illinois unveils its list of endangered historical places, CBS Chicago, 5/4/23

Two Chicago buildings make US 'Most Endangered Historic Places' list, Alonzo Small, WGN 9, 5/10/23

4.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. 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

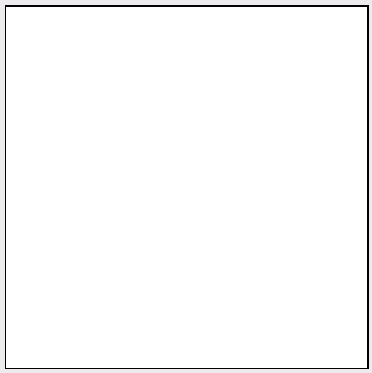
Feds begin demolition of three-story State Street building between historic skyscrapers that could be next, Robert Channick, Chicago Tribune, 4/19/23

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

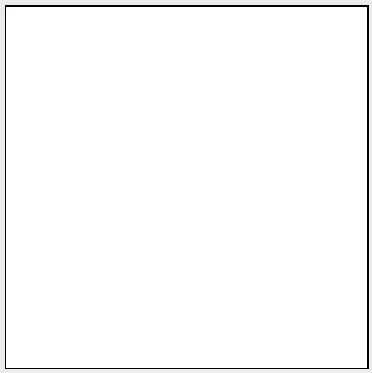
Federal Government Plans to Demolish Century-Old Building Next to Threatened Historic Skyscrapers, Nick Blumberg, WTTW Chicago,

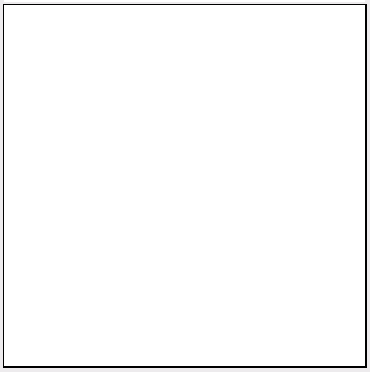
Feds plan demolition between historic State Street skyscrapers, Dennis Rodkin, Crain's Chicago Business, 4/5/23

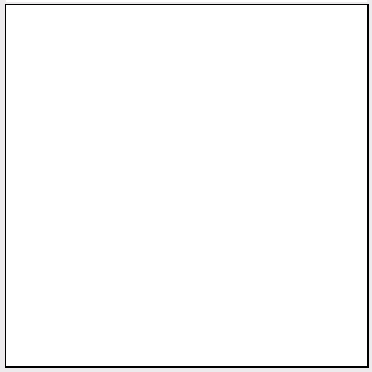
Federal agency to raze three-story building on State Street; The more than century-old structure is between two taller buildings that preservationists are fighting to save. The General Services Administration said the smaller building has a facade that could collapse, David Roeder, Chicago Sun-Times,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











5.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



11 Min. WIEDERGABE

Save The Warehouse, Fred Again.. at Coachella, Cassette Revival

The Week

Musik

Anhören in Apple Podcasts ↗

Chicago's legendary nightclub "The Warehouse" was granted preliminary landmark status. This is not only a huge step towards preserving music history but also reminds us of where house music originally came from. Plus: Skrillex, Four Tet and Fred Again.. closing Coachella Weekend 2, vinyl getting an environmental upgrade, a WhatsApp Group on how to get into Glastonbury, increasing cassette sales and your weekly recommendation – this week with Métaraph calling in from Salone del Mobile in Milan.

Chicago's legendary nightclub "The Warehouse" was granted preliminary landmark status. Interview with Max Chavez, Preservation Chicago Director of Research and Special Projects. The Week, Telekom Electronic Beats Podcast (11 min) on Spotify or *Apple Podcasts*

"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

Chicago’s legendary nightclub “The Warehouse” was granted preliminary landmark status. Interview with Max Chavez, Preservation Chicago Director of Research and Special Projects. The Week, Telekom Electronic Beats Podcast (11 min) on Spotify

Chicago’s legendary nightclub “The Warehouse” was granted preliminary landmark status. Interview with Max Chavez, Preservation Chicago Director of Research and Special Projects. The Week, Telekom Electronic Beats Podcast (11 min) on Apple Podcasts

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

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

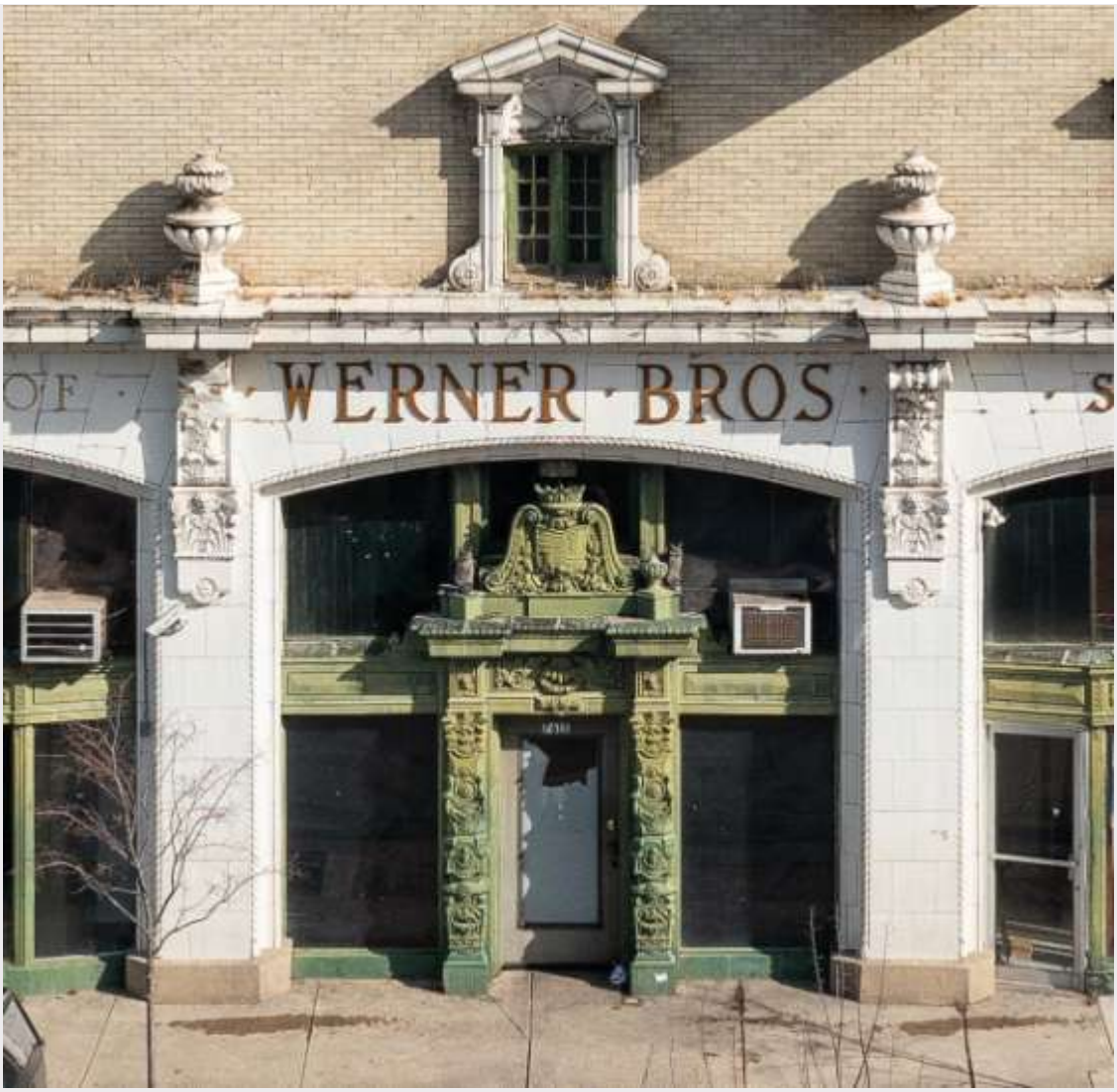
6.WIN: Werner Brothers Storage Building to be Incorporated Into New Development, Not Demolished (Chicago 7 2023)



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: Serhii Chrucky

"An affordable housing developer wants to bring more than 100 units of 'workforce housing' to Howard Street, a project it says will help transform an area that has struggled with issues of public safety and disinvestment.

"Housing For All unveiled its proposed development for the northeast corner of Howard and Paulina streets at a community meeting Wednesday. The project is across the street from the Howard Red Line station in Rogers Park.

"The two-phase project would replace a single-story retail building and reuse a historical storage facility to create 104 apartments and commercial space. The work would start with a six-story apartment building with 52 apartments and more than 4,000 square feet of retail storefronts.

"Housing For All's project would take place in two phases, with the first phase including the redevelopment of the corner retail building at Howard and Paulina streets.

"The building would make way for a six-story complex that would have 52 apartments, including seven studios, 11 one-bedrooms, 21 two-bedrooms and 13 three-bedrooms. The developers want transit-oriented development status for the project due to its proximity to the Red Line, and they plan to provide eight parking spaces.

"The second phase of the project would add 52 affordable apartments and include the redevelopment of the Werner Brothers Storage building, 7613 N. Paulina St.

"Original plans called for the razing of the historical building — which is on the list of most endangered Chicago buildings. Housing For All representatives said they now plan to reuse the building and turn it into 20 apartments.

"Housing For All's project requires the city's approval for a "planned development," which has not yet been granted. The development also hinges on the issues of state housing tax credits that form the basis of the project's financing, Housing For All said." (Ward, Block Club Chicago, 4/28/23)

We applaud developer Shelly Tucciarelli of Housing For All for reconsidering the adaptive reuse of the Werner Brothers Storage Building. Additionally, we applaud 49th Ward Ald. Maria Hadden and community members who strongly advocated for a preservation sensitive alternative for this development.

Affordability and preservation are strongly symbiotic and mutually beneficial. We consider Werner Brothers Storage Building to be an ideal candidate for affordable housing adaptive reuse. 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 believes that affordable housing and transit-oriented development are 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 and more vibrant communities.

Read the full story at Block Club Chicago

Rogers Park's Howard Street Could Get 104-Unit 'Workforce Housing' Complex Across From CTA Station; The building would bring a sizable investment into an area that has struggled with safety, but some neighbors say the area already has a high concentration of affordable housing, Joe Ward, Block Club Chicago, 4/48/23

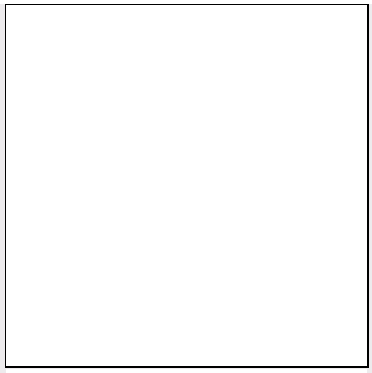
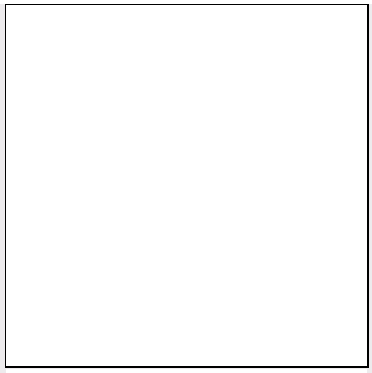
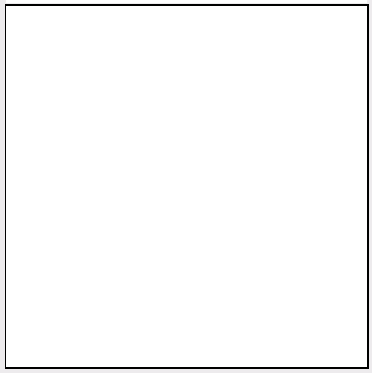
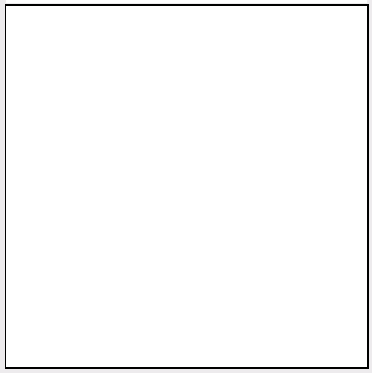
Housing For All plans 104 affordable units for Rogers Park; Development cost estimated at $30M, TRD Staff, The Real Deal, 5/3/23

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

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

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

Werner Brothers Storage Building: A 2023 Chicago 7 Most Endangered

7.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

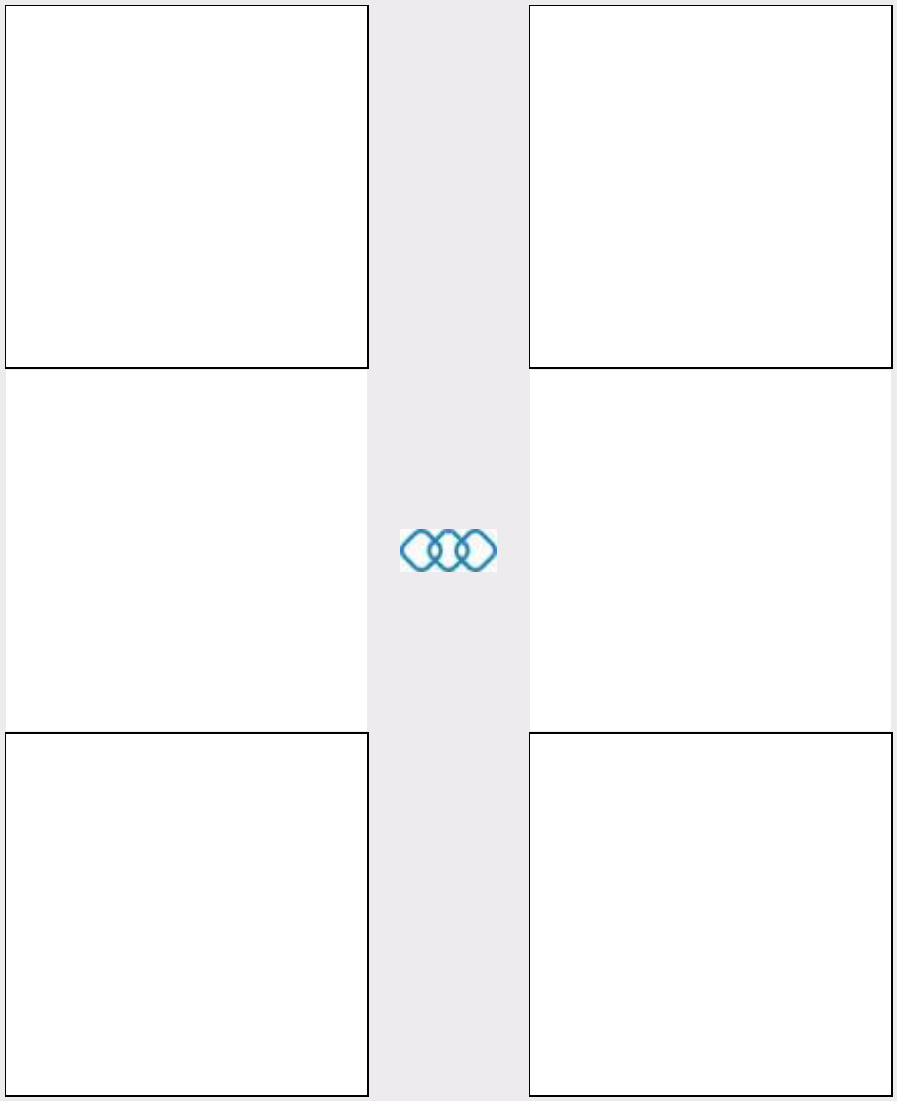
Owner Of Edgewater's Epworth Church Withdraws Demolition Permit As Landmark Process Moves Forward; The buyer of the 130-year-old church sought a demolition permit for a condo development. Those plans have changed after Ald. Harry Osterman endorsed landmark status for the church, Joe Ward, Block Club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

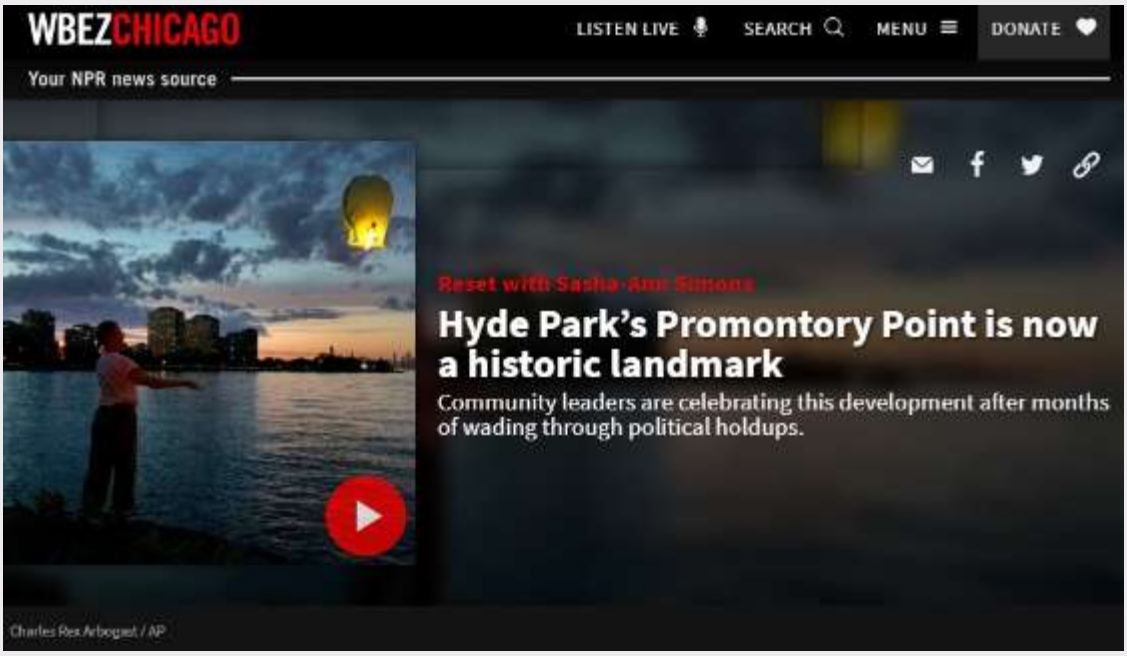
Petition to Landmark Epworth Church



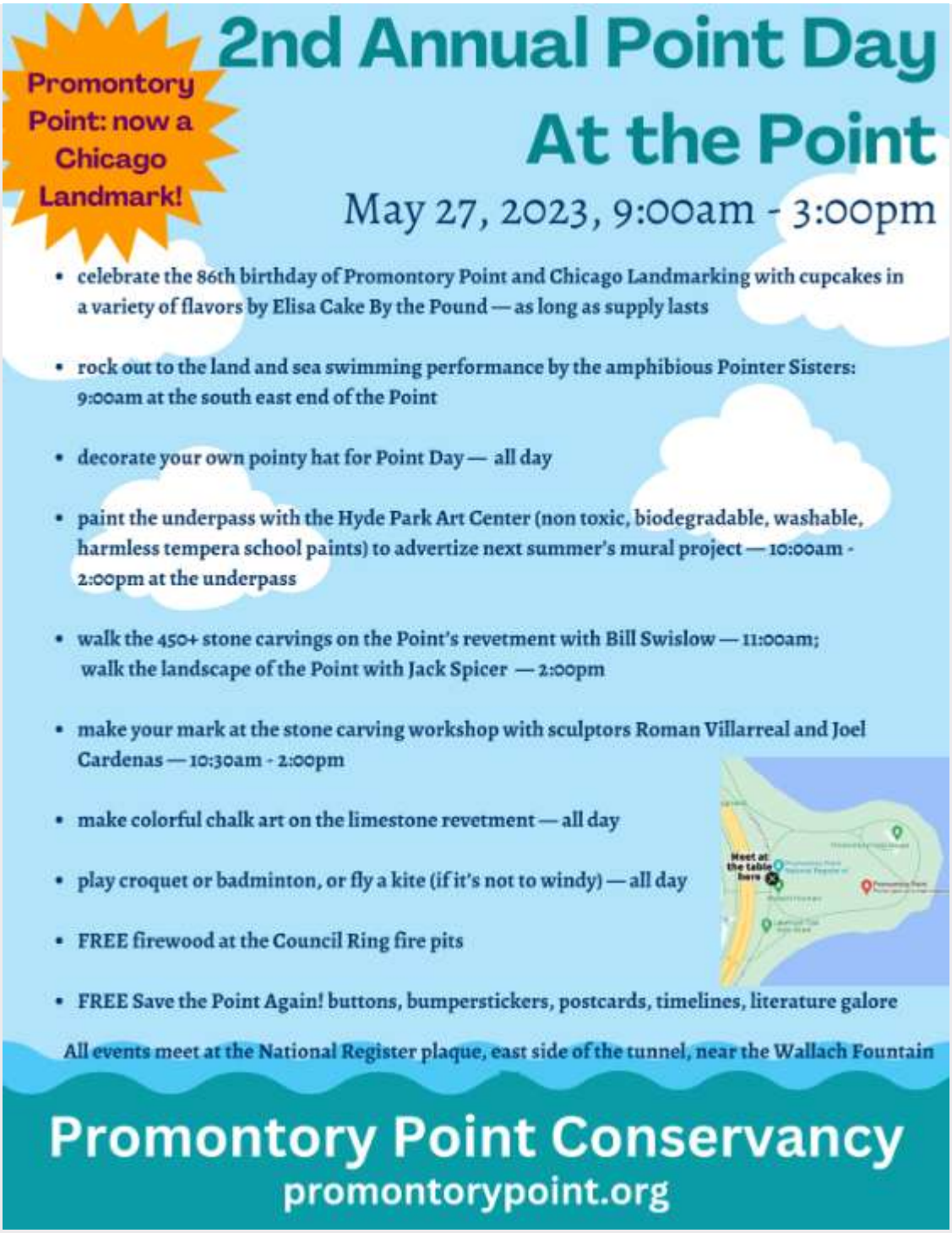
8.WIN: After 23 Year Advocacy Effort, Promontory Point Receives Chicago Landmark Designation (Chicago 7 2022)



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



[*Ward Miller Interview on WBEZ Chicago's Reset regarding the Successful Effort to Landmark Promontory Point, Image credit: WBEZ Chicago 4/20/23 (13 minutes)*]



2nd Annual Point Day at the Point, May 27, 2023 from 9 to 3. [More information at Promontory Point Conservancy webpage.](#) Image credit: Promontory Point Conservancy

"Promontory Point, Hyde Park's beloved lakefront park and home to the last stretch of limestone shoreline barriers in the city, is officially a Chicago landmark.

"Promontory Point, which runs from 54th to 56th streets on the lakefront, features limestone revetments which protect the shoreline from erosion, 'council rings' of native stone, a French Eclectic-style pavilion, the David Wallach Fountain, a section of the Lakefront Trail and a central meadow.

"The landmark designation protects the Point's limestone revetments, Alfred Caldwell's landscape design of a central meadow surrounded by 'irregular groupings of plants and trees,' the pathways, the council rings, the fountain and 'all exterior elevations and roofline' of the pavilion.

"Specific plants and trees to include on the property are excluded from the designation, in case new plants must be grown to ensure the park's resilience 'in the face of climate change,' according to the ordinance.

"Landmark status will ensure 'an extra step of oversight' toward preserving the Point's iconic limestone steps as city and federal agencies reinforce Chicago's shoreline, supporters say. The beloved gathering space was listed on the National Register of Historic Places in 2018.

"The designation passed unanimously during the last City Council meeting for retiring Ald. Leslie Hairston (5th), who has been a vocal advocate for preserving the Point's limestone since the early 2000s.

"The Promontory Point Conservancy, a nonprofit that grew from the Save the Point campaign of the 2000s, requested in November that the commission consider a landmark designation.

"Supporters of the landmarking effort sent hundreds of letters to members of the Commission on Chicago Landmarks ahead of the park's preliminary designation in January.

"Wednesday's vote 'makes me want to go out and celebrate,' conservancy president Jack Spicer said. 'This is a tremendous honor and a wonderment for the community.'

"For more than 20 years, advocates have demanded city and federal officials preserve Promontory Point's limestone as they reinforce the lakefront through the Shoreline Protection Project.

The shoreline project is led by the Army Corps of Engineers, the Chicago Department of Transportation and the Park District. Unlike the rest of Chicago's lakefront, the Point's limestone is still in place because the park hasn't been renovated since the project was funded in 1996.

"Activists 'hope for the best' that city officials will stick to their word, Spicer said. He praised the landmark designation for creating "a shared preservation language" among everyone involved in the renovation process, which will be key to making upgrades everyone can be happy with, he said.

"The designation is far from the end for the Save the Point campaign, which is part of a wider South Side movement for park equity, Spicer said. Advocates will continue gathering community input on the Point, as well as on the futures of the South Shore Cultural Center, Jackson Park, the Midway Plaisance, Washington Park and others nearby, he said.

"There is a lot of pressure for all these parks to become commercialized and developed,' Spicer said. '... We don't want [the Park District] to be making money in the parks at the expense of the community.'" (Evans, Block Club Chicago, 4/19/23)

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 Block Club Chicago

Promontory Point Is Now A Chicago Landmark, A Major Victory For Activists Who Fought For Decades; Ald. Leslie Hairston, who advocated to "Save the Point" for two decades, saw it landmarked in her final City Council meeting before retirement, Maxwell Evans, Block Club Chicago, 4/19/23

Ward Miller Interview on WBEZ Chicago's Reset regarding the Successful Effort to Landmark Promontory Point, WBEZ Chicago 4/20/23 (13 minutes)

2nd Annual Point Day at the Point, May 27, 2023 from 9 to 3. More information at Promontory Point Conservancy webpage

Promontory Point is landmarked, Marc Monaghan, Hyde Park Herald, 4/19/23

It's Official: Promontory Point Is Now a Chicago Landmark After Decades-Long Preservation Fight Patty Wetli, WTTW Chicago, 4/21/23

Promontory Point is finally a landmark; City Council just approved its final designation, Lukas Kugler, Urbanize Chicago, 4/26/23

City takes action to preserve Promontory Point's limestone steps, approves landmark status, Ezra Maille, Chicago Tribune, 4/19/23

'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

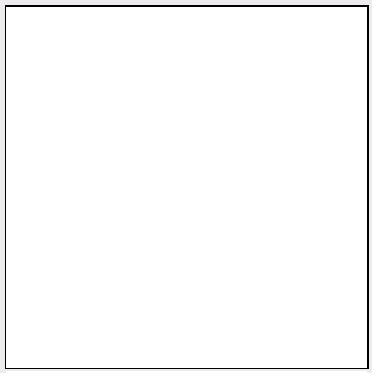
Promontory Point Supporters Push for Hearing in Front of Chicago Landmark Commission, Patty Wetli, WTTW Chicago, 11/28/22

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

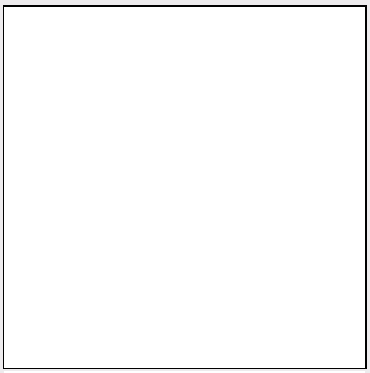
Save The Point! Letter to urge the Landmark Commission of the City of Chicago to Landmark Promontory Point

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

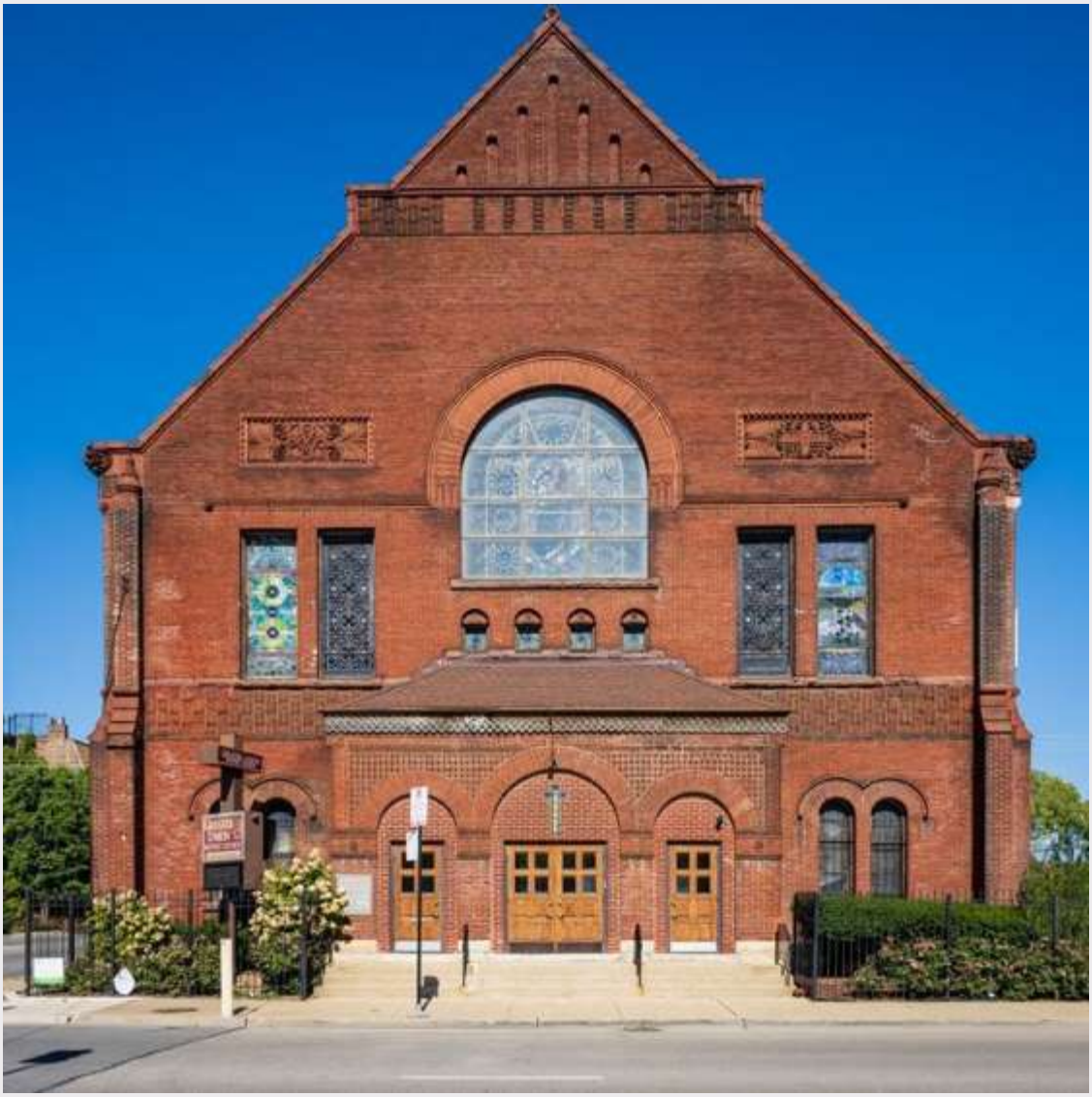
Save the Point, make it a Chicago City Landmark, Promontory Point Conservancy Op-ed, Hyde Park Herald, 10/27/22







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



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



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

"A 137-year-old Near West Side church was granted landmark status Wednesday following a City Council vote.

"Greater Union Baptist Church, 1956 W. Warren Blvd., was named a city landmark at the same meeting in which alderpeople also landmarked Promontory Point on the South Side.

"The church has stood since 1886 after members of the Church of the Redeemer congregation established themselves there. The congregation was founded in 1858 by A. C. Barry and comprised mostly Union soldiers and volunteers from the Civil War, taking a staunch abolitionist stance, according to the city's report on preserving of the church.

"Ownership changed hands in 1928 after a Black Baptist congregation bought it for about $37,400 and turned it into the Greater Union Baptist Church. The church was active during the Civil Rights Movement, staying active in the NAACP and raising funds for victims of the Sixteenth Street Baptist Church bombing in Birmingham, Alabama, that killed four Black girls in 1963, officials said. Church members also supported a boycott of Chicago Public Schools to oppose racial segregation and overcrowding of schools.

"The building was designed by William Le Baron Jenney, the creator of the skyscraper. It has been their place of worship for the last 94 years. (Arline, Block Club Chicago, 4/19/23)

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

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

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

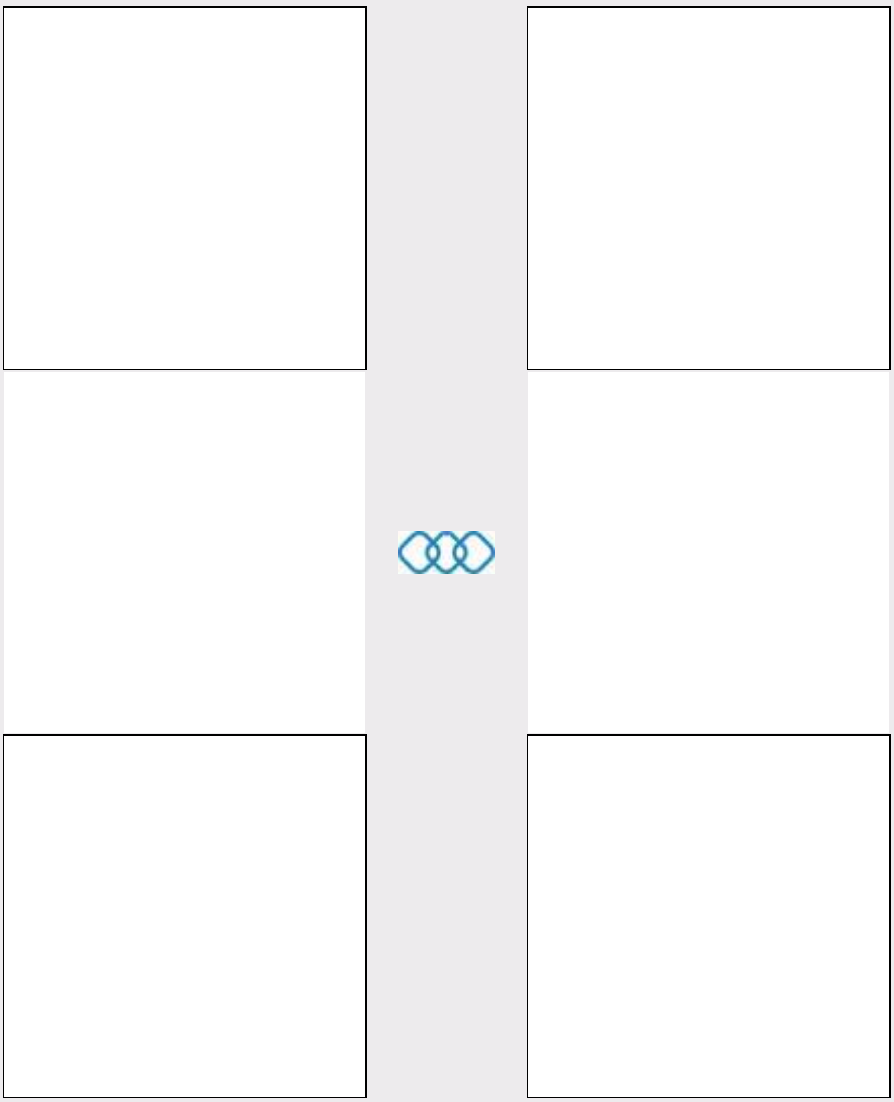
Read the full story at Block Club Chicago

Near West Side's Greater Union Baptist Church Is A Chicago Landmark; The church, which dates back to 1886, has promoted civil rights and progressive policies throughout its history, Trey Arline, Block Club Chicago, 4/19/23

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

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

Greater Union Baptist Church Wikipedia



10.WIN: Greater Tabernacle Cathedral in Roseland Receives Preliminary Chicago Landmark Recommendation



Greater Tabernacle Cathedral, 11300 South Dr. Martin Luther King, Jr. Drive. Photo credit: Paul Petratis



Greater Tabernacle Cathedral, 11300 South Dr. Martin Luther King, Jr. Drive. Photo credit: Paul Petratis

Preservation Chicago Letter of Support on May 4, 2023 to the Commission on Chicago Landmarks regarding Greater Tabernacle Cathedral/Former Holy Rosary Church Complex, 11300-11312 S. King Drive, Chicago

Dear Chairman Wong and Members of the Commission on Chicago Landmarks,

We are writing to express our strong support for the “Preliminary Landmark Recommendation” of Greater Tabernacle Cathedral, formerly known as the Holy Rosary Catholic Church Complex and located at 11300 to 11312 S. Martin Luther King Jr. Drive, in the Roseland Community of Chicago.

This church structure and complex has been a community landmark since its construction in 1890, as it was designed by architect, Solon S. Beman, who was also the architect of the Town of Pullman, now known as the Pullman National Park.

The church, with its tall iconic tower and steeple, was constructed on “Pullman Lands,” once owned by industrialist, George Pullman, and prior to the construction of the tall railroad embankment and viaduct, must have appeared to be part of the larger Town of Pullman, directly to the east and across Cottage Grove Avenue. This was a very important feature and aspect to Mr. George Pullman as the vistas of his newly created factory town from various vantage points was meant to be overly impressive and beautiful to visitors, especially upon arrival by railroad.

The church building’s deep-rich red brick, gabled façade, arched windows and entry, in addition to its primary façades and monolithic tower, are a great compliment to the many of the designated Chicago Landmark buildings of architect Solon S. Beman, and the Pullman National Park nearby. We therefore view this church and the adjoining Olmsted-designed, Palmer Park, along with Elam Lutheran Church (now said to be vacant), also by Solon S. Beman, along with the former Pullman Manuel Training School/now Gwendolyn Brooks Academy, as an extension of the original Town of Pullman. And therefore, perhaps also an extension of the Pullman National Parklands, which we hope will continue to attract many visitors in the future, noting its rich history.

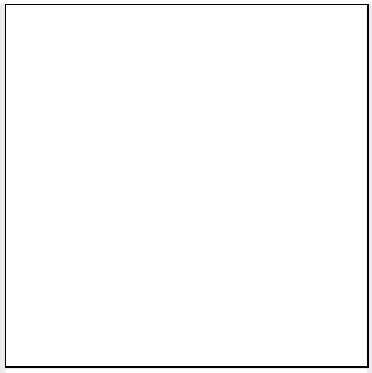
We also realize the great significance of the church, now Cathedral building and rectory to the career and accomplishments of former President Barack Obama, as this was the site of one of his early offices as a community organizer.

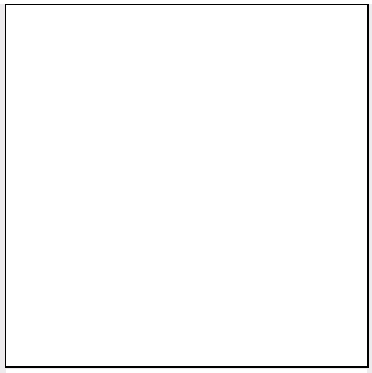
In 2020, Preservation Chicago, listed Roseland’s South Michigan Avenue Commercial District as one of our Chicago 7 Most Endangered sites. Located several blocks to the west of Greater Tabernacle Cathedral, we encouraged the possibility of a new Chicago Landmark District, extending from King Drive westward to Michigan Avenue and including the buildings, structures and parklands along 111th and 113th Streets.

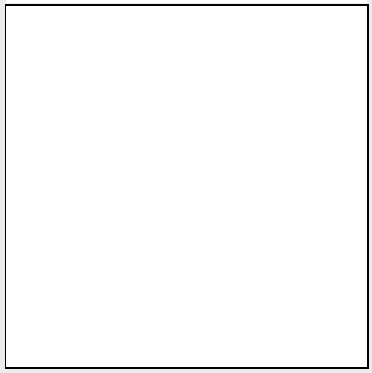
This was envisioned to co-join the Pullman National Monument, now Pullman National Park, and once
again tie together their shared histories, and encourage sensitive reuse, restoration and reinvestment of the historic buildings of Roseland and South Michigan Avenue. The recognition and designation of the Greater Tabernacle Cathedral Complex, may be the first step towards this idea and vision, looking to the future.

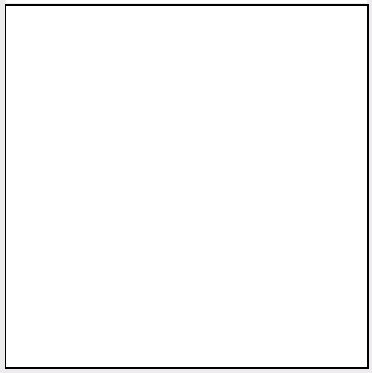
With all of this noted, we at Preservation Chicago wish to strongly support the Preliminary Landmark Recommendation for the Greater Tabernacle Cathedral, formerly known as Holy Rosary “Irish” Catholic
Church in the Roseland Community of Chicago. Thank you!

Sincerely,
Ward Miller, The Richard H. Driehaus Executive Director of Preservation Chicago

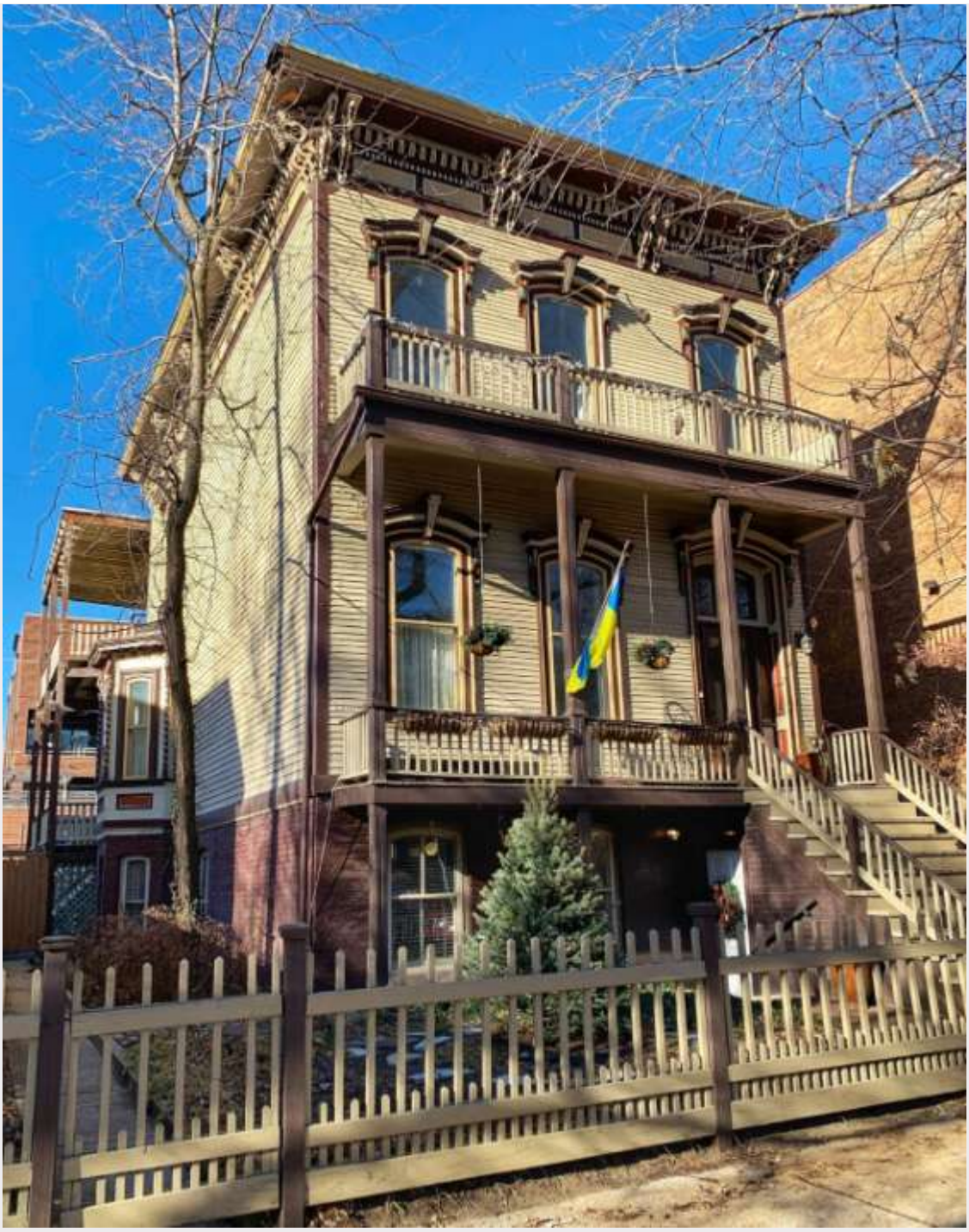








11.LOSS: Despite Widespread Community Opposition and Press Coverage, 2240 N. Burling Demolished for Side Yard



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



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'COMED FOUR' TRIAL

Defense calls bribery case 'collateral damage'

During closing, says clients caught up in feds' quest to bring down Madigan

By Jason Meisner and Ray Long
Chicago Tribune

The alleged scheme by four ComEd executives and lobbyists to bribe then-House Speaker Michael Madigan didn't play out like it often does in the movies, with envelopes stuffed with cash passed under a table, prosecutors told the federal jury in the "ComEd Four" trial Monday.

It was far more elaborate, a web of illicit payments funneling more than a million dollars to do nothing lobbyist "subcontractors," a deal guaranteeing billable hours for a politically connected law firm, a lucrative board seat for Madigan's candidate, and summer internships from people and from the speaker's 13th Ward.

"There isn't an envelope in this world big enough to fit all the money that they made ComEd pay out," Assistant U.S. Attorney Diane MacArthur said in her closing argument to the jury.

But defense attorneys scoffed at that notion, saying their clients were not only innocent, but that they were "collateral damage" in the government's yearslong quest to bring down Madigan, the Democratic leader at the apex of Illinois politics who was long considered to be untouchable.

Toward the end of his nearly two-hour presentation, Patrick Cotter, who represents one of the speaker's closest confidants, Michael McClain, told the jury that the entire case was "a conclusion in search of evidence."

"They already had their target. They already knew who was guilty — it was Mike Madigan," Cotter said, adding that once prosecutors assumed the speaker was guilty, "then everyone near him begins to look guilty."

His voice quaking with emotion, Cotter urged the jury to "be the shield that you were meant to be."

Turn to Trial, Page 5

BRIAN CASSELLA/CHICAGO TRIBUNE

Historic house torn down

Workers demolish a historic home at 2240 N. Burling St. in Lincoln Park on Monday. Real estate executive Thaddeus Wong bought the home late last year for $2 million. Activists from Preservation Chicago, along with local community organizations, launched an effort to save the nearly 150-year-old home. "It's really tragic, and we hoped the owner would have second thoughts," says Ward Miller, president of Preservation Chicago. Business

Johnson juggling transition to office

Maneuvering rules, with expectations of his supporters

By John Byrne
Chicago Tribune

Mayor-elect Brandon Johnson is trying to navigate city rules and the expectations supporters have for his administration while he puts together his leadership team.

As Johnson prepares to take office in less than a month, one of the heads of his transition team has sought a waiver from the city's Board of Ethics to avoid violating a policy designed to stop former employees from coming back to lobby or influence subjects they worked on for the city.

Johnson earlier this month named Maria Martinez as a legal adviser on the team that's helping him get organized and set his priorities as he prepares to succeed Mayor Lori Lightfoot. The inauguration is May 15.

But Martinez, now a lawyer for Croke, Fairchild, Duarte & Beres, was on the city payroll until January representing the Lightfoot administration's interests in Springfield, and the city's so-called revolving

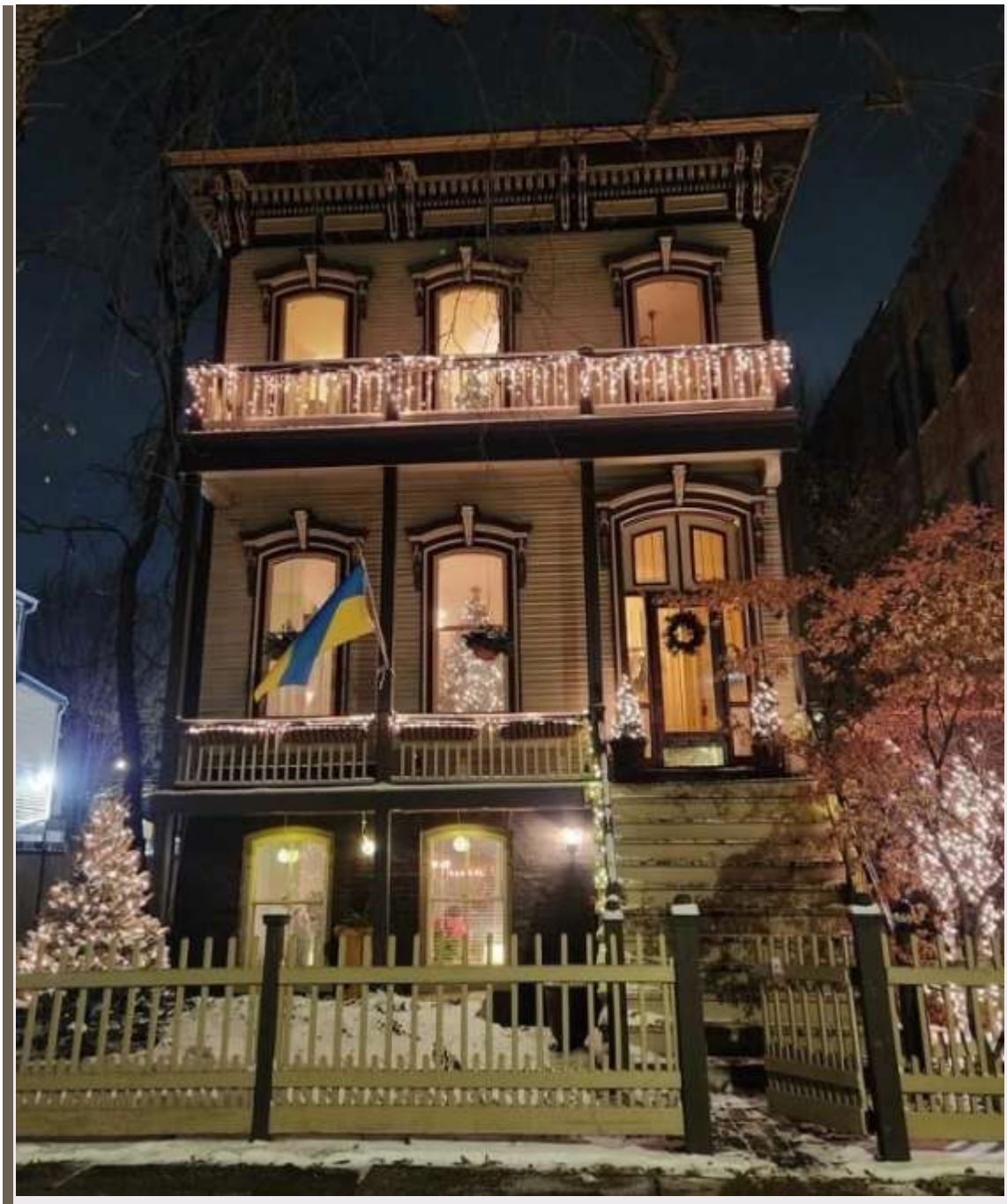
"Historic House Torn Down" Front page coverage of the demolition of 2240 N. Burling Street in Chicago's Lincoln Park neighborhood on April 25, 2023. Photo credit: Brian Cassella / Chicago Tribune



"Historic House Torn Down" Front page coverage of the demolition of 2240 N. Burling Street in Chicago's Lincoln Park neighborhood on April 25, 2023. Photo credit: Brian Cassella / Chicago Tribune



"Historic House Torn Down" Front page coverage of the demolition of 2240 N. Burling Street in Chicago's Lincoln Park neighborhood on April 25, 2023. Photo credit: Brian Cassella / Chicago Tribune



2240 N. Burling Street decorated for Christmas. Photo credit: Judy Blatherwick / Courtesy Block Club Chicago



Judy Blatherwick and her sister Kathy held Christmas festivities at their home every year at 2240 N. Burling. Photo credit: Judy Blatherwick / Courtesy Block Club Chicago



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

"A local real estate titan received a permit from the city's Department of Buildings to wreck and remove a historic Lincoln Park home built soon after the Great Chicago Fire of 1871, ending a monthslong effort by preservationists to save it.

"Thaddeus Wong, the Co-CEO of @properties | Christie's International Real Estate, bought the home at 2240 N. Burling St. late last year for $2 million from his neighbor Judy Blatherwick, a 79-year-old Chicago Public Schools retiree. Wong filed for a demolition permit in November. But city planners in the 1990s rated the Italianate wood frame historically significant, automatically putting a 90-day hold on the permit.

"Activists from Preservation Chicago, along with local community organizations, launched a petition drive to save the nearly 150-year-old home. The groups also asked the Chicago Commission on Landmarks to further delay the demolition or officially landmark 2240, but commissioners denied that request in February.

"'It's really tragic, and we hoped the owner would have second thoughts,' said Ward Miller, president of Preservation Chicago. 'I don't know of anyone in the community opposed to saving it.'

"Wong declined to comment for this story. Demolition was underway Monday morning.

"The tear down of Blatherwick's longtime home is another sign the city's 90-day rule can't fully protect Lincoln Park's historic buildings, added Miller, and without stronger safeguards, wealthy buyers will continue demolishing the community's graceful architecture, including its few remaining affordable units.

"The national Sheffield Historic District covers much of Lincoln Park, including 2240 N. Burling St., but the designation doesn't protect individual buildings. Between 1993 and 2019, more than 350 buildings, roughly one-third of the Sheffield district's stock, was either demolished or significantly

altered, often transformed from three-flats or other multifamily properties into single-family homes or new condominiums, according to an analysis by Landmarks Illinois.

"Residents are already mourning the loss of 2240 Burling, which Blatherwick's mother-in-law purchased in the 1950s.

"'I understand some people don't want the expense of preserving wood buildings, but 2240 is a very early post-Fire building that certainly deserves to be saved, and I think it's a travesty it's being torn down,' said Diane Gonzalez, a resident of nearby Old Town. 'There is not enough protection, and that's especially important for Lincoln Park, because its real estate is valuable, and some people want to put up fancy new buildings.'

"Preservation Chicago did explore several options to save 2240, he added, such as moving or disassembling the house and placing it elsewhere, much like the Harriet F. Rees House at 2110 S. Prairie Ave. was moved in 2014 to make way for Wintrust Arena, but the plans proved impractical. Instead, the group carefully photographed the exterior and interior of 2240, to at least preserve its memory.

"Gonzalez said Lincoln Park may need the stronger protections given by local landmark status. She helped lead the fight to get the Old Town neighborhood designated a city landmark in 1977, a move that saved much of its Victorian-era architecture.

"'Old Town is a gem that was saved, thank God,' she said." (Rogal, Chicago Tribune, 4/25/23)

Read the full story at the Chicago Tribune

Demolition of historic Lincoln Park home underway after lost preservation fight, Brian J. Rogal, Chicago Tribune, 4/25/23

152-Year-Old Lincoln Park Home Demolished After Fight To Preserve It: 'Piece Of Chicago History Is Now Gone'; "We lost a cornerstone of the neighborhood that all this has grown on top of, and now they're forced to leave because the area's gotten too nice," a neighbor said, Mack Liederman, Block Club Chicago, 4/28/23

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

12. WIN: After Years of Delays, Obsidian Collection Finally Receives Zoning Approval (Chicago 7 2019)



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

"The Obsidian Collection received zoning approval to convert the historical Palmer mansion at 3654 S. King Drive into a digital archive center and members-only coworking hub for Black journalists and creators.

"Obsidian Collection founder Angela Ford is behind the $3.8 million plan for the famed Lu and Jorja Palmer mansion, which landed on Preservation Chicago's 'Most Endangered Buildings' list four years ago after falling into disrepair.

"Completed in 1888 for Justice D. Harry Hammer, the mansion was bought by local journalist Lu Palmer and his wife, Jorja, in 1976. Palmer remained in the house until his death in 2004.

"Ford wants to transform the mansion into a three-story facility where members can enjoy small bites and non-alcoholic beverages. Two apartments on the top floor would serve visiting scholars, and the space would host events like film screenings and panel discussions, Ford said at a community meeting earlier this year. (Nesbitt Golden, Block Club Chicago, 4/19/23)

Preservation Chicago strongly supports Angela Ford and The Obsidian Collection's effort to adaptively reuse the Palmer Mansion for a nonprofit digital archive for photographs, video and documents to focus on making Black history more available and accessible. This is an incredibly exciting development. Despite a series of exasperating delays and obstructions, we continue to do everything we can to support this effort.

Preservation Chicago had been concerned about the deteriorating condition of the Justice D. Harry Hammer Mansion/Lutrelle 'Lu' & Jorja Palmer Mansion for years. To help raise awareness and to pressure stakeholders, it became a Chicago 7 Most Endangered in 2019. We have played an active role working with community organizations, local leaders, and decision-makers to help bring about a preservation-sensitive outcome for this building.

Read the full story at Block Club Chicago

Bronzeville's Palmer Mansion Will Become Obsidian Collection Archive, Coworking For Black Creators; City Council also approved $6 million for the construction of the much-anticipated Lillian Marcie Center for the Performing Arts, Jamie Nesbitt Golden, Block Club Chicago, 4/19/23

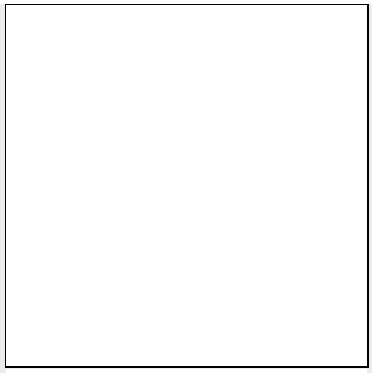
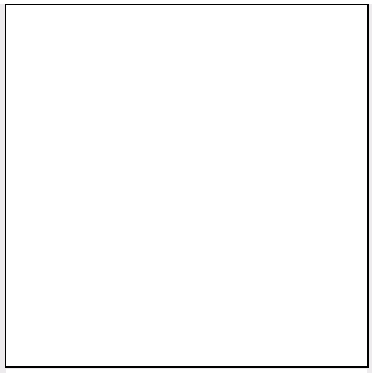
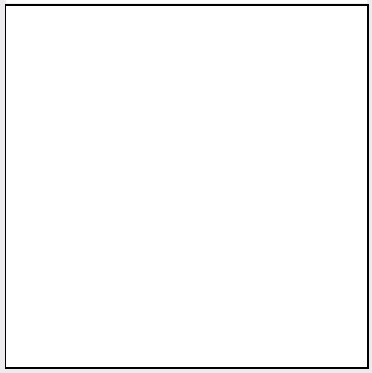
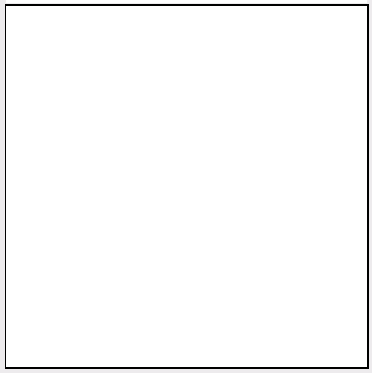
Bronzeville's Obsidian Collection Nears Finish Line As It Goes For City Council Approval; The $3.8 million project would be home to a digital archive center and co-working hub inside the historical Lu and Jorja Palmer mansion on King Drive, Jamie Nesbitt Golden, Block Club Chicago, 2/1/23

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

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

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

The Obsidian Collection Website

13.POTENTIAL WIN: Five Historic LaSalle Street Skyscrapers Selected for Adaptive Reuse



Harris Bank Building, 1910, Shepley, Rutan and Coolidge, 111 W. Monroe St. 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 Street. Rendering credit: Solomon Cordwell Buenz



Clark Adams Building, 1927, Burnham Brothers, 105 W. Adams Street. Rendering credit: Blackwood Group and Celadon Partners

"Two more proposals to create affordable housing on LaSalle Street could get city funding.

"The proposals are part of an initiative to revitalize LaSalle Street in the Financial District by turning office buildings into residential units. Developers pitched ideas, and the city initially chose three in March — but two semi-finalists resubmitted their proposals and have been chosen to move forward and possibly get tax-increment finance funding.

"The final two picks are for 105 W. Adams St. and 30 N. LaSalle St.

"The five proposals need City Council approval to get the funding and move forward. If approved, they'll create more than 1,600 housing units, with more than 600 of them affordable.

"The conversions could reduce upper-story commercial vacancies along the corridor by nearly 50 percent, officials said.

"'As LaSalle Street continues to evolve as one of the most distinguished and storied corridors in the Midwest, these conversions reaffirm the city's support for innovative projects and improvements that reinforce its economic vitality for all Chicagoans,' Mayor Lori Lightfoot said in a news release.

"The three other proposals are for projects at 111 W. Monroe St., 135 S. LaSalle St. and 208 S. LaSalle St. They are slated to create 1,059 apartments, 317 of them affordable, and will get $188 million in tax-increment finance funding.

"All five proposals will go through a review process with the city's planning and housing departments, according to a news release. They will then move to the Community Development Commission and then City Council for final approval." (Mercado, Block Club Chicago, 5/9/23)

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

The Monroe Residences & Hotel, 111 W. Monroe St.
The Field Building, 135 S. LaSalle St.
The LaSalle Residences, 208 S. LaSalle St.
Clark Adams Building, 105 W. Adams St.
30 N. LaSalle St. (Site of the Stock Exchange Building by Louis Sullivan)

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 Block Club Chicago

City Funding Could Help Bring More Affordable Housing To LaSalle Street; More than 1,600 apartments are slated to come to the financial corridor; Melody Mercado, Block Club Chicago, 5/9/23

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

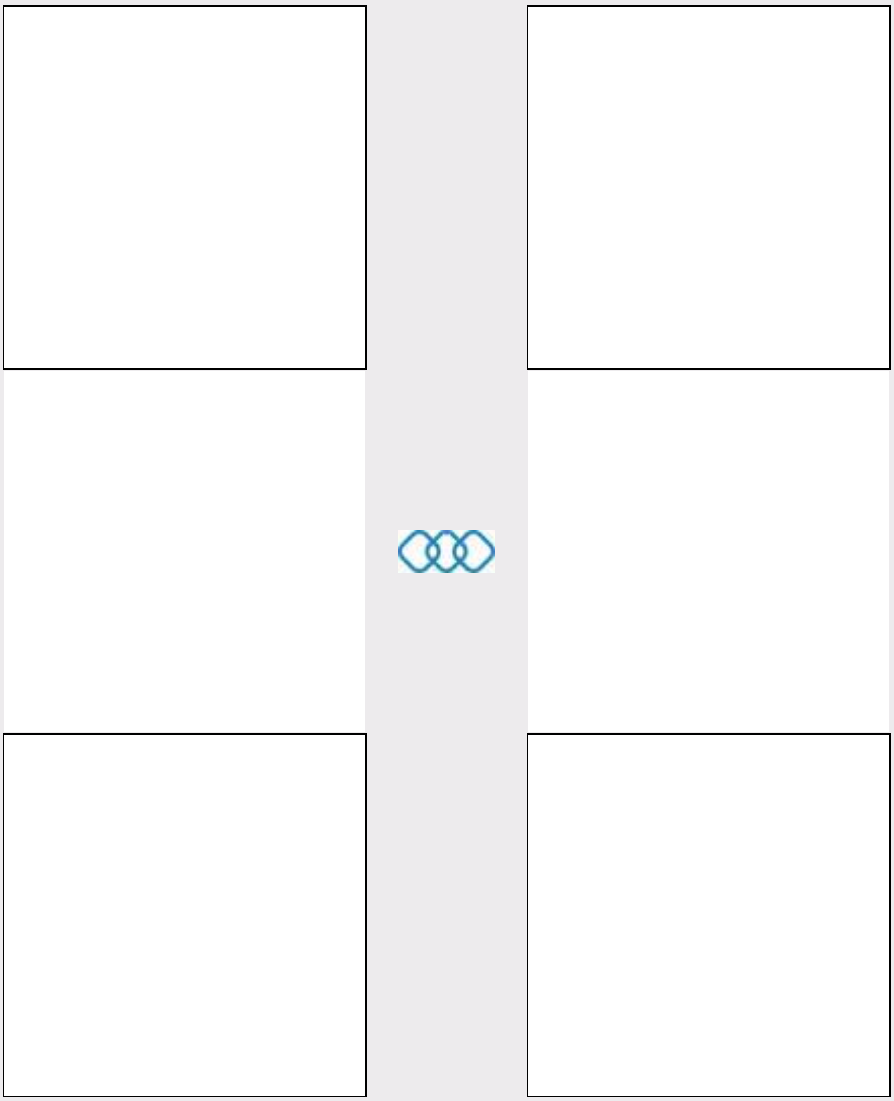
City Selects Three LaSalle Street Adaptive Reuse Proposals for Financial Support; Conversion projects would invest $550 million downtown, creating nearly 320 affordable units, Mayor's Press Office, 3/28/23

Mayor Lori Lightfoot backs 3 city-subsidized LaSalle Street apartment projects, CBS Chicago, 3/28/23

LaSalle Reimagined: 105 W. Adams; Urbanize breaks down the six proposals vying for city funding, Lukas Kugler, Urbanize Chicago, 3/7/23

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



14. Chicago Sun-Times Editorial: Pullman's Hotel Florence Deserves a Chance to Welcome Guests Again



Pullman Hotel Florence, 1881, Solon S. Beman, 11111 S. Forrestville Avenue. Photo Credit: Eric Allix Rogers



Pullman Hotel Florence, 1881, Solon S. Beman, 11111 S. Forrestville Avenue. Photo credit: Eric Allix Rogers



Pullman Hotel Florence, 1881, Solon S. Beman, 11111 S. Forrestville Avenue. Photo credit: Eric Allix Rogers



Pullman Hotel Florence, 1881, Solon S. Beman, 11111 S. Forrestville Avenue. Photo credit: Eric Allix Rogers



Pullman Hotel Florence, 1881, Solon S. Beman, 11111 S. Forrestville Avenue. Photo credit: Eric Allix Rogers

"The Hotel Florence in the Pullman neighborhood has been in a kind of limbo since the state bought the Victorian-era landmark 32 years ago.

"Built in 1881 by railroad car manufacturer George M. Pullman to welcome guests to his new self-contained company town, the state in 1991 had plans to restore the hotel and make it a tourist attraction for the historic neighborhood.

"But the effort faced fits and starts — mostly fits — over the next three decades and was never completed.

"That could change Wednesday. That's when the Illinois General Assembly's Executive Committee is set to hear a bill that would allocate $21 million toward the hotel's restoration. The bill also calls for the state to seek a private operator that would handle the hotel's redevelopment and run the facility afterward.

The Far South Side Pullman community has seen plenty of long-awaited successes lately. There's the U.S. National Park Service turning the once-vacant former Pullman train factory at 11101 S. Cottage Grove Ave. into a beautifully restored visitors' center in 2021, and the current commercial redevelopment of vacant industrial land on the north side of East 111th Street.

Given those successes, the executive committee must follow suit and give the thumbs-up to the Hotel Florence bill, followed by the Senate and then Gov. J.B. Pritzker granting the measure quick passage and a signature.

"The Illinois Department of Natural Resources owns the Hotel Florence, 11111 S. Forrestville Ave. The state bought the building in 1991 from the Historic Pullman Foundation, which purchased the structure in 1975 to save it from demolition.

In addition to the 1881 building, the hotel has a four-story annex that was built along 111th Street in 1914.

"The hotel has been open for tours on occasion. But if this latest effort is successful, guests could once again stay in the hotel, and its first floor restaurant — which had been operational off and on since the 1990s — would be revived as well. The state would retain ownership of the property.

"With every administration, they promised and nothing gets delivered," Smith said. "Here we are now with an incredible opportunity."

If the bill becomes law, the state's Department of Natural Resources would have the power to issue a request-for-proposals within six months, seeking a developer/operator for the hotel — including the annex — and the restaurant.

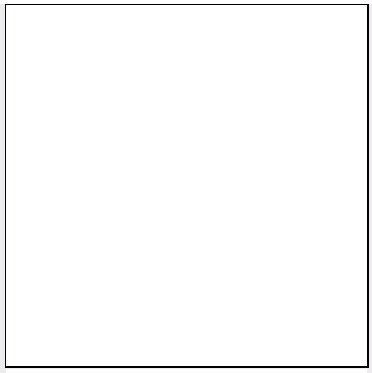
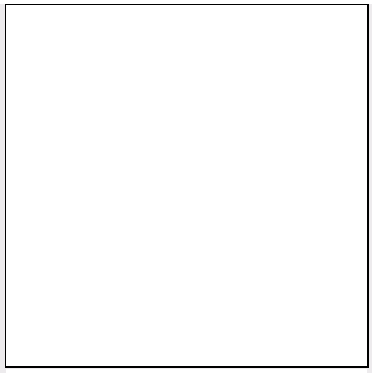
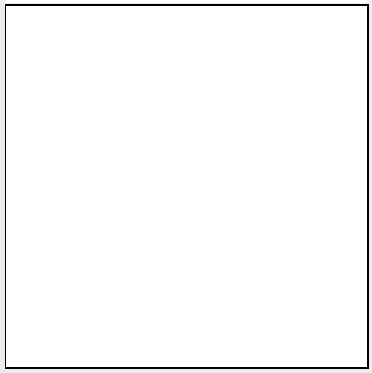
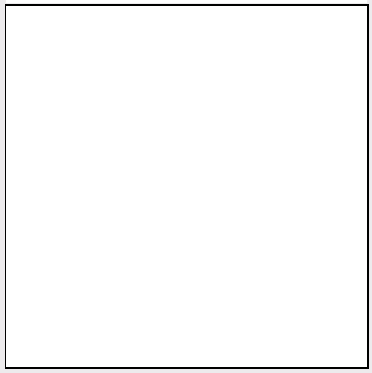
But the end result would be a new, historic hotel and restaurant that is also a self-sustaining tourist destination that would complement the National Park Service's efforts in Pullman.

That's good for the neighborhood, the South Side and the city itself. (Chicago Sun-Times, Editorial Board, 5/2/23)

Preservation Chicago has long advocated for the restoration and reactivation of the Hotel Florence. With all of the success of boutique hotels in historic buildings, Preservation Chicago would encourage the Hotel Florence to be faithfully restored and reopened as a highly authentic hotel or museum.

Read the full editorial at Chicago Sun-Times

Pullman's Hotel Florence deserves a chance to welcome guests again; The Pullman community has seen plenty of long-awaited successes in recent years. Legislators have a chance at another one, and should pass a bill to find a private developer to revive the historic Hotel Florence, Chicago Sun-Times, Editorial Board, 5/2/23

15.Op-Ed: Midway Plaisance is the Wrong Site to Replace Park Space Taken for Obama Center



Aerial view of eastern end Midway Plaisance. Photo credit: Steven Vance / Chicago Cityscape

"Chicago will soon have a new mayor. At this renaissance moment, we have an extraordinary opportunity to throw out Chicago's old and worn playbook based on backroom deals, and to assemble a new one based on equity, justice and transparency.

"Here's an example happening right now: Despite community opposition, the misguided, top-down designation of the eastern end of the Midway Plaisance — a historic park designed by renowned landscape architect Frederick Law Olmsted — as a "replacement" for parkland taken for the Obama Presidential Center continues its slow crawl forward.

"The Chicago Park District notified nearby residents of its application to the Chicago Plan Commission to be heard at its April 20 meeting at 10 a.m. The park district's intent is to use the Midway site to fulfill the city's legal responsibility to replace recreational park space lost in adjacent Jackson Park.

"The application includes a proposal to reconfigure that portion of the Midway by draining an existing wetland and installing water-diverting piping to try to replicate its natural functions, and by constructing an expansive, universally accessible playground as the central feature.

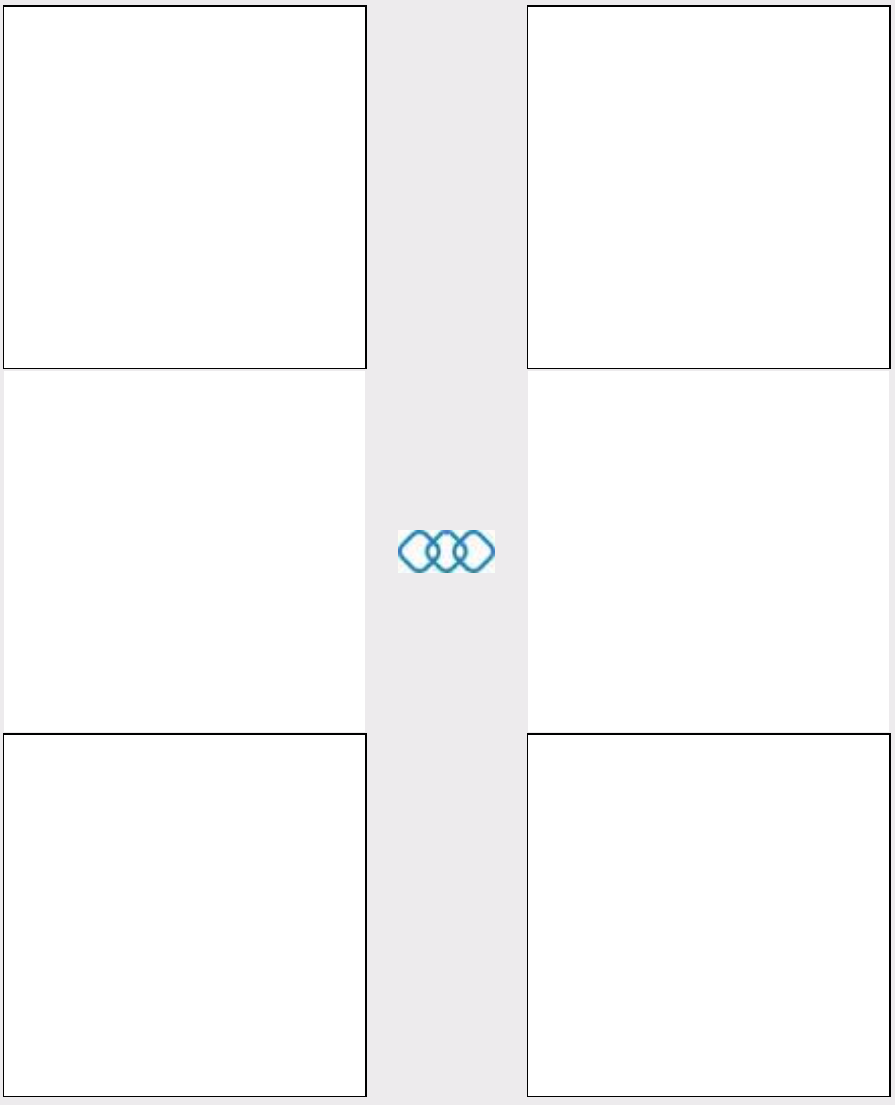
"We believe the City of Chicago and the park district need to reverse course — to reclaim their responsibility to protect and enhance Chicago's public parks by choosing a different location for the required replacement parkland. This choice could provide new parkland in a neighborhood that lacks adequate access to open space.

"At a time when many mature trees in Jackson Park have been removed and when alarming predictions about the accelerating rate of climate change continue to escalate, environmental priorities should be paramount. The Midway Plaisance Advisory Council has endorsed an alternative plan to incorporate the existing wetland into a space landscaped for sustainable, low-maintenance use and centered on the restored Cheney-Goode Memorial, the first monument (1932) to women erected in any Chicago park, which has been long neglected and is overdue for attention.

"We heartily support the goal of the park district to serve Chicago's special-needs community with an ambitious and innovatively-designed playground. However, the existing parkland at the eastern tip of the Midway is ill-suited as the location for this use. The location is inappropriate for three reasons: the lack of barriers between the Stony Island Avenue traffic next to the Midway, and children and adults who would be using the playground and have a wide range of needs and experiences; the lack of adequate parking close to the site; and the lack of adjacent restroom facilities." (Lodato, Nelms and Seidel, Chicago Sun-Times, 4/18/23)

Read the full op-ed at Chicago Sun-Times

Midway Plaisance is the wrong site to replace park space taken for Obama Center; The city and the park district need to replace recreational space taken from Jackson Park for the Obama Presidential Center, but the eastern end of the Midway should remain a sustainable wetland, parks advocates write, Bronwyn Nichols Lodato, Brenda Nelms and Mary Lu Seidel, Chicago Sun-Times, 4/18/23



16.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.

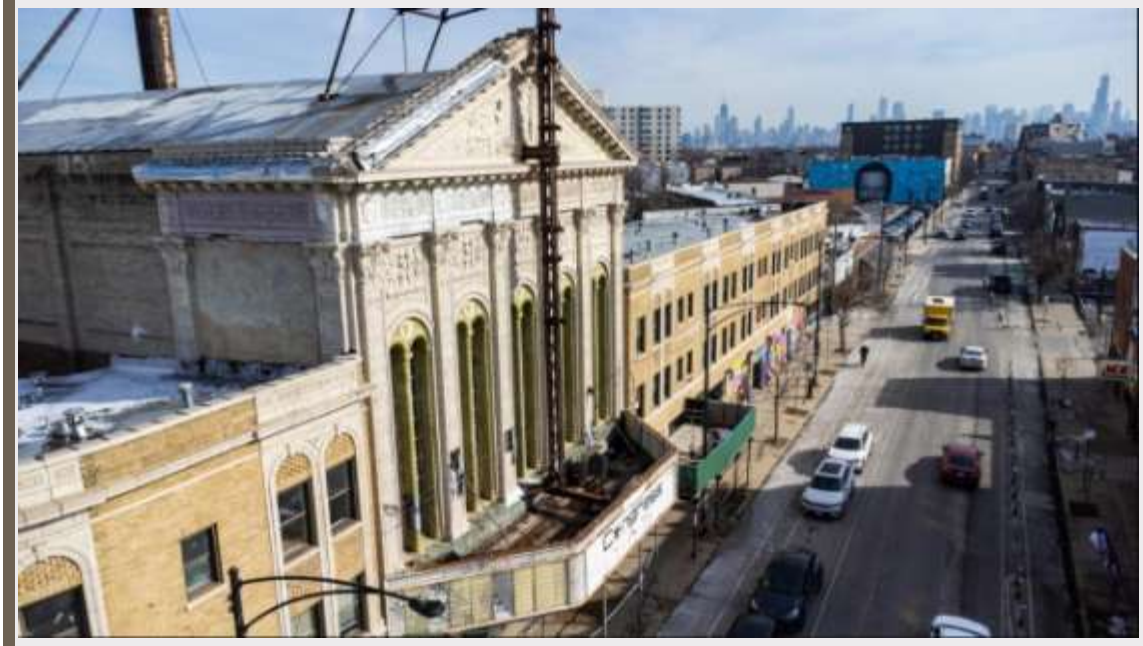
"The proposal calls for the destruction of the existing holes at South Shore and a majority of the holes at Jackson Park, in addition to removing roadways that connect the neighborhood to South Lake Shore Drive. While Openlands agrees that these historical golf courses deserve a restoration to make them 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.

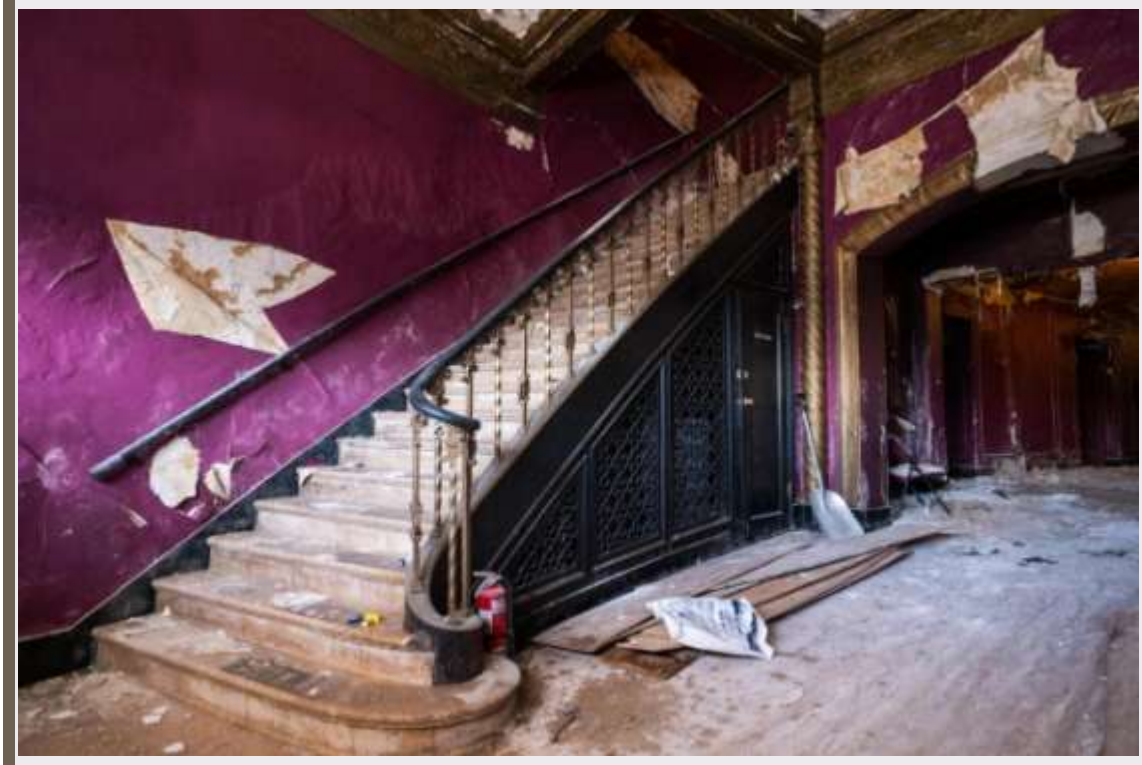
"We need your help to make sure that a true restoration of the Jackson Park and South Shore Golf Courses that also protects the South Shore Nature Sanctuary is prioritized over the proposed TGR Golf Course. Please use this form to contact your Alderperson and Mayor Lightfoot to request their action on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

Letter writing form at Openlands website

17.POTENTIAL WIN: Stalled Congress Theater Redevelopment Plan Moving Forward Again



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



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



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

"Long-discussed plans to rehab the deteriorating Congress Theater are back on track, with a key city panel expected to vote on the proposal as early as next month.

"Developer Baum Revision is asking for $27 million in tax-increment financing to support the $88 million renovation.

"The funding request was introduced to City Council last month, but staunch union supporter Ald. Susan Sadlowski Garza (10th) temporarily blocked further consideration of the ordinance over labor concerns.

"Sadlowski Garza sent the proposal to Rules Committee — sometimes referred to as legislative purgatory. Alderpeople voted Wednesday to bring the ordinance out of its standstill, and it will now be considered by the council's Finance Committee before a final vote before the full council.

"In a text message, project champion Ald. Daniel La Spata (1st) said AEG, the theater operator, and labor union UNITE HERE Local 1, have reached a labor agreement to resolve Sadlowski Garza's concerns. La Spata declined to comment further.

"The historical Congress Theater, 2135 N. Milwaukee Ave., is in a dire state after sitting vacant for a decade and years of negligence.

"Baum plans to fully restore the 2,900-seat, 1920s music venue as well as the surrounding retail shops and apartments.

"Baum is the second developer in recent years to endeavor an extensive rehab of the Congress Theater, which was shut down by the city in 2013 for code and safety violations after embattled former owner Eddie Carranza defaulted on $4 million in loans.

"Built in 1926 by Fridstein & Co., the Congress is one of the last-remaining theaters associated with famous "moving picture theater" operators Lubliner & Trinz. It is a city landmark with an impressive number of original architectural details.

But the historical theater has crumbled in recent years as redevelopment efforts have stalled. Baum officials previously said the theater's worsening condition — combined with higher construction costs — have made the renovation project challenging." (Bloom, Block Club Chicago, 4/19/23)

The Congress Theater was designated a Chicago Landmark in 2002 in large part due to the strong advocacy and dedication of Preservation Chicago and Logan Square Preservation. It was added to the National Register of Historic Places in 2017.

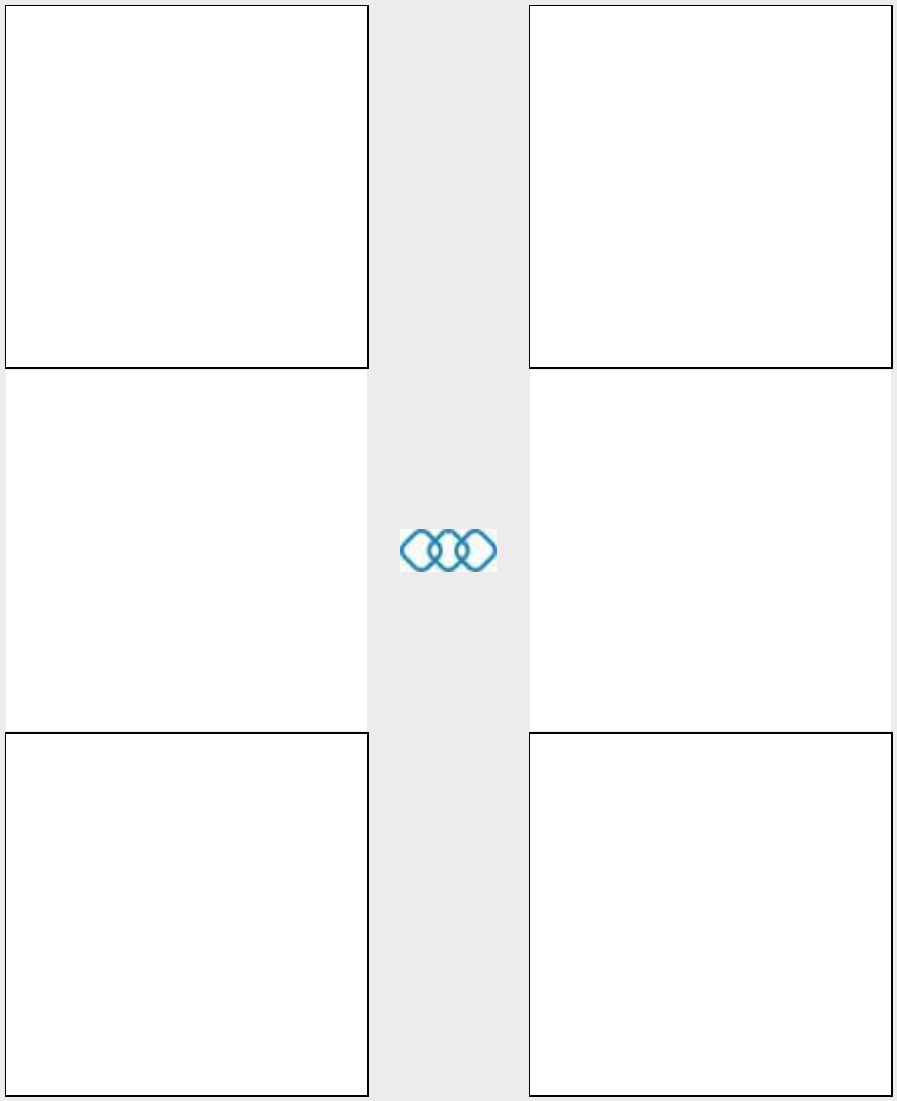
Over the past 20 years, Preservation Chicago and Logan Square Preservation have continued to advocate for its restoration and reactivation. There have been many challenges and false starts, but we are optimistic that this renovation effort will prove successful.

Read the full story at Block Club Chicago

City Council Revives Congress Theater Redevelopment Plan, Sets Up Key Votes To Advance $88 Million Project, The $88 million proposal was pulled out of the Rules Committee, which is considered legislative purgatory, after a labor agreement was reached between the theater operator and a local labor union, Mina Bloom, Block Club Chicago, 4/19/23

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

Congress Theater Chicago Landmark Designation Report, August 2, 2000



18.WIN: Lillian Marcie Center for the Performing Art Adaptive Reuse of Bronzeville Marshall Field Warehouse Receives TIF Funding



Lillian Marcie Center / Marshall Field & Company Warehouse Stable, 1904, William Ernest, 4343 S. Cottage Grove Avenue. Adaptive reuse theater development Bronzeville. Rendering credit: Nia Architects



Marshall Field & Company Warehouse Stable, 1904, William Ernest Walker, 4343 S. Cottage Grove Avenue. Photo credit: Google Maps

"The Lillian Marcie Center is being built on the site of an old Marshall Field warehouse built in 1915.

"The council approved $6 million in tax-increment financing to support the construction of the Lillian Marcie Center for the Performing Arts, 4343 S. Cottage Grove Ave.

"The 22,500-square-foot, two-story space is the centerpiece of a larger initiative that includes plans for a Black performing arts museum, studio space, a restaurant and jazz club.

"The center is planned to have a 350-seat, multi-level auditorium and a 100-seat space for more intimate performances, along with rehearsal space, dressing rooms and offices. An outdoor gathering area would offer neighbors space to meet, officials have said.

"Construction is estimated to cost $25 million. The state is providing funding via a grant from the Build Illinois Bond Fund. (Nesbitt Golden, Block Club Chicago, 4/19/23)

“The Lillian Marcie Center for the Performing Arts, 4343 S. Cottage Grove Ave., will be on the site of an old Marshall Field warehouse built in 1915. The 22,500-square-foot, two-story space is the centerpiece of a larger initiative that includes plans for a Black performing arts museum, studio space, a restaurant and jazz club.

“Local developer Keith Giles and investor Mike Wordlaw will oversee construction, working with Bronzeville native and actor Harry Lennix to bring his vision of a ‘Black Lincoln Center for the Performing Arts’ to life.

“The center will complement other efforts to revitalize the 43rd Street corridor, including 4400 Grove — a mixed-use development now home to Bronzeville Winery — and restoration of The Forum, which owner Bernard Loyd hopes to transform into a cultural destination.

“‘Where government has fallen short, and where the church has failed, that’s where culture can come in. I believe it’s an excellent third way, but we need both the church and the state in order to support the culture. I’m especially grateful to all of those who agreed with that sentiment,’ Lennix said." (Nesbitt Golden, Block Club Chicago, 4/20/22)

William Ernest Walker Walker was a well-known architect of the period who started his career as a draftsman for Henry Ives Cobb for five years. He also served as Superintendent of Construction for the City of Chicago’s Board of Education. Walker designed many types of buildings across Chicago, including a few luxury apartment towers along Lake Shore Drive. However, large scale warehouses and fireproof apartment buildings were his specialties.

In addition to the Marshall Field & Company Warehouse Stable at 4343 S. Cottage Grove Avenue, William Ernest Walker designed other stables for Marshall Fields, including:

– 3133-3137 N. Halsted Avenue – (Briar Street Theater, converted in 1993) permit issued in 1902

– 858-860 E. 63rd Street (SW corner of St. Lawrence Ave; Demolished), 1902

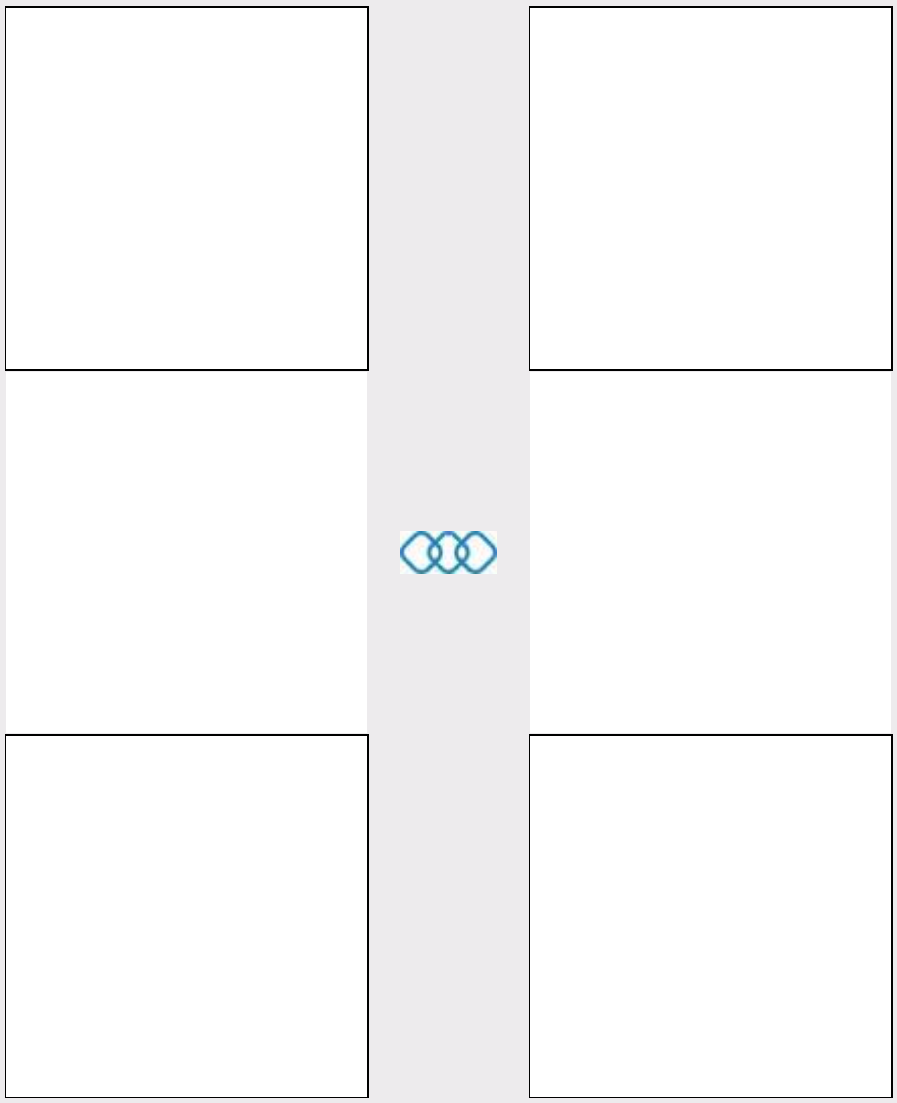
Read the full story at Block Club Chicago

Bronzeville’s Palmer Mansion Will Become Obsidian Collection Archive, Coworking For Black Creators; City Council also approved $6 million for the construction of the much-anticipated Lillian Marcie Center for the Performing Arts, Jamie Nesbitt Golden, Block Club Chicago, 4/19/23

Bronzeville’s Lillian Marcie Center, A 350-Seat Theater In The Works, Gets $26 Million In State Funding; The grant will bring actor Harry Lennix one step closer to realizing his vision of a ‘Black Lincoln Center for the Performing Arts,’ Jamie Nesbitt Golden, Block Club Chicago, 4/20/22

Performing arts complex planned for former Marshall Field warehouse; The Bronzeville project will house two theater spaces and the African American Museum of Performing Arts, Jay Koziarz, Urbanize Chicago, 7/13/21

Actor Harry Lennix plans to build 'the Black version of Lincoln Center' on Chicago's South Side, Chris Jones, Chicago Tribune, 12/2/20



19.WIN: Lakeside Theater to Become Performing Arts Center After Extensive Renovation



Rendering of proposed renovation and adaptive reuse of Lakeside Theater building, at 4730 N. Sheridan Road by CircEsteem. Rendering credit: CircEsteem



Existing condition of Lakeside Theater building at 4730 N. Sheridan Road with mural. Photo credit: Google Maps

"The renovation of CircEsteem's Uptown headquarters is moving forward after the City Council approved $5 million for the project Wednesday.

"The circus arts nonprofit is planning a massive overhaul of its complex at 4730 N. Sheridan Road, the Lakeside Theater building that opened in 1914 as a movie house.

"Plans call for a renovation of the building and an expansion of its performing arts hub and youth center. The project received $5 million from the city through a community development grant and through tax-incremental financing, which were approved Wednesday by the City Council.

"CircEsteem decided to remove an expansive mosaic mural from its building's facade to renovate the building.

The mural, titled 'I Will ...,' was installed in 2006 under the building's previous owner and with help from neighborhood kids. It covers much of the front facade.

"The organization plans to add windows to the building's facade, similar to how it looked in its earliest days. That required the removal of the mural, created by artist Tracy Van Duinen.

"The decision to remove the mural was not an easy one, said Patty Aikonedo, director of community outreach at CircEsteem. But it will help the group restore its building to its 1910s movie-house roots while creating a state-of-the-art performance center and neighborhood attraction, she said.

"'It doesn't entirely encapsulate the excitement and energy going on in CircEsteem,' Aikonedo said of the building's facade. 'We want the community to know what is going on behind the scenes at CircEsteem, to see how talented our kids are.'

"CircEsteem, founded in 2001, helps kids learn self-esteem and artistic expression through circus arts. It holds after-school programs and workshops throughout the city, as well as programs and performances from its Sheridan Road headquarters.

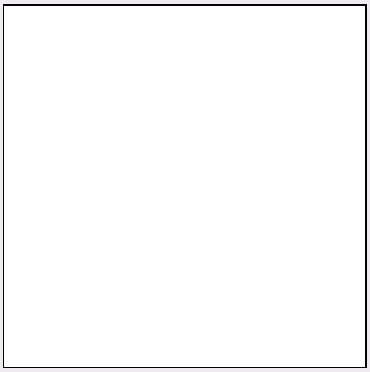
"For most of its existence, CircEsteem shared space in the building at 4730 N. Sheridan Road with youth empowerment agency Alternatives Inc. Thanks to an anonymous donation, CircEsteem was able to buy the building from Alternatives in August.

"CircEsteem learned last summer it would receive a community grant from the city to renovate its building. The group will try to raise $2.2 million in a capital campaign to support the remainder of the project, city records show.

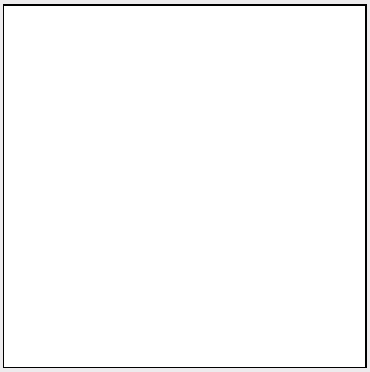
"The renovated building is slated to debut summer 2024." (Ward, Block Club Chicago, 4/19/23)

Read the full story at Block Club Chicago

CircEsteem's Uptown Headquarters Gets $5 Million For Renovation With City Council Approval
The circus arts nonprofit plans to renovate its Sheridan Road building into a performing arts center.
The project required the removal of a popular mural, Joe Ward, Block Club Chicago, 4/19/23







20.WIN: Redevelopment underway for MHUB / Cameron Building



mHUB / Cameron Building / Cook Brothers Building, 1926, Thielbar and Fugard, 240 N. Ashland Avenue. Photo credit: Community Development Commission



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



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

"A preliminary permit for interior demolition has been granted in preparation for the revitalization of the Cameron Building at 240 N Ashland Avenue in the Near West Side. Situated on the southwest corner at the intersection with W Fulton Street, the historic clocktower building has been vacant for several years and is now proposed as the new headquarters for local incubator mHUB. The non-profit organization is driving the initiative, while Gensler is now confirmed as the project architect.

"Constructed in 1926, Cameron Building was designed by Thielbar and Fugard in the Prairie Style and functioned as a manufacturing plant for the Cameron Can Company for many years. It later housed the headquarters for Crate & Barrel's CB2 until 2019.

"mHUB plans to relocate from its current 63,000-square-foot facility at 965 W Chicago Avenue in River West to the larger 80,000-square-foot building as its existing lease is set to expire next year. The manufacturing-centric incubator has been responsible for 410 patents, 3,900 new jobs, and millions in capital raised for its affiliated companies. Today the structure remains a prominent focal point when looking west along Fulton Street.

"mHUB is expected to invest approximately $32 million in purchasing the property and an additional $14 million in adapting it to suit its requirements. This will allow for the relocation of nearly $6 million worth of prototyping equipment, 10 labs, a micro-factory, and other facilities that host over 50 entrepreneurial and technical classes for more than 600 members.

"The approved plan will allocate $17.5 million in Tax Increment Financing (TIF) from the Kinzie Industrial Corridor, as well as $9.5 million in state funds, to help realize their vision for the three-story building, including the restoration of the clock tower as reported by Crain's Chicago.

"The interior demolition permit has listed Executive Construction as the general contractor, with this initial stage reported to cost $250,000. With mHUB having just purchased the site, the project is anticipated to be completed later this year, allowing the incubator to move in before the expiration of their current lease." (Crawford, Chicago YIMBY, 5/4/23)

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

This is an excellent use of for this historic loft warehouse building. Preservation Chicago strongly encourages the use of city funds to restore and reactivate Chicago Landmarks and landmark-eligible buildings. We additionally encourage Chicago Landmark designation status be a requirement for eligibility for the significant investment of public funds.

Read the full story at Chicago YIMBY

Initial Permit Issued For MHUB Redevelopment Of Cameron Building In Near West Side, Jack Crawford, Chicago YIMBY, 5/4/23

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

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

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



21.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.

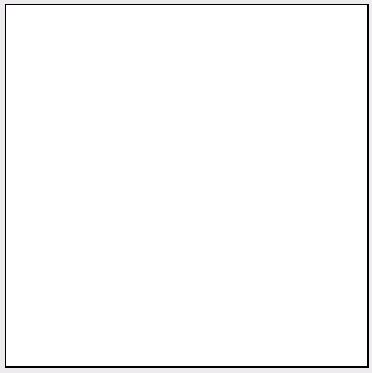
The Schulze Baking Company building is a beautifully designed industrial building and was thoroughly modern for its time. Its design is highlighted by a combination of its strong classical form, extensive geometric patterns and detail in the white glazed brick, vivid blue terra cotta, and exuberant Sullivanesque-inspired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

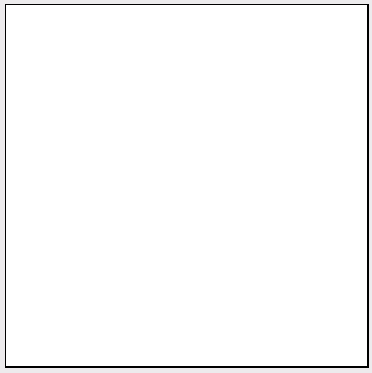
Read the full story at the Chicago Sun-Times

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



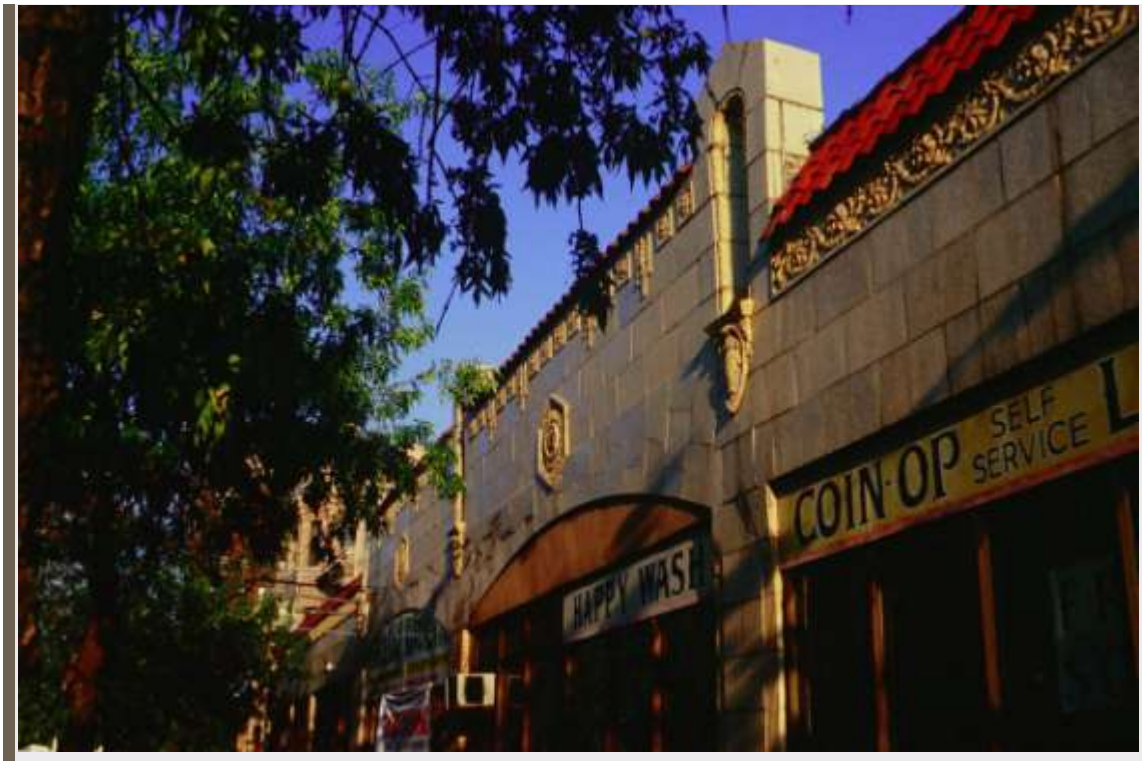




22.THREATENED: Happy Wash Terra Cotta Building To Be Demolished for New Development



Happy Wash Building, 1359 W. Wilson Ave. Photo credit: Martin Tangora



Happy Wash Building, 1359 W. Wilson Ave. Photo credit: Martin Tangora



Proposed new construction at 1359 W. Wilson Ave. Rending credit: Axios Architects and Consultants

"The city has signed off on a developer's plan to replace a Wilson Avenue retail building with an apartment complex, the third time a developer has tried to build on the site.

"The Zoning Board of Appeals on Friday approved plans to replace the single-story retail strip at 1359 W. Wilson Ave. with a 28-unit apartment building. With the vote, the project has final approval after years of developers eyeing the property.

"Plans call for a five-story building to be erected at the corner of Wilson Avenue and Dover Street. There will be a mix of one- and two-bedroom units and a first-floor parking garage with 25 parking spots and 18 bike racks.

The project did not need a rezoning, but developers Ayman Khalil and Kareem Musawwir sought zoning variances to build closer to the property lines and increase the maximum height allowed from 60 feet to 66 feet, records show. The Zoning Board of Appeals approved those variances Friday.

"Because the project did not need a rezoning, it will not be required to include affordable units. The city's affordability requirement only kicks in when a rezoning is required, if it was a former city-owned lot or if the project gets financial support from the city.

"The existing building at 1359 W. Wilson Ave. — known to neighbors as the Happy Wash building — is home to The Mukase African Restaurant." (Ward, Block Club Chicago, 4/26/23)

Preservation Chicago and community preservation partners strongly oppose the demolition of the ornate terra cotta building at 1359 W. Wilson Ave. In return for the zoning approval, the developer should have been required to retain and incorporate the historic one-story terra cotta façade into the new construction.

Read the full story at Block Club Chicago

5-Story Apartment Building Coming To Wilson Avenue In Uptown After Developers' Third Try Gets Approved; The development will bring 28 apartments and 25 parking spaces to the site of the Happy Wash retail building, Joe Ward, Block Club Chicago, 4/26/23

ZBA Approves Variances for New Residential Development at Former Site of Happy Wash, Uptown Update, 4/22/23

24.WIN: Our Lady of Victory Church Parishioners Challenge Closure in Vatican Court and Win! (Chicago 7 2021)



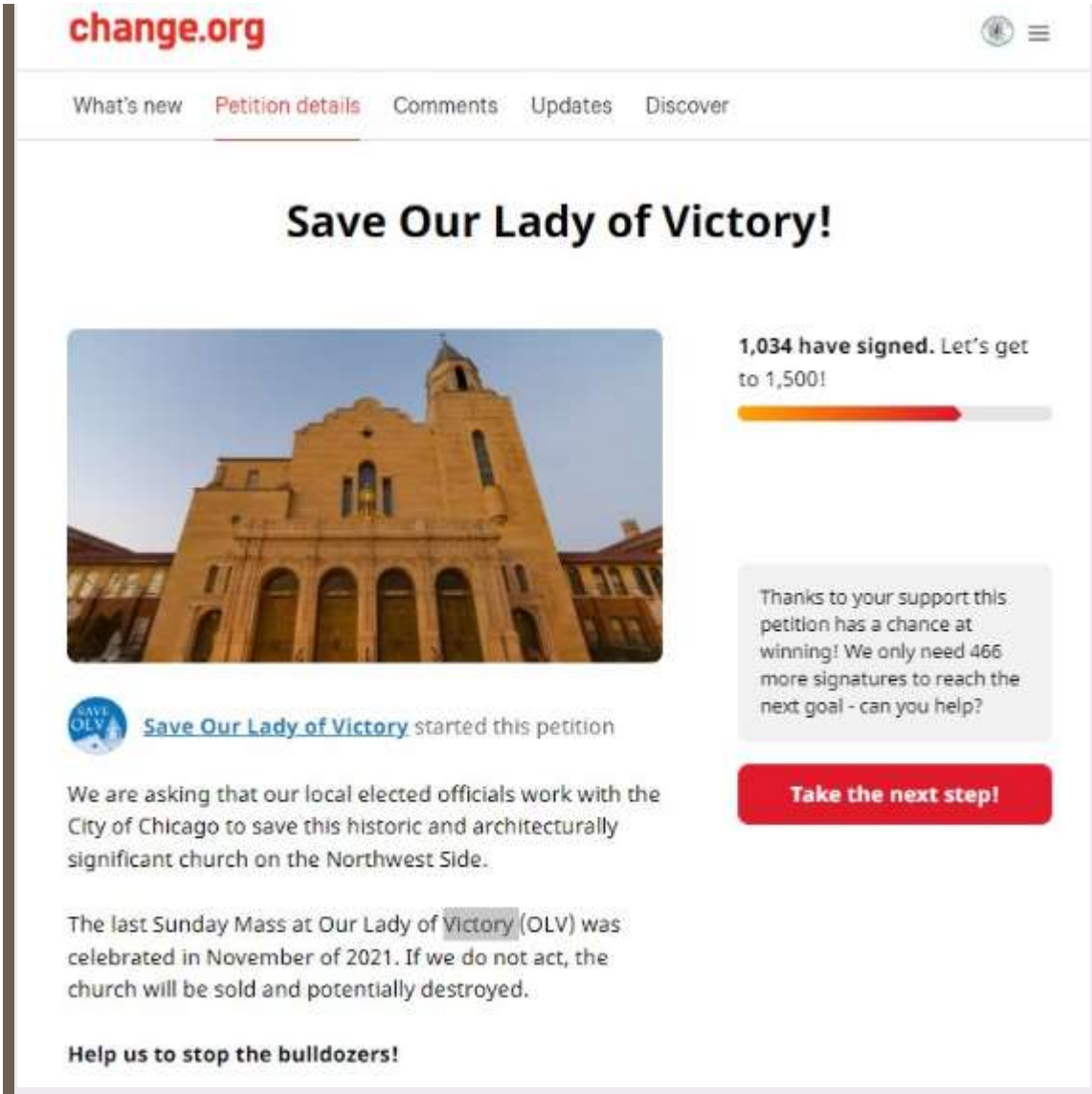
Susanna Ernst, president of the Northwest Chicago Historical Society, fought to overturn the Archdiocese of Chicago's decree ordering the deconsecration of Our Lady of Victory Church, where she is a parishioner. Photo credit: Tyler Pasciak LaRiviere / Sun-Times



Our Lady of Victory, 1954, Meyer and Cook (upper church) 5212 W. Agatite Ave. Photo credit: Eric Allix Rogers



Our Lady of Victory, 1954, Meyer and Cook (upper church) 5212 W. Agatite Ave. Photo credit: Eric Allix Rogers



Petition to Save Our Lady of Victory! Photo Credit: Save Our Lady of Victory

"Our Lady of Victory, located at 5212 W. Agatite Ave, is the oldest Catholic parish on the Northwest Side, said Susanna Ernst, the president of the Northwest Chicago Historical Society. She is also the president of Save OLV, the organization that fought to overturn the archdiocese's decree.

"Ernst, who has been a parishioner at Our Lady of Victory since 2006, said the deep community ties to the church and the fact that the church was solvent and not in debt made the decree "a hard pill to swallow.

"'There were people that were sobbing' when the church closed, Ernst said, 'because they'd been going to the church for generations — their parents, their grandparents, their great-grandparents, sometimes their great-great-grandparents.'

"When the archdiocese decreed Our Lady of Victory would be closed, parishioners began appealing to save their church as they knew it. First, they appealed the consolidation of Our Lady of Victory with other local churches, which was denied by both the Archdiocese of Chicago and later the Vatican.

"The last Mass at Our Lady of Victory Church was celebrated in November 2021.

"After the later decree that the church would be deconsecrated in addition to being closed, the parish tried again. They were denied by the Archdiocese of Chicago, but were ultimately successful at the highest level — the Vatican.

"'We went through the decree, and we refuted every line,' Ernst said of the appeal to the Vatican. The decree cited factors like declining attendance and financial woes.

"On April 11, the archdiocese announced the initial decree was revoked for now. Archdiocese spokesperson Susan Thomas told the Sun-Times the matter will be revisited next month. The decree was revoked because the meetings to discuss the fate of the church took place over Zoom, not in-person.

"Ernst added that Our Lady of Victory, which was built in 1906, is more than just a house of worship. It is a historical landmark in a neighborhood that has few remaining.

"'The idea that one of the few beautiful, wonderful historic spaces that we have could see the wrecking ball, that is devastating to me,' Ernst said.

"If the decree is reinstated, Ernst said, the historical society will pursue landmark status for the building." (Odom, Chicago Sun-Times, 4/24/23)

Read the full story at Chicago Sun-Times

Victory — for now — at Northwest Side church after Vatican appeal; Parishioners were upset when the archdiocese decreed in 2022 that Our Lady of Victory would be deconsecrated and 'relegated to profane use,' but the Vatican took their side, Catherine Odom, Chicago Sun-Times, 4/24/23

Our Lady Of Victory Church Should Be A Protected Chicago Landmark, Northwest Side Group Says; A petition calls on elected officials to work with the city to grant the church landmark status, and it's been suggested to the Commission on Chicago Landmarks, Ariel Parrella-Aureli, Block Club Chicago, 3/1/22

Archdiocese may issue new OLV church decree, Brian Nadig, Nadig Newspapers, 4/25/23

Roman Catholic Churches, A Preservation Chicago 2021 Chicago 7 Most Endangered

25.WIN: Six-Corner Sears Adaptive Reuse Nearing Completion (Chicago 7 2016)



Proposed Adaptive Reuse of Sears Building at Six Corners, 1938, George Nimmons, 4730 W. Irving Park Road. Rendering credit: Novak Construction/MG2 Architects



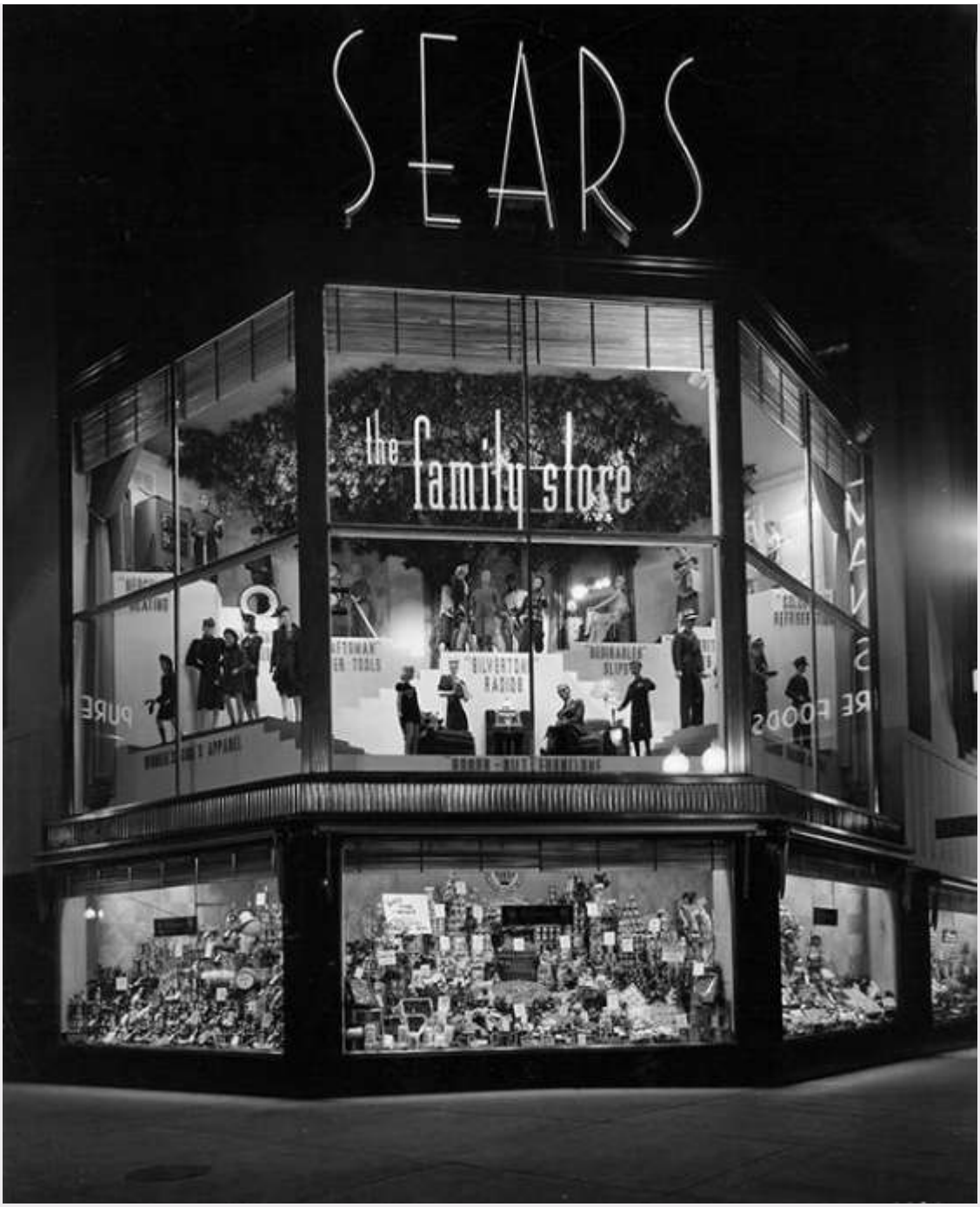
Proposed Adaptive Reuse of Sears Building at Six Corners, 1938, George Nimmons, 4730 W. Irving Park Road. Rendering credit: Novak Construction/MG2 Architects



Proposed Adaptive Reuse of Sears Building at Six Corners, 1938, George Nimmons, 4730 W. Irving Park Road. Photo credit: Google Maps



Historic Photo of Six-Corners Sears Store. Photo credit: Six Corners Business Association



Historic Six-Corners Sears Christmas Window Display, Sears Store, 1938, George Nimmons, 4730 W. Irving Park Road. Historic image courtesy: Northwest Chicago Historical Society

"The Sears department store at 4712 W Irving Park Road in Portage Park continues to undergo a significant transformation, as the $90 million, six-story mixed-use redevelopment project takes shape. Led by Novak Construction as both developer and general contractor, the project will offer 50,000 square feet of retail space and 206 residential units. According to a February article by Block Club Chicago, Target will be the anchor tenant for the retail component.

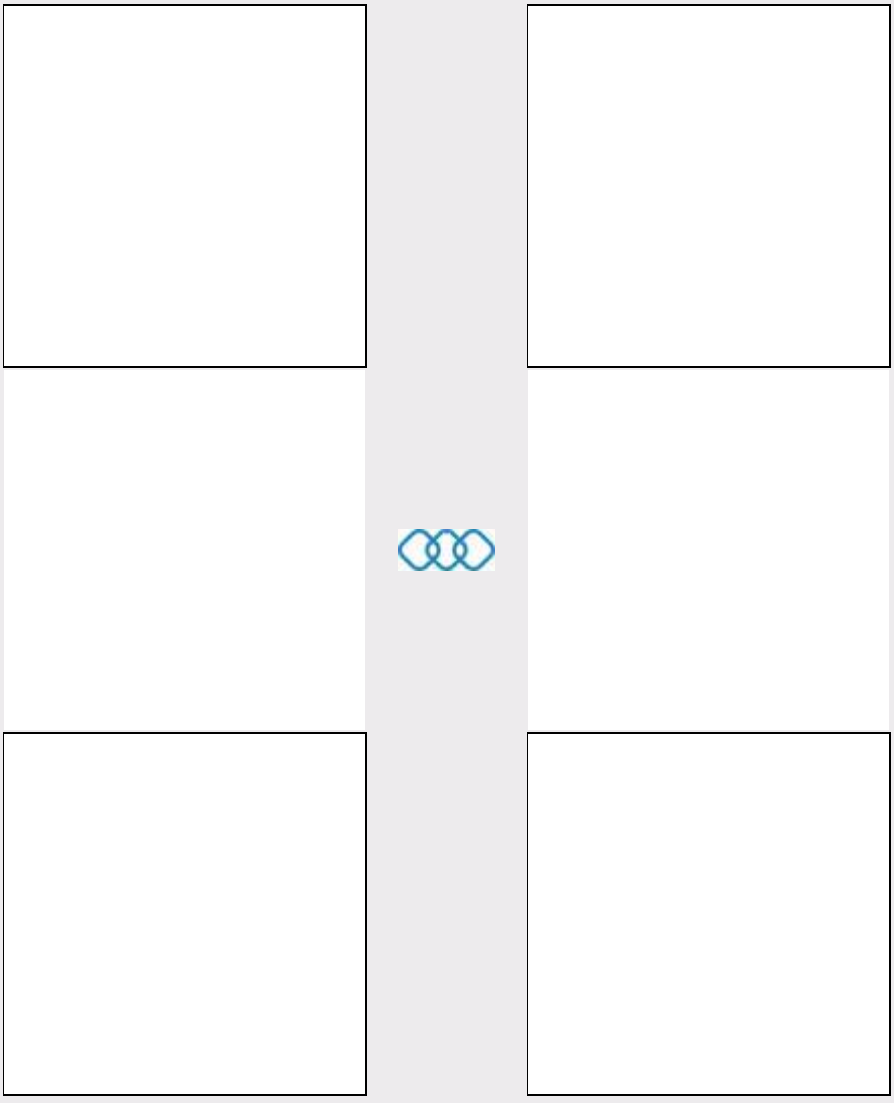
"The reimagined building will feature various residential layouts, ranging from studios to two-bedroom units. Many of these units will boast high ceilings and loft spaces. In compliance with the city's ARO guidelines, Novak will provide six on-site affordable units and contribute $2 million to the Affordable Housing Opportunity Fund. Additional amenities include a rooftop lounge, an outdoor pool deck, and 275 parking spaces for residents and retail patrons.

"The original Sears department store, built in 1938, was designed by the Chicago-based architectural firm Nimmons, Carr & Wright. To maintain the building's historical character, Novak Construction and architecture firm MG2 have worked together to preserve many of its Art Deco elements. The updated exterior design will incorporate glass, brick, metal accents, and refurbished concrete paneling, along with the addition of a fifth floor and new ground-up wings of the building. A revamped pentagonal glass enclosure at the six corners intersection will also provide greater structural integrity. (Crawford, Chicago YIMBY, 5/1/23)

Read the full story at Chicago YIMBY

Sears Department Store Redevelopment Takes Shape In Portage Park, Jack Crawford, Chicago YIMBY, 5/1/23

Six Corners Apartments At Sears Redevelopment Could Open In October; Signs supporting Ald. Jim Gardiner had to be removed from scaffolding surrounding the site due to city rules, but the developer said the alderman has been pivotal and moved the signs out of the public way, Ariel Parrella-Aureli, Block Club Chicago, 2/16/23



26.WIN: Former Goldblatt Brothers Building Invest South/ West Adaptive Reuse to Anchor Back-of-the-Yards Revitalization at 47th and Ashland



Oppenheimer-Goldblatt Brothers Department Store Building, 1915 with additions in 1929 and 1933, Alfred S. Alschuler, 4700 S. Ashland Ave. Designated a Chicago Landmark in 2013. Image credit: Google Maps



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

"A project with affordable housing, space for local businesses and a federally qualified health care center got a funding boost from the City Council on Wednesday.

"Alderpeople approved $5 million in tax-increment financing funds for United Yards, which will transform the lot at 1515 W. 47th St.

"Part of Mayor Lori Lightfoot's Invest South/West initiative, the development broke ground last month after years of planning. It is estimated to cost $58 million.

"Celadon Partners, Blackwood Group and the team behind Back of the Yards Coffeehouse are developing the project. It spans three blocks and will have a particular focus on providing a home for and boosting local businesses.

"The development will be done in phases, with the focus on revitalizing the Goldblatt's building at the southwest corner of 47th Street and Ashland Avenue into a 15,000-square-foot, federally qualified health center and 7,200 square foot of locally owned retail space.

"The project's second phase focuses on building affordable housing, with 51 apartments and a pair of three-flats at 1515 W. 47th St. and 4706-08 S. Marshfield Ave. There will also be a 7,000-square-foot technology training facility inside the 47th Street building.

"The first and second phases are expected to wrap by the end of 2024.

"The old Rainbow building at 4701 S. Ashland Ave. will be converted into independent senior living apartments in the project's third phase.

"The Chicago Department of Transportation will also kickstart $44 million in upgrades along Ashland Avenue from 43rd to 49th streets and along 47th Street between Loomis Street and Hoyne Avenue to make the area more pedestrian-friendly, city leaders said." (Savedra, Block Club Chicago, 4/20/23)

Read the full story at Block Club Chicago

Massive Back Of The Yards Project Gets $5 Million In TIF Funding: The money will support the $58 million United Yards project, bringing affordable housing, retail and a federally qualified health care center to 47th Street, Madison Savedra, Block Club Chicago, 4/20/23

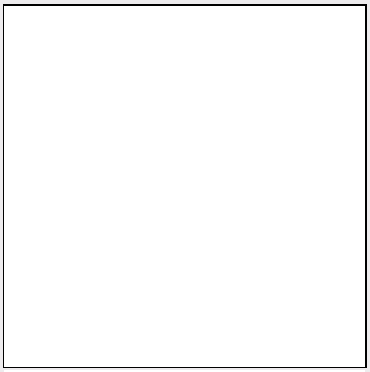
Back of the Yards project adapts historic buildings for housing, health center, coffee roaster United Yards, at 47th and Ashland, plans to offer 100 units of affordable housing, an entrepreneur hub and 60,000 square feet of retail and community space, Michael Loria, Chicago Sun-Times, 3/14/23

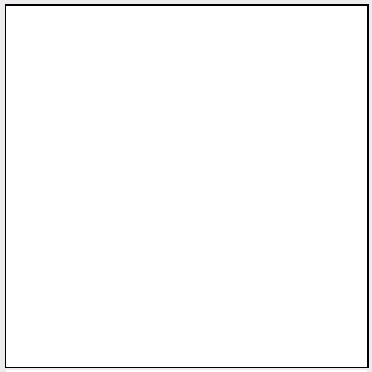
Further Details Revealed For United Yards Development In Back Of The Yards, Ian Achong, Chicago YIMBY, 1/18/22

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

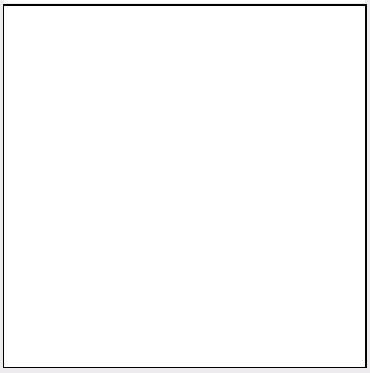
United Yards breaks ground; The multi-phase project will include affordable housing, retail, and more, Lukas Kugler, Urbanize Chicago, 4/6/23

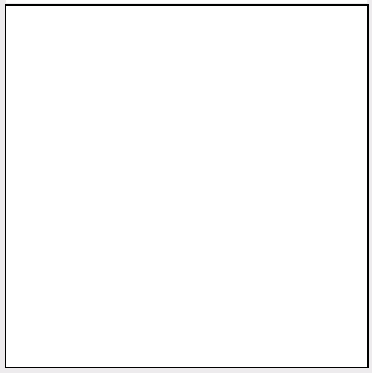
Oppenheimer-Goldblatt Brothers Department Store Building Chicago Landmark Designation Report, March 7, 2013











27.THREATENED: 6740 S. South Shore Drive Begins 90-Day Demolition Delay



6740 S. South Shore Drive. Photo credit: Eric Allix Rogers

"A Mediterranean house in South Shore has survived two developers' demolition plans in recent decades" but may not survive this third attempt.

"In 2007, a developer planned to replace the house and another building on the site with a 19-story, 128-condo building and three attached townhouses, a plan that was scaled down from the developer's initial plan to build a 30-story tower on the site.

"That plan fizzled, and in 2017 a different development firm proposed a seven-story building with 24 units. That plan also failed to move forward.

"In March, city officials made two related moves on the property, at 6740 S. South Shore Drive, across the street from the South Shore Cultural Center's golf course.

"On March 16, the city's law department began foreclosure proceedings against the owner, citing code violations. Then on March 29, when the owner submitted a demolition application, the planning and development department put it on the 90-day delay list for review of potential historical or architectural value.

"Empty for an unknown number of years, the house is on about three-tenths of an acre, built in the early decades of the 20th century, when the cultural center was the South Shore Country Club, a golf and socializing playground for an elite crowd. Little is known about the architect, Roy Stott, other than that he designed homes and a town hall in Evergreen Park and a church in Barrington.

"At some point, Harold and Edith Meitus became the home's owners. Harold Meitus was a business innovator, reportedly the first manufacturer of cigarette matchbooks to sell ad space on them.

"Old newspaper articles put the couple at this address as early as 1960. They later donated the house to the Akiba South Side Jewish Day School, which in a later merger became Akiba-Schechter, in Hyde Park. The boxy brick school building that Akiba built on the site is still standing and was also part of the past demolition plans.

"The development firm that pitched the 30-story and then 19-story projects paid $3.45 million for the site in 2006, according to the Cook County clerk. Public records do not indicate that the next developer to pitch the site ever purchased it.

"In 2019, the present owner, a legal entity headed by Orland Park real estate agent Naser Odeh, bought the property for $650,000 from an arm of PNC Bank, which had taken the property back from the $3.45 million purchaser." (Rodkin, Crain's Chicago Business, 4/18/23)

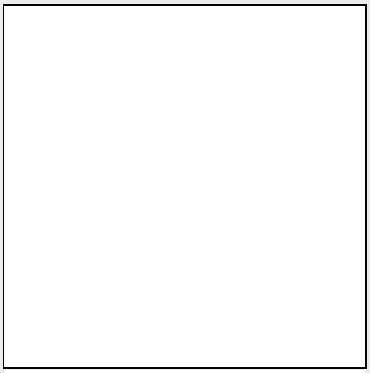
Since being added to the 90-Day Demolition Delay in late March, Preservation Chicago has been working with urgency to advocate for the building. We have conducted historic research, outreached to community partners, contacted elected and city officials, and are working towards a preservation-oriented alternative that could spare 6740 S. South Shore Drive from the wrecking ball.

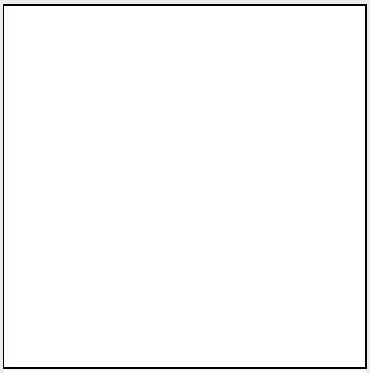
The foreclosure proceedings and building code violations suggest that the owner is seeking to demolish the historic building in an effort reduce holding costs while land banking this large parcel with potential for a tall building with lake views.

Preservation Chicago strongly opposes demolition of historic structures for land banking. We have long advocated for the City of Chicago to issue demolition permits simultaneously with construction permits.

Read the full story at Crain's Chicago Business

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





28.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

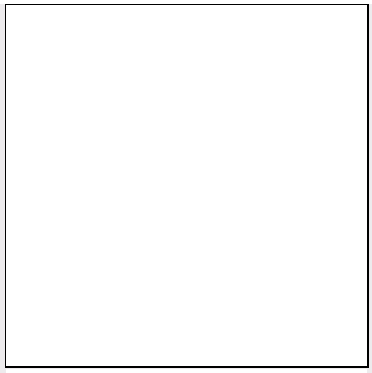
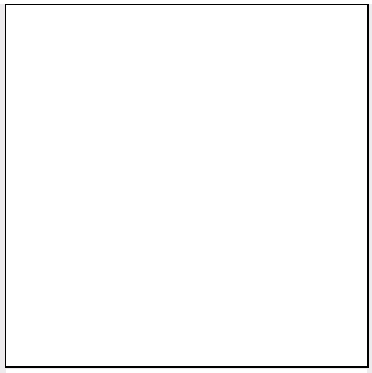
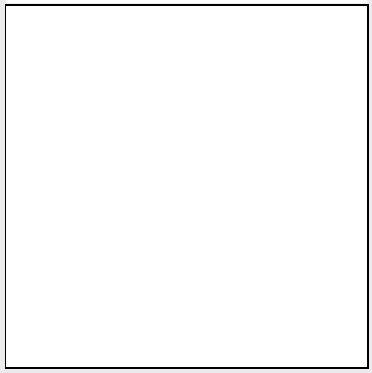
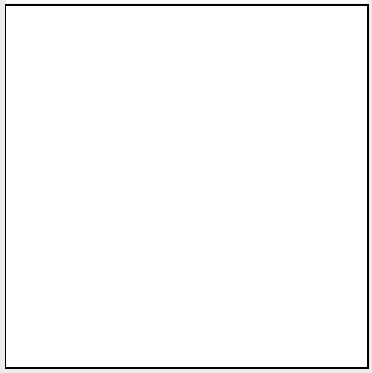
Public access to Edgar Miller's Kogen-Miller Studios is on pause as dueling lawsuits play out, Zach Mortice, The Architect's Newspaper, 4/7/23

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)

29.WIN: Ongoing Efforts to Survey and Save Chicago's Workers Cottages



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



The Chicago Workers Cottage Initiative celebrates this housing style, seeking to preserve the unique features of these houses, protect them from demolition, and continue their use and reuse for the next century. Image credit: Chicago Workers Cottage Initiative

Chicago's vernacular architecture faces a threat that collectively has an impact at least as significant as losing a grand ballroom or downtown building.

Workers cottages are being lost at an alarming rate across the City of Chicago as some buyers prefer large homes that fill a city lot instead of the charming character of a late 19th Century/Early 20th Century workers cottage.

A group of Logan Square neighbors, who are also workers cottage owners, formed the Chicago Workers Cottage Initiative intent on elevating the status of these historic, vernacular homes. A 10-year data analysis of Logan Square demolitions revealed 40% of demolitions in that neighborhood were workers cottages. Direct actions were needed to have a positive impact.

When Tom Vlodek moved into his 127-year-old workers cottage in Logan Square in 2011, they began a renovation of their home that was one of a row of eight, all built in the same era. They loved the handsome roof line the houses produced and the neighborhood character they represented.

Shortly after moving in, they heard the groan of an earthmover across the alley. It was tearing down a workers cottage on the next block, in another long row of cottages. It was a terrible loss, compounded by the fact that this character-rich, humble home was replaced by a single-family house the size of a typical Chicago three-flat.

A year later, the process was repeated on another home on the block. In time, several more workers cottages in the immediate vicinity were torn down, each replaced by an ostentatious, single-family home.

"Americans enjoy the right of property but destroying the character of a neighborhood to build a $1.5M home where a far more affordable home once stood, was too much to bear," said Vlodek, Chicago Workers Cottage Initiative co-founder. "It was then that I felt had to do something."

Surveying is being conducted in areas with concentrations of workers cottages to identify their location, assess their condition, and work with communities to develop neighborhood-focused strategies to protect and reinvest in their revitalization.

Preservation Chicago is an active member of the Chicago Workers Cottage Initiative. Using Preservation Chicago's subscription to Regrid, a web-based program that allows for data extraction, surveying and spatial analysis, teams of volunteers have surveyed sections of Logan Square, McKinley Park, Southeast Chicago, and now Back of the Yards.

Students from the School of the Art Institute, the University of Chicago, and the University of Illinois at Chicago have been integral to conducting the surveys. Once the survey data is collected, a summary of the findings is presented to community members for input and action steps.

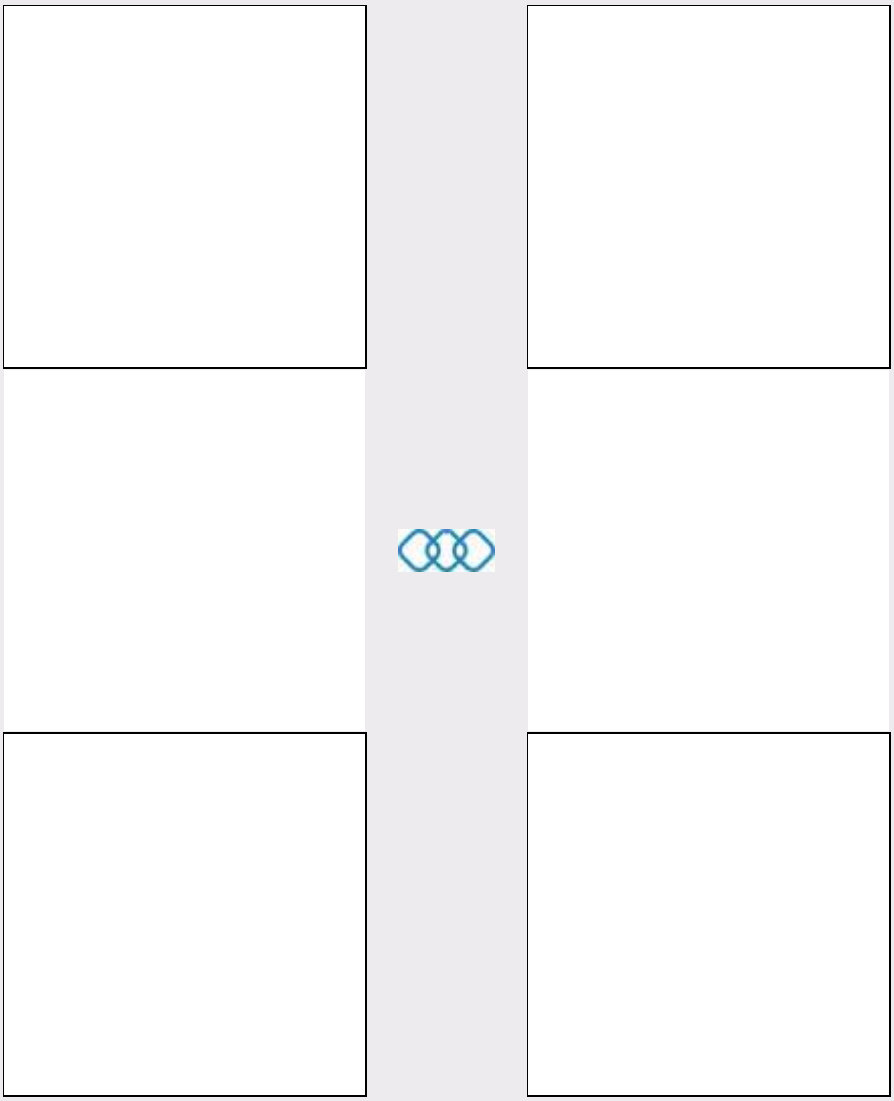
"It is rewarding work to connect with workers cottage owners and highlight the importance of saving these uniquely Chicago homes," said Mary Lu Seidel, Director of Community Engagement for Preservation Chicago. "Having the data accessible about their location, size, and condition helps make the case for preservation solutions."

If you'd like to get involved with the Chicago Workers Cottage Initiative or learn more about the effort, please visit workescottage.org or email contact@workerscottage.org.

Chicago Workers Cottage Initiative Website

Logan Square's Vanishing Workers Cottages Will Be Highlighted At A Walking Tour Next Month; Many workers cottages in gentrifying Logan Square have been torn down in recent years and replaced with modern condos or single-family homes, Mina Bloom, Block Club Chicago, 9/30/22

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



30.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.

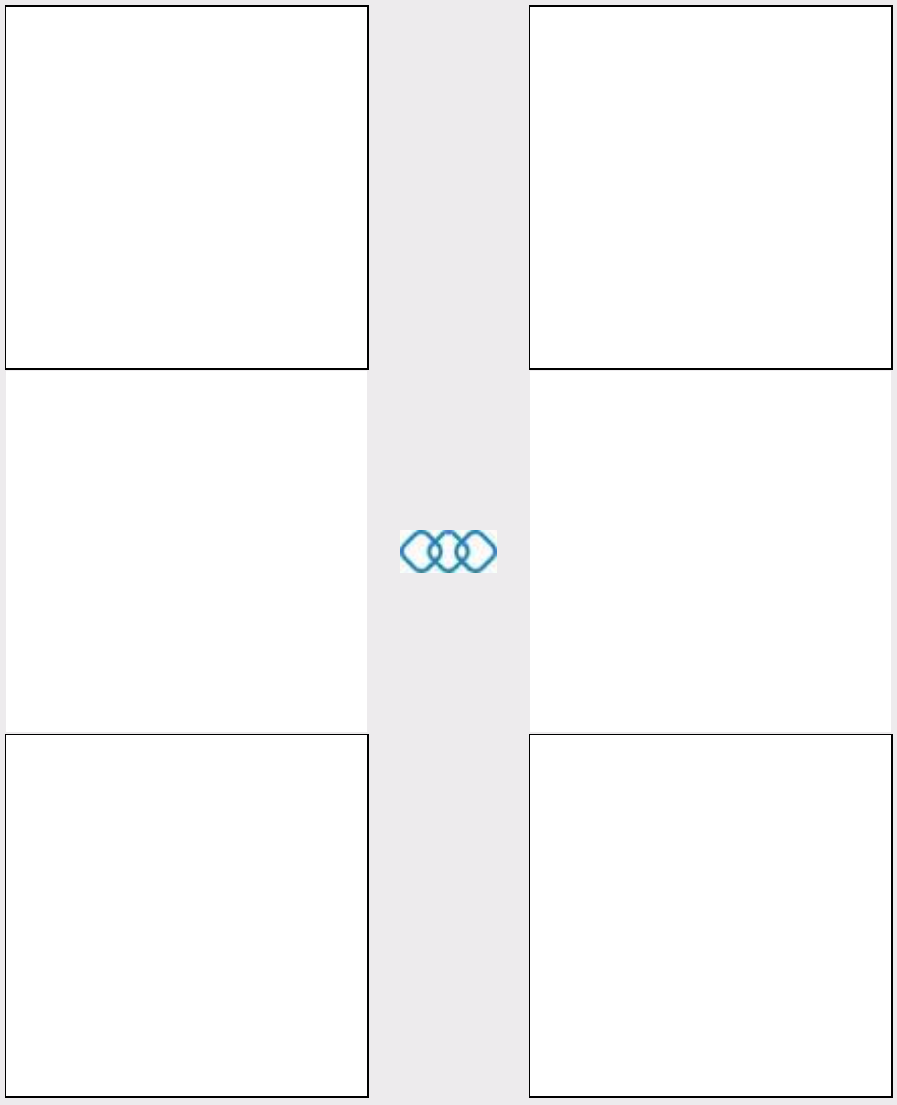
"Dajnowski said the animal sculpture restoration includes resculpting missing and worn parts and the equally painstaking task of making sure the colors of the fixes and the original portions match.

"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



31.THREATENED: Demolition Threat for Wheatland Building at 4435 S. Western Blvd



Wheatland Building, 4435 S. Western Blvd. Photo credit: Google Maps

"For real estate developers and investors around Chicago, the best-laid plans often involve warehouses.

"It is a humble use and not without controversy, but the push for shipping and storage across the metropolitan area has been the hottest thing in property development in years. It's led to a proliferation of mega-sized buildings, often 1 million square feet, in the suburbs and developers scouring the city for well-placed parcels.

"Size matters.

"In the Back of the Yards community is a large parcel ticketed for a warehouse and distribution complex. The address on the zoning application is 4435 S. Western Blvd., but the property runs mostly behind commercial sections along Western, including a Home Depot at 47th Street and Western. At more than 30 acres, the development site is larger than some Chicago parks. For an industrial user, it backs up conveniently against the Norfolk Southern Railway right-of-way.

"The property, however, is fully occupied by a company that's been there for years. It's Wheatland Tube, a manufacturer of pipes, electrical conduit and other products.

"Wheatland is part of Chicago-based Zekelman Industries. Executives did not reply to messages about plans at the site. Craig Chico, president and CEO of the Back of the Yards Neighborhood Council, said Wheatland will be leaving the area, although when isn't certain.

"Last December, Brookfield submitted to city authorities its zoning proposal for the Wheatland site. It is due for a Chicago Plan Commission hearing Thursday. The company wants to replace what's there with three buildings totaling 589,000 square feet. The plan for 721 vehicle parking spaces and 82 loading docks suggests the large scope of the project. (Roeder, Chicago Sun-Times, 4/17/23)

Read the full story at Chicago Sun-Times

Warehouse demand brings attention to South Side properties; One proposal involves replacing the Wheatland Tube factory in Back of the Yards with a three-building logistics center covering more than 30 acres, David Roeder, Chicago Sun-Times, 4/17/23

32.WIN: Restoration of 1954 W. North Avenue Includes the Reconstruction of the Corner Turret Lost in the 1960s



Rendering of 1958 W North Avenue following historic restoration. Rendering credit: Hirsch MPG



1958 W. North Avenue prior to restoration. Photo credit: Google Maps

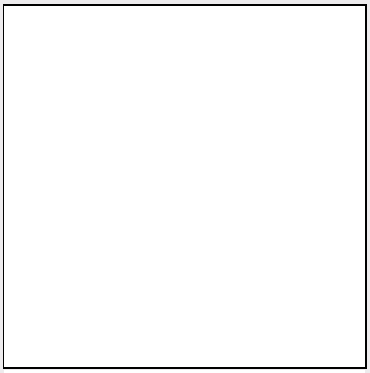
"Construction continues on the mixed-use development at 1954-1956 W North Avenue in the heart of Wicker Park. Located at the heart of the neighborhood on the six-corner intersection with N Damen Avenue, the historical preservation and redevelopment will revitalize the corner structure which has sat vacant for many years now. The team at Ernst Development is working with local architecture firm Hirsch MPG on its design, which aims to bring back some of the building's original details after buying it in 2021.

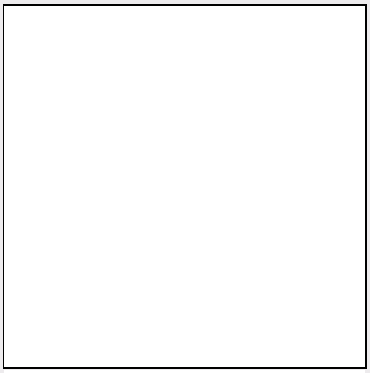
"Dating back to around the 1870's, the two-structures were built to serve the quickly growing neighborhood, though they looked much different than they do today. After many of its neighboring pieces were demolished, the two had their decorative cornices, mansard roofs, and corner turret removed in the 1960's as the area continued to change. Most recently they held Wicker Park Tavern and Cafe Absinthe but have sat vacant since 2017 when a Capital One cafe that never materialized was announced.

"Now construction is in full swing combining the two into nine-residential units with over 5,000 square-feet of commercial space at the base. While the unit mix isn't known, the work will also include a new elevator, stairs, roof deck, and rebuilding missing floors that were demolished over the years. Perhaps the most exciting piece of the project is the reconstruction of the corner turret and cleaning up the existing cornices, unfortunately due to the recent cell towers on the roof the missing final floor with ornate dormers cannot be rebuilt." (Achong, Chicago YIMBY, 5/5/23)

Read the full story at Chicago YIMBY

Construction Continues On 1954 W North Avenue In Wicker Park, Ian Achong, Chicago YIMBY, 5/5/23





33.WIN: New Construction Incorporates Historic Façade at 3731 N. Sheffield Avenue



3731 N. Sheffield Avenue incorporates historic facade into new construction. Rendering credit: Chicago YIMBY / Google Maps



3731 N. Sheffield Avenue incorporates historic facade into new construction. Rendering credit: Jonathan Splitt Architects

"The Chicago City Council has approved the residential development at 3731 N Sheffield Avenue in Wrigleyville. Located just north of the intersection with W Waveland Avenue and Wrigley Field itself, the proposal will replace an empty lot and incorporate the adjacent existing three-flat. Originally revealed in February, developer Mangan Builders is moving forward with the Jonathan Splitt Architects-designed structure.

"The existing building at 3733 N Sheffield Avenue was originally erected in 1900 with a stone facade and black ornamentation on its parapet, all of which will be preserved in the new development. Units will be rehabbed and new openings created along the northern wall to create a connection to the adjacent expansion. The expansion will include a one-floor addition to the existing structure as well as the new adjacent four-story, 49-foot-tall development." (Achong, Chicago YIMBY, 5/1/23)

Preservation Chicago applauds the developer for incorporating the historic facade into the new construction. This maintains the historic material, scale, and streetscape, while investing in a new, higher density residential building.

Read the full story at Chicago YIMBY

City Council Approves Residential Development In Wrigleyville, Ian Achong, Chicago YIMBY, 5/1/23

34.WIN: Chicago Legacy Business Margie's Candies to Continue Into Fourth-Generation After Death of Owner



Margie's Candies, 1960 N. Western Ave. A Chicago Legacy Business since 1933. Photo credit: Google Maps

"The third-generation owner of Margie's Candies died last month, ushering in a new chapter for the beloved neighborhood institution.

"Peter George Poulos died of cancer April 26, his family said. He was 86.

"Poulos had run the old-fashioned ice cream and confectionary shop for decades, hand-dipping candy and joyfully helping customers just as his mother, Margie, had for years before him.

"Now, Poulos' son, George, is taking the reins as fourth-generation owner and operator, carrying on the family legacy.

"George Poulos said he plans to keep Margie's the exact same, from the menu to the old-school kitschy decor. He sees himself running the ice cream shop for years and passing the business down to his children when he's older. He has a 5-month-old son, Kai.

"The plan applies to both Margie's: the original shop along the Logan Square-Bucktown border at 1960 N. Western Ave. and the Ravenswood outpost at 1813 W. Montrose Ave.

"My dad's wish was always to keep everything the same that his mom had it, so I'm just following the way," George Poulos said.

"Peter Poulos' father and grandfather opened Margie's Candies — then called Security Sweet Shop — in the 1920s at Armitage and Western avenues. The shop was known for its homemade ice cream and candy, and as the kind of place the whole family could cram into a booth and share a massive sundae.

"Peter Poulos' mother took over the restaurant some 30 years later after her husband died of an ulcer.

"Margie Poulos was a "visible figure" at Margie's for years, according to an old Reader story. When she wasn't helping make ice cream and candy, she sat in back and watched a little Magnavox TV.

"The family renamed the business after the matriarch.

"'In 1933, when I got married, everything in the neighborhood was 'Security,'' Margie Poulos told the Reader in 1987. 'The real estate people used to be called Security Real Estate, the bank used to be Security Bank. Since 1933, we've been Margie's. After my husband and I bought it from my father-in-law, we thought for candy a woman's name would be best."

"Margie's has a long and storied history: Al Capone, The Beatles and Aretha Franklin have all reportedly patronized the old-school ice cream spot.

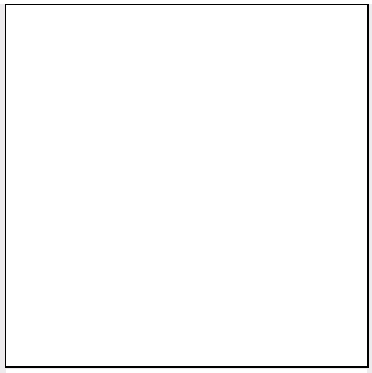
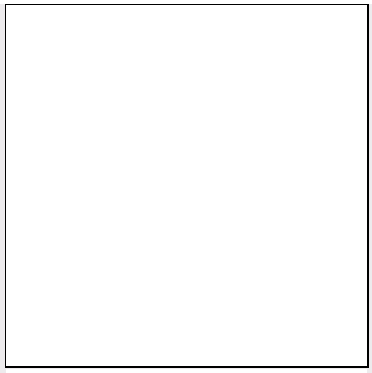
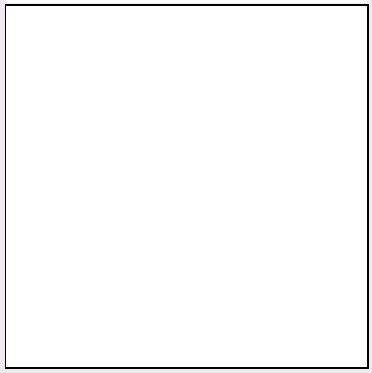
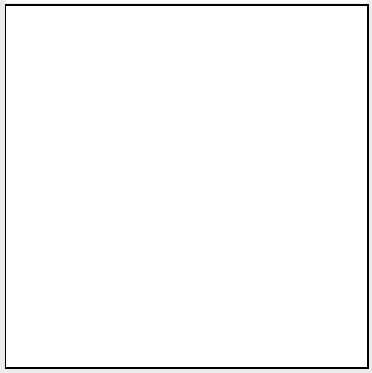
"'Obviously, there's a lot of pressure. I still want to make sure I live up to my dad's expectations,' he said. 'I'm excited about it. I just want to keep everything going.'" (Bloom, Block Club Chicago, 5/5/23)

Read the full story at Block Club Chicago

Margie's Candies Owner Dies At 86, But Old-Fashioned Ice Cream Shop Will Live On Thanks To His Son; Peter George Poulos died last month after decades of running the neighborhood institution. His son, George, is taking the reins — and plans to keep everything the same, Mina Bloom, Block Club Chicago, 5/5/23

Margie's Candies' Peter George Poulos, third-generation keeper of the flame, dead at 86; He grew up in the ice cream shop and returned to run it when his mother died. Now Mr. Poulos' son is taking over and doesn't plan to change a thing, Mitch Dudek, Chicago Sun-Times, 5/3/23

Iconic Ice Cream Parlor Margie's Candies Mourns Owner's Death; Dr. Peter Poulos owned the Bucktown institution named for his mother, Ashok Selvam, Chicago Eater, 5/2/23

35.BUYER WANTED: Landmarked Sears Administration Building Listed for Sale



Sears Headquarters, 1905 - 1914, Nimmons & Fellows & George C. Nimmons, 3333 W. Arthington Street. Designated a Chicago Landmark in 2002. Photo Credit: CoStar Group



Former Allstate Insurance Company Building, 1948, Carr & Wright, 3243-3259 W. Arthington Street, Photo Credit: UIC Library Digital Collections, Copelin Commercial Photographers, Chicago - Photographic Images of Change, University of Illinois at Chicago. Library. Special Collections and University Archives, JPCC_01_0031_0352_0030

"The former Sears headquarters in Homan Square and other buildings and land around it are up for sale.

"Indianapolis-based Royal Pine Properties is selling the properties — which amount to almost 1 million square feet — though it has not shared a selling price. It bought them in 2018 for $3.25 million.

"The properties include the former Sears Administration Building at 3333 W. Arthington St., the former Allstate office building at 3245 W. Arthington St., a large parking structure at 3240 W. Arthington St. and a developable land site 3201 W. Arthington St. It does not include the 14-story Sears Tower at 906 S. Homan Ave., renamed Nichols Tower, which was redeveloped into a community hub for nonprofits and economic enterprises in 2015.

"Chicago-based real estate company SVN Chicago Property Management is facilitating the sale of the Sears properties. Assistant Vice President Adam Thomas said they hope to find a buyer to redevelop the buildings, with the most realistic proposition being to convert it to housing. Other potential uses are for office and commercial property development, Thomas said.

"'It's hard to put a price on it, because how do you put a price on history?' Thomas said. 'This company was basically what Amazon was 100 years ago. It is an incredible, huge project, but it is one of a kind.'

"The Sears building was built in 1905 and was the company's headquarters until 1973, when it moved into Sears Tower. It was designated a Chicago landmark in 2002 and is on the National Register of Historic Places.

"The Administration Building is five stories, 239,000 square feet and takes up the majority of its block. It has a classive revival face but has 'undergone extensive demolition and is ready for new interior buildout,' according to listing information.

"The former Allstate Headquarters is an 11-story shell building with 292,000 square feet of space, while the land at 3201 W. Arthington St. covers 167,000 square feet. The parking structure is a 3.5-story garage with 247,000 square feet.

"Thomas said the designation of the building means its historic features and facade must be preserved regardless of who buys it." (Arline, Block Club Chicago, 4/24/233)

Read the full story at Block Club Chicago

Historic Former Sears Building On West Side Is Up For Sale; The Sears Administration Building, which is a historic landmark, is being shopped around to developers in hopes of revitalizing the Homan Square area, Trey Arline, Block Club Chicago, 4/24/23

36.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.

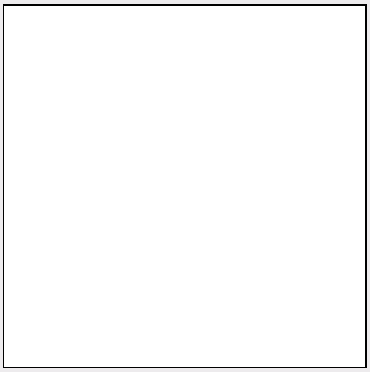
"The mansion at 1811 S. Prairie was designed by noted architects Henry Ives Cobb and Charles S. Frost. Features include carved woodwork, cast plaster, leaded glass windows and a billiard room with built-in cue holders.

"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)

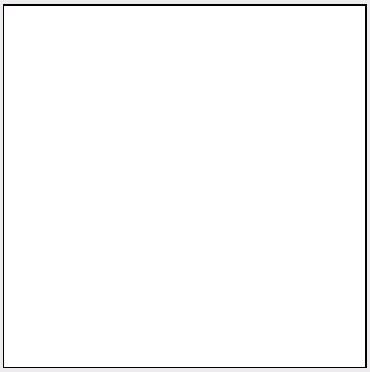
Read the full story at the Chicago Tribune

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







37.BUYER WANTED: Fisher Studios Condo at 1209 N. State Parkway Offered for Sale



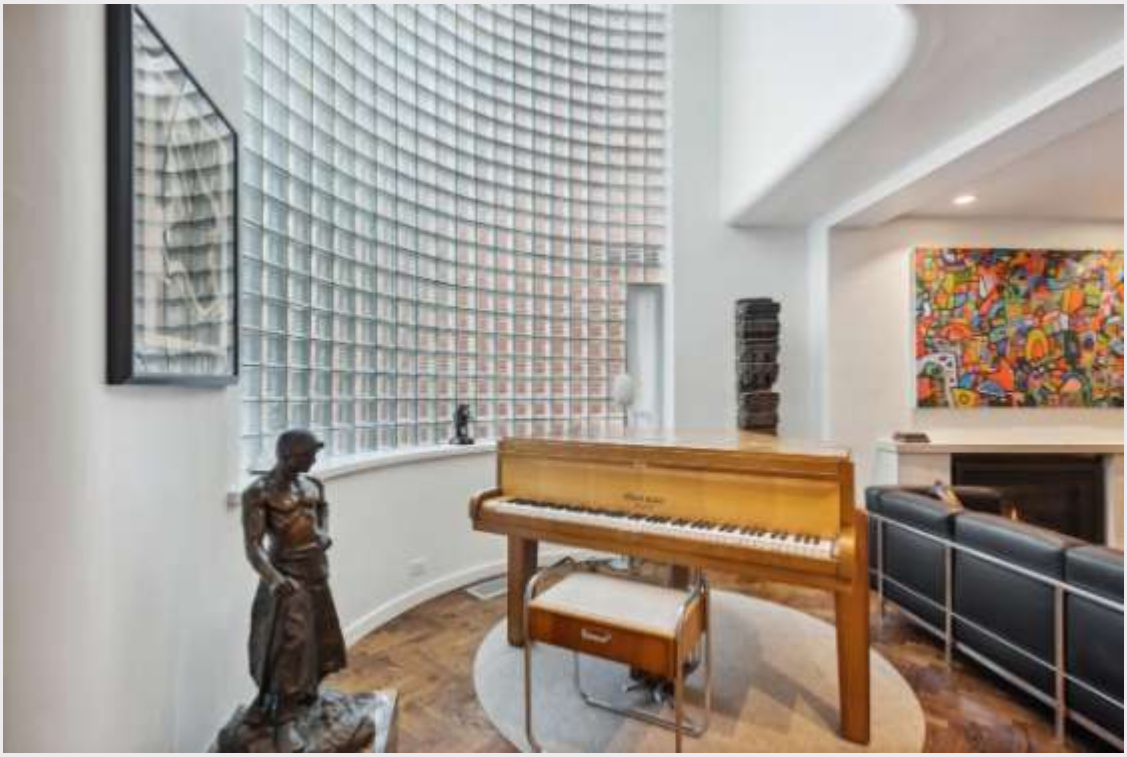
Fisher Studio Houses, 1936, Andrew Rebori with Edgar Miller, 1209 N. State Pkwy, Unit 13. Designated a Chicago Landmark July 31, 1996. Photo credit: VHT



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)

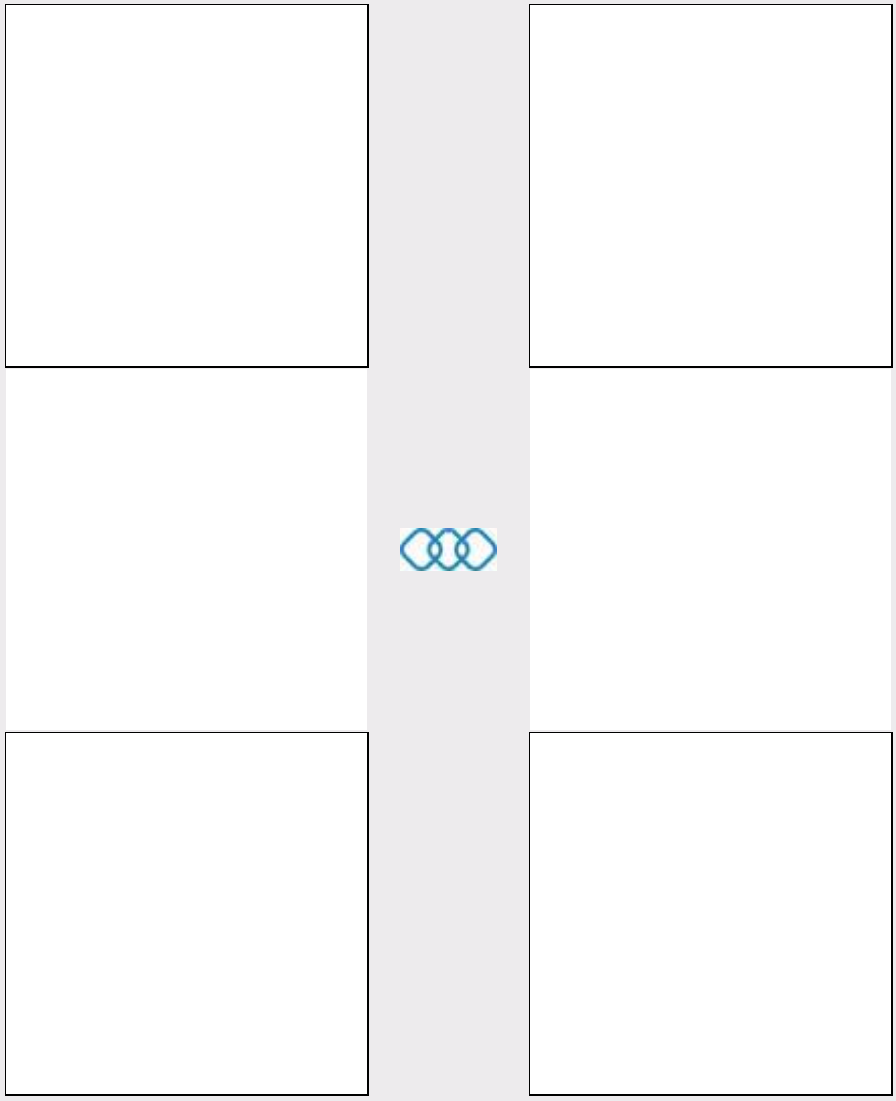
"One of the city's finest pre-World War II modern designs, this is an exceptional-and rare-example of the Art Moderne style of architecture, which was influenced by European modernism. The unique layout of the 12 units and their common courtyard--which, together, occupy an extremely narrow site running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



38.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.

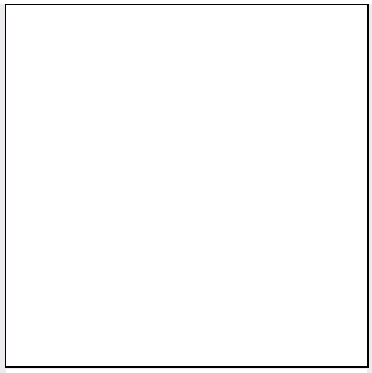
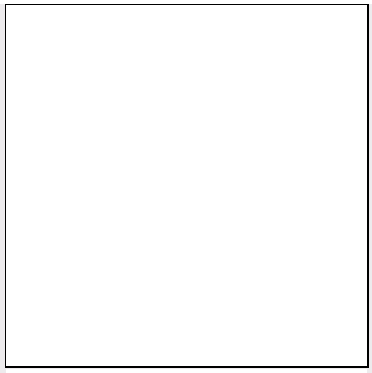
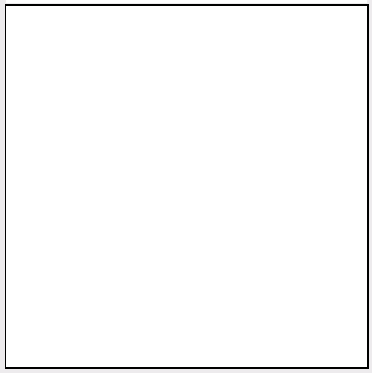
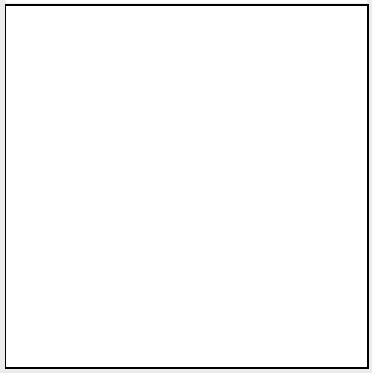
Nestled behind a secure iron gate in a picturesque courtyard in the heart of historic Old Town, Studio 2 of Carl Street Studios stands out as an artistic gem. This property, one of only thirteen condos converted from a Victorian home in 1927, is a true masterpiece that has been carefully modernized for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

39.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 Glynn, 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 (2023)
City of Chicago Demolition Delay Hold List (2022)
City of Chicago Demolition Delay Hold List (2021)

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

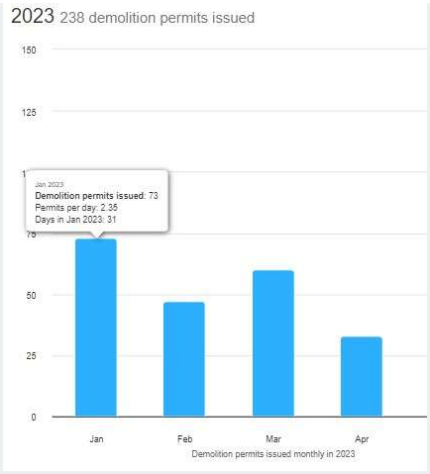
LOSS: 'Spotlight on Demolition' April 2023

- Carmine's, 1043 N. Rush Street, Gold Coast
- 4600 W. Harrison Street, Garfield Park
- 6062 S. State Street, Washington Park
- 10839 S. Hoyne Avenue, Beverly
- 1710 W. Augusta Boulevard, East Village
- 1101 W. Argyle Street, Uptown
- 1839 N. Howe Street, Old Town
- 2436 W. 47th Street, Brighton Park
- 1656 N. Dayton Street, Old Town
- 731 S. Karlov Avenue, Homan Square
- 9325 S. Harper Avenue, Calumet Heights
- 1411 S. Kenneth Avenue, Lawndale

"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 33 demolitions during April 2023 at Chicago Cityscape's Demolitions Tracker



Chicago Cityscape



Carmine's, 1043 N. Rush Street, Gold Coast. Demolished April 2023. Photo credit: Google Maps



4600 W. Harrison Street, Garfield Park. Demolished April 2023. Photo credit: Google Maps



6062 S. State Street, Washington Park. Demolished April 2023. Photo credit: Google Maps



10839 S. Hoyne Avenue, Beverly. Demolished April 2023. Photo credit: Google Maps



1710 W. Augusta Boulevard, East Village. Demolished April 2023. Photo credit: Google Maps



1101 W. Argyle Street, Uptown. Demolished April 2023. Photo credit: Google Maps



1839 N. Howe Street, Old Town. Demolished April 2023. Photo credit: VHT Studios



2436 W. 47th Street, Brighton Park. Demolished April 2023. Photo credit: Google Maps



1656 N. Dayton Street, Old Town. Demolished April 2023. Photo credit: Google Maps



731 S. Karlov Avenue, Homan Square. Demolished April 2023. Credit: Google Maps



9325 S. Harper Avenue, Calumet Heights. Demolished April 2023. Credit: Google Maps



1411 S. Kenneth Avenue, Lawndale. Demolished April 2023. Credit: Google Maps

Preservation In the News

Chicago Reader: 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



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

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

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

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 Gillson

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?

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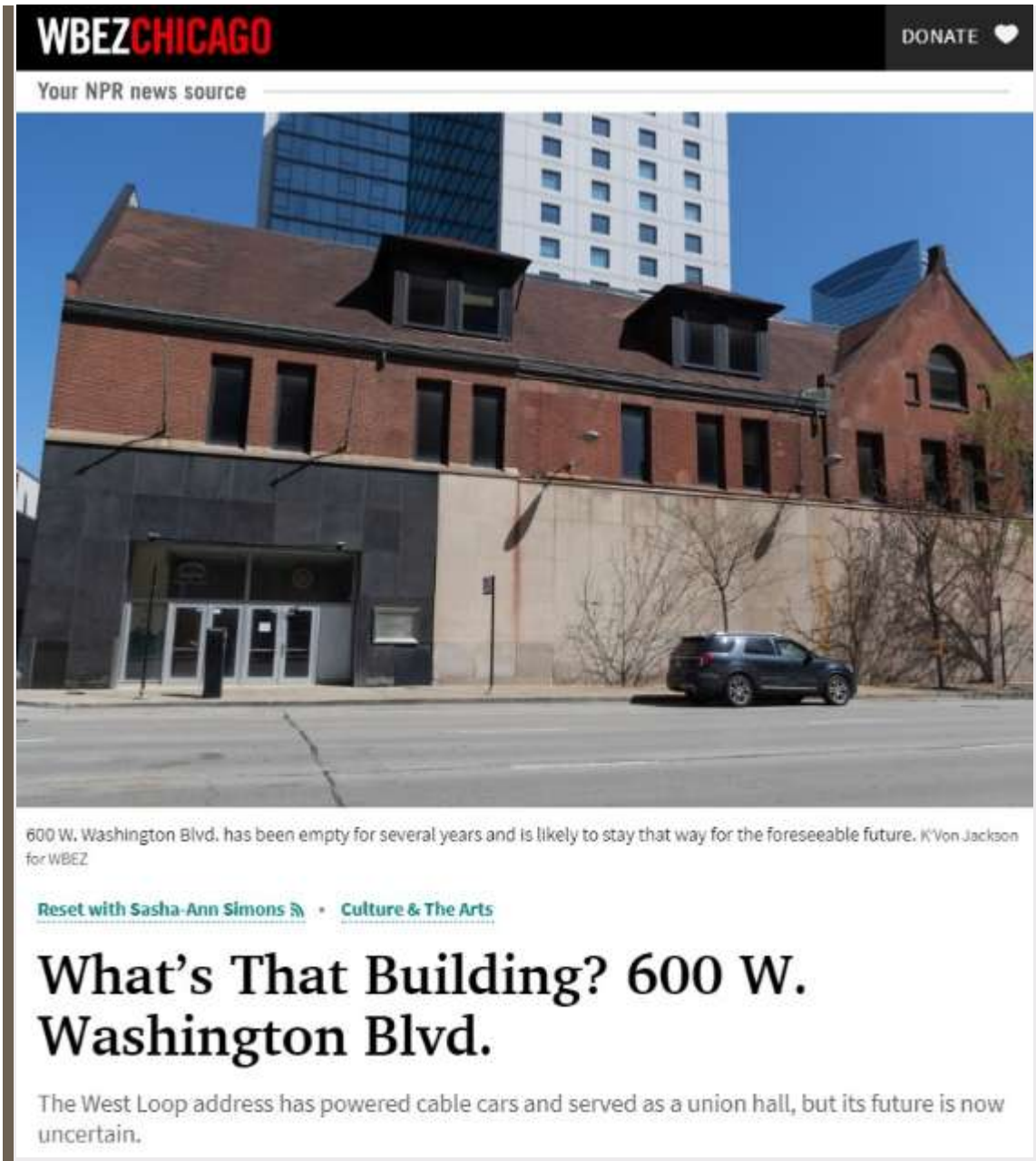
"Because Miller knows everything about Chicago's architectural heritage. A tireless communicator in the cause of preserving that heritage, he's been a regular presence at related government hearings and neighborhood meetings. Anytime I've covered them, I've found him there—patiently waiting for a turn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

WBEZ: What's That Building? 600 W. Washington Blvd.



What's That Building? 600 W. Washington Blvd; The West Loop address has powered cable cars and served as a union hall, but its future is now uncertain. Image credit: WBEZ Chicago

"Stand at the corner of Washington Boulevard and Jefferson Street in the West Loop and almost all around you are tall buildings, some of them dating back decades and others just a few years old.

"The 600 W. Washington building almost looks like separate structures from different eras. The first floor is wrapped in smooth limestone panels typical of a mid-20th century building. Meanwhile, the second floor and partial third are clad in soot-covered red brick with handsome, churchlike peaks and window dormers on its two street sides.

"Because the first floor is almost entirely blank — except for a set of glass doors set into a black stone panel on Washington Boulevard — the building is easy to overlook. But 600 W. Washington has a long history.

"The 600 W. Washington building was made to power cable cars in the surrounding neighborhood. Inside were six giant, coal-burning boilers that generated the steam to crank a wheel three stories tall that kept the cable circulating.

"The exact age of 600 W. Washington isn't in public records, but the building was in service with the West Chicago Street Railway by 1890. Within 16 years, all of Chicago's cable cars had been replaced with street cars, which run on steel rails with a pole connected to an overhead wire, making the cable operation on Washington Street obsolete.

"The 600 W. Washington building sat empty for a few years, but was eventually fitted with floors inside what must have been a cavernous space. Beginning around 1911, the building contained offices of various streetcar and transit companies that were predecessors of the Chicago Transit Authority (CTA). When the CTA moved its offices to the Merchandise Mart in 1952, 600 W. Washington again went vacant.

"The Racine, Wis.-based company bought 600 W. Washington in June 2016 for just under $8.5 million. In the deal, Johnson let the IBEW stay until its new building was ready two years later. SC Johnson was moving 175 jobs to Chicago at the time, and leased space for them a block east at 550 W. Washington.

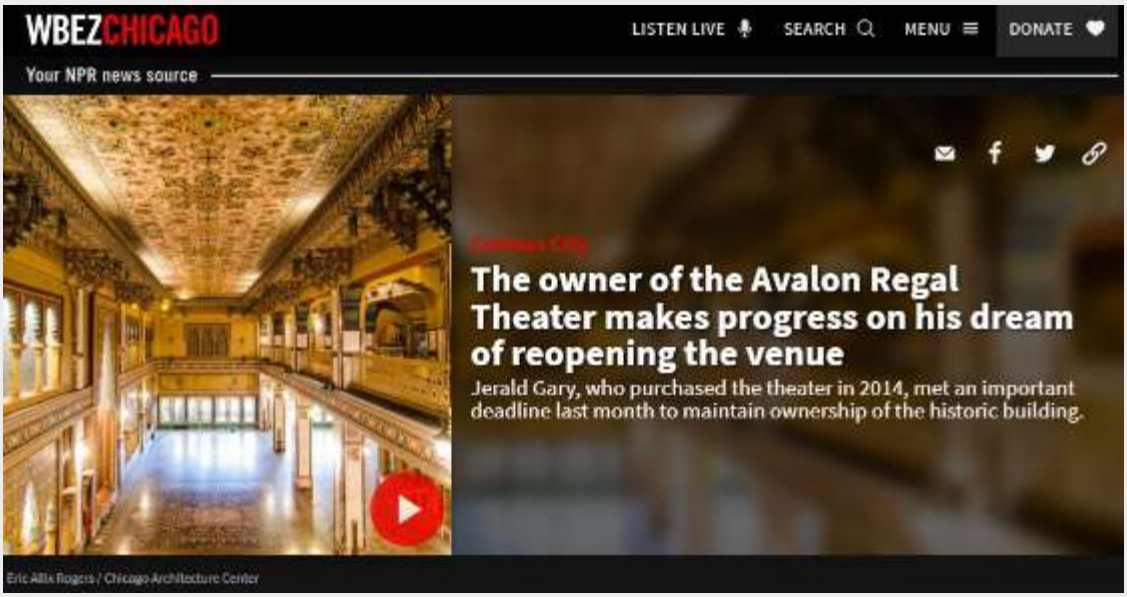
"In 2016, an SC Johnson official implied to Crain's Chicago Business that the company planned to tear down the former IBEW building and put up something bigger. This wouldn't be a surprise. As far back as 1953, the Tribune was speculating the site of the obsolete cable car building would be a good place to erect a new skyscraper.

"But seven years later, SC Johnson seemingly hasn't moved forward. The company's Chicago office is still a block east and the streetcar building stands empty."(Rodkin, WBEZ Chicago, 4/20/23)

Read or listen to the full story at WBEZ Chicago

What's That Building? 600 W. Washington Blvd; The West Loop address has powered cable cars and served as a union hall, but its future is now uncertain, Dennis Rodkin, WBEZ Chicago, 4/20/23

WBEZ Chicago: The owner of the Avalon Regal Theater makes progress on his dream of reopening the venue



The owner of the Avalon Regal Theater makes progress on his dream of reopening the venue; Jerald Gary, who purchased the theater in 2014, met an important deadline last month to maintain ownership of the historic building. Image credit: WBEZ Chicago Curious City

"The Avalon Regal Theater is a Chicago architectural gem built in the 1920s in the South Shore neighborhood. This 100-year-old building was a center of culture and entertainment for many years but fell on hard times due to low attendance rates and expensive renovations.

"The theater has been closed since 2003. Its most recent owner, Jerald Gary, has been trying to revive it since he bought it in 2014. But it's been an uphill battle.

"Gary has faced a number of financial roadblocks tied to the building's expensive repair and maintenance costs. He also fell behind Cook County property taxes and had until the end of March to pay more than $600,000 in delinquent taxes to avoid losing the theater to the Cook County Land Bank Authority (CCLBA), an agency that acquires vacant and abandoned properties.

"But Gary isn't giving up the fight.

"In February, he paid a deposit of more than $350,000 of the back taxes owed, enough to keep his dreams for the building alive for now. This was part of a strategy in which he argued in the circuit court of Cook County that the property's delinquent taxes were improperly sold to the CCLBA under the Illinois statute, according to court documents obtained by Curious City.

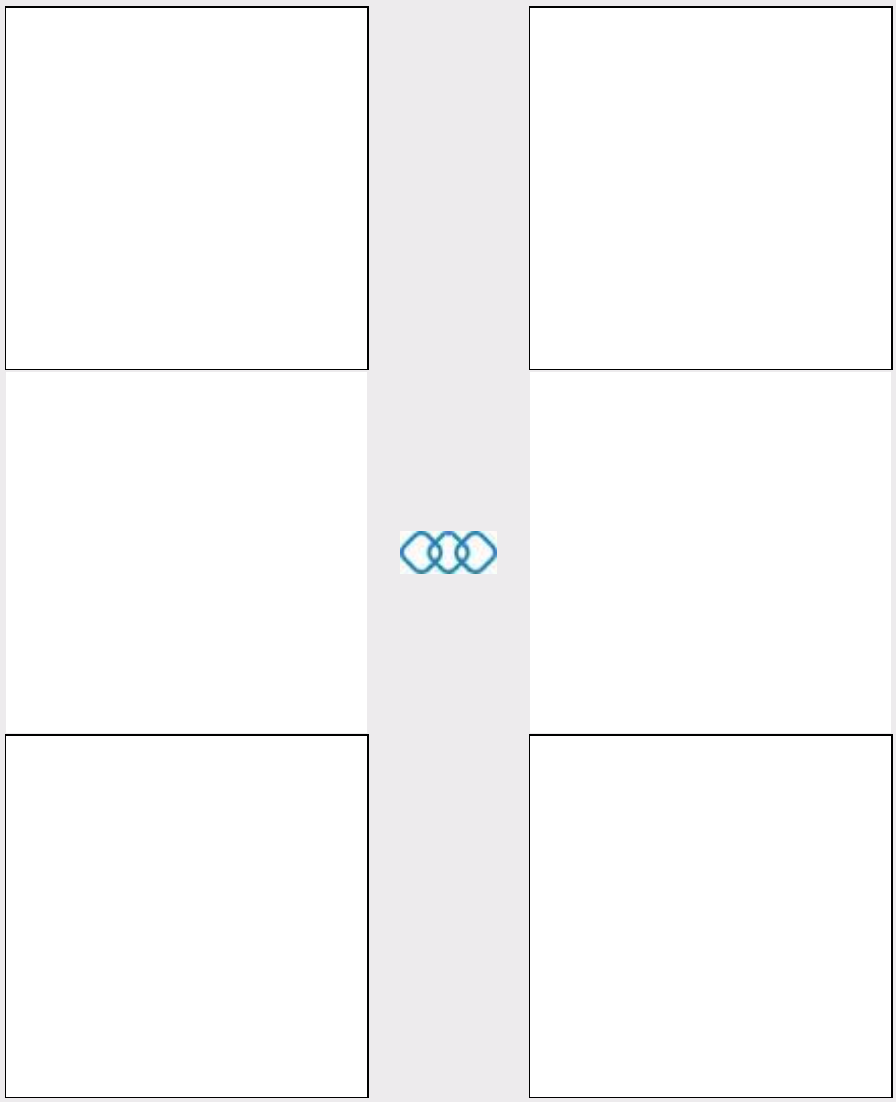
"But Gary's quest to reopen the theater doesn't end there. He still has an outstanding property tax balance. He says he's looking for ways to pay and reduce that tax liability.

"Gary also says he is securing additional financial backing to rehab the theater and get the required city permits. He estimates that it will cost about $3.5 million to do the construction work necessary to get a certificate of occupancy with the city of Chicago. To cover some of that cost, he's applied for city grants. Though he's been denied in the past, he is hoping that city officials will be more supportive this time around.

"'I'm here to stay, I'm not going anywhere,' Gary said. 'And I'm here to make sure that the building becomes available to the community, both in terms of its service as a venue as well as an investment vehicle.' (Cardona-Maguigad, WBEZ Chicago Curious City, 4/6/23)

Hear the full story at WBEZ's Curious City

The owner of the Avalon Regal Theater makes progress on his dream of reopening the venue; Jerald Gary, who purchased the theater in 2014, met an important deadline last month to maintain ownership of the historic building, Adriana Cardona-Maguigad, WBEZ Chicago Curious City, 4/6/23



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.

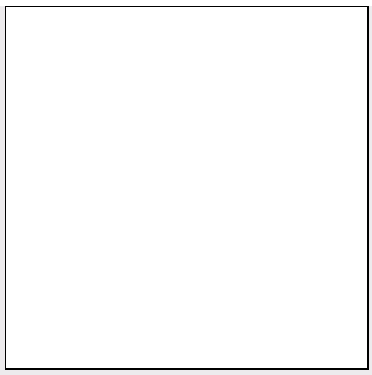
"The CHRS's goals were to evaluate Chicago's stock of historic buildings for potential landmarks, and the results of the data are reflective of the time period in which the field of historic preservation viewed landmarks through the lens of time. The CHRS identified over seventeen thousand buildings 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.

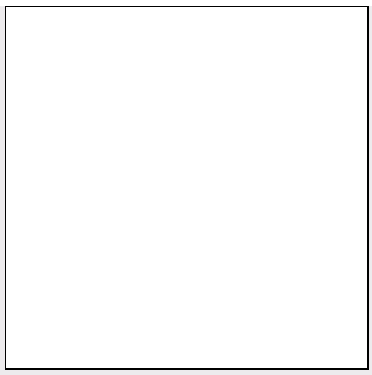
"The CHRS carried no legal weight, and as active consideration for landmark status was the only measure to prevent demolition, the Old Merc could be demolished as of right. This loophole caught the attention of then Mayor Richard M. Daley, who declared in a March 20, 2002, City Council meeting that Chicago's 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 #2: The Morrison Hotel in the Loop



Morrison Hotel, Marshall and Fox in 1915 with 1925 tower addition by Holabird & Roche, 15–29 South Clark Street. Demolished 1965. Postcard credit: Chuckman Collection



Morrison Hotel Terrace Garden Restaurant circa 1920s, Marshall and Fox in 1915 with 1925 tower addition by Holabird & Roche, 15–29 South Clark Street. Demolished 1965. Postcard credit: Chuckman Collection



Morrison Hotel Lobby M, Marshall and Fox in 1915 with 1925 tower addition by Holabird & Roche, 15–29 South Clark Street. Demolished 1965. Postcard credit: Chuckman Collection



Morrison Hotel Advertisement circa 1928, Marshall and Fox in 1915 with 1925 tower addition by Holabird & Roche, 15–29 South Clark Street. Demolished 1965. Image credit: Chuckman Collection

"Welcome to the second part of our 'Lost Legends' series, where we delve into the histories of some of Chicago's iconic buildings and structures that no longer stand today. In this installment, we will discuss the Morrison Hotel, which was once a prominent edifice near the center of The Loop and one of the tallest buildings ever demolished. We will explore its design, historical significance, and the legacy it left behind.

"The lodging establishment was named after Orsemus Morrison, Chicago's inaugural coroner, who purchased the location in 1838. In 1860, he constructed a three-story building with 21 guest rooms. After the Great Chicago Fire of 1871, the original structure was replaced by an eight-story edifice. Harry C. Moir, who had acquired the property from Morrison's nephew, commissioned architects

Marshall and Fox in 1915 to create a 21-story, 500-room hotel. The hotel expanded by adding 650 rooms in 1918.

"In 1925, the architectural firm Holabird & Roche undertook another expansion, building a 46-story tower. By 1931, the hotel boasted 1,800 rooms. Subsequently, a fourth section with 21 stories was added alongside the existing edifice, increasing the room count to 2,210.

"The ground floor of the building housed a spacious lobby with marble and decorative plasterwork, offering guests an inviting entrance into the hotel. Equipped with a ballroom, a rooftop garden, and a Turkish bath, the Morrison Hotel provided a range of amenities to its visitors. The hotel's Terrace Casino was a popular spot for dining, dancing, and entertainment.

"The Morrison Hotel played an important role in the growth of Chicago's hospitality industry. As one of the city's early skyscrapers, it demonstrated the possibilities of vertical construction and efficient use of urban space. The hotel's impressive height and luxurious offerings symbolized Chicago's progress and development during the 1920s.

"By the 1950s, the Morrison Hotel began to show its age, and newer, more modern hotels started to outpace it. Although there were efforts to revitalize the hotel, it continued to face financial challenges. The hotel would ultimately be demolished in 1965, making it the world's seventh tallest building to ever be intentionally demolished as of 2023." (Crawford, Chicago YIMBY, 3/20/23)

Read the full story with 3D Modeling at Chicago YIMBY

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

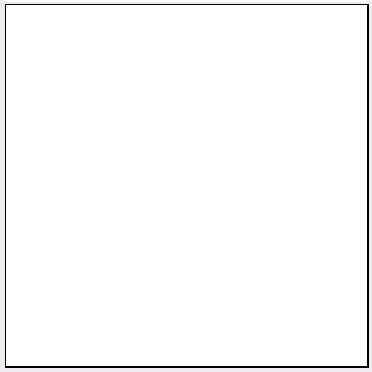
Lost Legends #1: The Chicago Federal Building In The Loop, Jack Crawford, Chicago YIMBY, 3/17/23

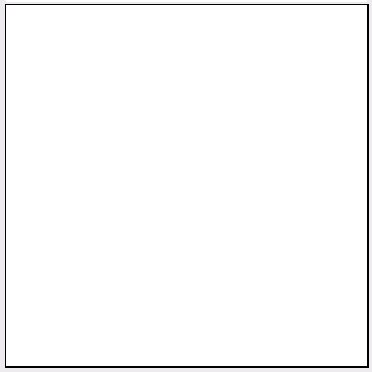
Lost Legends #3: The WBKB Antennas In River North, Jack Crawford, Chicago YIMBY, 3/25/23

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

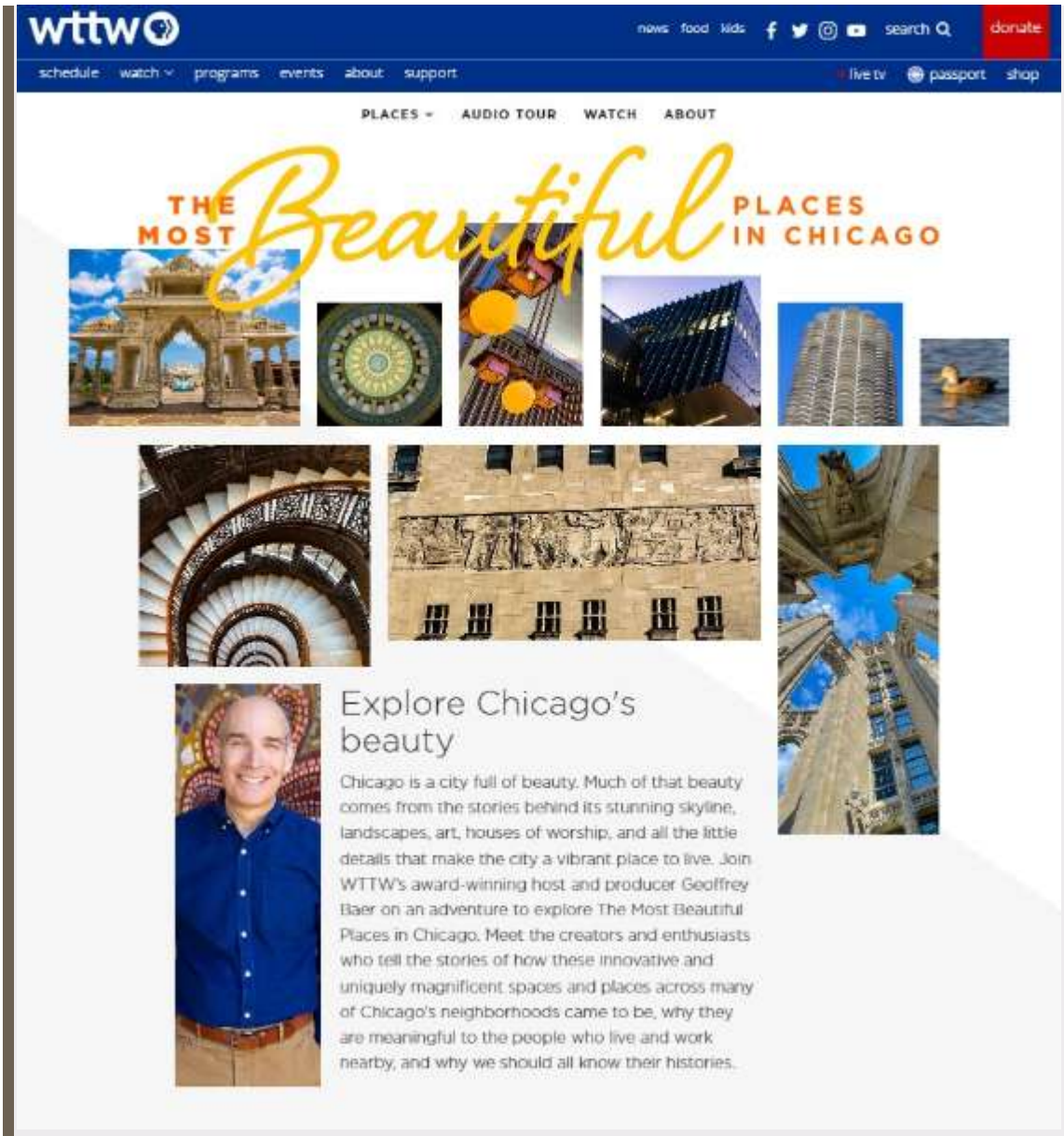
Lost Legends #5: Grand Central Station In South Loop, Jack Crawford, Chicago YIMBY, 4/19/23

Lost Legends #6: Original Prentice Women's Hospital In Streeterville, Jack Crawford, Chicago YIMBY, 5/5/23





WTTW Chicago: The Most Beautiful Places in Chicago from Geoffrey Baer



The Most Beautiful Places in Chicago from Geoffrey Baer. Image credit: WTTW Chicago

"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

Driehaus Museum Presents
Capturing Louis Sullivan: What Richard Nickel Saw
FINAL WEEKS! CLOSES 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

Important Conversations at "Missing Middle Housing: The Key to Scaling Affordability"
Kreisman Initiative on Housing Law and Policy Symposium held on May 1, 2023
With Guest Speaker Ward Miller and others



Guest Speakers Ward Miller, The Richard H. Director Executive Director of Preservation Chicago, and Anthony Simpkins, President and Chief Executive Officer of Neighborhood Housing Services of Chicago at the Kreisman Housing Law and Policy Initiative presents "Missing Middle Housing: The Key to Scaling Affordability?" held on May 1, 2023. Photo credit: Kreisman Housing Law and Policy Initiative



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 1
8am to 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

Chicago Harbor Lighthouse
Chicago Harbor Lighthouse - Past, Present and Future
May 24, 2023
With Guest Speakers Ward Miller, Kurt Lentsch, & Edward Torrez



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

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

With Kurt Lentsch, Chief Dreamer & President; Edward Torrez, Project Architect; and Ward Miller, Preservation Chicago

"Lighthouses are an invaluable part of America's maritime heritage. The beginnings of the Chicago Harbor Lighthouse was constructed in 1893 for the World's Columbian Exposition. The World's Columbian Exposition was held in Chicago in 1893. The Lighthouse was located further north from its current location in 1893 then moved 1917 to its final spot at the mouth of the Chicago Harbor.

"The Lighthouse was listed on the National Register of Historic Places on July 19, 1984, and a Chicago Landmark on April 9, 2001. In 2009, the City of Chicago took over ownership of the Lighthouse from the General Services Administration (GSA), facilitated by the 2000 National Historic Lighthouse Preservation Act.

"This presentation will discuss the Lighthouse's rich history, present condition and future plans to celebrate and share with the public, its significance to the legacy of Chicago history.

"Hosted by Cliff Dwellers Club Chicago, Preservation Chicago and Friends of the Chicago Harbor Lighthouse"

5:00 Cash Bar
5:30 Dinner (optional) by Reservation ($40)
6:30 Program
RSVP by Monday May 20th, by phone at 312-922-8080, or by email at reservations@cliff-chicago.org

Learn more at Chicago Harbor Lighthouse Website

MAS Context & Chicago Architecture Center present the world premiere of
Starship Chicago II, a film by Nathan Eddy
May 25, 2023



World premiere of Starship Chicago II, a film by Nathan Eddy, presented by MAS Context & Chicago Architecture Center. Image credit: Nathan Eddy

Starship Chicago II
World premiere of Starship Chicago II, a film produced and directed by Nathan Eddy.

Thursday, May 25
6:00 pm CDT

Chicago Architecture Center
111 East Wacker Drive Chicago, IL 60601

"Chicago's postmodern people's palace, the seventeenth-floor James R. Thompson Center, has been spared the wrecking ball.

"As the controversial icon is radically transformed from a public office building into Google's downtown headquarters, some of the building's most notable features, including the perennially controversial color scheme, will be replaced. The central atrium will remain open to the public but will cease to be a publicly owned space.

"The project raises fundamental questions about the urban environment: What is the future of public space in the city? How does a change in aesthetics impact architectural integrity? To whom does the city belong?

"Through interviews with the key architects, developers, city officials, and preservationists involved in this ongoing saga, an existential question emerges: What gives a building soul?

Featuring interviews with

- Elizabeth Blasius, Architectural Historian, Preservation Futures
- Ben Capp, President (Retired) Wolverine Stone Company
- Phil Castillo, Managing Director, Jahn/
- Maurice Cox, Commissioner, Department of Planning and Development
- Stewart Hicks, Associate Professor of Architecture, University of Illinois Chicago
- Evan Jahn, President, Jahn/
- Bonnie McDonald, President & CEO, Landmarks Illinois
- Mike Reschke, Chairman & CEO, The Prime Group
- Ward Miller, Executive Director, Preservation Chicago

"This event is organized by MAS Context in collaboration with the Chicago Architecture Center.

Link to FREE registration

More information at MAS Context

The Chicago-Midwest Chapter of the Institute of Classical Architecture & Art presents

The 2023 Acanthus Awards

Intent to Enter Deadline ~ June 15, 2023



The Chicago-Midwest Chapter of the Institute of Classical Architecture & Art is pleased to announce the 2023 Acanthus Awards. Image credit: The Chicago-Midwest Chapter of the Institute of Classical Architecture & Art

The Chicago-Midwest Chapter of the Institute of Classical Architecture & Art is pleased to announce the 2023 Acanthus Awards.

These awards recognize and promote excellence in Classical and Vernacular design. These awards will recognize achievement in Architecture, Interior Design, Preservation & Restoration, Renovation & Adaptive Reuse, Landscape Design, the Allied Arts & Craftsmanship, Unbuilt Work and Student Work.

June 15, 2023 ~ Intent to Enter Deadline
July 15, 2023 ~ Submission Deadline

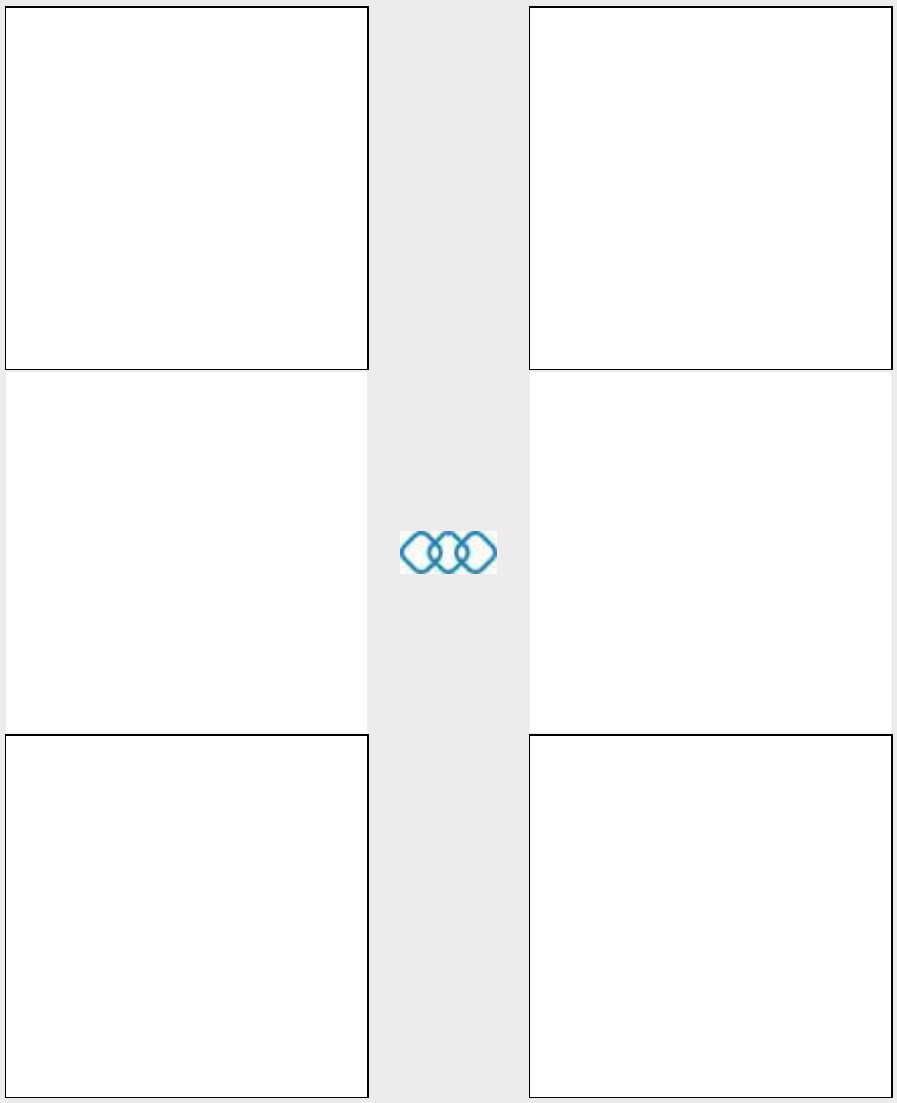
October 11, 2023 ~ Acanthus Awards Ceremony

The Acanthus Awards are open to all design professionals, students and artisans practicing within the boundaries of the Chicago-Midwest region of the Institute of Classical Architecture & Art.

Entry Categories

- Residential Architecture under 5000 GSF
- Residential Architecture over 5000 GSF
- Institutional or Commercial Architecture
- Interior Design
- Preservation & Restoration
- Renovation & Adaptive Reuse
- Landscape Design
- Allied Arts & Craftsmanship
- Unbuilt Work
- Student Work – Recently Graduated
- Student Work – Currently Enrolled

Learn more at The Chicago-Midwest Chapter of the Institute of Classical Architecture & Art



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.

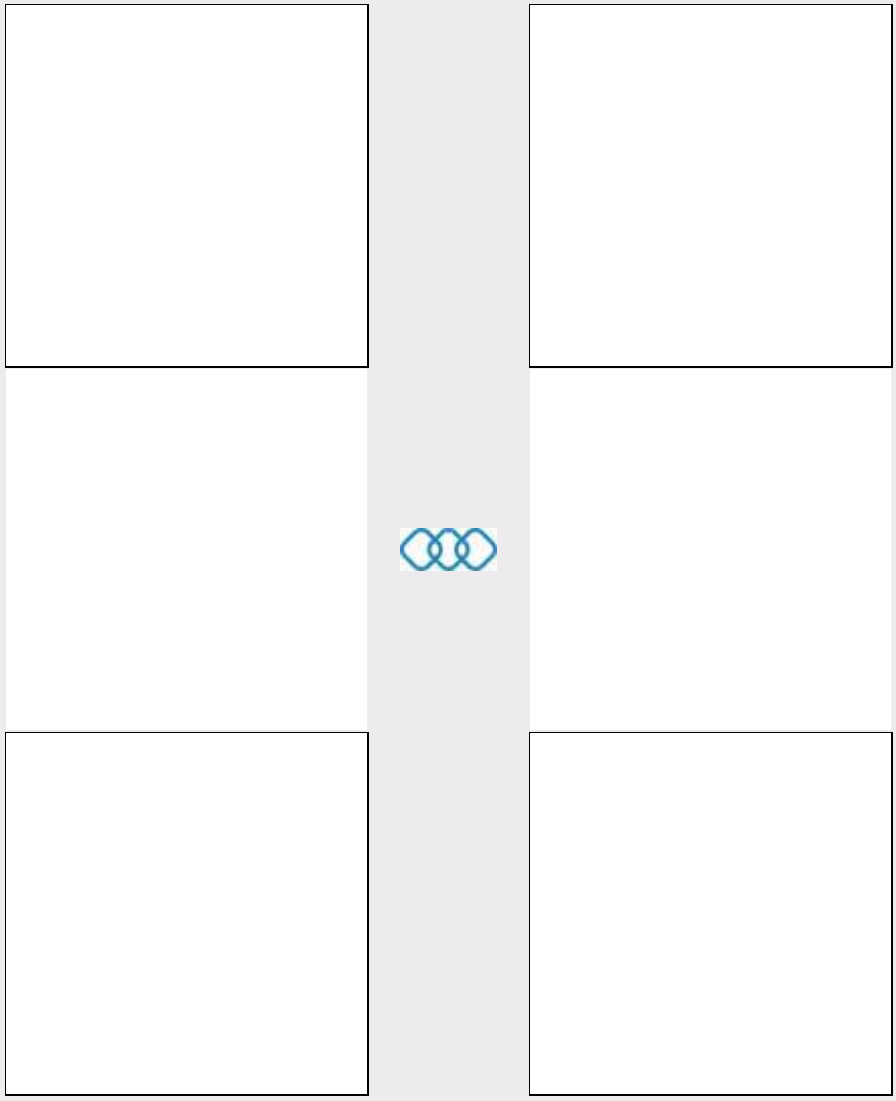
"Exhibition Hours: The exhibition is open Wednesdays and Saturdays from 11:00 am to 1:00 pm. No reservations are required."

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

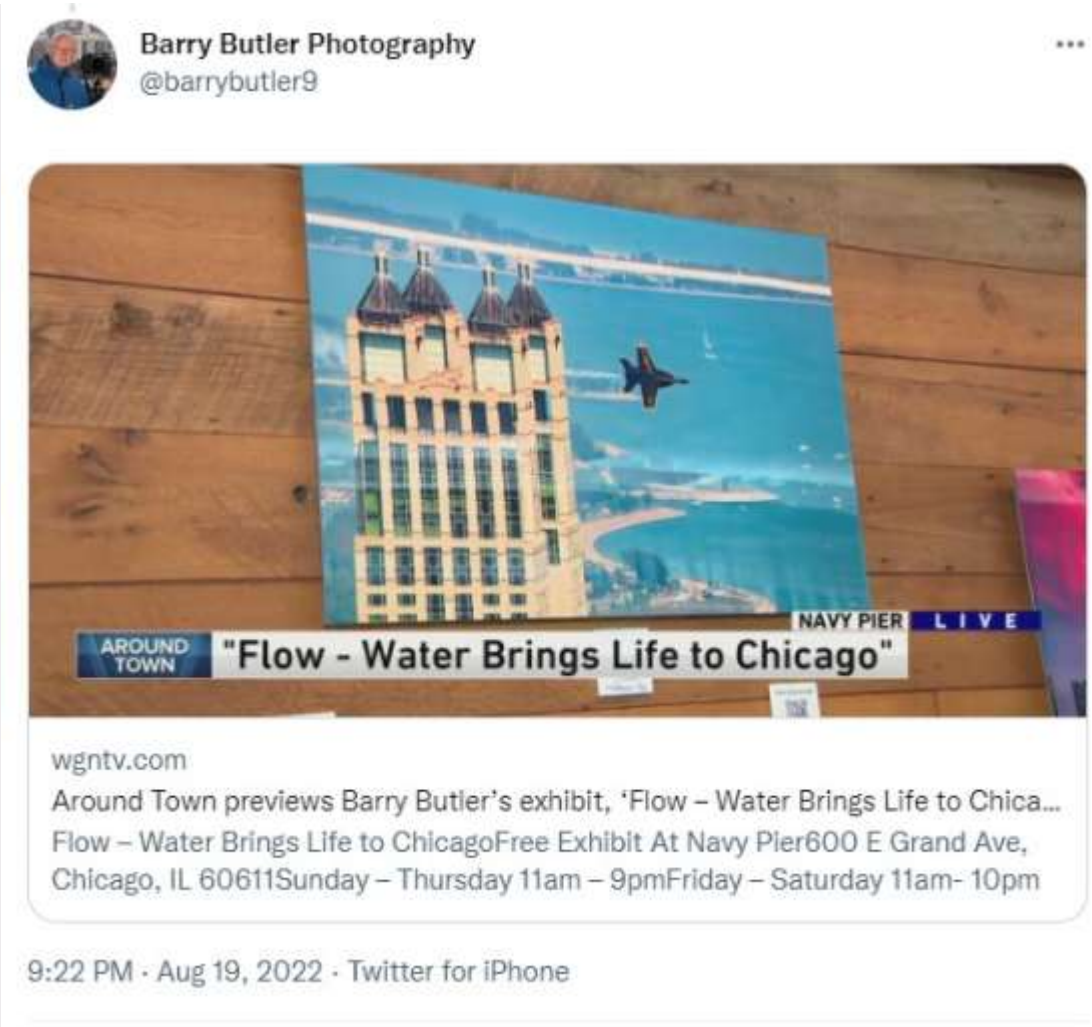
The City Beyond the White City: Race, Two Chicago Homes, and their Neighborhoods

'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)

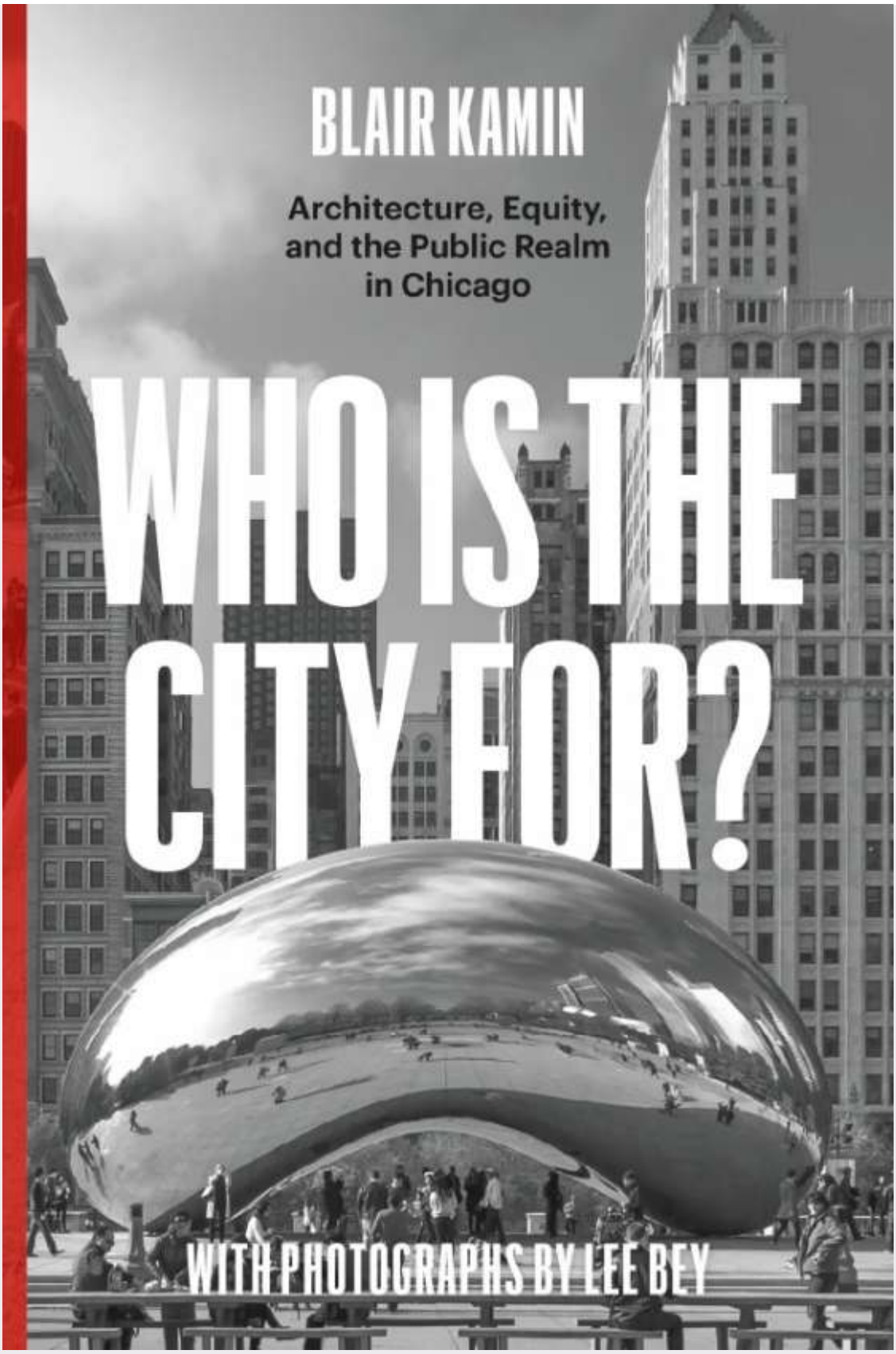
More information at NavyPier.org

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.

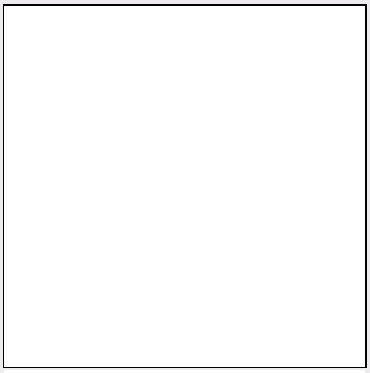
"From his high-profile battles with Donald Trump to his insightful celebrations of Frank Lloyd Wright and front-page takedowns of Chicago mega-projects like Lincoln Yards, Pulitzer Prize–winning architecture critic Blair Kamin has long informed and delighted readers with his illuminating commentary.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

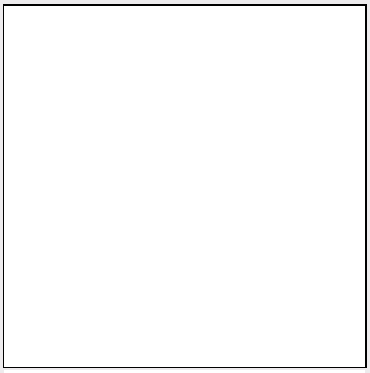
"At the book's heart is its expansive approach to a central concept in contemporary political and architectural discourse: equity. Kamin argues for a broad understanding of the term, one that prioritizes both the shared spaces of the public realm and the urgent need to rebuild Black and brown neighborhoods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

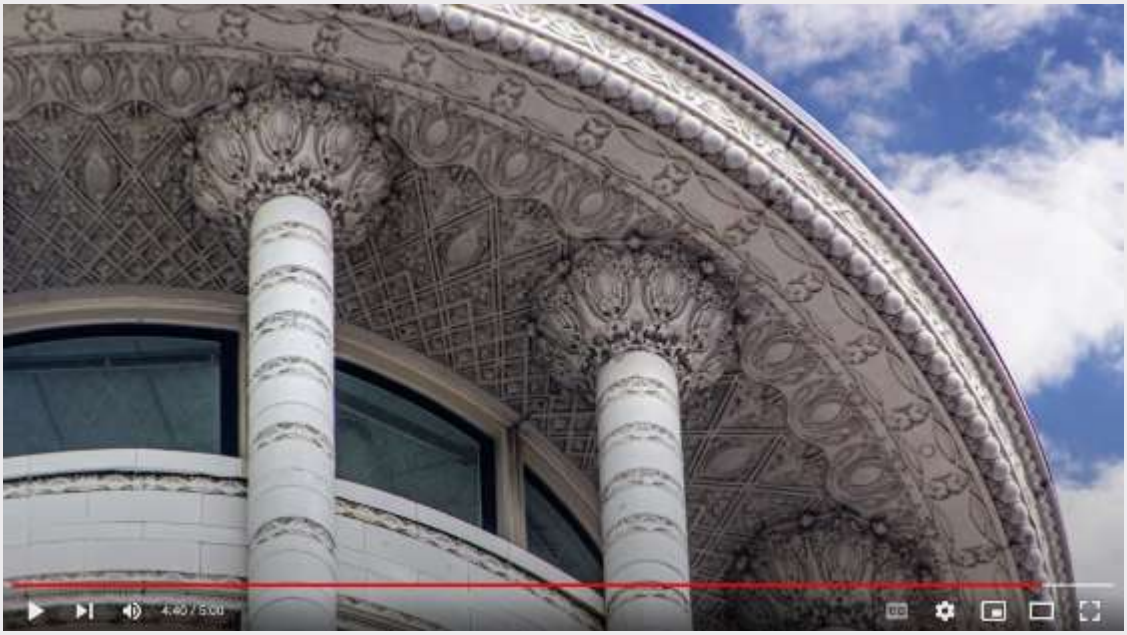
A Conversation with Architecture Critics Blair Kamin and Lee Bey on Their Upcoming Book, Daniel Hautzinger, WTTW Chicago, 10/17/22

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 Chicago's contributions to the built environment and increase education regarding these architecturally significant structures. Other sites nominated include Civil Rights Sites, Native American Sites, The Statue of Liberty, and Central Park in New York City.

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

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

1. The Auditorium Building & Theater
2. The Rookery Building

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

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

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

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

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

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

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)



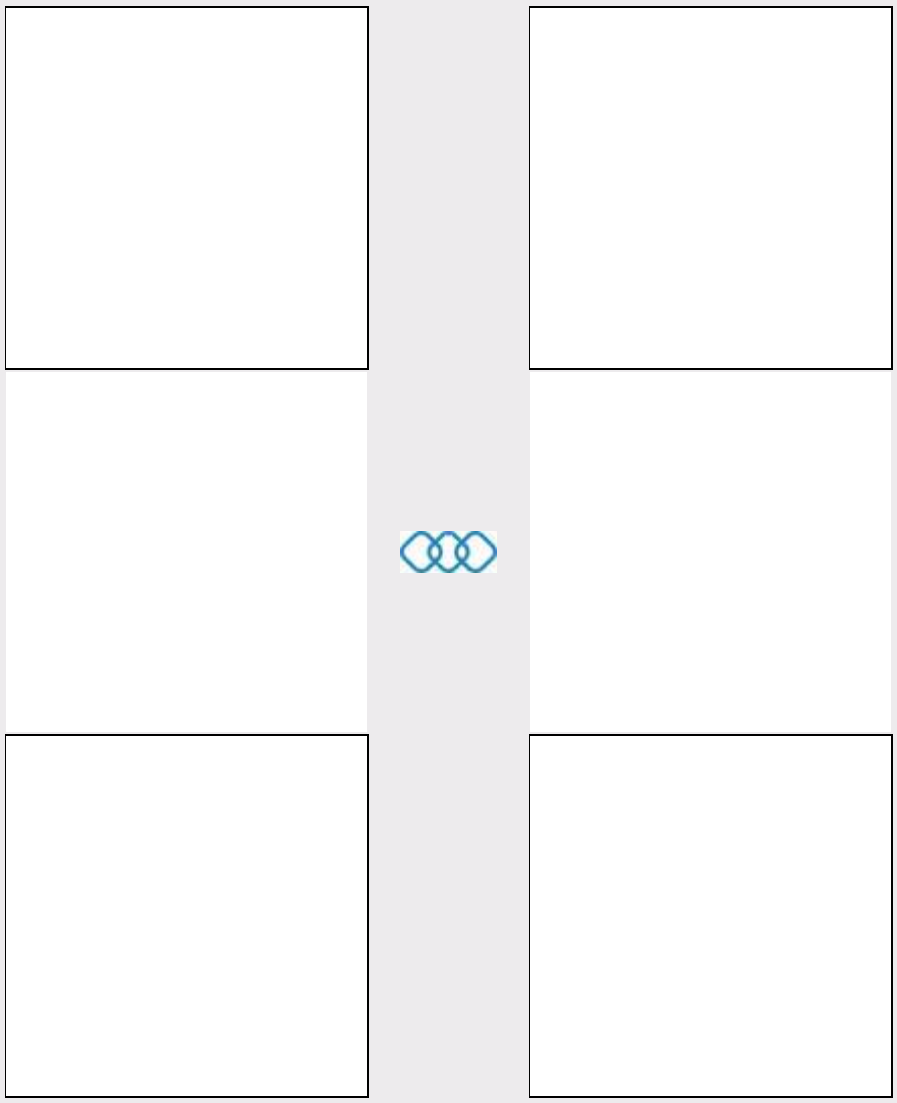
The Preservation Chicago 2023 "Chicago 7 Most Endangered" Full Video (Length 3:58) Image credit: Preservation Chicago

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: Preservation Chicago 2023 Chicago 7 Most Endangered Full Presentation March 8, 2023 (Length 64:35)



Preservation Chicago 2023 Chicago 7 Most Endangered Full Presentation March 8, 2023 (64:35 min). Image credit: Preservation Chicago

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 media coverage is important as it powerfully amplifies 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 it's 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

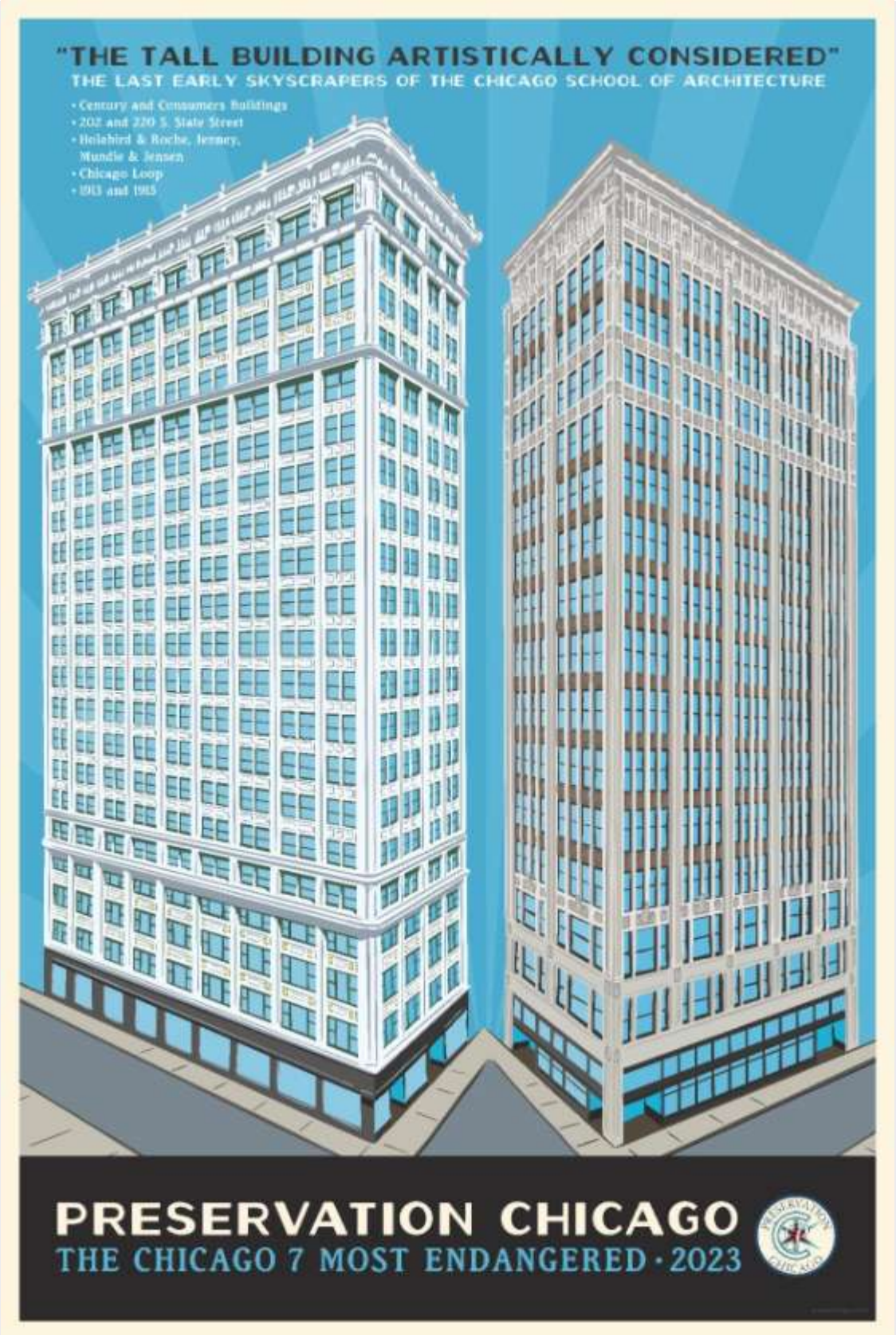
The Most Endangered Buildings in Chicago and How We Can Help Save Them, Jon Hansen, It's All Good - A Block Club Chicago Podcast, 3/8/23 (23:53 min)

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

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

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

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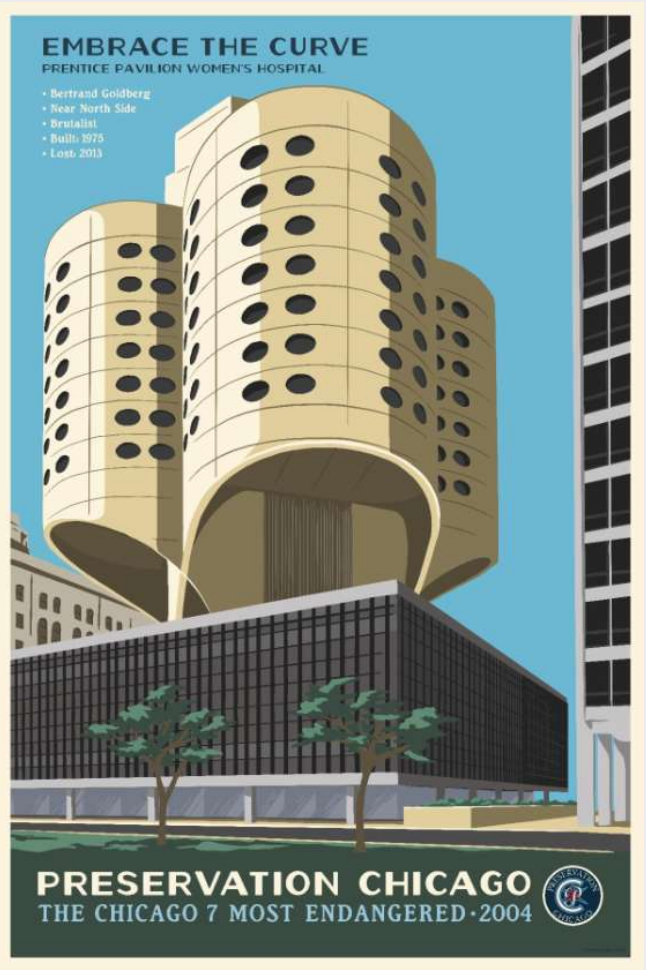


The Century & Consumers Buildings

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.]





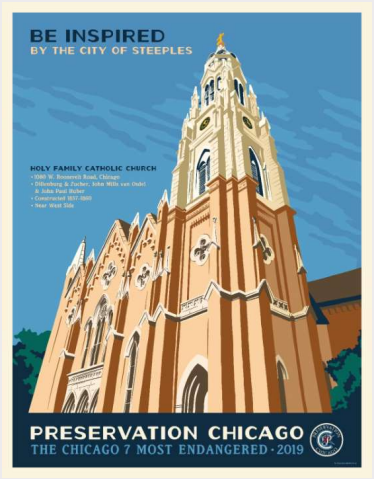
Buy Chicago 7 Posters **Buy Chicago 7 Mugs**











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



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

- **Be Generous!** Donate to Preservation Chicago to support our tireless advocacy!
- **Spread the Word!** Read and share our Facebook , Twitter and Instagram posts!

- **Be Informed!** Sign up to receive the Month-in-Review eNewsletter!
- **Be Heard!** Attend community meetings and make your voice heard!
- **Be Counted!** Take a moment to sign our online petitions!

THANK YOU from your friends at Preservation Chicago!

Donate

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

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

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

Your financial support allows Preservation Chicago to advocate every day to protect historic buildings throughout Chicago. For a small nonprofit, 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