PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

September 2023 Month-in-Review Newsletter



Chicago Architecture Alphabet

Photo by Debbie Mercer

Twitter: @53viroqua

Chicago Terra Cotta Tours.com

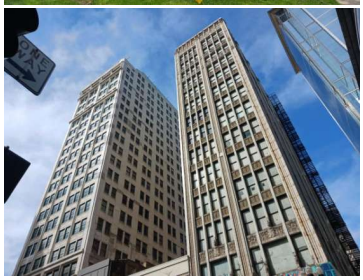
A—Midland Warehouse, 15th and Western	B—Birk's Bros. Brewery Tied House, Cermak and Halsted	C—Chicago Firebrick Co., 1467 N. Elston	D—Borden's, 312 Chestnut	E—3838 S. King Drive
F—L. Wolff Plumbing, 2000 W. Fulton	G—462 N. Halsted (store and flats)	H—Hudson Motor Building, 2222 S. Michigan	I—Higgie Building, 1909 W. Ogden (demolished)	JK—1756 W. Huron (residence)
L—Avondale School, 2945 N. Sawyer	M—McAlear Manufacturing Co., 1901 S. Western	N—Henry Biermann Building, 1800 W. Huron (residence)	O—Oliver Typewriter, 159 N. Dearborn	P—Peter Hand Brewing tied house, 1059 N. Wolcott
Q—The Rookery, 209 S. La Salle	R—Rothchild's Store, 333 S. State	S—Schulze Baking, 55th and Wabash	T—Blakeslee's Storage, 4906 W. Madison	U—Schulz Piano Co., 711 N. Milwaukee
V—Zivco, 2945 W. Harrison	W—Westinghouse Building, 2211 W. Pershing	X—Deluxe Loose Leaf, 3300 W. Franklin	Y—C. P. Kimball Co., 3900 S. Michigan	Z—Zangerle, 1538 N. Halsted (aparments)

Key to Chicago Architecture Alphabet, by Debbie Mercer

From Lost Cause to Celebrated Landmark…

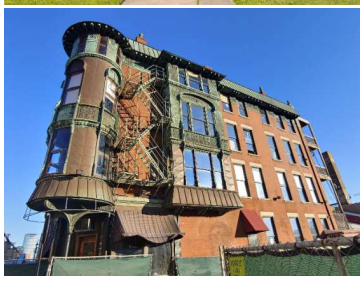












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ADVOCACY

1. THREATENED: Court Spokesperson Denies Judges' Desire for Lake Views as Motivation for Demolition of Century and Consumers Buildings (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: Serhii Chrucky



Court spokesman denies judges' desire for lake views as motivation for demolition of Century and Consumers Buildings, however, its does appear that the demolition of the Consumers Buildings would improve lake views from the Dirksen Courthouse Building. Image credit Google Earth with notations by Preservation Chicago

"Chicago residents spoke out against tearing down the Century Building at 202 S. State St. and the Consumers Building at 220 S. State St. at a public meeting today at the Metcalfe Federal Building.

"The federal General Services Administration, which owns the buildings, is considering demolishing the two buildings and a smaller one at 214 S. State St.

"'There have been no decisions made on the disposition of these buildings,' Angel Dizon, GSA regional commissioner for the Great Lakes region, said during the meeting. 'I just want to make sure I put that out there right away that we are going through this process to determine what might be the best solution, and I'll say that us working collectively is much better than any one of us working in isolation.'

"Federal officials have warned that the aging buildings could pose a security threat to the nearby Dirksen federal courthouse building according to Rebecca Pallmeyer, chief judge of the U.S. District Court for the Northern District of Illinois.

"'Our motivation is not demolition for the sake of lake views or convenience,' she said. 'Our concern really is for the safety of the employees and community.'

"All of the public comments during the hearing were in opposition to the demolition, citing economic harm and how the removal of the buildings would cause more vacancies on State Street.

"Ann Morse, who identified herself as a 35-year resident of Chicago, argued that the demolition would put a 'hole in the mouth of State Street' and asked that at least one building be saved as an 'anchor of the streetscape.'

Preservation groups Landmarks Illinois and Preservation Chicago have recommended new uses for the buildings or designating them as landmarks to halt the demolition.

Joe Antunovich, who spoke over Zoom, detailed his role as part of a team that looked at the feasibility of the adaptive reuse of the building.

"These three buildings that are being discussed today, in addition to 25,000 additional square feet of retail on the ground floor to renovate and to bring back these buildings, etc., is exactly what our city is craving and what the Loop needs to bring people back into the heart of activity," said Antunovich, who argued against demolition. (Jay, Crain's Chicago Business, 9/12/23)

"Ward Miller, a leader in the effort to prevent demolition, told Crain’s he believes the [GSA Draft Report] is ‘a farce.’ Miller, executive director of Preservation Chicago, said that the report seems to “move the needle slightly' toward saving the buildings but that it was another piece of 'a railroaded process that has disappointed us all.”

"Miller said the government has “been doing the do-nothing alternative for 17 years” since acquiring the buildings. “It’s demolition by neglect,” Miller said.

"Today Miller said the two distinguished century-old towers, Century and Consumers, which both have architectural pedigrees, ‘are being treated the same way’ as the now-demolished building that stood between them.

"In its report, the GSA includes a list of 15 stipulations it would attach to any adaptive reuse project for the two buildings.

"In May 2022, a group of archives proposed turning the pair of buildings into a large-scale joint research archive of the records of religious orders and other historical groups. Because it would



2. THREATENED: Facade and Atrium Demolition Permit Released for Thompson Center (Chicago 7 2016, 2018, 2019 & 2020)



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

INSIDE NATION & WORLD

Chicago Tribune
BUSINESS

Permit OK'd for Thompson Center

Building's interior, facade will undergo significant changes

By Jake Sheridan
Chicago Tribune

The Chicago Department of Buildings approved a permit for demolition at the James R. Thompson Center affecting the iconic building's interior and facade.

The Helmut Jahn-designed Thompson Center previously served as a state office building before it was sold in July 2022 to JRTC Holdings, a company led by real estate developer Michael Reschke.

Google has a "build-to-suit agreement" with JRTC Holdings to buy the Thompson Center once renovations are complete. The internet giant is expected to begin occupying the building in 2026, the company said in July 2022.

The newly approved demolition work is expected to cost $6 million, permit approval records show. The permit listed the work as just the second phase of a "multiphase" project. Reschke previously estimated overhauling the 17-story glass-and-steel structure would take about two years and cost roughly $280 million.



A person walks by the Monument with Standing Beast sculpture outside a mostly empty Thompson Center on July 19 in Chicago's Loop.
BRIAN CASSELLA/CHICAGO TRIBUNE

The permit calls for the "interior demolition & demolition of exterior building facade."

Jahn, the namesake firm of the building's designer, is the architect for the redevelopment. The firm's initial renderings for the redevelopment showed significant changes to the building's facade, including larger glass panels, altered colors and an emphasis on greenery. The renderings also showed similar changes to the building's towering atrium.

The glass on the facade installed decades ago is not adequately insulated, Jahn President Evan Jahn said Tuesday.

"I don't think it should come as a shock to anyone that the original facade will be taken off," he said.

He described the demolition as "just a step in modernizing the building," and declined to share details on how the building will be remodeled.

A Google spokesperson declined to comment on the remodeling. Reschke did not immediately respond to calls and texts about the ongoing redevelopment.

Continued demolition and remodeling might significantly alter the historic building, said Ward Miller, executive director of Preservation Chicago, a nonprofit group focused on protecting historically significant architectural structures.

"From what we're seeing, there's a chance that this building could really lose its integrity and look like a mylar balloon if we're not careful," Miller said.

The Thompson Center is one of Chicago's most important architectural marvels, Miller argued. It was one of the first major projects by the star architect John and has become an important city landmark, he said.

Miller praised JRTC and Google's decision not to demolish the building but criticized them for not sharing more recent renderings. He called on local officials, including Mayor Brandon Johnson, to encourage the companies to maintain the building's character.

A "sensitive repurposing" doesn't have to adversely affect the building, Miller said. He shared hopes the redevelopment would maintain the building's plaza, colors and atrium.

"We could save everything that's important," Miller said. "It could still be renovated and look like it's brand new."

Chicago Tribune reporter Brian J. Rigal contributed.

Front page of the Chicago Tribune Business section regarding the facade demolition permit for the James R. Thompson Center, 1985, Helmut Jahn, 100 W. Randolph Street. Image Credit: Chicago Tribune



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



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



Starship Chicago II, a documentary film by Nathan Eddy. (40:30) Image credit: Starship Chicago II

"The city has granted permits to demolish the exterior and atrium of the Thompson Center — a critical early step in Google's $280 million efforts to remake the former state government building into the company's Chicago headquarters.

"Under permits issued Oct. 13, 2023 by the Department of Buildings, Google will — at minimum — remove the metal and glass skin on the 17-story structure at 100 W. Randolph St. and on its soaring, trademark atrium as well.

"The move isn't a complete surprise. Renderings released after the tech giant's takeover of the building last year show prospective views of the renovated edifice with new exterior and interior glazing that either abandoned or muted the building's current blue, salmon and white color scheme — one of its signature features — and other architectural details.

"A Google spokesperson had no comment Tuesday on the project, other than to say a formal announcement could be made within weeks.

"Completed in 1985 and designed by architect Helmut Jahn, the zoomy, spaceshiplike building received mixed reactions from Chicagoans from the start. On the one hand, it was praised for its forward-looking architecture and the generous atrium space that acted as an enclosed public square.

"But the building was plagued by construction cost cutbacks that resulted in the use of cheap-looking materials, window leaks, and an initial heating and lighting air conditioning system that failed to work properly.

"Years of deferred maintenance only worsened the problems and made the building more expensive to operate. Previous Illinois governors Rod Blagojevich and Bruce Rauner unsuccessfully tried to sell the building to any developer willing to wreck the structure in favor of a new privately owned office tower.

"But current Gov. J.B. Pritzker in 2022 managed to preserve the building — or perhaps most of it — by selling it to Google for $105 million. The company would then convert the building into a headquarters for 2,000 of its employees.

"Jahn died in a 2021 bicycle accident. Neither Google nor representatives of Jahn — which is now the name of the architecture firm leading the renovation — would provide any details of the planned work. But the task will likely include replacing the building's single-paned glass facades with ones that are more energy-efficient.

"Preservation Chicago said it wants Google and the city to protect the Thompson Center by granting the building landmark status.

"'It's time to recognize the significance of the work of Helmut Jahn, and this building that placed him on the world's stage," said Preservation Chicago Executive Director Ward Miller.

"'To further ignore this situation and risk the loss of the design concept and significant features, would once again be an embarrassment to the city of Chicago and its architecture legacy,' Miller said." (Bey, Chicago Sun-Times, 10/17/23)

"Continued demolition and remodeling might significantly alter the historic building, said Ward Miller, executive director of Preservation Chicago, a nonprofit group focused on protecting historically significant architectural structures.

"'From what we're seeing, there's a chance that this building could really lose its integrity and look like a mylar balloon if we're not careful," Miller said.

3. WIN: Illegal Construction in Humboldt Park will be Demolished!



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



Ward Miller and neighbors gathered for a community meeting at the National Museum of Puerto Rican Arts and Culture, 3015 W. Division St., Oct. 3, 2023. Photo credit: Jacqueline Cardenas / Block Club Chicago



Ward Miller and neighbors gathered for a community meeting at the National Museum of Puerto Rican Arts and Culture, 3015 W. Division St., Oct. 3, 2023. Photo credit: Jacqueline Cardenas / Block Club Chicago

"At a standing-room-only community meeting held Tuesday night, October 3, 2023, to discuss the fate of an illegal building in Humboldt Park, Ald. Jessie Fuentes (26th) wasted little time getting to the point.

"The partially constructed building will be demolished, Fuentes announced to cheers from the crowd.

"The building, intended as an archive facility for the National Museum of Puerto Rican Arts and Culture, has been at the center of controversy for more than a year, after neighbors saw it rising with no prior notice.

"Objections ranged from aesthetics incompatible with the museum's main building — housed in the park's landmarked Receptory and Stable, which the museum leases from the Chicago Park District — to the underhanded manner in which the museum skirted Chicago's permitting process.

"Billy Ocasio, the museum's president and CEO, apologized to the gathered crowd for 'missteps we made' in failing to obtain proper permits and approvals for the facility. 'I've apologized,' Ocasio said, when pressed further. 'I'm looking to move forward.'

"It was a sentiment echoed by Park District General Superintendent and CEO Rosa Escareño. "Her team, Escareño said, had stepped in to help 'ight-course' the project envisioned by the museum. 'I don't want to go back, I want to go forward,' she said.

"As a compromise, Fuentes said her office had identified vacant parcels on Division Street where the archive could be built — this time with publicly submitted renderings and all t's crossed and i's dotted, she promised.

"'The museum deserves an archive center and it deserves one soon,' said Fuentes, who emphasized the importance of the museum's mission of 'showcasing the best of Puerto Rico from our island and our diaspora.'

"'Thank you for proposing this viable alternative,' he said to Fuentes.

"The solution also included the retention of the foundation of the illegal building, for possible use for future programming. In addition, Ocasio said he would pursue suggestions made by Preservation Chicago to top off the museum's courtyard with a glass roof and remove the tent currently used as an event space.

"'We're here to help and we want to be your partner,' said Ward Miller, executive of Preservation Chicago, who declared himself "very pleased with the outcome" of Fuentes' negotiation. (Wetli, WTTW Chicago, 10/4/23)

"Neighbors and preservationists raised the alarm about the facility nearly a year ago, questioning how it was allowed to go up with no public review and little regard for the museum's architectural history. They've since pushed the city to tear down the structure and move it away from the receptory and stables.

"Mary Lu Seidel, director of community engagement with Preservation Chicago, issued a damning 16-page report earlier this year detailing how Ocasio repeatedly misrepresented the scope of the project to local officials.

"Seidel reviewed hundreds of documents and records tied to the construction and found that museum leaders hid key details, changed plans 'with little or no input' from officials and neighbors, and even lied on a city permit application.



4. WIN: St. Adalbert's Church Receives Unanimous Landmark Approved Vote During Packed Landmark Hearing (Chicago 7 2014, 2016, 2019, 2021)



St. Adalbert Church, 1912, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Chicago DPD

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St. Adalbert Parish Complex, 1633-59 W. 16th St. and 1622-58 W. 17th St., received a preliminary recommendation today from the landmarks commission. The four-building site dates to 1908, serving as a center of Polish life in Pilsen before welcoming Mexican immigrants to the area.



3:21 PM · Aug 7, 2023 · **4,161** Views

St. Adalbert Parish Complex, 1908, 1633-59 W. 16th St. and 1622-58 W. 17th St. Photo Credit: Chicago DPD



Supporters of landmarking the shuttered St. Adalbert's church during a special meeting of the Commission on Chicago Landmarks Aug. 7, 2023. St. Adalbert Church, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Ward Miller / Preservation Chicago



Supporters of landmarking the shuttered St. Adalbert's church during a special meeting of the Commission on Chicago Landmarks Aug. 7, 2023. St. Adalbert Church, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Ward Miller / Preservation Chicago



Supporters of landmarking the shuttered St. Adalbert's church during a special meeting of the Commission on Chicago Landmarks Aug. 7, 2023. St. Adalbert Church, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Ward Miller / Preservation Chicago

Chicago Tribune

Saturday, August 26, 2023

Booking begins long legal process

All 19 defendants in Ga. election case meet jail deadline

By Kate Brumback
Associated Press

ATLANTA — Former President Donald Trump and the 18 people indicted along with him in Georgia on charges that they participated in a wide-ranging illegal scheme to overturn the results of the 2020 election have all turned themselves in to a jail in Atlanta before the deadline it was Friday.

After Trump was booked Thursday night — scrolling at the cameras for the first-ever mug shot of a former president — seven co-defendants who had not yet surrendered did so Friday morning. All but one of those charged had agreed to a bond amount and conditions with Fulton County District Attorney Fani Willis ahead of time, and they were free to go after booking.

Harrison Floyd, who is accused of harassing a Fulton County election worker, did not negotiate a bond ahead of time and remained in the jail after turning himself in Thursday.

Federal court records from Maryland show Floyd, identified as a former Marine who's active with the group Black Voices for Trump, was also arrested three months ago on a federal warrant that accuses him of aggressively confronting two FBI agents sent to serve him with a grand jury subpoena.

Next, Fulton County Superior Court Judge Scott McAfee is expected to set arraignments for each of the defendants in the coming weeks. That's when they would appear in court for the first time and enter a plea of guilty or not guilty.

Trump avoided having to wait in jail before appearing in court by negotiating a bail agreement in advance, and it is possible he will waive his right to appear at an

Turn to Trump, Page 2



Donald Trump speaks to reporters Thursday at Atlanta Hartsfield-Jackson International Airport after he was booked at the Fulton County Jail on charges related to an alleged scheme to overturn the 2020 presidential election. JOE RAEDLE/GETTY



'I WANT TO PRAY'

73-year-old woman arrested for protesting shuttered St. Adalbert Church has case dismissed

By Nell Salzman | Chicago Tribune

ABOVE: Wiadysawa Domaradzka, 73, in her home on Chicago's Northwest Side on Wednesday. She was arrested Aug. 8 for trespassing at St. Adalbert Church in Pilsen. According to Domaradzka, she entered to try to save the stained glass and relics that officials were getting rid of. She had a court hearing Wednesday morning, but a representative of the Archdiocese of Chicago didn't appear and her case was dismissed, her attorney said.
CHRIS SWEDA/CHICAGO TRIBUNE

A wooden rosary around her neck and a white tuft of hair combed neatly over her forehead, a 73-year-old devout Catholic sat on a hard wooden bench in a Cook County criminal courtroom Wednesday morning, holding her hands in her lap, ready to face charges.

Wladyslawa Domaradzka, of Norwood Park, was facing a judge because of trespassing charges. As a widow with no children, Domaradzka's religious community is her family, and she was arrested in part because of her strong faith.

"It's my church," Domaradzka told the Tribune with the help of a Polish translator before her court hearing. "I want to pray."

Domaradzka was arrested Aug. 8 for trespassing while protesting the removal of stained glass windows and art from her beloved but shuttered church, St. Adalbert in Pilsen, fighting for what she believed was inhumane treatment of a sacred space in her and many in her community.

Constructed in 1876 to serve Polish immigrant families, the church, a fixture of Chicago with a multicultural history and looming towers, has been a point of contention for the past four years as former congregants have fought to keep it open after its last Mass in 2019.

Former St. Adalbert congregants — the St. Adalbert Rosary Group — continue to pray outside. Domaradzka said she still goes to St. Adalbert every Friday to pray.

Turn to St. Adalbert, Page 4

Chicago sues Kia, Hyundai over thefts

Carmakers failed to install theft-deterring engine immobilizers

By Robert Channick
Chicago Tribune

The city of Chicago is suing Hyundai and Kia, alleging the South Korean automakers failed to include "industry-standard" engine immobilizers in many models between 2011 and 2022, fueling a surge in vehicle thefts and related crimes.

The lawsuit, filed Thursday in Cook County Circuit Court, cites a "car theft crisis" driven in large part by Kia and Hyundai's "unlawful and reckless actions" in lagging other automakers that have installed the technology, which prevents hot-wiring by requiring a chip-enabled smart key to start the vehicle.

"Unlike the movies, hot-wiring vehicles is far harder than it appears — unless that vehicle was manufactured by Hyundai or Kia," the lawsuit states.

Like many cities, Chicago has seen car thefts skyrocket as it emerges from the pandemic. Chicago had 21,556 reported auto thefts in 2023, up from 13,856 the previous year, a 55% increase, according to data from the National Crime Information Center. Nationwide, thefts were up 7%, surpassing 1 million stolen vehicles for the first time since 2008.

More than 8,000 Kia and Hyundai vehicles were stolen in Chicago last year, representing 41% of the city's reported thefts, according to the lawsuit.

"The surge in thefts has hit Chicago especially hard — placing pedestrians, drivers and bystanders in harm's way," the lawsuit states. "This crime wave has also further strained Chicago's law enforcement and emergency services."

Turn to Lawsuit, Page 6

'I want to pray': 73-year-old woman arrested for protesting shuttered St. Adalbert Church has case dismissed, Nell Salzman, front page of the Chicago Tribune, 8/24/23. Image credit: Chicago Tribune

"A closed Catholic church that's been at the center of a years-long preservation battle is one step closer to becoming a Chicago landmark.

"The Commission on Chicago Landmarks voted unanimously Thursday to advance landmark status for the St. Adalbert Catholic Church complex, 1650 W. 17th St., one month after the body gave it a preliminary landmark recommendation.

"The commission approved a report from the Department of Planning and Development that landmark status would be consistent with city planning goals in the surrounding neighborhood.

"The property — consisting of the sanctuary, rectory, convent, school and a parking lot — spans 2.1 acres in the heart of Pilsen.

"The designation must still work through a lengthy process and ultimately be approved by the City Council's Committee on Zoning, Landmarks and Building Standards followed by the full City Council.

"Pilsen Ald. Byron Sigcho-Lopez (25th) said he expects the landmark designation to be approved by the full City Council. He called Thursday's vote a 'special day' for St. Adalbert parishioners and the surrounding community.

"'This is an iconic landmark for the Polish community, just as it is so important for the Mexican community, just as it is important for working people that today have said it loud and clear, they want to be part of a conversation of the planning of the next steps, and that's what we're going to do,' Sigcho-Lopez said.

"'It is so widely important to our neighborhood that this property, this edifice, stays in perpetuity so that other people can also avail themselves of the interior and the exterior for inspiration, spiritual or religious, for whatever they can take away from this church and the property,' added Blanca Torres, a parishioner and part of the St. Adalbert Preservation Society. (Myers, Block Club Chicago, 9/7/23)

Preservation Chicago has been advocating for Chicago Landmark Designation of the St. Adalbert Church in Pilsen for over a decade and is delighted by recent process. We have working closely with neighborhood partners every step of the way to protect St. Adalbert Church. St. Adalbert Church was a Chicago 7 Most Endangered in 2014 and 2016. It was also included in the Chicago 7 Most Endangered Roman Catholic Church categories in 2019 and 2021.

We have worked closely with local leaders in the Latinx and Polish communities to resist the closure and possible demolition of the building. Since the Archdiocese of Chicago deconsecrated the church and ceased holding religious services within the building, we have strongly encouraged stakeholders and the City of Chicago to move forward with Chicago Landmark Designation.

Read the full story at Block Club Chicago

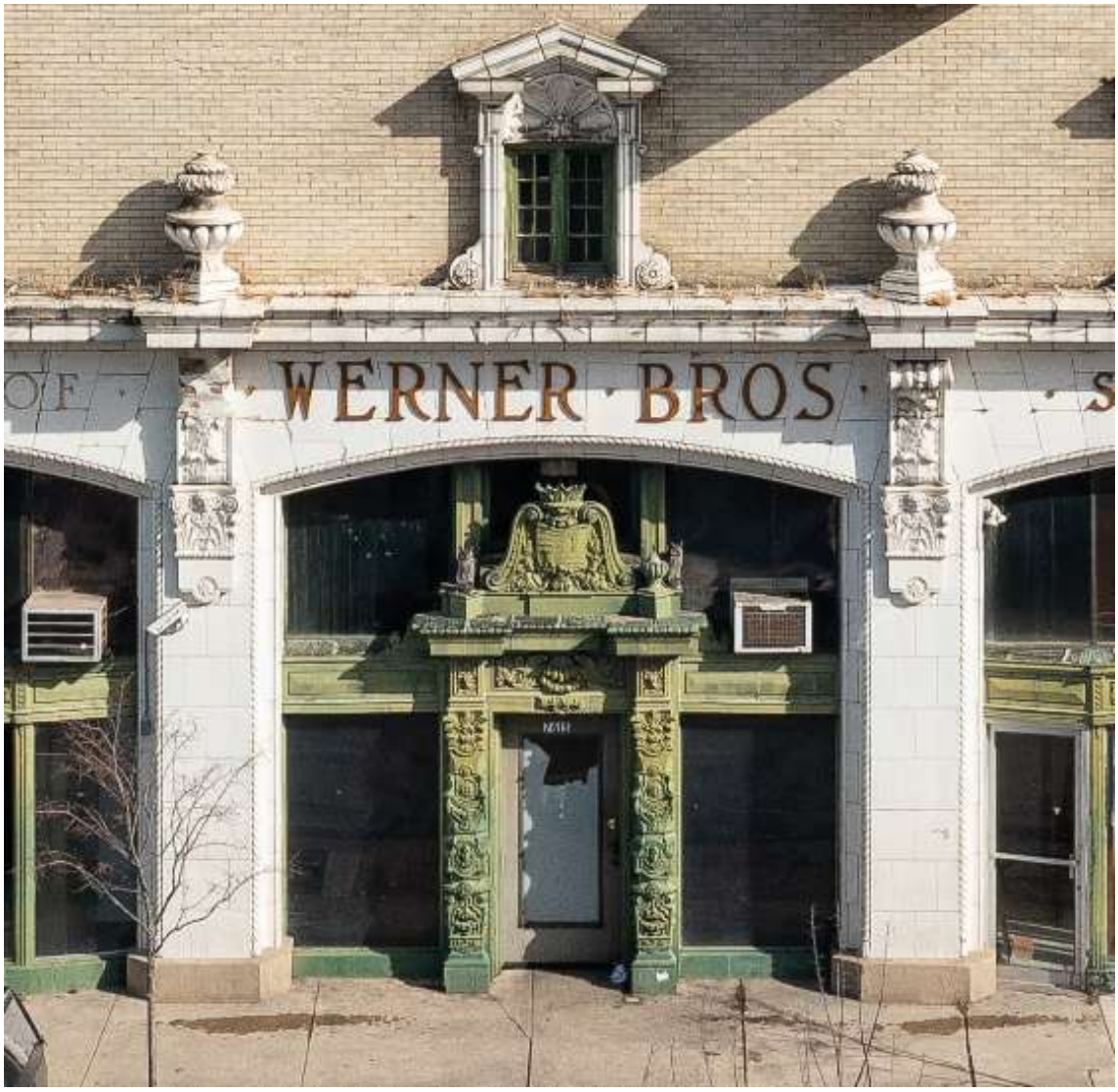
Pilsen's St. Adalbert Church Gets Latest Landmark Approval; The Pilsen church has been the site of ongoing protests since it was closed in 2019, as former parishioners fear it will be redeveloped. The City Council must still approve the landmark designation, Quinn Myers, Block Club Chicago, 9/7/23

Protect St. Adalbert's and other historic Catholic churches; The recent preliminary landmark designation must lead to a larger discussion with the Archdiocese, the city and others about the need to preserve and reuse these glorious buildings, among Chicago's best architecture, Chicago Sun-Times Editorial Board, 8/12/23

5. WIN: Developer Prioritizes Adaptive Reuse of Werner Brothers Storage Building (Chicago 7 2023)



Werner Brothers Storage Warehouse, 1921, George S. Kingsley, 7613 N. Paulina Street. A 2023 Chicago 7 Most Endangered. Photo credit: Serhii Chrucky



Werner Brothers Storage Warehouse, 1921, George S. Kingsley, 7613 N. Paulina Street. A 2023 Chicago 7 Most Endangered. Photo credit: Serhii Chrucky



Werner Brothers Storage Warehouse, 1921, George S. Kingsley, 7613 N. Paulina Street. A 2023 Chicago 7 Most Endangered. Photo credit: Serhii Chrucky

"Developer Housing for All LLC's proposal for a mixed-use workforce housing development at 7603 N. Paulina was reportedly not selected for the highly competitive tax credits from the Illinois Housing Development Authority (IHDA). Announced via Alderwoman Hadden's newsletter to constituents, the development team plans to reapply and is going to rework plans and the phasing of the project.

Planned for the northeast corner of W. Howard St and N. Paulina St, the development will demolish the one-story building at the corner, while preserving the Werner Bros. Storage building, an orange-rated structure built in 1921, despite originally planning to demolish it.

While the developers have committed to retaining the Werner Bros. Storage building, details for the design of the second phase had not been shared. The second phase would bring 52 more units of affordable housing, including 20 inside the Werner Bros. building and 32 apartments in a new construction building in the parking lot to its north.

While waiting to reapply for funding, Alderwoman Hadden reported that the development team has met with the Departments of Planning and Development and Housing to discuss the project and get alignment from the city. Housing for All is also using this time to rework their plans for site development. They plan to switch phases - focusing now on rehabilitating the Werner Building and the new construction to the north while leaving the one-story building that houses Redz Belizean and the currency exchange at the corner. (Kugler, Urbanize Chicago, 9/29/23)

Preservation Chicago applauds 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.

Planned adaptive reuse of ornate 1921 Werner Bros building into residential is a beautiful blend of affordable housing and historic preservation. Illinois Low-Income Housing Tax Credits tax credits are limited and highly competitive. Preservation Chicago will do everything we can to support this effort.

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 Urbanize Chicago

Workforce housing at 7603 N. Paulina misses out on funding; The developers will be reapplying and reorganizing the project phasing, Lukas Kugler, Urbanize Chicago, 9/29/23

Howard Street Affordable Housing Development Switches Up Plans After Missing Out On Tax Credits; The project would bring over 100 affordable apartments to the corner of Howard and Paulina streets, across from the Howard Red Line station, Joe Ward, Block Club Chicago, 10/10/23

Updated Plans Revealed For Werner Storage Building Development In Rogers Park, Ian Achong, Chicago YIMBY, 5/25/23

6. WIN: ‘The Most Beautiful Candy Factory in America,’ Mars Candy Factory Receives Preliminary Landmark Approval



Mars Candy Factory, 1929, The Austin Company with a contributing 1960 addition by C.F. Murphy Associates, 2019 N. Oak Park Ave. Photo credit: City of Chicago DPD Commission on Chicago Landmarks



Mars Candy Factory, 1929, The Austin Company with a contributing 1960 addition by C.F. Murphy Associates, 2019 N. Oak Park Ave. Photo credit: City of Chicago DPD Commission on Chicago Landmarks



Mars Candy Factory, 1929, The Austin Company with a contributing 1960 addition by C.F. Murphy Associates, 2019 N. Oak Park Ave. Photo credit: City of Chicago DPD Commission on Chicago Landmarks



Mars Candy Factory, 1929, The Austin Company with a contributing 1960 addition by C.F. Murphy Associates, 2019 N. Oak Park Ave. Photo credit: City of Chicago DPD Commission on Chicago Landmarks



Mars Candy Factory, 1929, The Austin Company with a contributing 1960 addition by C.F. Murphy Associates, 2019 N. Oak Park Ave. Photo credit: City of Chicago DPD Commission on Chicago Landmarks

"The Commission on Chicago Landmarks has approved a preliminary landmark recommendation for the Mars Candy Factory in Austin. Located at 2019 N. Oak Park, the factory was originally built in 1929 by The Austin Company with a contributing addition from 1960 by C.F. Murphy Associates.

"With the preliminary designation approved, the commission will prepare a report before voting on a final landmark recommendation. If approved, the proposed designation would be sent to City Hall for approvals from the Committee on Zoning and City Council. During the hearing, a representative from Mars stated that they are in favor of the landmarking and any developer that acquires the site would include the significant building in its redevelopment plan. (Kugler, Urbanize Chicago, 10/11/23)

"The candy-making days at the Mars Factory are coming to a close, but at least the historic property on the city's Far West Side likely isn't headed to a bitter end. That's because a city panel this week is set to decide whether to grant preliminary landmark status to the 94-year-old Spanish Revival complex at 2019 N. Oak Park Ave. in the Galewood neighborhood.

"The correct action would be a 'yes' vote from the Commission on Chicago Landmarks. The move would protect the property's architecturally-significant elevations from demolition until a permanent designation is approved by the Chicago City Council. It would also mean the factory's most picturesque portions would survive and be primed for reuse after the plant's scheduled closing in 2024.

"The factory has been a fixture on the city's western edge since Milky Way chocolate bar creator Frank C. Mars built the complex there after moving the candy-making company from Minnesota. In 1930, the plant started churning out the Mars company's best known product: the Snickers bar.

"The company's current owner, Mars Wrigley, announced plans in January 2022 to shutter the plant, where almost 300 people make M&Ms, Twix, Snickers, Milky Way and other candies. "Since the closure announcement, Mars Wrigley, residents and city planning officials have been working on mixed-use redevelopment concepts for the 16-acre property that would include preserving the 1929 building.

"The preliminary landmark designation that's up for a vote Thursday calls for the preservation of the building, plus its iron gate and brick posts.

"Landmarking the complex, and redeveloping it in some accordance with the community's wishes has the potential to be a big win and a sweet deal for the Far West Side — and the city." (Editorial, Chicago Sun-Times, 10/2/23)

Preservation Chicago has been an active advocate for a preservation-oriented direction since the closure was first announced in January 2022. We attended many public meetings to articulate the preservation option, closely support neighborhood preservation partners, discuss the benefits of historic preservation, and provide expertise regarding the landmarking process. The Mars factory community meetings were well run, well attended, and provided the opportunity to build strong, nearly universal support for the historic preservation for the 1929 building and other historically significant structures. We applaud this Chicago Landmark Designation as this will ensure an excellent outcome post-restoration and adaptive reuse.

Read the full editorial at the Chicago Sun-Times

Sweet move: Chicago seeks to landmark West Side's historic Mars candy factory; The correct action here would be a "yes" vote from the Commission on Chicago Landmarks, an important prelude to the factory's redevelopment, Chicago Sun-Times Editorial Board, 10/2/23

Preliminary landmark approved for Mars Candy Factory; The factory will be shuttered in 2024 after

7. WIN: Florence Crittenton Anchorage / Wolfson Building Receives Final Landmark Approval



Florence Crittenton Anchorage / The Wolfson Building, 1888, William Longhurst, 2678 W. Washington Blvd, East Garfield Park. Photo credit: Commission on Chicago Landmarks



Florence Crittenton Anchorage / The Wolfson Building, 1888, William Longhurst, 2678 W. Washington Blvd, East Garfield Park. Photo credit: Commission on Chicago Landmarks



Florence Crittenton Anchorage / The Wolfson Building, 1888, William Longhurst, 2678 W. Washington Blvd, East Garfield Park. Photo credit: Commission on Chicago Landmarks

"The city's Commission on Chicago Landmarks is taking a positive step this week in weighing whether to give a preliminary designation to a 130-year-old former East Garfield Park mansion that's under threat of demolition.

"But here's hoping the commission grants a preliminary designation that would set the stage for preserving and reusing a handsome late 19th Century building in a neighborhood that has seen too many of its vintage structures wrecked and hauled away over the last 50 years.

"The turreted, three-story brick and limestone home was built in 18898for tire manufacturer Fred W. Morgan, according to Preservation Chicago, an organization which seeks to save the structure.

"The building spent much of the 20th century as a home for children and unwed mothers. More recently, the structure housed social service organizations.

"In addition to the home's architecture, Preservation Chicago Executive Director Ward Miller said the building should be granted preliminary landmark status for its history of providing 'essential health care services to women, and especially women of color, on Chicago's West Side, in an era when such medical services were so limited and considered out of reach to many.'

"The city's 20-year-old demolition delay ordinance — the creation of which was championed by preservation groups — deserves a hat-tip for helping bring attention to the building's planned demolition.

"The law puts an automatic 90-day delay on any demolition permit application filed for a building that is rated orange or red on the city's Chicago Historic Resources Survey, allowing the Department of Planning's landmarks staff and the commission to figure out if a building is worthy of preliminary landmark status.

"The East Garfield Park building is among more than 9,000 properties listed as orange — a rating second only to red — indicating it has 'some architectural feature or historical association … potentially significant in the context of the surrounding community.'

"And given the West Side has fewer individually landmarked buildings than any other area of the city, we're glad to see the demo delay ordinance come into play to potentially save an historic East Garfield Park building." (Chicago Sun-Times Editorial Board, 8/1/20)

Preservation Chicago launched a rapid response advocacy campaign to try to save the Wolfson Building at 2678 W. Washington Blvd in East Garfield Park from demolition. Extensive research revealed the building's fascinating and important history. Proactive community organizing and stakeholder outreach galvanized the support necessary to allow the Preliminary Landmark Designation to advance.

Read the full editorial at the Chicago Sun-Times

Landmarks commission has a chance to help save historic West Side mansion; The landmarks commission's vote could set the stage for preserving a handsome late 19th Century building in a neighborhood that has lost too many vintage structures over the past 50 years; Chicago Sun-Times Editorial Board, 8/1/20

Final landmark recommendation approved for 2678 W. Washington, the historic home was built in 1880, Lukas Kugler, Urbanize Chicago, 10/9/23

131-Year-Old West Side Women's Shelter Building Gets Early Landmark Approval; Historic preservationists lobbied to landmark the Victorian property, citing its importance as a safe haven for single women of color for its time, Trey Arline, Block Club Chicago, 8/10/23

8. WIN: 1850s Phoebe and John Gray House Receives Preliminary Landmark Designation



Phoebe and John Gray House, c.1850s, 4362 W. Grace, Photo credit: Troy Walsh/Drone Media Chicago





Phoebe and John Gray House, c.1850s, 4362 W. Grace, Photo credit: Troy Walsh/Drone Media Chicago



Phoebe and John Gray House, c.1850s, 4362 W. Grace, Photo credit: Troy Walsh/Drone Media Chicago



Phoebe and John Gray House, c.1850s, 4362 W. Grace, Photo credit: Troy Walsh/Drone Media Chicago

"The Commission on Chicago Landmarks has approved a preliminary landmark designation of the Phoebe and John Gray House in Irving Park. Located at 4362 W. Grace, the 1850s home is a two-story wood-frame Italianate-style residence with a third-story cupola.

"Meeting Criterion 1 for its value as an example of city, state, or national heritage, the Gray House represents the Irving Park neighborhood's early stage as rural farmland in Jefferson Township, prior to annexation by the City of Chicago. The Gray House's proportions and large corner lot harken back to a time preceding the advent of suburban subdivisions. The juxtaposition of the Gray House with the repeating pattern of standardized house lots that surround it speaks to the development of Chicago's 'railroad suburbs' in the 19th century.

"Also meeting Criterion 4 for its exemplary architecture, the home is an excellent example of 19th-century mail-order pattern-book architecture, a design and distribution method popularly used in suburban development. It is a great example of residential architecture in the Italianate style, an architectural style of great significance in the history of Chicago and the United States. It possesses numerous features distinctive to the style, including its asymmetric footprint, arcaded porches, arched-header windows, shallow-gabled roofs, overhanging eaves supported by cornice brackets, balustraded balconies, and a three-story tower with cupola.

"With the preliminary landmark recommendation approved, the building is shielded from demolition. The commission staff will prepare a landmark report before the Commission on Chicago Landmarks votes on a final landmark recommendation that would then send the designation to City Hall to get approvals from the Committee on Zoning and City Council." (Kugler, Urbanize Chicago, 10/8/23)

Preservation Chicago enthusiastically supports the preliminary Chicago Landmark designation of the Phoebe and John Gray House in Irving Park. Preservation Chicago testified in support during the Commission on Chicago Landmarks hearing.

Irving Park has a wonderful stock of historic homes that deserve greater recognition and protection. Preservation Chicago advocated with urgency with neighborhood preservation partners for the John Nuveen House built in 1892 that was threated with demolition before being designated a Chicago Landmark in 2019.

Read the full story at Urbanize Chicago

Preliminary landmark approved for Phoebe and John Gray House; The 1850s home was originally surrounded by farmland, Lukas Kugler, Urbanize Chicago, 10/8/23

John Nuveen House 2019 Chicago Landmark Designation Report

9. WIN: After Decades Long Advocacy, Washington Park National Park Bank Adaptive Reuse Finally Moving Forward (Chicago 7 2016 & 2020)



Rendering of proposed facade preservation adaptive reuse plan for Washington Park National Bank at 6300 S Cottage Grove Avenue. Rendering Credit: bKL Architecture / DL3 Realty



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



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

"A plan to revamp the Washington Park National Bank building into high-end offices received City Council approval Thursday.

"The Woodlawn-based project at 6300 S. Cottage Grove Ave. received a $5 million community development grant in February. The work is being spearheaded by Revive 6300, a collaboration between two Black-owned firms, DL3 Realty and Greenlining Realty USA.

"Plans call for over 60,000 square feet of office space, a rooftop deck with skyline views, public art installations, ground-floor dining and other retail options. The project is estimated to cost $40 million and will usher in the first new Class A office space to communities south of the University of Chicago in decades, DL3 Realty managing partner Leon Walker previously told Block Club.

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

"The century-old bank building was bought by the Cook County Land Bank in 2017 after accumulating about $3.7 million in unpaid taxes as it sat dormant for 25 years. While the land bank approved DL3's proposal to redevelop the property in 2019, myriad issues have plagued the transaction as both parties have been grappling with problems like flooding, confusion over Opportunity Zone regulations and the pandemic." (Nesbitt Golden, Block Club Chicago, 9/14/23)

Preservation Chicago is thrilled by this successful outcome. We have long urged DL3 Real Estate, the Cook County Land Bank Authority and other stakeholders to preserve and reuse this historic building.

We wish to recognize the leadership of Eleanor Gorski during her leadership of the Cook County Land Bank Authority which was essential to this preservation-oriented direction. Additionally, Preservation Chicago's dedicated advocacy proved critical at many milestones over the past decade. The Washington Park National Bank was a Chicago 7 Most Endangered in 2016 and again in 2020.

The Washington Park National Bank Building is an important neighborhood anchor on a commercial corridor that has seen the tragic loss of many important buildings. It is essential for the long-term reinvestment and prosperity of this commercial district that this historic building be preserved and redeveloped. The building is linked to the Chicago Race Riots of 1919 and is one of the few structures still standing which witnessed this tragic event on the long march towards equality and social justice.

Read the full story at Block Club Chicago

Historic Washington Park National Bank Building Gets Approval To Build Luxury Offices; The $40 million redevelopment project, a collaboration between two Black-owned firms, could be completed by 2025, Jamie Nesbitt Golden, Block Club Chicago, 9/14/23

Washington Park National Bank redevelopment approved by City Council; The bank at 6300 S. Cottage Grove will be turned into offices, Lukas Kugler, Urbanize Chicago, 9/21/23

Washington Park Bank Building approved by City Council, Zoe Pharo, Hyde Park Herald, 9/12/23

Washington Park National Bank redevelopment approved by City Council; The bank at 6300 S. Cottage Grove will be turned into offices, Lukas Kugler, Urbanize Chicago, 9/21/23

Plans For Bank Redevelopment In Woodlawn Move Forward, Ian Achong, Chicago YIMBY, 9/6/23

10. WIN: After Long Vacancy, Mid-City Trust & Savings Bank Will Become Boutique Hotel



Former Mid-City Trust and Savings Bank, 1912, Horatio R. Wilson, 801 W. Madison St. Photo credit: Pappageorge Haymes Partners



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PROPOSED GLASS ENCLOSURE AT MONUMENTAL STAIR



PROPOSED GLASS ENCLOSURE AT MONUMENTAL STAIR

Former Mid-City Trust and Savings Bank, 1912, Horatio R. Wilson, 801 W. Madison St. Photo credit: Pappageorge Haymes Partners

"Updated plans have been revealed for the adaptive reuse of the Mid-City Trust & Savings Bank at 801 W Madison Street in the West Loop. Located on the intersection with N. Halsted Street on the northern boundary of Greektown, the proposal has just received approval from the Permit Review Committee this week. Developer ECG Madison LLC is working with Pappageorge Haymes Partners on the curated design.

"Built in 1912 for Mid-City Trust & Savings Bank by architect Horatio R Wilson, the six-story building went through a slight renovation in 1928 prior to the Great Depression which gave us the current design for the bottom two floors. Though those floors occupy the whole site, the upper four take on an L-shape wrapping around large central skylights for the previous bank below. While the bank eventually merged with MB Financial, the building's interior remains the same.

"Given the history tying it back to a golden-age of neighborhood banks and its designation as a city landmark, the development team is proposing heavy restoration work in order to turn the structure into a new hotel. Said work will begin with the repair and cleaning of the red-brick facade and ground-floor limestone with its ornate arched windows, the upper floors will receive new windows as needed as well as have its parapet repaired.

"A new entrance will also be opened along an existing door on Madison Street, with a new canopy above it serving as the hotel's main entrance. The rest of the ground floor will continue to act as a commercial space utilizing the original entrances, with the aforementioned skylights being refurbished and a new ceiling installed. Additional elevators will also be built-in as well as a new mural proposed on the western elevation on top of the common brick." (Achong, Chicago YIMBY, 10/12/23)

The Former Mid-City National Bank Building was designed by architect, Horatio R. Wilson in 1911-1912, and later remodeled and expanded in 1928, by the architectural firm of Perkins, Fellows and Hamilton. The 1928 remodeling included a reconstructed first-and second-story façade, with a Classical revival-style arcade of large arched openings, clad in limestone. The revisioning and expansion of the building also included a much enlarged banking room on the first floor interior, which replaced a former theater, originally located directly behind the bank building.

In the early 2000s, a group of neighborhood bank buildings throughout Chicago were considered for designation. The initial list included seven bank buildings and in the years following the list grew. In 2007, 13 bank buildings throughout the city representing different communities and styles were given Chicago Landmark Designation.

The Mid-City National Bank was given a Chicago Landmark Designation in 2012. With this designation the Mid-City National Bank Building was the beneficiary of the expanded and revised Adopt-A-Landmarks program, though a grant offer by the City of Chicago. This resulted with funding for the recreation of the original cornice design which was restored after being lost for decades. The building's cornice was recreated with glass reinforced concrete-GRFC with this City grant and extends 133' along Halsted and 126' along Madison Street, giving the structure a highly finished appearance and restoring the 1928 design.

For reference, the 13 banks designated in 2007, included:

- Belmont-Sheffield Trust and Savings Bank, (architect, John Nyden & Co. 1928-1929), 1001 W. Belmont
- Fullerton State Bank, (Karl M. Vitzthum, 1923), 1425 W. Fullerton
- Marquette Park State Bank, (Karl Vitzthum, 1924), 6314 S. Western Avenue;
- Cosmopolitan State Bank, (Schmidt, Garden & Martin, 1920), 801 N. Clark Street;
- South Side Trust and Savings, (Albert Schwartz, 1922) 4659 S. Cottage Grove Avenue
- Kimbell Trust and Savings Bank, (William Gibbons Uffendell, 1924) 3600 W. Fullerton Avenue.
- Calumet National Bank, (John A. Domickson, 1910), 9117 S. Commercial Avenue
- Sheridan Trust and Savings Bank, (Marshall & Fox, 1924 and Huszagh & Hill, 1928), 4753 N. Broadway

11. WIN: After 40 Years, Union Station's Clinton Street Entrance Reopens through former Fred Harvey Restaurant Space (Chicago 7 2018)



Chicago Union Station, 1925, D. H. Burnham & Company, 225 South Canal Street. Clinton Entrance toward former Fred Harvey Restaurant space as seen from inside the Great Hall. Photo credit: Dave Newbart / Chicago Sun-Times



Proposed food hall entrance at Union Station from Clinton Street. Rendering Credit: Amtrak/Goettsch Partners



Proposed food hall at Union Station from Clinton Street. Rendering Credit: Amtrak/Goettsch Partners



Chicago Union Station's Fred Harvey Lunch Room, Photo Credit by Amtrak

"The long shuttered Union Station entrance along S. Clinton Street has reopened ahead of extensive work around the structure. Located at 225 S. Canal Street near the river, the massive station house has seen a long string of renovations as Amtrak works on restoring one of the nation's busiest hubs. The entrance itself reopened earlier this week after being closed for over 40 years, finally providing western access to the building.

"Union station originally opened in 1925 nearly 100 years ago; these days it contains 30 platforms and 24 tracks serving multiple long-distance Amtrak and six Metra lines.

"With over two million passengers a year, the constricted station permanently closed the Clinton Street entrance in 1980 when a fire decimated the space which previously held a Fred Harvey Lunch Room location. Its windows and doors were bricked up and covered, leaving the charred room intact until recently. (Achong, Chicago YIMBY, 9/27/23)

"The space, between the Great Hall and Clinton Street on the station's west side, was once the Fred Harvey Lunch Room, part of a national chain catering to rail passengers. It was accessible from within the station before the fire, Amtrak spokesperson Marc Magliari said.

"Magliari said Amtrak doesn't have a definitive timeline for finishing the food hall but is in discussions with possible tenants. Amtrak hopes to find a 'master tenant' that will market the space to different vendors. The space is 'roughed in,' Magliari said, meaning it's ready for vendors to move in, and then customize the space to suit their needs.

Plans for the food hall follow other renovations to Union Station, which opened in 1925. The Metropolitan Lounge, which offers soft drinks, coffee and snacks for passengers in business class and sleeper cars, opened in 2016, the same year the former Women's Lounge was revamped to create an event space. A skylight in the Great Hall was restored in 2018, fixing water leaks that had persisted for decades. (Cha, Chicago Sun-Times, 9/25/23)

Preservation Chicago applauds Amtrak for their multi-year effort to renovate and reactive significant sections of Chicago's Union Station. Preservation Chicago has worked closely with Amtrak's design and construction team regarding restoration of the Great Hall, Metropolitan Lounge, Women's Lounge, Men's Lounge, and former Barbershop.

We have long advocated for the restoration and reactivation of the former dramatic two-story Fred Harvey Restaurant. We played a direct role in preventing a projecting food court balcony from projecting into the Great Hall. We continue to advocate for reactivating or adaptively reusing the long-vacant upper office floors while retaining any remaining historic features.

Chicago Union Station is the last standing of Chicago's seven great stations and deserves to be treated as the precious landmark that it is. Designated a Chicago Landmark in 2002, it was threated in 2018 with a major addition that would have had a profoundly adverse impact on the historic structure. Preservation Chicago played a leading role in preventing that proposal from moving forward. Additionally, we suggested to stakeholders and decisionmakers the historic building's buildable FAR be transferred across the street to allow the new construction high-rise to grow taller. This win-win solution is the path that was ultimately chosen.

Read the full story at Chicago Sun-Times

New Union Station entrance opens on Clinton Street; Amtrak plans to open a food court near the new entrance. The food hall project was delayed by COVID-19, Phyllis Cha, Chicago Sun-Times, 9/25/23

Clinton Street Entrance Reopens At Union Station, Ian Achong, Chicago YIMBY, 9/27/23

12. THREATENED: DePaul Plans to Demolish 80 Units of Student Housing in Five Historic Buildings to Build New Practice Gym



These four historical residential buildings on Sheffield Avenue will be demolished along with a courtyard apartment building around the corner on Belden Avenue. 2300 N. Sheffield, 2308 N. Sheffield, 2310 N. Sheffield (Orange-Rated), 2314 N. Sheffield, 2316 N. Sheffield (Orange-Rated). Photo credit: Dennis Rodkin / Crain's Chicago Business



Ward Miller interviewed by Anthony Ponce from Fox 32 Chicago News regarding the debate over the demolition of 5 historic buildings for a proposed DePaul athletic building on September 20, 2023. Image credit: Fox 32 Chicago News



Four historic residential buildings on Sheffield Avenue threatened with demolished by DePaul for a new gym. 2308 N. Sheffield, 2310 N. Sheffield (Orange-Rated), 2314 N. Sheffield, 2316 N. Sheffield (Orange-Rated). Photo credit: Ward Miller



This 42-unit courtyard apartment building on Belden Avenue and four historical residential buildings on Sheffield Avenue will be demolished by DePaul for a new gym. 2300 N. Sheffield, 2308 N. Sheffield, 2310 N. Sheffield (Orange-Rated), 2314 N. Sheffield, 2316 N. Sheffield (Orange-Rated). Photo credit: Dennis Rodkin / Crain's Chicago Business

DePaul University plans to build a new athletic complex, but if the school gets its way, it would come at the cost of some historical buildings in Lincoln Park. It would also take away 80 apartment units that are used for student housing.

'The buildings that are at risk include four row houses that likely date back to the 1880s and 1890s as well as a 1920s courtyard apartment building. They are located in the 2300 block of North Sheffield.

"We really think it's important to save these structures. They're part of the streetscape. They're part of the human scale. They're part of what makes this area of Lincoln Park so beautiful, said Ward Miller, Executive Director of Preservation Chicago.

"Miller said the kind of intricate masonry and detailing featured on the old buildings is quickly disappearing in Lincoln Park, and he is fighting to save the buildings, which are all owned by DePaul.

"'To lose these buildings would be very tragic,' he said.

"The endangered buildings sit directly across from DePaul's Sullivan Athletic Center. 'This building was built, the Sullivan Athletic Center, in 2000, and we pretty much outgrew it the day we moved in,' said Depaul Athletic Director DeWayne Peevy. Peevy said other than the men's and women's basketball teams, none of DePaul's other 13 sports have dedicated locker rooms, which is just one factor that is making it tough to recruit top talent in the increasingly competitive Big East Conference.

"But Miller believes a win-win solution exists just a block north, where a very large parking lot sits, ripe for development.

"'In a city with a housing crisis, why are we displacing people in buildings and impacting our historic built environment when we have a surface parking lot a block away that could be a viable re-use site for the same idea?' he said." (Rodkin, Crain's Chicago Business, 9/13/23)

"Miller said Preservation Chicago wants the university to consider other DePaul-owned sites for the expansion, like the surface parking lot at the intersection of Fullerton and Sheffield avenues or former Whole Foods building, which DePaul took over this year.

"'We are supportive of DePaul's growth and expansion and understand how important it is, but I do think there could be other ways of addressing the situation,' Miller said. 'I don't know why DePaul wants to destroy the scale and part of the beauty and integrity of the neighborhood when there are other sites they could explore for this expansion.' (Wittich, Block Club Chicago, 9/27/23)

Watch and read the full story at FOX 32 Chicago

Historic Lincoln Park buildings face demolition as DePaul University plans athletic complex expansion, Anthony Ponce, FOX 32 Chicago, 9/20/23

Preservationists Don't Want DePaul To Demolish 4 Old Row Houses To Build Sports Complex; The row houses dating to the 1890s as well as a courtyard building built in 1925 would be torn down for a new basketball training facility. Preservationists want the school to consider another site, Jake Wittich, Block Club Chicago, 9/27/23

DePaul's new practice gym will require tearing down 5 historical buildings, Dennis Rodkin, Crain's Chicago Business, 9/13/23

13. WIN: Winning Adaptive Reuse Selected for McKinley Park Pershing Road CMD Warehouse Building (Chicago 7 2014 & 2020)



Developer IBT Group LLC plans to redevelop a massive warehouse at 1717-1769 W. Pershing Road into apartments, a grocery store, office space and green space. Rendering credit: Epstein Global Architecture



Developer IBT Group LLC plans to redevelop a massive warehouse at 1717-1769 W. Pershing Road into apartments, a grocery store, office space and green space. Rendering credit: Epstein Global Architecture



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

"More than 100 apartments, a grocery store and flexible office space are coming to McKinley Park.

"Developer IBT Group LLC secured the city's backing to redevelop a massive warehouse at 1717-1769 W. Pershing Road, officials announced last week. The 6.5-acre site includes a vacant, six-story, 571,000-square-foot warehouse known as the Quartermaster Depot at 1769 W. Pershing Road, according to the planning department. It was built in 1918 for the U.S. Army.

"The $121 million project will bring 120 apartments, a 50,000-square-foot grocery store and more than 200,000 square feet for an 'innovative office hub and technology incubator' to the site. The project involves cutting out the middle of the warehouse for an interior courtyard and to bring in light, but developers will preserve the entire historical façade of the building, officials said. Developers previously said the building would have an expansive rooftop with green space, gazebos and a running trail open to the public.

"The city received five proposals for the site in October, officials said. An evaluation committee made up of city officials and neighbors whittled it down to three, officials previously said. IBT Group's plans ranked highest on the committee's scoring system and placed first on a community survey that got more than 200 responses, according to the city's planning department.

"Ald. Julia Ramirez (12th) said she's excited to see the project moving forward. 'An adaptive reuse of the former warehouse building will not only help maintain the historic integrity of the Central Manufacturing District but also revitalize the Pershing corridor, which has been vacant or underutilized for many years,' Ramirez said in a statement.

"The project could get financial support from the city — as much as $25 million in Tax Increment Financing (TIF) funding pending formal review and an approval process that involves a vote of the full City Council, officials said." (Savedra, Block Club Chicago, 9/12/23)

Read the full story at Block Club Chicago

Apartments, Grocery Store Coming To City-Owned Warehouse In McKinley Park; The $121 million project aims to bring 120 apartments, a grocery store and office space to the Quartermaster Depot site, Madison Savedra, Block Club Chicago, 9/12/23

Chicago developer picked to revamp big McKinley Park warehouse, Danny Ecker, Crain's Chicago Business, 9/7/23

Gary Pachucki's IBT wins McKinley Park development site with $121M plan; Firm beat out two others for the 6.5 acre site, The Real Deal, 9/11/23

City selects mixed-use redevelopment project for McKinley Park warehouse
chicago, CBS Chicago, 9/7/23

City announces winner of Pershing Road RFP; The project is located at 1769 W. Pershing in McKinley Park, Lukas Kugler, Urbanize Chicago, 9/8/23

1769 W. Pershing Road RFP from the City of Chicago

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

Red Brick And Terra Cotta Tower On Pershing Road Is One Of South Side's Overlooked Gems; Lee Bey's Overlooked Buildings Of The South Side: The Central Manufacturing District Tower at 2000 W. Pershing Road, Block Club Chicago, 10/7/19

14. WIN: Chicago Landmark W.M. Hoyt Building Adaptive Reuse Moving Forward



W.M. Hoyt Building, 1909, Nimmons & Fellows, 465 W. Cermak Road. Designated a Chicago Landmark as part of the Cermak Road Bridge District in 2003. Rendering credit: Space Architects / Windfall Group



W.M. Hoyt Building, 1909, Nimmons & Fellows, 465 W. Cermak Road. Designated a Chicago Landmark as part of the Cermak Road Bridge District in 2003. Rendering credit: Space Architects / Windfall Group

"A long-delayed effort to restore a vacant Chinatown landmark may finally get underway next year.

"The Commission on Chicago Landmarks on Thursday recommended approving a special property tax incentive for the former W.M. Hoyt Building at 465 W. Cermak Road, along the South Branch of the Chicago River. Developer Windfall Group plans to transform the hulking warehouse into Pacifica of Chicago, a four-star hotel with offices, a grocery, restaurants, a medical center, a spa, ground-level retail and a public riverwalk.

"'The Hoyt Building has been vacant for decades," said Windfall Group CEO Eddie Ni, but in the future, it will serve as a gateway to both Chinatown and Pilsen.'

"Historic preservationists applauded Windfall's proposal and said the former wholesale grocery warehouse, designed in the Prairie-style by Nimmons & Fellows and completed in 1909, represents a time when even industrial properties included artistic flourishes.

"'We've had many false starts on this site over the last decade or more, Ward Miller, executive director of Preservation Chicago, said. But this can be a transformative project that not only ensures the reuse of a wonderful building, one that honors the era's frequently forward-looking architecture, it can also show the city and many others how industrial buildings are significant and shouldn't be demolished and replaced by bland shopping centers.

"Chicago developer R2 in 2015 proposed transforming the five-story, 300,000-square-foot structure, part of the landmark Cermak Road Bridge District, into an office development, but that and several other potential deals eventually fell through. It's been disappointing, according to landmarks commission member Alicia Ponce, who recalled at last month's meeting how this summer she found herself staring up at the Hoyt Building while kayaking down the river.

"'I've loved this building for such a long time, she said. I've always wondered, when is someone going to do something?

"Chicago's Chinatown is actually one of the few Chinatowns in the U.S. that is still growing," she said. "But we also want to be a destination for a lot of people from outside Chicago as well."

"Windfall wants to break ground by 2024, although its proposal still needs final approvals from the Chicago Plan Commission and City Council. The developer will also need additional approvals from the landmarks commission for its plans to renovate or replace portions of the exterior's historic limestone and terra cotta details.

"Miller told commission members the project shows how important it is to establish landmark districts such as the Cermak Road Bridge District, which was created in 2006 and includes several other warehouses across the river in East Pilsen.

"'Thank you most of all for making this a landmark district, having the faith that this would one day, even if it was more than a decade later, have a transformational effect on a neighborhood, he said. 'We see the power of landmarks here.' (Rogal, Chicago Tribune, 9/7/23)

Read the full story at the Chicago Tribune

Windfall Group bags tax incentive for riverfront Chinatown hotel plan; Redevelopment of Chicago's W.M. Hoyt Building at 465 West Cermak has previously run into walls, TRD Staff, 9/8/23

Cermak Road Bridge District Chicago Landmark Designation Report 5/1/2003

15. THREATENED: Strong Community Opposition to Planned Demolition of Damen Silos (Chicago 7 2023)



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



The Damen Silos on Chicago's Lower West Side on Aug. 22, 2023. The facility has been out of use since the late 1970s except for occasional movie shoots. Damen Silos, 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. A 2023 Chicago 7 Most Endangered. Photo Credit: Trent Sprague/Chicago Tribune



Statement from Alderwoman Julia Ramírez in support of preservation and reuse of the Damen Grain Silos in posted on August 23, 2023. Image credit: Office of Alderwoman Julia Ramírez

"The immediate fate of the long-abandoned Damen grain silos will remain up in the air as the U.S. Army Corps of Engineers reviews plans to demolish the century-old concrete structures in Chicago's Lower West Side neighborhood.

"Mayor Brandon Johnson's office on Tuesday said the city will defer its decision on pending applications to demolish the silos until federal review is complete.

"Local preservationists and environmentalists have protested the silos' November 2022 sale to MAT Limited Partnership and subsequent plans to dismantle the structures, which tower near the Stevenson Expressway from 2900 S. Damen Ave.

"A letter sent to the Illinois Historic Preservation office dated Sept. 27 states that the U.S. Army Corps has classified the demolition as an 'adverse effect' because 'a complete demolition of the remaining site buildings would result in a loss of the context of the site.'

"Army Corps project manager Colin Smalley said that the finding doesn't mean the Corps will deny the application to demolish. Instead, it triggers a public review process that he estimated will take at least 90 days.

"MAT purchased the site from the state of Illinois for $6.52 million last November. The company operates an asphalt plant across from McKinley Park's eponymous park, which residents and activists have fought against since its opening in 2018.

"The McKinley Park Development Council, one of the organizations participating in the Corps' public input process, welcomed coordination between government bodies to determine the fate of the silos, said council President Kate Eakin." (Kubzansky, Chicago Tribune, 10/3/23)

"'I stand with my community and their efforts to preserve the historic Damen Grain silos and to repurpose them in a way that will not only honor the legacy of industry on the Southwest Side of Chicago, but also create equitable economic development opportunities with recreational green space along the riverfront,' "Ald. Julia Ramirez (12th) said.

"'It is important that there be more community engagement and a real commitment by the city to consider alternative scenarios, and explore the possibility of expediting landmarking the site to help preserve the structure and create more public access to the site,' she said in her statement." (Savedra, Block Club Chicago, 8/25/23)

"Thomas Leslie, an architecture professor at the University of Illinois at Urbana-Champaign, suggested the Damen Silos property could be used as a riverfront park, with the preserved elevator as the centerpiece. 'If you look at Rome's Aqueduct Park, it's just a giant open space that … has the remains of these aqueducts running through it, 'he said. 'Those artifacts kind of energize the park.'

"The Damen Silos stand roughly 400 feet away from the southwest end of the Canalport Riverwalk Park, which runs from Ashland Avenue to the Santa Fe Slip, where boats and trains used to haul corn and wheat.

"'It'd be great to connect this to other green spaces and riverfront trails,' Preservation Chicago's Miller said. 'It's a great opportunity to talk about Chicago's industrial past. If they're demolished and pulverized, those stories are lost.'" (Loerzel, WBEZ Chicago, 9/25/23)

Preservation Chicago has been concerned over the fate of the Damen Silos for many years. Damen Silos site became a 2023 Chicago 7 2023, after the State of Illinois' decision to sell the the site, and the recent demolitions of the Crawford Power Station and the ADM Silos. There is additional concern over the buyer of the site to the owners of MAT Asphalt which set up an

16. THREATENED: Ornate Terra Cotta Holiday Club Building Threatened with Demolition (Chicago 7 2023)



Holiday Club Building, 4000-4006 N. Sheridan Road, Residential portion 1905, David Robertson, retail portion 1925, Adolph Woerner. Photo credit: Joe Ward / Block Club Chicago



Traffic Intersection at Sheridan Road and Irving Park Road (image 05), Illinois Department of Transportation Chicago Traffic photographs, University of Illinois at Chicago. Library. Special Collections Department, IDOT_2f_173_6040

"The Holiday Club is hoping to stay in its longtime Uptown home as its building is slated to be turned into a seven-story apartment complex.

"The building at the northwest corner of Irving Park and Sheridan roads is the site of a proposed development that would bring 92 apartments and 36 parking spaces to the border of Uptown and Lakeview.

"That development would replace Holiday Club's existing building plus apartments and storefronts containing El Palmar restaurant and Roots Smoke & Vapor Shop, 4006 N. Sheridan Rd. The future of those businesses is in doubt due to the development proposal.

"It is unclear if any retail space will be included in the proposed building, which still needs city approval. The public notice for the proposed development does not mention ground-floor retail.

"The developer, Catapult Real Estate Solutions, is asking the city's permission to have 'residential uses' in the building's first floor, which is a request some developers make to include apartments instead of commercial space at the street level.

"For now, it will be business as usual for Holiday Club, the retro-themed bar and popular late night spot that has been open for 30 years. That's what Domingo is telling the customers and neighbors who increasingly are asking about the fate of the business as news of the proposed development spread.

"'We're as concerned as everyone else,' Domingo said about his business.

"The seven-story, 92-unit building can be built under the property's current zoning, but the developer is asking the city's permission to include residential uses on the ground floor and to include less than the standard one-to-one unit-to-parking-space ratio. Catapult Real Estate Solutions is also asking the city's permission to include less than the normally required number of truck loading zones, according to the public notice.

"Those requests will go in front of the city's Zoning Board of Appeals, said Anna Gaebler, director of neighborhood services for Ald. Angela Clay (46th). The development does not need Clay's or City Council's approval because it does not require a changing of the underlying zoning designation." (Ward, Block Club Chicago, 8/29/23)

Preservation Chicago is advocating with the community to find a preservation-oriented outcome. Despite the significant architecture of these buildings, they were overlooked by the Chicago Historic Resources Survey. Lacking an orange-rating, they are not subject to a 90 Day Demolition Delay.

In 1925, the Gothic terra cotta storefront was constructed, designed by architect Adolph Woerner as a development by owner Abe Gumbiner. Woerner is the architect responsible for the Landmarked Village Theatre. During the 1930s, this ornately ornamented building was home to a Walgreens Drug Store.

The residential segment of the 4000-4006 N. Sheridan building was built as part of a larger development that includes a row of six-flats setback from the street. It was designed by architect David Robertson and was completed 1904-1905.

David Robertson has a few structures listed in the CHRS, but these buildings are not orange rated. It was a Colin & Morris development who were successful developers in turn-of-the-century Chicago. Original address was roughly 1333-1341 N. Sheridan.

Read the full story at Block Club Chicago

17 WIN: $1 Million Richard H. Driehaus Foundation Grant to Restore Historic Sears Sunken Garden



A reflecting pool is planned for the revamped garden. Rendering credit: Friends of Sears Sunken Garden

"Sears famously abandoned the campus for the Sears Tower in the 1970s. But most of the original Sears buildings are still there, as is the pretty fancy, nearly block-long sunken garden the company created for its employees, complete with a Greek Revival pergola.

"Though still handsome, the garden has seen better days after 116 years.

"Fortunately, there's a $5 million plan to revive the garden and turn it back into the showplace its original designers intended. And the Richard H. Driehaus Foundation is announcing this weekend that it's contributing $1 million toward the effort.

"Barbee, a member of the non-profit Friends of Sears Sunken Garden, said of plans to revive the historic North Lawndale feature: "I think it is one of most significant things to happen on the West Side in a long time."

"These parks and gardens were planned as pleasant little spots where residents — or workers, in the case of Sears — could step away from the bustle and enjoy a moment of quiet and beauty. The Sears garden originally featured pools, fountains and colorful plantings. If that wasn't enough, workers could go there and catch a performance from the 60-piece Sears, Roebuck & Company band.

The idea of renewing the garden was started two years ago by the North Lawndale Community Coordinating Council's Greening, Open Space, Water, Soil, and Sustainability committee.

"'People would say, 'Oh, I had my prom picture taken here,'" said committee member Annamaria Leon, an edible landscapes designer who lives in North Lawndale with her husband, garden designer Roy Diblik. 'You can see the former beauty of it,' she said.

"The Richard H. Driehaus Foundation is announcing its $1 million grant Sunday at a fundraiser in Lake Forest for the sunken garden project. The Driehaus funding will go to the restoration of the pergola and to develop working plans for the garden.

"'We've done a number of legacy grants this year in honor of Richard,' the Chicago philanthropist and businessman who died in 2021, said Driehaus Foundation executive director Anne Lazar. 'And this project — it just supports two of his priority passions: Chicago neighborhoods and historic preservation.'

"And what a great call by the foundation — the kind of thing resource-starved North Lawndale and the West Side richly deserve."

"It'll raise people's curiosity [about the West Side],' Barbee said of the reimagined garden. 'It'll be beautiful.' (Bey, Chicago Sun-Times, 10/7/23)

Read the full editorial at Chicago Sun-Times

$1 million Driehaus grant will help revive historic Sears garden; The grant — announced this weekend — helps cover the planned $5 million restoration and rehabilitation of the 1907 North Lawndale garden, Lee Bey, Chicago Sun-Times, 10/7/23

Sears Sunken Garden In North Lawndale Gets $1 Million For Restoration; The money will help restore the garden's large pergola, part of a larger overhaul of the historic 1.7-acre green space that was once an urban oasis for Sears employees and North Lawndale residents, Trey Arline, Block Club Chicago, 10/17/23

West Side Groups Working To Redesign Sears Sunken Garden: 'Let's Bring It Back To Its Beautiful State'; The Sunken Gardens are more than a century old. Their redesign will be a walk back in

18. WIN: The Ramova Theater to Reopen After 37-Year Closure (Chicago 7 2012)



Construction continues at the Ramova Theatre, located at 3520 S. Halsted St., on Sept. 28, 2023, in Chicago's Bridgeport neighborhood. Photo credit: John J. Kim / Chicago Tribune

"Ramova, a name first given to a grand movie palace and its tiny diner grill nearly a century ago, may finally reopen as a re-imagined destination space in Bridgeport this fall.

"But the $23 million question, with a budget from public and private funds ticking up after years of delays, has been when will the music theater, brewery taproom and revival restaurant actually open?

"'November feels like a really good time frame for us,' said Tyler Nevius, founder of the new Ramova with wife Emily Nevius. 'But folks should be on the lookout because there could be some earlier surprises if things continue to come together well.'

"The timeline seems optimistic with the marquee still missing and most of the building still under construction. Yet the vintage neon sign has been restored and recently rehung out front, soaring two stories tall. The project seems built on surprise and optimism.

"When asked what we'll experience at the new Ramova, Tyler Nevius shared his vision for a past reclaimed for the future.

"'You're going to see the big beautiful Ramova blade sign that's got the red neon lettering,' he said.

"'You're going to see the marquee that will look probably nicer than a lot of folks remember in the '80s because all the lights will be working and the lettering up.'

"The original Ramova Theatre opened as a Spanish-inspired movie palace in the then-largely Lithuanian immigrant neighborhood in 1929, along with the Ramova Grill, which eventually became best known for its Midwestern-style chili. The theater closed in 1985.

"'We believe live music will be the heartbeat of Ramova,' Nevius said.

"Critically acclaimed chef Kevin Hickey and his team from The Duck Inn restaurant, also in Bridgeport, are the food and beverage partner.

"His spirit runs deep with Ramova and its long-lost chili.

"'That entire building was a big part of my life growing up, between the Ramova Grill where we went for cheeseburgers and chili and breakfast, to the theater where we went and saw last-run movies on the cheap for way less than downtown,' the chef said. 'And above the Ramova Grill was my karate dojo where I went for years when I was a kid. So I was just in and out of that building so much from the age of 6 or 7 till I went away to college.'

"Hickey remembers the theater closed the year he graduated from high school. And he has an even deeper taste of memories with the chili."

Preservation Chicago is thrilled that the Ramova Theater will finally be reopened after a long restoration and much longer period of vacancy. The Ramova Theater was a Chicago 7 Most Endangered 2012 along with a number of other neighborhood theaters. Preservation Chicago had long advocated to find a user for the Ramova in partnership with the Save the Ramova campaign lead by Maureen Sullivan, a dedicated Bridgeport neighbor and community leader.

Ward Miller and Preservation Chicago were even involved with the preservation and relocation of the Ramova Grill interior fixtures, a beloved neighborhood restaurant located next to the theater, to Benton House in 2012. Perhaps it's time for its return to Halsted and 35th Street as part of this comprehensive Ramova Theater renovation?

Preservation Chicago continues to work with and support stakeholders in an effort to help the final

19. THREATENED: Receivership Possible for Great Lakes Elks Lodge Unless Maintenance Costs Can Be Raised



Great Lakes Elks Lodge, 1912, Grossman & Proskauer, 5108 S. Prairie Avenue. Photo credit: Resident Advisor

"Chicago venue The Lodge has been shut down by the authorities.

"The historic venue will go into receivership and close for good unless it can raise $50,000 for maintenance work, which must be completed by October 26th. The 86-year-old space–once a cinema and meeting point for the Chicago Suffragists–was opened as a private house music members club in 2015 by local artist Craig Loftis. He told Resident Advisor that he's been battling with the City Council over "minor issues" to do with the building for several years.

"Since 1937, the building has been under the ownership of African-American fraternity group The Elks. Members of the group have been throwing music and dance events for the local community for decades. Loftis, who is also a member of the group, told RA that without the means to stay open for business, raising the target amount has become a catch-22 situation.

"For this reason, Loftis has launched a fundraiser to help the cause. While he's confident that he can make the necessary repairs by the chosen date, he said shutting the building down was 'unwarranted when one branch of the city government said we were operating in complete compliance and the other decided we weren't.'

"Preservation Chicago, a local architectural conservation group, has joined forces with Loftis to help protect the venue from any possible future demolition threats, should it ever change hands. If granted, this would give the venue the chance to apply for city funding to help with restoration and renovation.

"The group's spokesperson, Max Chavez, told RA that an application to get the building landmark status was submitted to the local authority last week and achieving this will mean the building 'would be well-positioned' to receive the funds.

"He continued: 'Preservation Chicago is proud to partner with Craig Loftis on this important effort to save this significant historic site. This building is too important to lose and deserves to be honored as an official Chicago landmark.'(Resident Advisor, 9/27/23)

Read the full story at Resident Advisor

The venue will go into receivership and shut for good without the necessary funding, Resident Advisor, 9/27/23

House veteran Craig Loftis needs help to keep the music going at the Lodge, J.R. Nelson and Leor Galil, Chicago Reader, 9/12/23

Help us save THE LODGE GoFundMe

20. POTENTIAL WIN: Plan to Convert Jackson Park into PGA Golf Course ‘Dead in the Water’



Existing Golf Course in Jackson Park. Photo credit: Trent Sprague/Chicago Tribune

"While the Obama Presidential Center is rising in Chicago's Jackson Park, a closely related project favored by the former president continues to languish.

"Backers still hope to resurrect the grand plan for a new professional tournament-quality course next door, but with little progress, residents remain anxiously waiting for restoration of two existing courses.

"In 2016, then-Chicago Mayor Rahm Emanuel announced plans for a new PGA-caliber golf course next to the planned presidential library. The proposal was backed by the clout of the former president and golf superstar Tiger Woods, whom Obama asked to design the course.

"Nearly seven years later, the plan to combine and rebuild Jackson Park and South Shore golf courses appears to have ground to a halt, with little governmental involvement and almost no money.

"The grand vision reached this impasse through a lack of political support, a dearth of fundraising and the effects of a pandemic. Regardless of whether the plan materializes, supporters maintain the need has never been greater to restore the historical courses to a point where they can support not only golfers, but jobs and youth participation.

"Questions arose about the future of the project recently after Valerie Jarrett, CEO of the Obama Foundation, told Crain's Chicago Business that the foundation was not pursuing the project, and she had only heard 'rumors' that the golf course project was still alive.

"Golf consultant Bill Daniels, who founded Golf Chicago magazine, calls the PGA-level makeover a 'bad idea,' saying a course restoration would make more sense as a training facility.

"'It seems like it's dead in the water, but we're worried this is the beast that won't die,' Daniels said. 'There's always that possibility until someone drives a stake through its heart.'

"Brenda Nelms, co-president of Jackson Park Watch, said a course restoration should be aimed at community golfers. She called the Tiger Woods plan an unfeasible 'pipe dream' that the Park District should give up." (McCoppin, Chicago Tribune, 9/29/23)

Preservation Chicago has been advocating diligently with community partners to protect historic Jackson Park from a massive golf course project that would profoundly change the existing greenspace and require the cutting of thousands of old-growth trees.

Read the full story at Chicago Tribune

Plans for Tiger Woods golf project near Obama Presidential Center have stalled, but hopes remain for restoration of existing courses; Robert McCoppin, Chicago Tribune, 9/29/23

Inside and around the Obama Presidential Center as it rises in Jackson Park, Greg Hinz, Crain's Chicago Business, 9/7/23

Obama Foundation Backs Away From Tiger Woods Golf Course In Jackson Park; Former President Barack Obama asked the golf legend to take on the course overhaul near the Obama Presidential Center. Now, foundation officials say they're not involved in the project and are "singularly focused" on opening the center, Maxwell Evans, Block Club Chicago. 9/8/23

21. THREATENED: Tabernacle Missionary Baptist Church Listed For Sale



Tabernacle Missionary Baptist Church, 1945, Homer G. Sailor, 4134 S. Indiana Ave., Founded in 1941 by civil rights leader The Rev. Louis Rawls. Photo credit: Google Maps



Tabernacle Missionary Baptist Church Annex / originally Little Company of Mary Hospital, 1896, James J. Egan, 4130 S. Indiana Avenue. Photo credit: Google Maps



Tabernacle Missionary Baptist Church, 1945, 4130 S. Indiana Ave., Founded in 1941 by civil rights leader The Rev. Louis Rawls. Photo credit: Ward Miller / Preservation Chicago

"Bronzeville's historic Tabernacle Missionary Baptist Church is on the market, and a group of preservationists and parishioners are ramping up efforts to save it from potential demolition.

"Tabernacle Missionary Baptist, 4130 S. Indiana Ave., was listed for sale last week for $799,000. The listing advertises the 26,000-square-foot space as "a new church home to restore and continue the legacy of TMBC" or 'a unique development opportunity in a growing part of the city.' The sale would also include a vacant lot next door.

"The building being put up for sale intensifies a recent effort from preservationists and church leaders trying to landmark the church or even gain control of the building.

"Leaders from Preservation Chicago and church members appeared before the landmarks commission at City Hall Tuesday morning to submit the building for landmark consideration. "Preservation Chicago and Coalition of Black House Museums are working with the group to gather documents they hope will make their case for landmark status and plan to launch a petition drive in the coming days, organizers said.

"Church members and preservationists have been trying to disentangle years of litigation to figure out what was happening with the building since it was boarded up earlier this year and in-person worship services were stopped.

"Organizers told Block Club in August the church had been at the center of an ownership dispute between church loan specialist Eagle Ledge Foundations and Chicago Title Land Trust. "Now, church members are suing Chicago Title Land Trust, alleging the defaulted loan was fraudulently issued, Seidel said. That lawsuit is pending.

"Also in dispute is a parcel of vacant land to the south of the church, which was included in the loan documents but omitted from the sheriff's deed of foreclosure sale, Seidel said. All three parcels of land are included in the real estate listing.

"Pope said she'd love to see the building be put to use for community purposes given its history, but the future of the church will ultimately be decided by the buyer.

"'I wish the push for landmarking would've happened earlier,' Pope said.

"Parts of the church were built in the late 19th century, with the newer building erected in 1946. Church founder Reverend Dr. Louis Rawls tapped Homer G. Sailor — an architect who once worked at Louis Sullivan's firm — to lead the construction. It is one of six true tabernacles in the world, the building's design meant to resemble the description illustrated in the Book of Exodus, parishioners said." (Nesbitt Golden, Block Club Chicago, 9/21/23)

Read the full story at Block Club Chicago

Bronzeville's Historic Tabernacle Missionary Baptist Church For Sale As Preservationists Race To Landmark It; A group led by current parishioners and Preservation Chicago plan to launch a petition to get the house of worship landmarked as it hits the market for $799,000, Jamie Nesbitt Golden, Block Club Chicago, 9/21/23

Historic South Side church faces uncertain fate: Crain's Daily Gist podcast, Corli Jay talks with host Amy Guth about the questions surrounding a Bronzeville church that's up for sale after neighbors and preservationists lobbied to landmark it, Crain's Chicago Business, 9/26/23

Fearing demolition, preservationists push to make Bronzeville church a landmark, Corli Jay, Crain's Chicago Business, 8/21/23

22. WIN: Chicago Detroit Freedom Trail Gaining Momentum



Dedication of the Illinois Historical Marker at the Jan and Aagje Ton Farm Underground Railroad Site, September 24, 2022. From left to right, Ward Miller, Preservation Chicago; Cheryl Johnson, People for Community Recovery-PCR; Lt. Governor Julia Stratton, State of Illinois; Tom Shephard, Southeast Chicago Historical Society. Photo Credit: Ward Miller / Preservation Chicago

"Of those traveling the Underground Railroad through Chicago, 'almost all of them were on their way to Detroit and freedom in Canada,' said Larry McClellan, the Governors State University professor emeritus and author who has devoted countless hours to researching the stories of freedom seekers and the people who helped them along the way.

'He's long been associated with the Little Calumet River Underground Railroad Project, which helped garner state and federal recognition for the Ton Farm site, and has been invited to be part of a new Illinois Underground Railroad Task Force scheduled to convene in 2024.

"About six months ago, the Chicago Detroit Freedom Trail began to take shape. One of the main goals is to make the corridor a National Historic Trail, a designation administered by the National Park Service that would bring with it guide books, route markings and recognition.

"'It becomes a very real route that people can follow to commemorate the journeys of freedom seekers, but also specifically be able to visit a number of sites that were visited by freedom seekers,' McClellan said. 'That's the goal.'

"Already, the Ton Farm along the Calumet River and the old Congregational church in Crete, which is being converted into the Crete Historical Museum, have satisfied federal requirements to be listed on the National Park Service's Underground Railroad Network to Freedom. Other sites have enough historical ties to the Underground Railroad to qualify, McClellan said, but still need some more in-depth research before they'll satisfy federal requirements.

"One is the starting point to the proposed National Trail, Quinn Chapel AME Church in Chicago, which McClellan called an 'essential congregation in assisting freedom seekers in the late 1840s all the way to the Civil War.' 'We know a good deal about it, but someone now has to do the hard, deep research, assemble the facts, he said." (Eisenberg, Daily Southtown, 10/1/23)

Preservation Chicago has been working closely with community partners to advance the Little Calumet River Underground Railroad Project. We played an important role in the recent recogntion of the Jan and Aagje Ton Farm was the first Underground Railroad site in Chicago in September 2022. We are excited about this project and the progress that is being made.

Read the full story at Chicago Tribune

Landmarks: A trail that starts in Chicago could 'connect the dots' of a powerful episode in African American history, Paul Eisenberg, Daily Southtown, 10/1/23

Vintage Chicago Tribune: An 1874 Chicago reunion of abolitionists hailed the heroics of the Underground Railroad, Ron Grossman, Chicago Tribune, 10/16/22

Underground Railroad Site In Chicago Will Be Honored At Historic Dedication Ceremony Saturday; Jan and Aagje Ton Farm on the Southeast Side once provided a safe harbor to people who had been enslaved but escaped to freedom, Maia McDonald, Block Club Chicago, 9/21/22

Historical marker unveiled during ceremony marking Underground Railroad site on Chicago's Far South Side, Stephanie Casanova, Chicago Tribune, 9/25/22

7-mile water trail explores hidden history, including Chicago's only Black-owned marina, Gaynor Hall, WGN 9, 9/1/22

23. THREATENED: Logan Square SOM-Designed Blue Line Station Threatened With Replacement



Proposed Logan Square CTA Blue Line station. Rendering credit: CDOT and Jacobs Engineering



An aerial view of the Logan Square Blue Line station, taken in the 1970 when it was built, 1970, Pao Chi-Chang and Myron Goldsmith of Skidmore, Owings and Merrill (SOM) Photo credit: Logan Square Preservation

"The Logan Square CTA Blue Line station will be getting a rehab at the corner of N. Kedzie Ave and N. Milwaukee Ave. Planned by the Chicago Transit Authority and Chicago Department of Transportation, the renovation would be the first major work done to it since it opened in 1970.

"With Jacobs Engineering designing the project, the design is not entirely finalized, but the released renderings indicate a new exit canopy structure. Showing a curved roofline, the canopy covers the stairwell and elevators coming up from the station platform underground with skylights and colored glass. (Kugler, Urbanize Chicago, 8/29/23)

"The Logan Square Blue Line station has seen better days. Thanks to decades of heavy use and typical Chicago weather, today's station is known for its leaky ceiling, crumbling walls and cavernous feel. But when it was built in the late 1960s, the station was considered an architectural marvel, according to Miller.

"'When it came time to design, those train stations at Logan Square and Belmont and other stations in the middle of the Expressway, they produced these wonderful steel and glass Mies van der Rohe style canopies—canopies that were meant to be glass boxes … pure white, very airy and lots of glass,' Miller said.

"A design team led by Myron Goldsmith at the famous architecture firm Skidmore, Owings & Merrill, or SOM, is responsible for the modern design. But it was Pao Chi-Chang, an architect said to have worked closely with Mies van der Rohe, who was so passionate about the project that she lost her job trying to maintain its integrity, according to Miller.

"The preservationist said Pao Chi-Chang is the one who helped come up with the canopy design with all of the glass and white details. The rest of the team deemed the design too expensive, so they made cost-cutting changes. Convinced those changes would diminish the quality of the design, Pao Chi-Chang snuck into the office one weekend and changed all of the details back, according to Miller. The project went into production without noticing the switch, but Pao Chi-Chang was fired once they found out what she had done.

"'She impaled herself for architecture's sake,' Miller said. 'If it cost a little bit more, in her mind's eye, that wasn't as important as having a pristine building along these transportation lines that would last several lifetimes, if not more.'

"Last it would, but perhaps not as gracefully as Pao Chi-Chang had hoped. The canopy has been painted blue and the glass and steel pavilions have been replaced with plexi-glass. Those changes, coupled with harsh lighting overhead, makes the Logan Square Blue Line feel especially outdated.

"But Miller said it wouldn't take much to bring the Myron Goldsmith, SOM and Pao Chi-Chang bold vision back to life: 'If you were to go back to the pure white paint, crystal clear glass, they would look like brand new stations, straight out of the vain of IIT and Mies van der Roe, one of the world's most recognized architects of the 20th century.' (Bloom, Block Club Chicago, 6/15/18)

Preservation Chicago encourages CDOT and the City of Chicago to respect, retain, and restoring the existing L station canopy entry by pioneering female architect Pao Chi-Chang and Myron Goldsmith of Skidmore, Owings and Merrill (SOM) in 1970. This is an example reflecting the Mies van der Rohe courtyard building studies, which were part of Mies' curriculum at IIT.

Read the full story at Block Club Chicago

Meet The Women Who Built Logan Square; We assembled a small list of little known women who have made a lasting impact on the neighborhood's built environment, Mina Bloom, Block Club Chicago, 6/15/18

24. THREATENED: Closed in 2014 After Being Declared Unsafe, Darrow Bridge Languishes



A view to the southwest of the Darrow Bridge on August 29, 2023. Built in 1880 and rebuilt after the 1893 World's Columbian Exposition, the Darrow Bridge was declared unsafe by the Chicago Department of Transportation (CDOT) in 2009 and blocked to pedestrians and bicycles in the late fall of 2013. Photo credit: Marc C. Monaghan / Hyde Park Herald

"The Chicago Department of Planning and Development estimates that some 700,000 people will visit the Obama Presidential Center (OPC) each year after its completion in 2025. In anticipation of this influx, a flurry of roadwork facility repairs in and around Jackson Park is underway to ease the integration of the OPC campus into the park.

"City officials and park advocates alike anticipate that many of the thousands of visitors ascending the 235-foot presidential library tower will be prompted by the views to head to the lakeshore or the nearby Wooded Island.

"But the future of two sites closest to the campus, The Clarence Darrow Memorial Bridge, a would-be linchpin of foot traffic flow from the OPC to the lake, and the Japanese garden on Wooded Island, remains in question.

"The natural flow of pedestrian and bicycle traffic across the northern part of Jackson Park has been for the past decade restricted by the closure of the Darrow Bridge (officially known as the Columbia Bridge). Deamed structurally unsafe by the city and closed in 2013, the bridge connects the western and eastern sides of the park by spanning the waterway flowing between the Columbia Basin to the north and the park's lagoons to the south.

"Built in 1880 and rebuilt after the 1893 World's Columbian Exposition, the Darrow Bridge was declared unsafe by the Chicago Department of Transportation (CDOT) in 2009 and blocked to pedestrians and bicycles in the late fall of 2013.

"Structural problems with the bridge were succinctly detailed in a 2014 report from city officials to the Jackson Park Advisory Council: 'It's 126 years old. We had to close it down,' a CDOT engineer said in an advisory council meeting. (Although situated within Jackson Park, the Darrow Bridge is owned and managed by the CDOT, a consequence of its historical use.)

"In December of 2021, the Herald reported 'the bridge stands overgrown with weeds and a few small trees.' Today, it remains the same, overgrown with weeds and a few small but larger trees and blocked to all traffic.

"Estimated time schedules for repair of the Darrow Bridge have been offered by CDOT several times since its closure.

"In late September of this year, Jayette Bolinski, Director of Communications for the Illinois Department of Natural Resources, confirmed that little progress has been made on the historical review process.

"'My response regarding Darrow Bridge stands – there is no change. The SHPO has not been notified by any entity about the Darrow Bridge and the Section 106 process,' Bolinski wrote in an email. (Monaghan, Hyde Park Herald, 10/5/23)

Preservation Chicago has been advocating for the restoration of the Clarence Darrow Memorial Bridge with community partners for over 20 years. We consider the decades of neglect and deferered maintence to be an embarrasment to the City of Chicago. The cost of a presrvation-oriented renovation in the early 2000s would have cost a fraction of the costs today. The municipal agencies with responsibility for maintaining public assets should properly maintain critical infrastructure.

After decades of hearing that the Chicago Park District does not have the resources or capacity to perform routine maintenance on the Chicago Lakefront, Preservation Chicago began a campaign to declare the Chicago Lakefront as a National Park. This National Park designation would provide federal oversight, management and resources to reverse decades of gross neglect.

25. WIN: Historic Earle Elementary School to be Adaptively Reused for Affordable Housing



The Charles Warrington Earle School, William August Fiedler, in 1897, with William Bryce Mundie designed Renaissance Revival style addition in 1900, 6121 South Hermitage Avenue. Photo Credit: Google Maps

"The Chicago Plan Commission has approved a proposal to adaptively reuse a shuttered school into affordable apartments at 6121 S. Hermitage. Located at the southeast corner of S. Hermitage Ave and W. 61st St, the project site contains the former Charles Warrington Earle School and its surrounding parking lots and green space.

"Planned by Gorman & Company LLC and Phoenix Recovery Support Systems, the first phase of the development will adaptively reuse the school building, converting it into 50 units of affordable housing with 50 parking spaces. The 100% affordable development will have 4 one-beds at 50% AMI, 19 one-beds at 30% AMI, 2 two-beds at 50% AMI, 1 two-bed at 30% AMI, 4 two-beds at 15% AMI, 7 one-beds at 60% AMI, and 13 two-beds at 60% AMI.

"Designed by local firm Beehyyve, the 1974 portion of the building will be demolished, with the rest of the school rehabbed. The historic school building will have its exterior cleaned and new windows will be installed to enclose the facade.

"The developers need to close on the financing by the end of the year to get LIHTC funding, in addition to state and federal historic tax credits. The team is looking to draw up the permit set this month and move forward once approvals and financing are secured." (Kugler, Urbanize Chicago, 8/25/23)

Read the full story at Urbanize Chicago

Plan Commission approves affordable adaptive reuse, The school at 6121 S. Hermitage will be turned into apartments, Lukas Kugler, Urbanize Chicago, 8/25/23

The $22 million development will create 63 units of affordable housing. Residents will have access to recovery support and recreational activities, Jamie Nesbitt Golden, Block Club Chicago, 2/2/21

26. PARTIAL LOSS: Dome and Interior of Second Church of Christ Scientist Demolished, But Facade Will Be Saved (Chicago 7 2019)



Demolition of Second Church of Christ, Scientist, 1901, Solon S. Beman, 2700 N. Pine Grove Avenue. A Chicago 7 Most Endangered 2019. Photo Credit: Michelle Stenzel



Second Church of Christ, Scientist, 1901, Solon S. Beman, 2700 N. Pine Grove Avenue. A Chicago 7 Most Endangered 2019. Photo Credit: Eric Allix Rogers



Demolition of Second Church of Christ, Scientist, 1901, Solon S. Beman, 2700 N. Pine Grove Avenue. A Chicago 7 Most Endangered 2019. Photo Credit: Alex Bean



Second Church of Christ, Scientist, 1901, Solon S. Beman, 2700 N. Pine Grove Avenue. A Chicago 7 Most Endangered 2019. Photo Credit: Eric Allix Rogers

Preservation Chicago has long been advocating to save the Second Church of Christ Scientist and it was a 2019 Chicago 7 Most Endangered. Second Church of Christ was designed by Solon S. Beman in 1901. By any measure, it should have been protected by a Chicago Landmark designation.

In 2020, Preservation Chicago was able to secure the interest of a major philanthropic foundation to purchase and restore the magnificent church building and convert it into a cultural arts center. Additionally, the congregation would have continued to have access for religious services. The congregation flatly rejected the offer preferring to monetize the value of the land.

The decision of the development team to save the exterior walls is an improvement over the initial plans, but the building, including its magnificent dome, should have been preserved in its entirety. This building presented a unique opportunity that has been squandered.

Ward Miller, Executive Director of Preservation Chicago, spoke at the public meeting to encourage preservation and landmarking of the historic building and for a cultural use for the historic gem in November 2017

As reported by Peter von Buol in the Skyline in 2017, Ward Miller said, “We do not need another residential high-rise at this site. It will adversely affect the quality of life, sunlight, air and throw shadows on adjacent buildings. What we do need collectively, is a great and amazing resource and cultural center, for an already dense neighborhood. This is a once-in-a-life-time chance. Let's not blow it, with another embarrassing loss and demolition of one of Chicago's great architectural treasures.”

“‘The church mentioned they would consider a donation of the building to a good steward, so let that steward be all of us collectively and let’s all advocate for a collective reuse that benefits all Chicagoans, looking to the near future,’ said Miller, who added that Preservation Chicago will work with the congregation and the community to help make the community-center vision a reality.

“Built in 1901, the classical façade of the building recalls one of Beman’s most celebrated design, the ‘Merchant and Tailors’ Building” of Chicago’s Columbian Exposition of 1893. “The World’s Fair building had received numerous awards for its designs. Beman worked with members of the Christian Science Movement and its leaders, including Mary Eddy Baker, the faith’s founder and leader, to design “a most perfect church prototype’ for subsequent Christian Science buildings. Beman included few, if any, traditional religious symbols and symbolism, in designing a beautiful light-filled sanctuary and with an auditorium and assembly-space as a sanctuary,” added Miller.

“‘The sanctuary of the church, with its art glass and gilded dome, its magnificent column-free space, with wide arches and honey-colored art windows; its rare Austin organ, could be an unparalleled space for concerts, cultural events, music, lectures, presentations affiliated with the local museums and institutions, including The Lincoln Park Conservatory, the Lincoln Park Zoo and The Peggy Notebaert Nature Center. This would all be located a mere half-block from Lincoln Park, and would be an amazing resource for the Lincoln Park community, and for all of Chicago,’ suggested Miller.

“‘The Chicago Cultural Center was constructed as the Chicago Public Central Library in 1897. It was rethought as the Chicago Cultural Center in 1977 and has been one of the best reuse projects in the city’s history. It’s still a remarkable center and proof of a visionary series of decisions that were made in the 1970s, by elected officials, city leaders, and philanthropic organizations. Let’s continue to have that visionary outlook and reuse the church building for everything both cultural and imaginative. Let’s ask the church, city, elected officials to work together with our Chicago philanthropy community to make this vision a reality,’ Miller said.” (Von Buol, Skyline, 11/22/17)

Tony Lincoln Park projects show the rich are all right; Whatever else is happening in the city or with

27. LOSS: Meitus House Demolished to Reduce Land Banking Costs



Meitus House, 1927, Roy Walter Stott, 6740 S. South Shore Drive. Demolished September 2023. Photo credit: Eric Allix Rogers



Meitus House, 1927, Roy Walter Stott, 6740 S. South Shore Drive. Demolished September 2023. Photo credit: Susannah Ribstein

"After outlasting three proposals to replace it, a historical house on a prime site in South Shore has been demolished along with its latter-day neighbor, but there doesn't seem to be any plan to build something new on the site.

"Because the property, at 6740 S. South Shore Drive, is across the street from a narrow piece of golf course, a multifloor property would have expansive views of Lake Michigan over the trees, and in the past 15 years, developers have attempted to capture that advantage, pitching first a building of 30 stories, then 19 and later seven.

"All three plans fizzled, and the group that bought the foreclosed site in 2019 has now cleared the land without filing any construction plans with the city, Chicago's Department of Buildings confirmed Wednesday.

"'Another giant vacant lot right at the entrance to the neighborhood is insulting,' said Susannah Ribstein, a South Shore resident and agent with Living Room Realty. South Shore, like many other parts of the South and West sides, has a surfeit of empty lots after decades of disinvestment.

"Crain's has been trying to determine what's planned for the site since April, when the city imposed a 90-day demolition delay. There's been no reply to multiple messages left for Naser Odeh, an Orland Park real estate agent and developer listed by the Illinois Secretary of State as the head of South Shore & 67, a limited liability company that owns the three-tenths of an acre site.

"Before the Mediterranean-style house was demolished last week, the house had been empty for an unknown number of years. Handsome with its tile roof and terra cotta trim, it was built in the early decades of the 20th century, when what's now the South Shore Cultural Center down the block was the South Shore Country Club, a golf and socializing playground for an elite crowd. (Rodkin, Crain's Chicago Business, 10/12/23)

Per the research conducted by Preservation Chicago, 6740 S. South Shore Drive was built for Hyman S. (H.S.) Flaxman in 1927 and designed by architect Roy Walter Stott.

Harold Meitus, his wife Edith, and their three children lived at 6740 S. South Shore Drive in the 1950s. He served as the vice president and a trustee of the Rodfei Zedek synagogue in Hyde Park. Meitus was the founder and president of Superior Match Company where he pioneered the idea of using matchbook covers as a miniature billboard for advertisers. Promotional matchbooks used in hotels, restaurants, resorts and all types of businesses throughout Chicago. Several other matchbook businesses were acquired over time giving Superior Match Company access to clients across the county.

With his financial success, Mr. Meitus and the Meitus Family became prominent philanthropists. After relocated to the Near North Side in 1968, Mr. Meitus donated his property and home to the Akiba Jewish Day School. He financially supported the construction of the school building on the southern half of the property, and continued to provide ongoing support for school operations.

When the school eventually closed due to dwindling enrollment, Meitus supported the transition of the buildings into a school for children with special needs. This provided essential services for children that needed support beyond what Chicago Public Schools could provide at that time.

Since being added to the 90-Day Demolition Delay in late March 2023, Preservation Chicago had been working with urgency to advocate for the building. We conducted historic research, outreached to community partners, contacted elected and city officials, and worked 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 sought to

28. PARTIAL WIN: New Construction Plans to Incorporate Dinkel's Bakery Facade and Neon Sign



Rendering of 3327 N Lincoln Avenue with Dinkel's Bakery facade and sign incorporated into the new construction. Rendering credit: Jonathan Splitt Architects



Dinkel' Bakery, Since 1922, 3329 N Lincoln Ave. Photo Credit: Google Maps'



Rendering of 3327 N Lincoln Avenue with Dinkel's Bakery facade and sign incorporated into the new construction. Rendering credit: Jonathan Splitt Architects



Dinkel's Bakery and adjacent historic buildings, 3329 N Lincoln Ave. Photo Credit: Google Map

"A meeting time has been set to review the zoning application for the mixed-use development at 3327 N Lincoln Avenue in Lake View.

"Replacing the long-term home of neighborhood staple Dinkel's Bakery, the new proposal will also demolish three additional buildings ranging from one to three stories in height. Developer PCR Group is working with Jonathan Splitt Architects on the design, whose application was deferred at last month's zoning meeting.

"Spanning the entirety of the loose V-shaped lot bound by N. Marshfield Avenue to the east, the six-story and 80-foot-tall structure will preserve the old Dinkel's facade and neon sign.

"On its ground floor will be a roughly 2,700-square-foot commercial space along Lincoln, sitting north of the residential lobby, amenity space, and 42-bike parking room. This will be joined by a 20-vehicle parking garage in the rear accessed from Marshfield." (Achong, Chicago YIMBY, 9/3/23)

Preservation Chicago has been been in conversations with stakeholders, including the developer, alderman, and neighborhood partners regarding this development. We support the incorporation and reuse of the Dinkel's Bakery historic facade and neon sign into the new development. We also have encouraged the developer to incorporate the historic facade of the adjacent masonry building with ornate limestone ornament and arched cornice element.

Read the full story at Chicago YIMBY

Dinkel's Replacement Advances To September's Zoning Meeting, Ian Achong, Chicago YIMBY, 9/3/23

29. WIN: Rooftop Addition Adds Density Without Demolition to Fulton Market Loft Buildings



A proposed addition to 159-167 N. Racine Ave. would bring additional apartments to the West Loop. Rendering credit: Space Architects + Planners



A proposed addition to 159-167 N. Racine Ave. would bring additional apartments to the West Loop. Rendering credit: Space Architects + Planners



159-167 N. Racine Ave. in West Loop. Image credit: Google Maps

"A new mixed-use development has been proposed at 167 N. Racine by developer 167 Racine LLC. Located midblock between W. Lake St and W. Randolph St, the site is currently occupied by two four-story masonry buildings that were combined at some point to connect as one building.

"Designed by SPACE Architects + Planners, the development will reorganize the office space on the existing floors and add two floors of residential units above the northern building. On the ground floor, a new accessible lobby will be added to connect with new stairs and an elevator. Office space will occupy the first through fourth floors, with a shared rooftop deck on the southern half of the fifth floor.

"Rising 78 feet, the two-story addition will be clad in a black aluminum cladding. The eight new apartments will be split into four one-beds, two two-beds, and two three-beds.

While the developer has yet to submit the change to the city, the proposal would rezone the site from C1-2 to DX-5. The development is not in the historic district and will not be required to provide any affordable units because it is under the 10-unit threshold for the ARO. (Kugler, Urbanize Chicago, 9/12/23)

Read the full story at Urbanize Chicago

Developer plans residential addition at 167 N. Racine; The mixed-use building will get eight new apartments, Lukas Kugler, Urbanize Chicago, 9/12/23

Fulton Market Office Building Would Get 2-Story Apartment Addition Under Developer's Plans; Eight new apartments would be added to a current four-story office building at 159-167 N. Racine Ave., Melody Mercado, Block Club Chicago, 9/12/23

30. WIN: Multiple 127-Year-Old Stage Backdrops Discovered In The Forum



Multiple 127-year-old stage backdrops were found in the attic of The Forum, 318-324 E. 43rd St., in Bronzeville as seen on Sept. 28, 2023 with Ayana Simone Loyd, Brian Traynor, Wendy Waszut-Barrett, Bernard Loyd and Michael Beaver. Photo credit: Jamie Nesbitt Golden / Block Club Chicago

"A trove of historical theater backdrops have been discovered in the attic of The Forum, the long-vacant Bronzeville treasure that's being restored to its glory.

"Forum owner Bernard Loyd said the backdrops were found by contractor Michael Beaver, who was working at the site several weeks ago as part of an extensive renovation effort of the venue at 318-24 E. 43rd St.

"Waszut-Barrett said the backdrops date to 1897, around the time of the Forum's grand opening. Despite being ravaged by time and water damage, Waszut-Barrett told Block Club they can all be saved.

"One backdrop in particular immediately captured the artist's attention: a scene prominently featuring three Black people — two women and a man — dressed for a day on the town, pointing to what appears to be a cemetery.

"'I've seen thousands of backdrops in my career. I've never seen one depicting people of color. It's remarkable,' Waszut-Barrett said. Waszut-Barrett said the backdrops were only built to last 10 to 15 years, so for the canvases to still be salvageable after 130 years is remarkable.

"Loyd said he was 'blown away' by it all. The entrepreneur and Urban Juncture founder has spent the last decade painstakingly restoring the building, which served as the epicenter for Black South Siders for generations.

"Finding the backdrops 11 years into his mission to return The Forum to its full grandeur makes it all the more meaningful, a 'metaphor for both the building and Bronzeville,' Loyd said.

"'We want to reconnect with that era, to tell the story of how we got from there to here. That last backdrop in particular is significant because of the Black people in it. We want to connect with that. As we found out from Wendy, Black folks have been creatives in Chicago for 127-plus years,' said Loyd.

"Built in 1897, The Forum closed in the 1970s and fell into such disrepair that pieces of furniture had sunk into the floor due to water damage. The Forum was in danger of being demolished when Loyd, who has lived around the corner from the Black Chicago landmark for 25 years, bought the building in 2011 and announced an ambitious, $20 million effort to restore it to a functioning performing arts space.

"Loyd has bankrolled most of the remediation efforts himself. Crowdsourcing and grants and rezoning have helped further his efforts, but Loyd estimates it will take $25 million to make the Forum fully functional again.

"'They've all been challenged, battered, all but discarded, but against all odds they've survived,' Loyd said. 'They're still incredibly rich and connected. As we figure out how to tap into that cultural wealth and reactivate those dormant links, we will bring the drops, The Forum and our community back to their full vibrancy.'" (Nesbitt Golden, Block Club Chicago, 10/1/23)

Read the full story at Block Club Chicago

Bronzeville's The Forum Uncovers Century-Old, Hand-Painted Scenic Theater Backdrops; The backdrops date to 1897, when the iconic venue on 43rd Street opened. Owner Bernard Loyd hopes to restore them to their former glory. 'Against all odds, they survived.' Jamie Nesbitt Golden, Block Club Chicago, 10/1/23

31. THREATENED: Chicago's Last Manual Elevator at the Fine Arts Building to be Replaced



Waclaw Kalata, 63, manually operates an elevator in 2023 in the Fine Arts Building. Fine Arts Building / formerly the Studebaker Building, 1884 and 1898, Solon Spencer Beman, 410 S. Michigan Ave. Photo credit: Ashlee Rezin / Chicago Sun-Times

"Among the city's last human-operated elevators, the Otis cars are expected to be replaced in the next two years with modern counterparts.

"We have been holding on to them as long as humanly possible and the time has finally come. Truly, it's harder to get the parts and it's far more expensive to maintain, said Jacob Harvey, managing artistic director for a building that first opened in 1898 and was built to display and repair Studebaker carriages and wagons. (New York had the very first Otis passenger elevator in 1857, powered by a steam engine.)

"But it's going to mean the loss of something the tenants — puppet makers, piano teachers, yoga instructors, dancers, luthiers (not to mention countless tourists and architecture enthusiasts) — have held dear for decades." (Stefano Esposito, Chicago Sun-Times, 8/28/23)

"Some historic buildings embody intangible experiences that are as important as the buildings themselves. Nothing demonstrates this statement more clearly than the Fine Arts Building elevators slated for removal, as recently reported by the Sun-Times.

"Having live interactions with an operator is one part of the experience, and watching each floor leisurely pass by through plate glass windows is another. Add the sounds of mechanical parts meshing together and the experience of pushing the lobby call buttons enframed by highly ornamental medallions creates another layer.

"The development of efficient elevators was a key component in Chicago's nurturing of the modern skyscraper. The Fine Arts Building elevators constitute the last surviving place where this emerging technology can be seen and actually experienced. Installing new elevators will trigger a chain reaction that will likely eliminate all the intangibles cited here.

"This situation calls for a creative rethinking of what encompasses the practices and priorities of "historic preservation." Can forces be organized by the preservation community to financially endow continued operation of these elevators as they are but with reliable and renewable tweaks of contemporary technology to make them efficient for the long haul?

"These elevators run on the fundamental physics of machinery and electricity that will never irreparably go out of date like their computer-chip counterparts of today.

"If the skills and devotion of classic car buffs can keep their '57 Chevys and vintage Thunderbirds running, so can the same skills and attitudes be devoted to the Fine Arts Building elevators." (Samuelson, Letter to the Editor, Chicago Sun-Times, 8/30/23)

Read the full Letter to the Editor at Chicago Sun-Times

Vintage Fine Arts Building elevators are worth saving; Some historic buildings embody intangible experiences that are as important as the buildings themselves, writes Tim Samuelson, the city's cultural historian emeritus, Tim Samuelson, Letter to the Editor, Chicago Sun-Times, 8/30/23

Video of manual elevator operation at the Fine Arts Building in Chicago

Bygone-era Fine Arts Building elevators will soon be gone; In a building full of musicians, dancers and artists, the manually operated elevators make their own music — a sound soon to be silenced, Stefano Esposito, Chicago Sun-Times, 8/28/23

Chicago's Last Manual Elevator; Automation be damned. There's something beautiful about seeing the inner workings of a people mover, Yana Kunichoff, Chicago Magazine, 1/3/18

Fine Arts Building (Studebaker Building) Open House Chicago

32. WIN: High Interest Rates Saves Trio of 1880s Rowhouses from Demolition



109 W. Elm, partially obscured by a tree, 111 W. Elm and 113 W. Elm, c1880. Photo credit: Dennis Rodkin

"A trio of 19th century row houses on the Gold Coast got a reprieve from demolition because rising interest rates made replacing them with a condo building seem like a weak idea.

"'When interest rates went from 3% to 7%, I thought that's going to make it harder for people to buy,' said Milan Rubenstein, managing partner of Windy City RE. 'So I lost the appetite to build there.'

"A legal entity that Rubenstein controls bought the three buildings on Elm Street near LaSalle in separate transactions from May 2019 to September 2021 for a combined total of $3.065 million, according to the Cook County clerk. He planned to replace the houses, which date to the early 1880s, with a new building whose dozen units would be priced at an average of about $1.25 million for roughly 1,670 square feet.

"Instead, on Aug. 28, all three buildings went back went up for sale. All are represented by Emily Sachs Wong of @properties Christie's International Real Estate, and they all are being offered separately. The asking prices add up to a little under $3.95 million.

"Sachs Wong said she does not expect a single buyer to take them all and pursue demolition. 'We haven't had anybody ask about that,' she said. I think they're going to sell separately again."

"In a neighborhood of mostly mid-rise and high-rise buildings, the row houses are an isolated example of a housing type common in other parts of the city, the Italianate row house. Among many other locations, there are rows of them on Fremont Avenue in Lincoln Park and in the Calumet-Giles-Prairie Historic District in Bronzeville." (Rodkin, Crain's Chicago Business, 9/11/23)

Read the full story at Crain's Chicago Business

Trio of 19th-century Gold Coast row houses get reprieve from demolition, Dennis Rodkin, Crain's Chicago Business, 9/11/23

33. BUYER WANTED: Neglected Frank Lloyd Wright-Designed Waller Rowhouse Listed For Sale



Edward Waller Rowhouses, 1895, Frank Lloyd Wright, 2846 W. Walnut St, (2840-2858 W. Walnut St). Photo credit: Dennis Rodkin / Crain's Chicago Business



Edward Waller Rowhouses, 1895, Frank Lloyd Wright, 2846 W. Walnut St, (2840-2858 W. Walnut St). Photo credit: Dennis Rodkin / Crain's Chicago Business

"A row house that is one of just six remaining from an 1890s low-cost housing block designed by Frank Lloyd Wright sits vacant and severely rundown inside, with its owners of two decades now trying to sell it to a savior..

"The one-bedroom row house on Walnut Street is part of the Waller Apartments, built as a companion piece to Francisco Terrace, another set of low-cost units around the corner on Francisco Street. Wright designed them for real estate developer Edward C. Waller as affordable rentals in the East Garfield Park neighborhood.

"The facade has details that don't typify low-cost housing: large terra cotta plaques, stone columns dividing some windows, a 'string of pearls' ornament along the roof line and brick details that suggest Wright's Prairie Style.

"First listed in April 2023, the row house at 2846 W. Walnut has gone under contract twice in recent months without the sale going through. It came back on the market July 21, priced at $75,000. 'We need somebody to buy this and save it,' Schiller says.

"The problems are formidable. The interior is completely gutted and would require a total rebuild, the roof is badly damaged, according to Schiller, and the water was shut off after a pipe burst and spewed into the basement for several months. Out back, there's virtually no space that residents could use for rear entry because a commercial property on the next block owns the land to within a few feet of the building.

"Even so, the property is not only handsome on the outside but is also a piece of Chicago's architectural patrimony, designed by a world-leading architect for a developer of low-cost housing. It's also a physical piece of a connected row, sharing walls with its neighbors. Its decay could threaten their viability.

"Next-door neighbor Marie Veski says the condition of the row house 'absolutely' worries her. Because it's not heated inside and her unit is, Veski says, 'the walls can shift and move and crack. On top of that, we get raccoons and cats and possums in there. It's a zoo.'" (Rodkin, Crain's Chicago Business, 8/10/23)

Preservation Chicago has been been advocating to bring about a preservation-oriented outcome for the Waller Rowhouse at 2846 W. Walnut. We're working closely with stakeholders including potential developers, alderman, and preservation partners. An engineering assesment has been conducted to better understand the condition of the building and the scope of work required for its restoration. A significant complicating factor is that a vacant rear yard behind the rowhouses is owned by a New York-based real estate company. The absentee ownership and landbanking of this parcel is a significant obstacle for preservation -oriented developers to move forward with the project. Preservation Chicago has initiated conversations with the owner to explore a potential sale, but they appear uninterested and dismissive.

Read the full story at Crain's Chicago Business

Who can save this decrepit row house designed by Frank Lloyd Wright? Dennis Rodkin, Crain's Chicago Business, 8/10/23

Listing for Waller Rowhouse, 2846 W. Walnut Street

Apartment Building for Edward C. Waller, Frank Lloyd Wright Trust Chicago

34. BUYER WANTED: Kenwood Mansion For Sale



4857 South Kimbark Avenue, 1889. Photo credit: Meliora Real Estate Group



4857 South Kimbark Avenue, 1889. Photo credit: Meliora Real Estate Group



4857 South Kimbark Avenue, 1889. Photo credit: Meliora Real Estate Group



4857 South Kimbark Avenue, 1889. Photo credit: Meliora Real Estate Group



4857 South Kimbark Avenue, 1889. Photo credit: Meliora Real Estate Group

"Another sumptuous relic from Kenwood's heyday as one of the city's most stylish places to build fine homes has come on the market, with its plentiful 1880s features painstakingly restored by its owners of the past quarter-century.

"We stripped a lot of paint,' replaced worn-out wood floors with historical-looking new ones and hauled long-disused chandeliers up from the basement, 'but we're glad we did,' says Madelaine Gerbaulet-Vanasse, who owns the Kimbark Avenue house with her husband, Phillip Gerbaulet-Vanasse. She's also the listing agent, through the brokerage she heads, Meliora Real Estate Group.

"The first time she saw the house, in need of rehab in the late 1990s, 'I fell in love with its uniqueness,' Madelaine Gerbaulet-Vanasse said.

"The couple is asking $2.35 million for the house, an eight-bedroom, 8,000-square-footer on a lot about 2.5 times the standard 25-by-125-foot lot. The house came on the market Sept. 20, a few days ahead of a different Kenwood eyeful that Crain's featured recently.

"The Gerbaulet-Vanasses have not dug up the name of the architect of the house they paid $600,000 for in January 1997, but among the things they did dig up are glass-doored china cabinets that had been pulled out of the dining room, painted yellow and stuck in the basement.

"'We really tried to keep with how this house looked originally,' Madelaine Gerbaulet-Vanasse says." (Rodkin, Crain's Chicago Business, 10/2/23)

Read the full story at Crain's Chicago Business

Look inside a painstakingly restored 19th-century Kenwood beauty, Dennis Rodkin, Crain's Chicago Business, 10/2/23

4857 South Kimbark Avenue Listing

35. BUYER WANTED: Fifth Church of Christ Scientist / Shiloh Missionary Baptist Church Townhouses Listed for Sale



Shiloh Baptist/5th Church of Christ Scientist, by Solon S. Beman, 1914, 4820 S. Dorchester Avenue, in the Kenwood Landmark District, Photo Credit: Positive Image



Shiloh Baptist/5th Church of Christ Scientist, by Solon S. Beman, 1914, 4820 S. Dorchester Avenue, in the Kenwood Landmark District, Photo Credit: Positive Image

"Plenty of Chicago churches have been converted to dwelling places. Most of these, such as Trinity Swedish Evangelical Lutheran Church in Lake View and Bethany Presbyterian Church in Logan Square, look like churches, graced with steeples and stained glass. Not the former Fifth Church of Christ, Scientist, at 4840 South Dorchester Avenue. Designed by Solon S. Beman, a house architect for the faith, the Classical Revival–style building could be mistaken for a post office, library, or museum.

"Last used as a house of worship in the early 2000s, by Shiloh Missionary Baptist Church, and later owned by chef and restaurateur Art Smith, who had hoped to transform it into a cooking school and community center, the 119-year-old Kenwood structure is now a collection of 13 upscale residences. One of them, a four-bedroom, three-and-a-half-bath townhouse, was recently put on the market for $825,000.

"For Beman, who also designed the Pullman community — the nation's first planned company town — as well as Kenwood's Blackstone Library and the Fine Arts Building, the 'sincerity and refinement' of the Classical Revival style was an apt expression of faith. It's not a bad look to come home to, either." (Connors, Chicago Magazine, 8/16/23)

After 15 years of vacancy, neglect, and the resulting severely deteriorated condition, a redevelopment plan emerged in 2018 to preserve the columned front façade of Shiloh Baptist Church/5th Church of Christ Scientist. Designed by Solon S. Beman in 1914, the Shiloh Baptist Church/5th Church of Christ Scientist is located at 4820 S. Dorchester Avenue in the Hyde Park–Kenwood Landmark District. The façade is protected as a contributing building within the Designated Chicago Kenwood Landmark District. While it is also within the Hyde Park – Kenwood National Register District, National Register Districts provide no protection against demolition.

Preservation Chicago and concerned members of the Hyde Park and Kenwood Community attended many building Court hearings in 2018. The owner and developer allowed significant deterioration of the building's condition which resulted in the emergency demolition of the rear portion of the building, leaving only the front façade and return walls on the side of the building still standing.

Preservation Chicago had long sought to find a patron for the building and would have preferred a preservation-oriented developer who would have stabilized and redeveloped the entire building, not just the façade of this historic landmark.

Read the full story at Chicago Magazine

Listing of the Month: Born Again; An up-to-date Kenwood townhouse was once part of a church, Thomas Connors, Chicago Magazine, 8/16/23

4840 S. Dorchester Ave #1 Listing

36. BUYER WANTED: One of Chicago's Oldest Houses, the John Wingert House from 1854 Listed for Sale



John Wingert House, 1854, 6231 N Canfield Ave. A Designated Chicago Landmark. Photo credit: VHT Studio



John Wingert House, 1854, 6231 N Canfield Ave. A Designated Chicago Landmark. Photo credit: VHT Studio



John Wingert House, 1854, 6231 N Canfield Ave. A Designated Chicago Landmark. Photo credit: VHT Studio

"One of Chicago's oldest houses, a landmark 1850s farmhouse in Norwood Park that was extensively damaged by a fire in 2021, is for sale after a thorough rehab.

"'It's ready for its next 100 years,' said Haaris Ishaq, the listing agent for the John Wingert house on Canfield Avenue, a home whose oldest portion was built in 1854. That section is at left in the image above. Two additions, the long middle and the two-story Italianate section on the right end, were completed by 1875.

"Priced at $879,900, the house has an entirely new, open-plan interior, but all exterior details were either restored or replicated, as required by its city landmark status, Ishaq said.

"Ishaq is a part-owner with a limited liability company, Hazi Enterprise, which purchased the home in its fire-damaged condition in January 2022.

"The March 2021 fire, reportedly started by a space heater, mostly damaged the rear of the two-story section, Ishaq said. Later that year, according to the Cook County clerk, the homeowner sold it for $200,000 as-is to a firm that planned to do the rehab. Soon, that firm 'gave up,' Ishaq said.

"Hazi bought it for $213,000 in January 2022, according to the clerk. Restoration required not only repairing fire damage, which is a Volta specialty, but also restoring timbers, cedar siding and other elements of the house that were rotting, Ishaq said.

"The house is a survivor. In 1990, it had been vacant for several years when a developer proposed replacing it with two new single-family homes on the large lot.

"The developer claimed the owners of the previous three decades had allowed the house to deteriorate to the point of being a safety hazard, riddled with dry rot and termite damage, the Chicago Tribune's Blair Kamin reported at the time. Even so, the Commission on Chicago Landmarks stepped in and denied a demolition permit.

"The house should remain standing, the commission wrote at the time, because it was 'a physical link between the earliest immigrant settlers of the farming community at one time known as Canfield and the modern, urban community.'

"The Wingert house is not the oldest house in Chicago. The Noble-Crippen-Seymour House, about two miles away and also in Norwood Park, is two decades older. While both are within Chicago city limits now, they were far outside the small city when they were built. The oldest house built in Chicago and still standing is the Clarke/Bishop Ford House, built in 1836 and now located in the South Loop." (Rodkin, Crain's Chicago Business, 8/14/23)

Read the full story at Crain's Chicago Business

Rare pre-Civil War house on market after rehab from 2021 fire, Dennis Rodkin, Crain's Chicago Business, 8/14/23

John Wingert House, 6231 N Canfield Ave Listing

37. THREATENED: Social Media Erupts After Schlitz Tied House at Damen & Armitage Painted White



Schlitz Tied House Painted White, 2000 W. Armitage at Damen. Tweet credit: chi_geek

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)

Address: Shedd Aquarium, 1200 S. DuSable Lake Shore Dr., Lake Shore

#101030080
Date Received: 09/06/2023
Address:
Ward: 4th Ald. Lamont J. Robinson
Applicant: Burnham Nationwide, Inc. C/O Amy Kenny
Owner: Shedd Aquarium Society C/O Robert Wengel
Permit Description: Exterior and interior demolition including dismantlement of the north terrace and the removal of the existing skylights. This demolition scope was broken out of the previously approved permit application #100994422. A separate permit that includes the expansion of the north terrace with salvaged balustrade and marble, roof replacement on the north gallery, a new southwest entry pavilion and landscaping as previously approved in permit application #100994422 is forthcoming.
Status: Released 09/11/2023 [Application for this address previously released 07/18/2023]



Shedd Aquarium Rendering, 1200 S. DuSable Lake Shore Dr. Photo credit: Shedd Aquarium

Address: 749 E. Oakwood Blvd., Oakland

#101002678
Date Received: 08/14/2023
Ward: 4th Ald. Lamont J. Robinson
Applicant: Alliance Demolition and Evacuation Services, Inc. C/O Brittany Robinson
Owner: City of Chicago Department of Buildings C/O Donald Mitchell
Permit Description: Wreck and removal of a three-story, masonry residential building.
Status: Released 08/15/2023 [Per an Administrative Order issued by the Department of Buildings to address dangerous and hazardous conditions.]



749 E. Oakwood Blvd., Demolished August 2023. Photo credit: Google Maps

Address: 1542 N. Mohawk St., Old Town

#101027006 & #101029253
Date Received: 08/08/2023
Ward: 2nd Ald. Brian Hopkins
Applicant: Precision Excavation, LLC
Owner: Todd and Kara Dziedzic
Permit Description: Wreck and removal of a masonry, two-story, single-family building and a detached two-car garage.
Status: Released 09/05/2023 [Application for this address previously released 12/09/2022 and 08/10/2023]



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

Address: 1406 N. North Park Ave., Old Town

#101018345
Date Received: 07/13/2023
Ward: 2nd Ald. Brian Hopkins
Applicant: National Wrecking Company C/O Ana L. Montanez
Owner: Catherine Cook School C/O David Murphy, Dir. of Facilities
Permit Description: Wreck and removal of a 2.5-story residential building and detached garage.
Status: Under review



1406 N. North Park Ave., Old Town. Photo credit: Google Maps

Address: 1851 N. Leavitt St., Bucktown

Date Received: 07/10/2023
Address: 1851 N. Leavitt St.
Ward: 32nd Ald. Scott Waguespack
Applicant: Ruuk, Inc. DBA Maxym Demolition C/O Dmytro Trotsenko
Owner: 1851 N. Leavitt, LLC C/O Anna Styka
Permit Description: Wreck and remove a one-story masonry multi-unit residence.
Status: Under review



1851 and 1853 N. Leavitt Street. Photo Credit: Google Maps

Address: St. Matthias Church Complex, 2310 W. Ainslie St., Lincoln Square

#101016367
Date Received: 06/06/2023
Ward: 40th
Applicant: Windy City Consulting C/O Joe Glorioso
Owner: CKG Realty Group, LLC C/O Scott Young Schiller, Manager
Permit Description: Partial demolition of the roof structure to accommodate new frame dormers at the west and north for conversion of the former rectory into a 12-unit, multi-family residence with basements.
Status: Under review



St. Matthias Catholic Church Rectory, Hermann J. Gaul, 1916, 2310 W. Ainslie Street, Lincoln Square. Photo Credit: Brule Laker

Address: Harold Meitus House, 6740 S. South Shore Dr., South Shore
#101010607
Date Received: 03/29/2023
Ward: 5th Ald. Desmon C. Yancy
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: Released 06/27/2023



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

What's the plan for this South Shore site after the demolition of a historic home? Dennis Rodkin, Crain's Chicago Business, 10/12/23

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

Address: Florence Crittenton Anchorage / The Wolfson Building, 2678 W. Washington Blvd., East Garfield Park
#101013739
Date Received: 05/19/2023
Ward: 27th Ald. Walter Burnett, Jr.
Applicant: Maria V Contracting, Inc. C/O Magaly Villegas
Owner: Landmark Living 2678, LLC C/O Guillermo Meza Ortega
Permit Description: Wreck and removal of a three-story, masonry commercial building.
Status: On August 3, 2023, the Commission on Chicago Landmarks approved a preliminary landmark recommendation for the property and preliminarily denied the permit application to demolish the property. This vote supplants the provisions of the Demolition Delay Ordinance.

The Commission will conduct a public hearing on both the landmark designation and demolition application on Thursday, September 14, 2023, at 9:30 a.m., in the City Council Chambers at City Hall, 121 N. LaSalle Street. A link to the virtual simulcast and additional information including the registration deadlines can be found at www.chicago.gov/ccl.



Florence Crittenton Anchorage / Wolfson Building, 2678 W. Washington Blvd in East Garfield Park. Built in 1892 for Fred W. Morgan, a wealthy manufacturer of bicycle tires. Has served as a homeless shelter for 90 years. Photo credit: Debbie Mercer

Address: 6233 N. Winthrop Avenue, Edgewater

#101018169
Date Received: 05/25/2023
Ward: 48th Ward Ald. Leni Manaa-Hoppenworth
Applicant: Lagos General Contractors, Inc. C/O Lisette Favela
Owner: Waltor Boitchouk
Permit Description: Demolition of a two-story, frame and masonry, single-family residential building.
Status: Released 08/23/2023



6233 N. Winthrop Avenue, Edgewater. Photo credit: RedFin

From Sale Listing
"About this home: 46 foot by 150 foot lot with an RM-6 zoning. Great location for a high rise or 6 - 8 condo units. Only a couple of blocks to the lake and less than a block to Granville businesses and the Red line, two block south of the Loyola Chicago campus. There is currently a 6 bedroom - 3.5 bath house on the property and coach house behind the house over a 2 car garage. Both are occupied." Redfin

Address: 207 W. Superior Street, River North

#101014618

Date Received: 05/17/2023

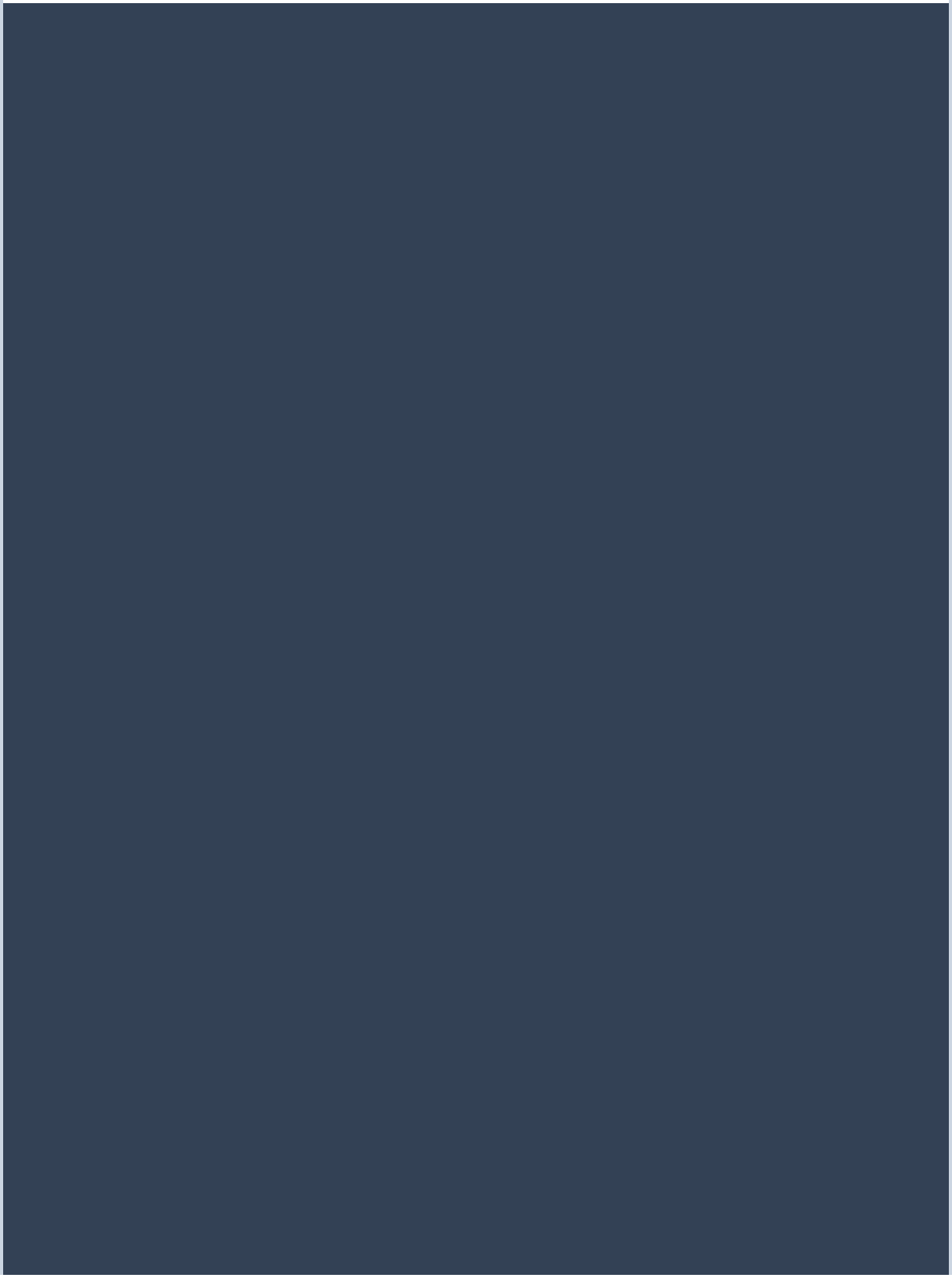
Ward: 42nd Ald. Brendan Reilly

Applicant: Burnham Nationwide, Inc. C/O Mary Thies

Owner: The Lake Property Owner, LLC C/O William V. Krehbiel

Permit Description: Demolition of a 3-story brick & wood framed structure with one basement.

Status: Released 08/15/2023





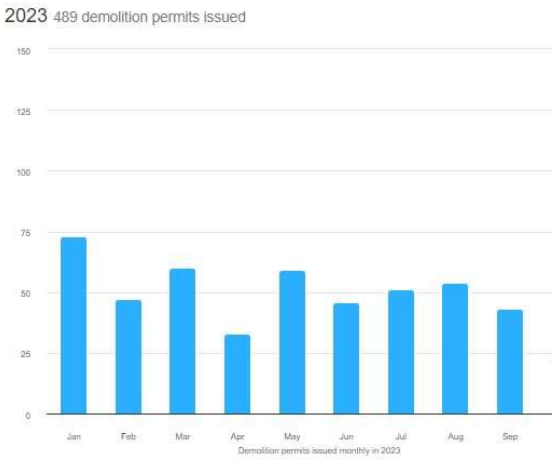
207 W. Superior Street, River North. Photo credit: Conlon Commercial

LOSS: Spotlight on Demolition September 2023

- 3262 N. Clark Street, Lake View
- 748 N. Hoyne Ave, West Town
- 4317 N. Paulina St, Ravenswood
- 640 W. Webster Ave, Lincoln Park
- 1810 W. Superior St, West Town
- 2119 N. Racine Ave, DePaul
- 1438 W. Barry Ave, Lakeview
- 3906 N. Oakley Ave, North Center
- 6506 S. Morgan St, Englewood
- 1740 W. Beach Ave, Wicker Park
- 5520 W. Quincy St, South Austin
- 3338 N. Leavitt St, Roscoe Village
- 2051 N. Kenmore Ave, Lincoln Park

“It’s an old, common cry in a city where demolition and development are often spoken in the same breath, and where trying to save historic homes from the wrecking ball can feel as futile as trying to stop the snow. My Twitter feed teems with beautiful houses doomed to vanish in the time it takes to say ‘bulldozed.’ Bungalows, two-flats, three-flats, greystones, workers’ cottages. The photos, posted by people who lament the death of Chicago’s tangible past, flit through my social media feed like a parade of the condemned en route to the guillotine,” mused Mary Schmich in her Chicago Tribune column on July 12, 2018. "Awful! Sad! No More! Stop demolishing Chicago's beautiful old homes"





"Spotlight on Demolition" is sponsored by Chicago Cityscape

See all 43 demolitions during September 2023 at Chicago Cityscape's Demolitions Tracker

Chicago Cityscape



3262 N. Clark Street, Lake View. Demolished September 2023. Photo credit: Loop Net



748 N. Hoyne Ave, West Town. Demolished September 2023. Photo credit: Google Maps



4317 N. Paulina St, Ravenswood. Demolished September 2023. Photo credit: Redfin



640 W. Webster Ave, Lincoln Park. Demolished September 2023. Photo credit: Redfin



1810 W. Superior St, West Town. Demolished September 2023. Photo credit: Redfin



2119 N. Racine Ave, DePaul. Demolished September 2023. Photo credit: Peter Fynmere



1438 W. Barry Ave, Lakeview. Demolished September 2023. Photo credit: Google Maps



3906 N. Oakley Ave, North Center. Demolished September 2023. Photo credit: Google Maps



6506 S. Morgan St, Englewood. Demolished September 2023. Photo credit: Google Maps



1740 W. Beach Ave, Wicker Park. Demolished September 2023. Photo credit: Google Maps



5520 W. Quincy St, South Austin. Demolished September 2023. Photo credit: Google Maps



3338 N. Leavitt St, Roscoe Village. Demolished September 2023. Photo credit: Google Maps



2051 N. Kenmore Ave, Lincoln Park. Demolished September 2023. Photo credit: Google Maps

Preservation in the News

Chicago Sun-Times: As migrant crisis grows will faith groups step up and offer unused buildings?



St. Michael Archangel Catholic Church, William J. Brinkmann, 1909, 8237 S. South Shore Drive, South Chicago. Photo Credit: Eric Allix Rogers



Our Lady of Victory, Herman J. Gaul, 1911, 5200-5240 W. Agatite Avenue, Jefferson Park. Photo Credit: Eric Allix Rogers



Our Lady of Peace Catholic Church, Joseph W. McCarthy, 1935, 7851 S. Jeffery Blvd. Photo Credit: Eric Allix Rogers



Our Lady of Lourdes Catholic Church, Worthmann & Steinbach, 1916, 1600 W. Leland Ave. Photo Credit: Eric Allix Rogers

"As migrant crisis grows will faith groups step up and offer unused buildings?

"What are the churches doing? That shorthand covers synagogues and mosques too. Religious organizations own substantial property in and around Chicago, much of it excess or used only a fraction of the time.

"As Mayor Brandon Johnson forges ahead with his plan to put people in tents as the weather cools, why aren't more religious organizations offering space for new arrivals?

"It won't be ideal. Maybe the radiators bang and the plaster is cracked, but wouldn't migrants appreciate the heat and indoor plumbing?

"The Council of Religious Leaders of Metropolitan Chicago 'has been trying to figure this out as well,' said its executive director, Nisan Chavkin. 'We don't have anything official to share yet.' The council represents some 40 denominations and theological schools.

"The Archdiocese of Chicago has for years closed and consolidated parishes as congregations declined and neighborhoods changed. Its real estate office posts several pages of property available for sale or lease, including churches, rectories, schools and convents. Can they make people more comfortable than at O'Hare Airport or a police station?

"The archdiocese directed questions to Catholic Charities of the Archdiocese of Chicago, whose chief executive, Sally Blount, emphasized the group's involvement in getting people into transitional and permanent housing. She said that since last December, Catholic Charities has worked with the state and city to sign leases for nearly 1,900 migrant households.

"As for immediate help for new arrivals, Blount wrote, 'Representatives of the Archdiocese have walked through many properties with the City over the last year, across both administrations, none of which have ultimately been selected. We continue in those dialogues.' Blount declined a request for a followup interview.

"The mayor's office could not be reached. A main Johnson ally in the City Council, Ald. Byron Sigcho-Lopez (25th) said the lack of response is with the archdiocese, not the mayor.
"'The mayor has been trying to discuss this. … We need the cardinal to pick up the phone and talk.'

"Sigcho-Lopez and others have been calling on the archdiocese to open closed churches for the migrants since last year.

"The migrant situation has stirred emotions around town. A commentary by Cardinal Blase Cupich published by the Chicago Catholic addressed that head-on. It said:

"'This is happening; it is a crisis, and we cannot wish this suffering away or make excuses for not addressing these needs for political or ideological reasons. Like those in the Gospel parable of the Good Samaritan, we cannot turn our backs on them, especially if we claim to be a church that takes pride in being a 'field hospital.' The fact is that people are here and need help. End of story.'

"Amen, cardinal. You wrote that in May. Now what" (Roeder, Chicago Sun-Times, 10/9/23)

Read the full story at Chicago Sun-Times

As migrant crisis grows will faith groups step up and offer unused buildings? Religious organizations own substantial properties that sit empty or little used. Why aren't they being opened to shelter people arriving in Chicago? David Roeder, Chicago Sun-Times, 10/9/23

CityLab: After School Closings, a Renovation Challenge



The ornate Romanesque facade of West Pullman Elementary reflects the quality of Chicago school construction in the late 19th century. Photo credit: Lee Bey



Built in 1964, Overton Elementary is among Chicago's best examples of Modernist institutional architecture. Photo credit: Pappageorge Haymes



The Stewart School, designed by Dwight Perkins and built in 1907, is now loft-style apartments. Photo credit: Pappageorge Haymes

"Dwight Perkins isn't among the most familiar names associated with Chicago architecture. But unlike Louis Sullivan, Frank Lloyd Wright and Mies van der Rohe, his work left a particularly vivid impression on the childhoods of generations of Chicagoans from all corners of the city, because he designed their schools.

"A proto-Prairie School architect who traded letters with fellow social refomer Jane Addams and saw schools as multi-functional community hubs, Perkins had a hand in 40 school buildings and additions for the Chicago Public Schools (CPS) from 1905 to 1910.

"'If it wasn't for some other guys — Sullivan and Wright for example — he probably would have been more of a household name,' says Kenneth DeMuth, partner at the architecture firm Pappageorge Haymes, which has renovated several Chicago schools.

"Architects and developers rave about Chicago's world-class collection of public schools, a body of facilities that range from the ornamented Romanesque edifices of the late 19th century to the spare Modernist campuses designed by Perkins' son Lawrence, who built the megafirm Perkins & Will on the back of early school commissions.

"'I think we have some of the best schools in the country in terms of infrastructure,' says Edward Torrez of Bauer Latoza Studio. His firm has worked on more than 300 CPS schools, as either as managing architects coordinating a $1.6 billion capital renovation campaign in the late 1990s or as architects of record for additions and renovations.

"But many Chicago schools sit empty today, a consequence of the largest mass closure of schools in modern US history. Faced with a $1 billion deficit and declining enrollment, CPS shuttered 46 school buildings in 2013, affecting 50 schools and 12,000 students — largely located on the city's South and West Sides, the poorest and Blackest sections of the city. Then-mayor Rahm Emanuel pledged that student performance improvements would flow from this wave of consolidation, and that all the closed schools would be sold by the end of 2014.

"Neither promise was kept, and as the 10th anniversary of the mass closure arrives, 13 of those buildings are still vacant and owned by CPS; 10 others have been sold but are not in use. CPS declined an interview, but in a statement, CPS spokesperson Mary Fergus said that the district is considering several options for the remaining buildings, including reclaiming them or transferring the properties to the city; the district is also ordering appraisals to prepare for a possible new public bid process. 'Chicago Public Schools remains committed to selling or working with City agencies to repurpose the remaining available sites associated with the 2013 school closures," she said.

"Twenty of those 46 Chicago school buildings closed a decade ago have found second lives, in a wide variety of roles. They've become luxury and affordable housing, temporary migrant shelters, community centers offering supportive services, and public housing agency offices. Some are still being used for educational purposes, including a private Waldorf school.

"Their disparate fates illustrate the trade-offs in flipping once-public infrastructure to the private sector. But they also show how new uses can ameliorate the issues that caused the schools to close in the first place, as when neighborhood organizations act as developers to secure a future for these buildings, on their own terms.

"For the architects charged with bringing new life to dead schools, either path to adaptive reuse presents its own distinct design challenges." (Mortice, Bloomberg CityLab, 10/9/23)

Read the full story at Bloomberg CityLab

After School Closings, a Renovation Challenge; Ten years ago, Chicago enacted the largest mass closure of schools in US history. Here's how architects gave some buildings a second life. Zach

Landmarks: A Schlitz-built tied house being reborn as East Side Tap, saving a structure and over a century of neighborhood stories



Schlitz Brewery-Tied House, 1907, architect Charles Thisslew, 9401 S. Ewing Avenue. Photo Credit: Eric Allix Rogers



"The giant terra cotta globe on the second story of a tavern at 94th Street and Ewing Avenue is probably its most notable feature, but a smaller, more ornate vestige of the 'tied house' era is what caught the eye of Mike and Laura Medina when they'd drive by or pop in for a lager.

"The upper 'eyebrow' arch of the building's main picture window was outfitted with an intricate stained glass rendering of the logo for Schlitz beer. Originally built by the brewing company in 1907, the Bamboo Lounge building had been a neighborhood dive for decades.

"'Knowing what I know about where this building is located, the odds that it's going to be something better were kind of slim,' Medina said. 'The economics of the neighborhood are not going to lend themselves to adaptive use of this building. Someone is going to knock this down. They're going to take the globe, they're going to knock this building down.'

"Four years later, he opened his doors Sept. 8 for a small gathering of interested people at an event sponsored by the Calumet Heritage Partnership and the Field Museum's Calumet Voices exhibit.

"The gathering was a way to 'shine a spotlight on preservation in the Calumet region,' Stricker said, a complex area where "industry, residential communities and natural prairies, marshes and dues are so tightly packed together."

"'It's been a fascinating trip because so much was preservation by neglect,' he said. 'Nothing changed because nothing needed to change. It worked. No one was going to come in with a new concept and rip all this stuff out.'

"The backroom's tin patterned ceiling shines once again after a bit of restoration. An ancient fan mounted above a doorway remains positioned to vent nicotine from a roomful of smokers. And a Western Union clock, once linked to the home office by teletype to maintain exact time, still churns as it automatically winds. It allowed patrons who needed to punch in at the nearby steel mills, or be back aboard ships on the Calumet River, time for their own last call.

"The bar itself, and its Art Deco backsplash, likely date to when Schlitz had to divest the tied house taverns from company ownership in the wake of new laws enacted as Prohibition was repealed. The original bar was probably much more ornate, and considered out of style when the new owners were again serving legal suds.

"'In neighborhoods that are not as well served in Chicago, things like this (building) go away, and those stories disappear with it, with no fanfare,' he said. 'People come back and say this used to be here, and they point to an empty lot.'

"'Those stories are important, and it's important that this is here and it stays here, just because of that. It's no less relevant because it's at 94th and Ewing than it is if it's (Schuba's) at Belmont and Southport, because everyone knows about that one. This is equally a place people remember.'
"'Whatever happens with our stewardship of it, it will be here for someone else in the future,' Medina said. 'It won't be wiped off the map and forgotten about. I think that's important.'

"He doesn't know when he'll be able to open back up as a neighborhood tavern, but believes he's closer to that goal than to the beginning of the process. In the meantime, he hopes to acquire the original stained glass Schlitz eyebrow window, now hanging on a wall in someone's house.

"If we manage to get the glass back, we can add it to the city landmark designation so it doesn't happen ever again,' Medina said. 'That may be wishful thinking, but everything has a price.'" (Eisenberg, Daily Southtown / Chicago Tribune, 9/19/23)

Read the full story at Daily Southtown / Chicago Tribune

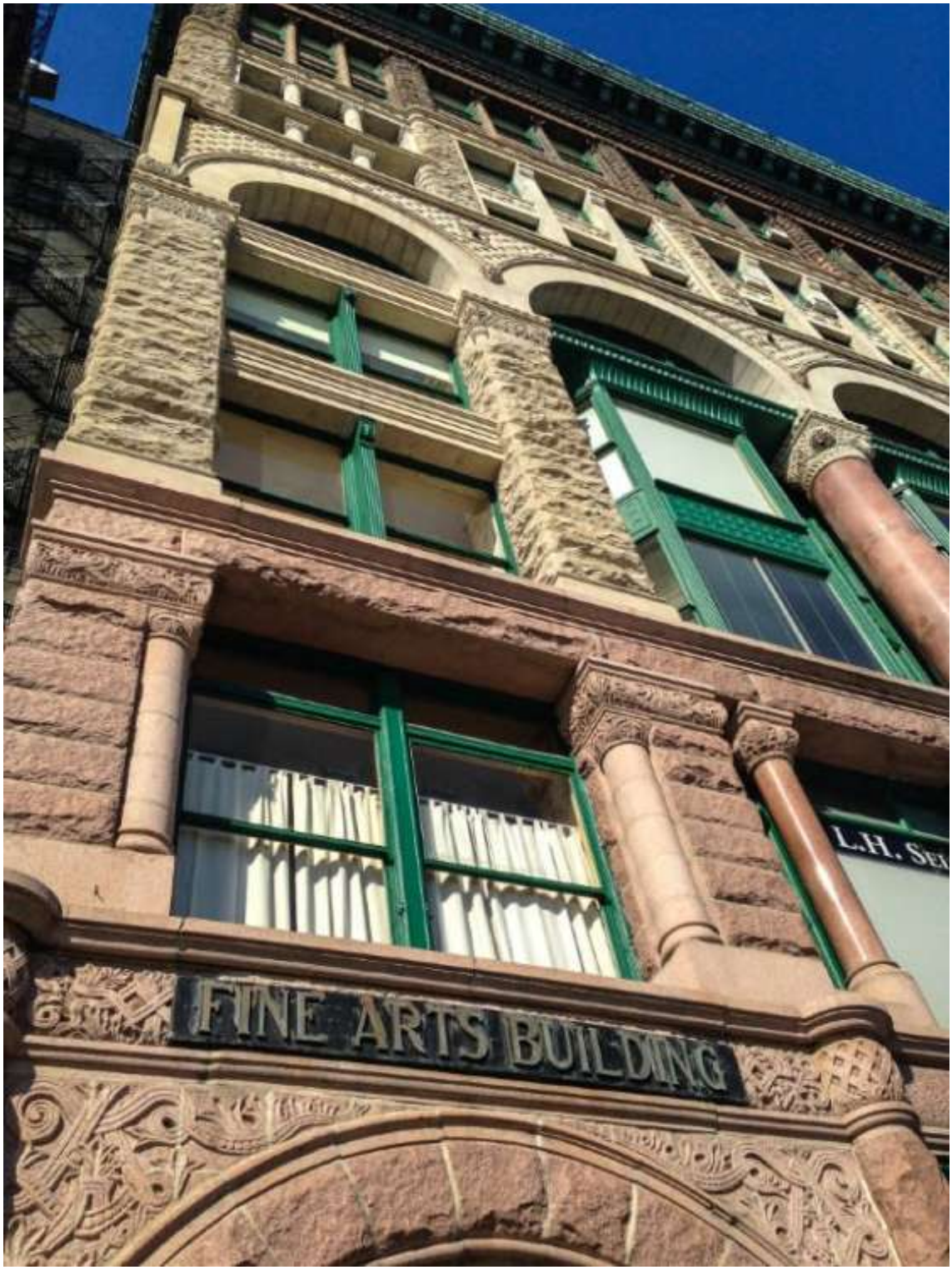
Third Coast Review: The Fine Arts Building—A Monument to Dreamers—Celebrates 125 Years



Fine Arts Building / formerly the Studebaker Building, 1884 and 1898, Solon Spencer Beman, 410 S. Michigan Ave. Photo Credit: Eric Allix Rogers



Fine Arts Building / formerly the Studebaker Building, 1884 and 1898, Solon Spencer Beman, 410 S. Michigan Ave. Photo Credit: Eric Allix Rogers



Fine Arts Building / formerly the Studebaker Building, 1884 and 1898, Solon Spencer Beman, 410 S. Michigan Ave. Photo Credit: Eric Allix Rogers



Fine Arts Building / formerly the Studebaker Building, 1884 and 1898, Solon Spencer Beman, 410 S. Michigan Ave. Photo Credit: Eric Allix Rogers



Fine Arts Building / formerly the Studebaker Building, 1884 and 1898, Solon Spencer Beman, 410 S. Michigan Ave. Photo Credit: Eric Allix Rogers

"The first things you notice when you get off the elevator or walk up the stairs are the sounds: the tinkle of a piano perhaps or the voice of a soprano reaching for the highest of notes. Students patiently wait for their music lessons, sitting on wooden benches. The place looks old and feels old in a timeless way. The long hallways, dimly lit, echo an earlier era, offering a glimpse into another century.

"The Fine Arts Building looks as if it has been at 410 S. Michigan Ave. forever even though tenants have come and gone, of course. Consider a few: the mid-century Piccadilly, an elegant restaurant on the fourth floor, catered to tenants and non-tenants alike ("all sandwiches served on your choice of bread"); the (still) much-missed Fine Arts Theatre had a good run, from 1982 to 2000 (fun fact: the last movie I saw there was Joe Gould's Secret); the popular Artist's Café closed in 2019, after nearly 60 years.

"But the building itself remains a constant presence, seemingly living up to the inscription etched in the entranceway: ALL PASSES—ART ALONE ENDURES. Tenant Blair Thomas acknowledges the significance of the building by asserting that it is "more powerful" than any one person; that it is "greater than the individual artist." He pauses for a moment to offer his own take on the motto. "I don't think all art endures," he says, "but artistic impulses endure. Creativity endures." He pauses again. "We're all temporal."

"In October, the building, which was declared a Chicago landmark in 1978, will celebrate its 125th anniversary with public events that will include a free concert in the Studebaker Theater as well as additional performances and demonstrations throughout the building. Mayor Brandon Johnson even proclaimed October 13, 2023, to be Fine Arts Building Day in the city. For those who want to learn more about the building's past, a permanent exhibit on the fifth floor chronicles the history of the building while historic plaques are mounted outside many of the studios.
"The Fine Arts Building was one of two arts colonies in Chicago when it opened in 1898. The other was the Tree Studios in a neighborhood once called Towertown because of its proximity to the historic Water Tower. (Today we know it as the more prosaic River North.) The Tree Studios lost its art colony status years ago while Fine Arts retains its landmark status and its link to arts-related businesses.

"The building owes its existence to the Studebaker Brothers, wagon and carriage makers based in South Bend, Indiana—the same family that manufactured the famous Studebaker cars. The Studebakers acquired the land that the building stands on in 1885. The following year the family hired renowned architect S. S. Beman—who designed the Pullman community on the far South Side as well as the still-standing Kimball Mansion in the Prairie Avenue Historic District—to build them a showcase building that would attract attention. And a showcase it was: an eight-story architectural wonder consisting of four stories for their showroom and four stories where the brothers could assemble their carriages. An annex was built next door but even so the success of their carriage business outgrew the space, which led to a larger building on South Wabash Avenue to store and display their carriages, leaving Beman's masterwork essentially empty. Enter Charles C. Curtiss.

"In 2005, Bob Berger purchased the building for more than $10 million. More than a dozen years later, in 2021, the Berger Realty Group embarked on a $3 million renovation. Also in the same year, Jacob Harvey, formerly the artistic director of the Greenhouse Theater Center, was hired as the "first-ever" managing artistic director of theaters in the building. Prior to that the Studebaker Theater reopened in 2016 for live performances; since then it has presented work by Chicago Opera Theater, the Chicago International Puppet Theater Festival, Chicago Jazz Orchestra, and the Lloyd Price musical, Personality. In 2022, the NPR quiz show, "Wait, Wait…Don't Tell Me," hosted by Peter Sagal, took up residence with live tapings.

"Today the Fine Arts Building is 98 percent leased, according to Harvey, with 110 tenants. They include architects, dancers, photographers, literary agents, piano teachers, voice instructors, and

Preservation Magazine: Stained-Glass Windows and a Chorus of Painted Angels Glow Again Inside a Chicago Church



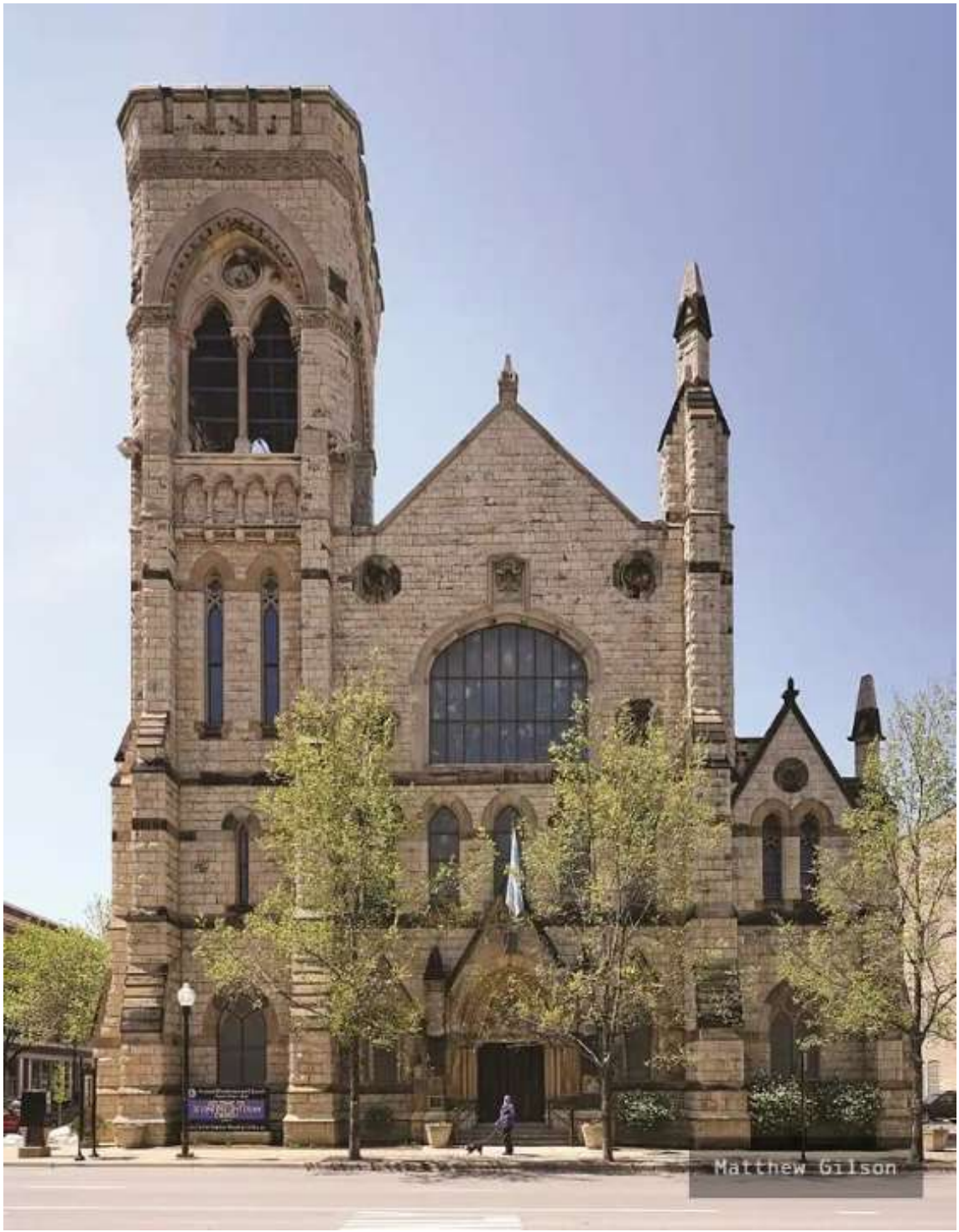
Restored 40-by-30-foot “Tree of Life” mural aby renowned painter Frederic Clay Bartlett in 1903 high above the altar at Second Presbyterian Church, 1874, James Renwick, 1936 S. Michigan Ave. Sanctuary dates to 1901 after being rebuilt after a fire. Photo credit: Matthew Gilson / Preservation Magazine



Distinctive crown-shaped chandeliers designed by Howard Van Doren Shaw illuminate the recently restored Peace window. Each of the major stained-glass windows on the church’s north and south walls is 16 feet tall. Second Presbyterian Church, 1874, James Renwick, 1936 S. Michigan Ave. Sanctuary dates to 1901 after being rebuilt after a fire. Photo credit: Matthew Gilson / Preservation Magazine



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



Second Presbyterian Church, 1874, James Renwick, 1936 S. Michigan Ave. Sanctuary dates to 1901 after being rebuilt after a fire. Photo credit: Matthew Gilson / Preservation Magazine

"Even if you're a Chicago native, you likely haven't stepped inside the Gothic Revival–style Second Presbyterian Church that sits on the corner of Michigan Avenue and Cullerton Street. It's not that it isn't eye-catching—its limestone exterior by architect James Renwick Jr. (of New York City's St. Patrick's Cathedral fame) features an elegant belfry. And although the church counts other luminaries among its designers and artisans—including a young Howard Van Doren Shaw, Frederic Clay Bartlett, and William Morris collaborator Edward Burne-Jones—the building has remained surprisingly under the radar.

"Its congregation—one of the longest-running in Chicago—now consists of around 125 members, who listen to the Rev. Dr. David Neff's compelling, inclusive sermons and the 2,600-pipe organ's celestial echo effect. The church also serves many other visitors seeking meals, music, and community.

"And if you're interested in learning more about preservation, architecture, design, art, history, and hope, then Second Presbyterian Church is a one-stop-shop. Thanks in part to a grant from the National Fund for Sacred Places (a program of Partners for Sacred Places in collaboration with the National Trust for Historic Preservation), along with other grants and individual donations, the South Loop church is finally retaking its mantle as one of the city's most beautiful houses of worship.

"On that gray morning, I was greeted by Linda P. Miller and Ann Belletire, two board members of Friends of Historic Second Church, a secular nonprofit formed in 2006 that seeks to return this undervalued jewel of the Windy City to its former beauty. They are also docents and were wrapping up a tour with a group of visitors who were there to see the newly restored, Tiffany-made Peace and St. Paul Preaching at Athens windows, both painstakingly refreshed piece by piece, and to marvel at Bartlett's mural Tree of Life, which Chicago–based Parma Conservation recently restored.

"Scaffolding has been on the site on and off since restoration began in 2017. 'At this point, it's just part of the church furniture,' quips Bob Irving, a docent. He points to the Bartlett mural's choir of angels, their halos illuminated in gold, the rainbow atop which they float done in delicate Pointillist style. He hands me a pair of binoculars so I can look closely. 'I'm sure nobody pays attention to the pastor,' Irving jokes.

"True enough, if you sit in a sanctuary pew, you can't help but be overcome by a presence, even if Rev. Neff isn't speaking. Light streams in through the 21 stained-glass windows, nine of which are Tiffany-made. (None of those nine had been thoroughly cleaned since they were installed between 1894 and 1927.) The golden halos on the mural jump out in subtle relief. The chandeliers emit an ethereal brilliance. 'It's a Gesamtkunstwerk,' Miller tells me. 'A total work of art.' (Mitchell, Preservation Magazine, Summer 2023)

Read the full story at Preservation Magazine

Stained-Glass Windows and a Chorus of Painted Angels Glow Again Inside a Chicago Church, Heidi Mitchell, Preservation Magazine, Summer 2023

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



Bluebeam Blog: Restoring Chicago's Architectural, Cultural Heritage in Bronzeville



The Chicago Bee Building, Z. Erol Smith, 3647 S. State Street, 1929. Photo Credit: Eric Allix Rogers

"Bronzeville is an often-overlooked part of Chicago, a city defined by its neighborhoods and known for its architecture.

"Situated on the Near South Side, Bronzeville's social and architectural history was first established in the late 19th century as a mix of mansions and row houses. Despite remnants of those days, Bronzeville's dominant identity formed in the early 20th century as the 'Black Metropolis.' With a significant population boom driven by the Great Migration of southern Blacks to northern states, this corner of Chicago became its epicenter of Black social, cultural and economic life.

"Decline set in with the Great Depression and was further exacerbated by urban renewal efforts beginning after World War II. Today, Bronzeville's architectural landscape is a mix of lost buildings, some replaced by new icons, other buildings left decaying, renovated buildings serving new roles in the community and fragments waiting to be revitalized.

"While many Bronzeville buildings were brought down, others remain important sites in the neighborhood. There are nine landmarked structures in the historical district, one of which is the Chicago Bee Building, designed by Z. Erol Smith and completed in 1931. The Art Deco-style building was built as a mixed-use building commissioned by Black lawyer and entrepreneur Anthony Overton, the founder of the Chicago Bee newspaper.

"The Bee had its headquarters there, along with other businesses owned by Overton and other Black entrepreneurs, while the top floor of the three-story building was residential. The building is known for its green terra cotta exterior of the top two floors and the intricate details across the facade. It was vacant for several years before the city bought it. The Bee Building was renovated in 1996 and now serves the community as a branch of the Chicago Library.

"Unity Hall is one of the neighborhood's older buildings. It was built in 1887 as the Lakeside Club, a social club serving the local Jewish community. Architect L. B. Dixon designed it in the Queen Anne style, with rows of arched windows and a pressed brick exterior. The building changed hands in 1917, when it was renamed Unity Hall by Oscar Stanton De Priest, the first Black alderman in Chicago. De Priest used it as the home of a political organization he founded, the People's Movement Club.

"Despite being protected as a landmark, there was concern that the building's neglect would ultimately result in its demolition. In 2012, Preservation Chicago added Unity Hall to its 'Chicago 7' list of most threatened buildings in the city. Miller explained the organization's work on behalf of Unity Hall, 'We were fearful that the building could be in structural danger. You just don't want these structures to be vacant too long. We definitely encourage that these types of buildings be re-engaged and reused as soon as possible.' In 2014, the building was approved for development as student housing. As part of the renovation project, its facade has been restored to its original design." (Silverman, Built, The Bluebeam Blog, 9/14/23)

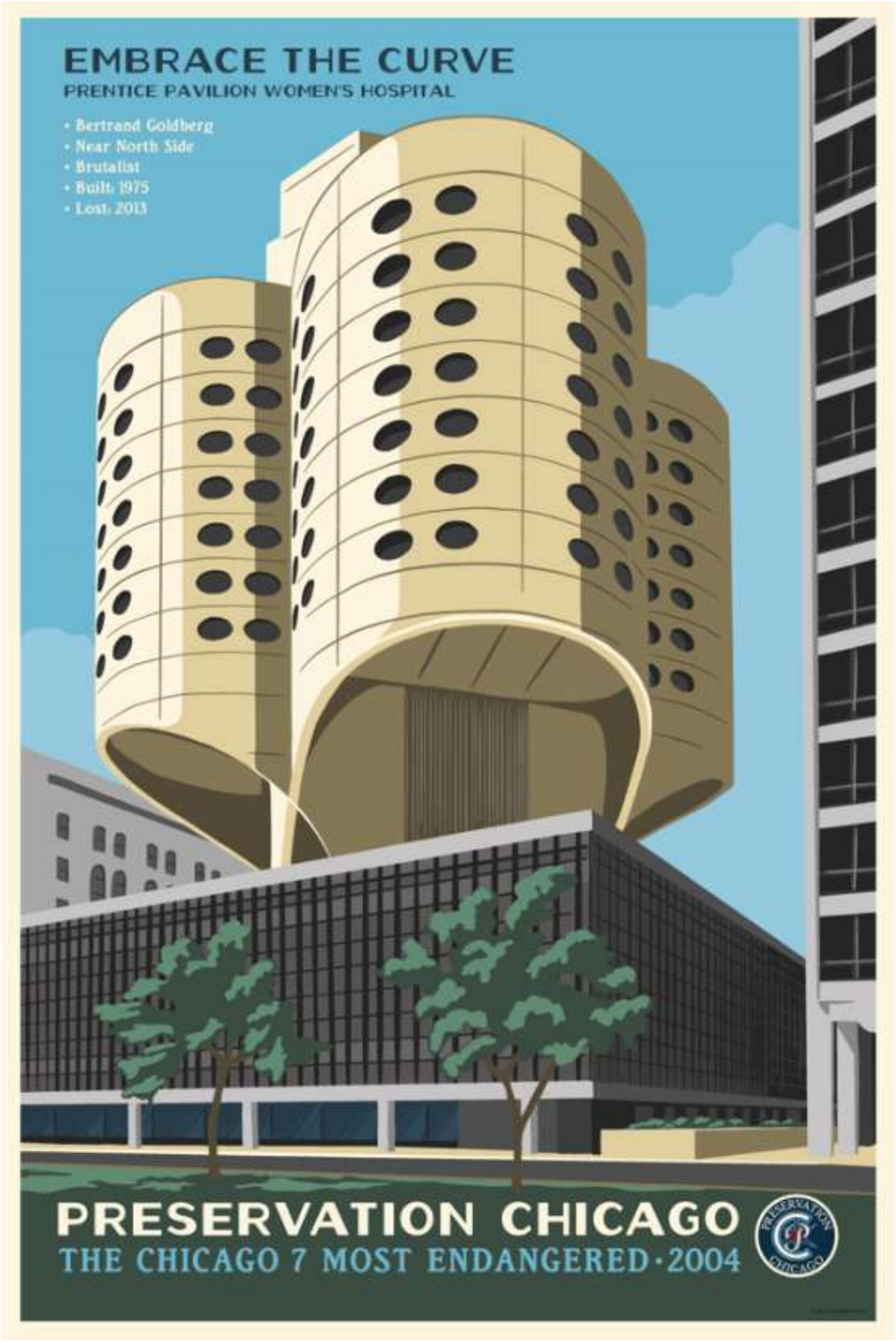
Read the full story at The Bluebeam Blog

Restoring Chicago's Architectural, Cultural Heritage in Bronzeville; The neighborhood on the Near South Side has undergone many transformations over the past century; Elisa Silverman, Built, The Bluebeam Blog, 9/14/23

Chicago YIMBY: Lost Legends #6: Original Prentice Women's Hospital In Streeterville



Prentice Women's Hospital, 1975, Bertrand Goldberg, 333 E Superior Street. Photo credit: AkatherineGu via Wikimedia Commons



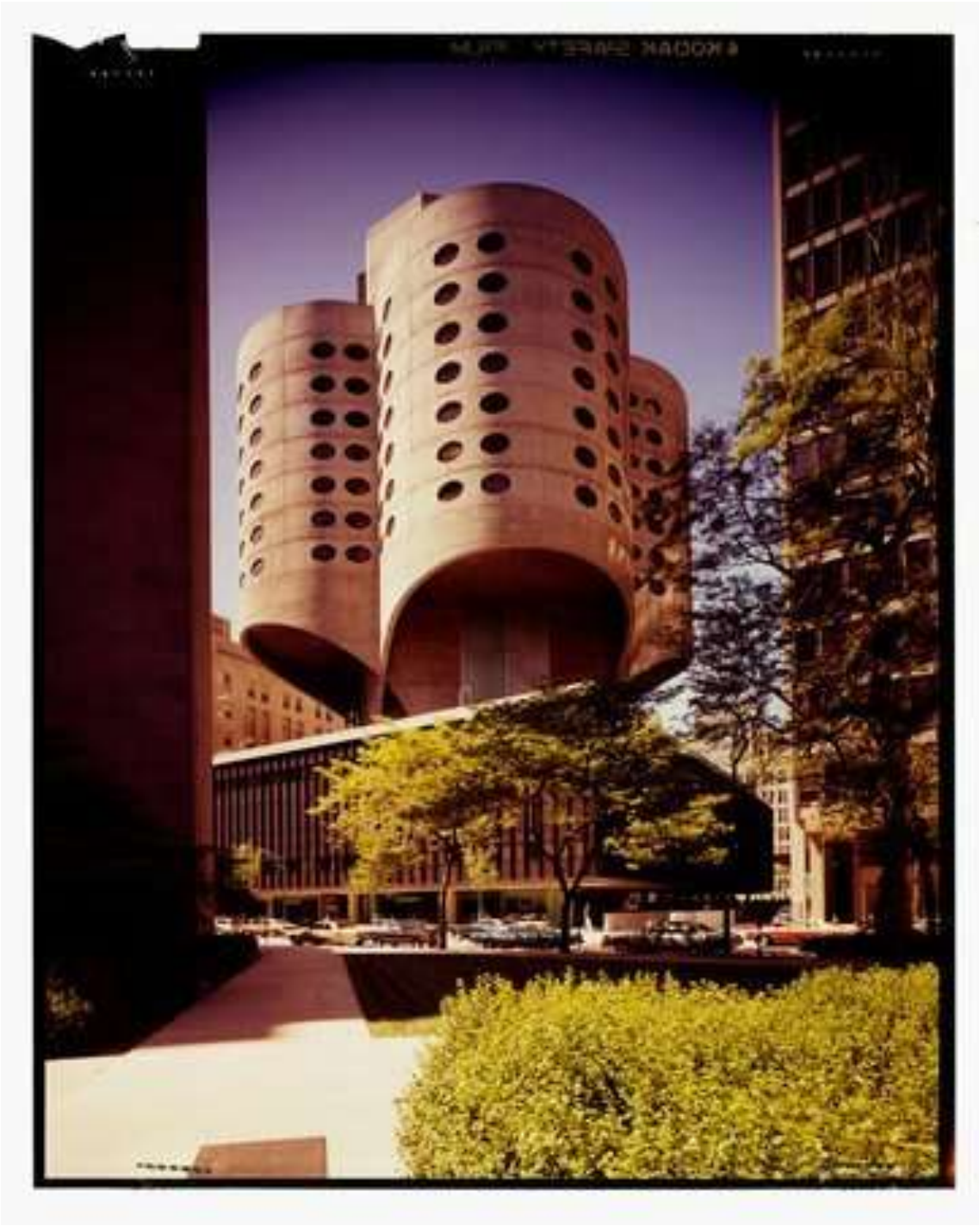
Prentice Women's Hospital, 1975, Bertrand Goldberg, 333 E Superior Street. Image credit: Preservation Chicago 7 Most Endangered Poster



Prentice Women's Hospital, 1975, Bertrand Goldberg, 333 E Superior Street. Women’s Prentice Hospital. Photo by Jim Kuhn



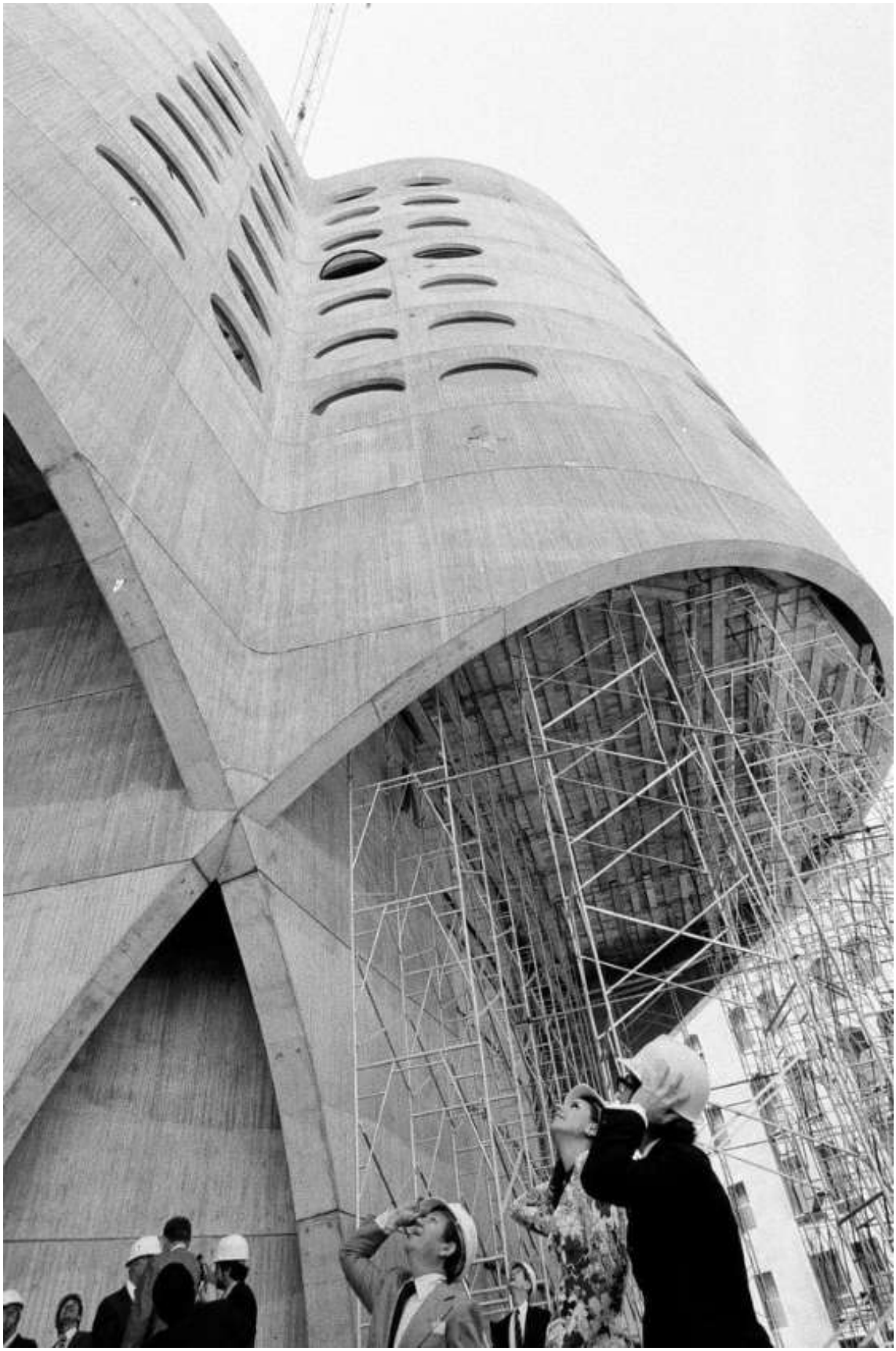
Prentice Women's Hospital, 1975, Bertrand Goldberg, 333 E Superior Street. Women's Prentice Hospital. Photo credit: Umbugbene via Wikimedia Commons



Exterior view of Prentice Women's Hospital, designed by Bertrand Goldberg; Chicago, Illinois, circa 1975.
Photo credit: HB-39160-I, Chicago History Museum, Hedrich-Blessing Collection



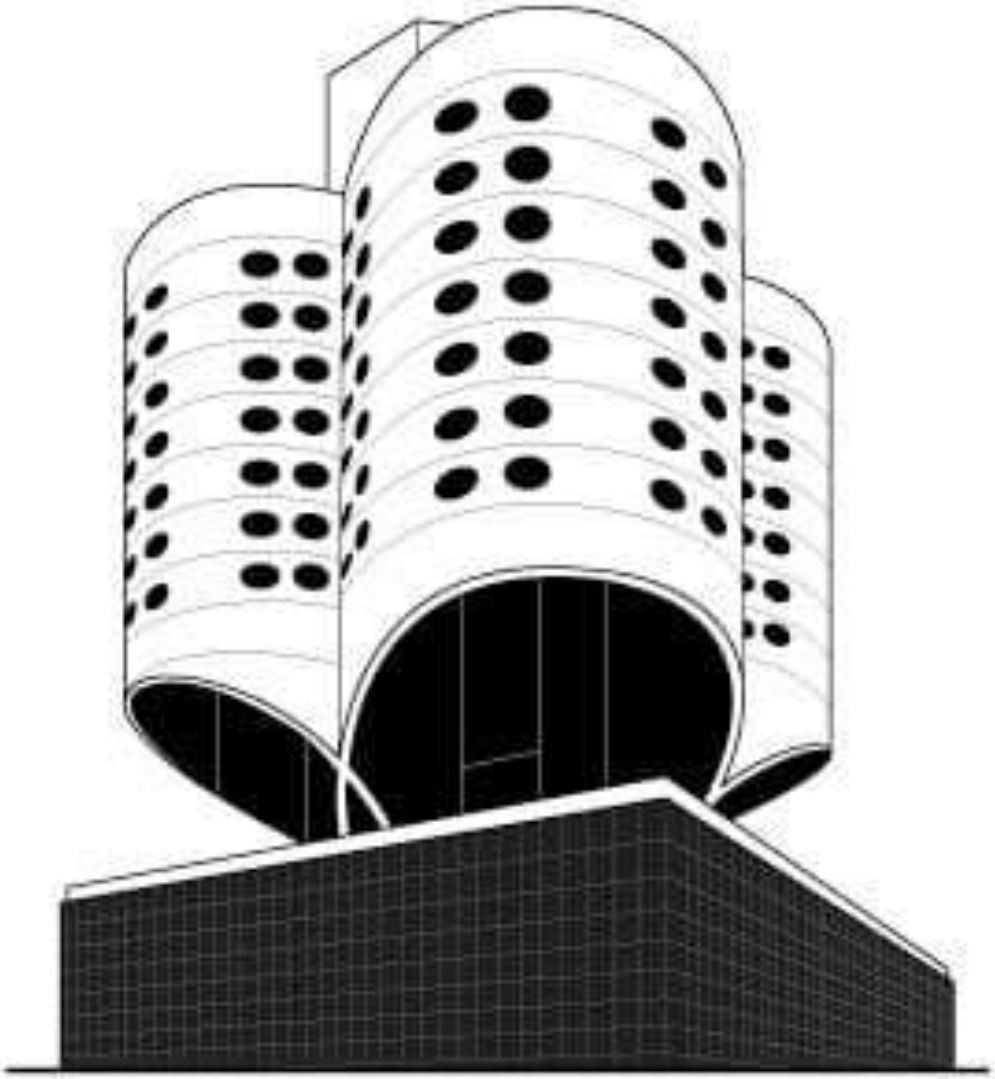
Views of Prentice Women's Hospital, Chicago, Illinois circa 1974. Photo credit: HB-38371-A2, Chicago History Museum, Hedrich-Blessing Collection



'Topping out' ceremony as construction finishes on Northwestern University's Prentice Women's Hospital building, 333 East Superior Street, Chicago, Illinois on May 23, 1974. Photo credit: ST-11005324-0005, Chicago Sun-Times collection, Chicago History Museum



Formerly proposed redevelopment of Prentice Women's Hospital. Rendering by Studio Gang



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Show Prentice Some Love Poster. Image credit: Coalition to Save Prentice!

"The Prentice Women's Hospital building was once an architecturally iconic structure standing at 333 E. Superior Street in the Streeterville neighborhood. In this edition of the 'Lost Legends' series, we explore the history of the original Prentice Women's Hospital building and its cutting-edge care, the vision of its architect, the hospital's relocation and subsequent demolition of the structure, as well as its present-day replacement.

"The original Prentice Women's Hospital building was designed by the acclaimed architect Bertrand Goldberg, who began working on the project in 1971, following the consolidation of Passavant Deaconess Hospital and Wesley Hospital. The medical facility, named after American anthropologist Abra 'Abbie' Cantrill Prentice, opened in 1975.

"As part of Northwestern Memorial Hospital, the hospital focused on women's health, offering advanced medical care in a nurturing environment. The facility quickly gained a reputation for its commitment to women's health and its innovative approach, which included specialized care for high-risk pregnancies, comprehensive breast cancer treatment, and state-of-the-art gynecological services.

"Renowned architect Bertrand Goldberg, known for his inventive and futuristic approach, embraced Brutalist elements in his design for a one-of-a-kind hospital. The building featured a raw concrete exterior and a striking quatrefoil configuration, capturing the essence of the Brutalist movement. This 9-story concrete tower boasted cantilevered oval windows atop a 5-story rectangular base, showcasing a unique blend of form and function.

"Goldberg's vision prioritized fostering collaboration among medical professionals while providing a welcoming and comfortable atmosphere for patients and their families. The tower was dedicated to maternity care, with strategically placed nursing stations and patient wards in distinct areas of the structure. This design significantly shortened the distances between medical staff and patients.

"Esteemed structural engineer William F. Baker lauded the hospital for its intricate curvilinear design, recognizing it as unparalleled in the world of architecture. In a pioneering move, Bertrand Goldberg & Associates implemented early computer-aided design techniques for the hospital's construction. According to an article in Engineer News-Record, the team repurposed software initially used in the aeronautical industry (a similar move to Frank Gehry's later adoption of aerospace software), devising a 3D mapping method that expedited the design process by several months.

"In 2007, Prentice Women's Hospital relocated to a new, state-of-the-art facility at 250 East Superior Street, doubling the size of the previous facility at 947,000 square feet and featuring one of the largest Neonatal Intensive Care Units in the country. The transition to the new facility took a few years, leaving the original building vacant in 2011, upon which Northwestern University announced plans to demolish the old building and replace it with a medical research facility.

"There was opposition from preservationists and prominent architects, including at least six Pritzker Prize winners who appealed to Chicago's 'global reputation as a nurturer of bold and innovative architecture.' To address the practical considerations of the site and avoid demolition, Jeanne Gang, in collaboration with architecture critic Michael Kimmelman, had proposed a glassy research skyscraper that would integrate the original concrete structure as its podium. Ultimately, the decision to demolish the original hospital building was made, and demolition commenced in 2013, concluding in 2014."(Crawford, Chicago YIMBY, 5/23/23)

Read the full story with 3D Modeling at Chicago YIMBY

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

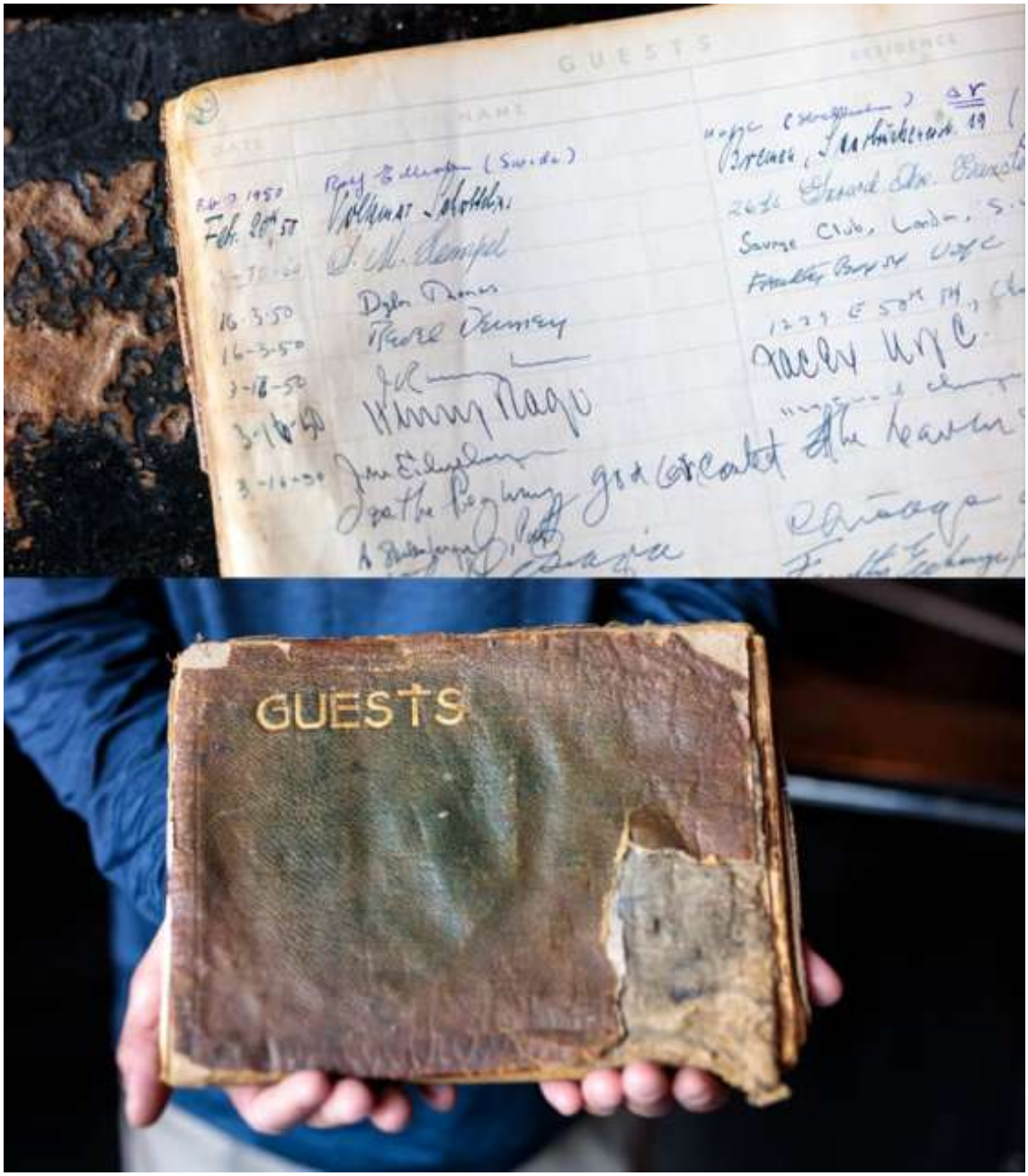
UChicago Magazine: Jimmy’s Woodlawn Tap: An Oral History



Jimmy's Woodlawn Tap, 1172 E. 55th Street. Photo credit: John Zich / UChicago Magazine



Jimmy's Woodlawn Tap, 1172 E. 55th Street. Photo credit: John Zich / UChicago Magazine



Jimmy's Woodlawn Tap, 1172 E. 55th Street. Photo credit: John Zich / UChicago Magazine

"When is a bar more than a bar?

"Jimmy's Woodlawn Tap turned 75 this year. During its lifespan it has had only three owners: Jimmy Wilson, brothers Bill and Jim Callahan, and Matt Martell, AB'95, who bought it in 2021. And little else has changed much: the decor, the amount of sunlight filtering through the windows facing 55th Street season to season, the cost of a hamburger, the clientele. In a neighborhood that has seen significant change, Jimmy's is a remarkably stable presence. Some of that is intentional—for instance, Jimmy's continues to open every morning before lunchtime, unlike many bars—but outside forces have steadied it as well.

"Jimmy's serves a larger function in the community. It's not just a place to blow off steam, meet friends, and escape the pressures of school or work, but a place to celebrate the values of Hyde Park and the University—which include a certain aversion to hype or grandness. For those lucky enough to be in the know, Jimmy's has always simply been, as Saul Bellow, EX'39, once explained to an interviewer, "our local haunt ... a joint I had known in earlier times."

"Jack Spicer: It always had a peculiar culture. All kinds of people felt comfortable there—White, Black, young, old. Not a lot of bars are like that." (Howe, The University of Chicago Magazine — Summer/23)

Read the full story at The University of Chicago Magazine

Jimmy's Woodlawn Tap: An oral history; Patrons, staff, and friends of the fabled neighborhood bar tell its story; Ben Ryder Howe, The University of Chicago Magazine — Summer/23

Jimmy's Woodlawn Tap, Chicago Bar Project

Preservation Events & Happenings

Society of Architectural Historians presents
SAH Celebrates
November 3, 2023



Society of Architectural Historians presents SAH Celebrates on November 3, 2023. Image credit: Society of Architectural Historians

"You're invited to join the Society of Architectural Historians for the 2023 SAH Celebrates, our annual celebration of the achievements of individuals and groups who shape the built environment and passionately advocate on behalf of historic places. The event will take place at The Newberry on Friday, November 3, in Chicago.

"At the center of SAH Celebrates is the Charnley-Persky House (1891–1892), a National Historic Landmark and a Chicago Landmark designed by Louis Sullivan with assistance from Frank Lloyd Wright, that serves as SAH headquarters. SAH Celebrates highlights the importance of fostering a supportive community whose efforts ensure the stewardship of architectural gems like the Charnley-Persky House.

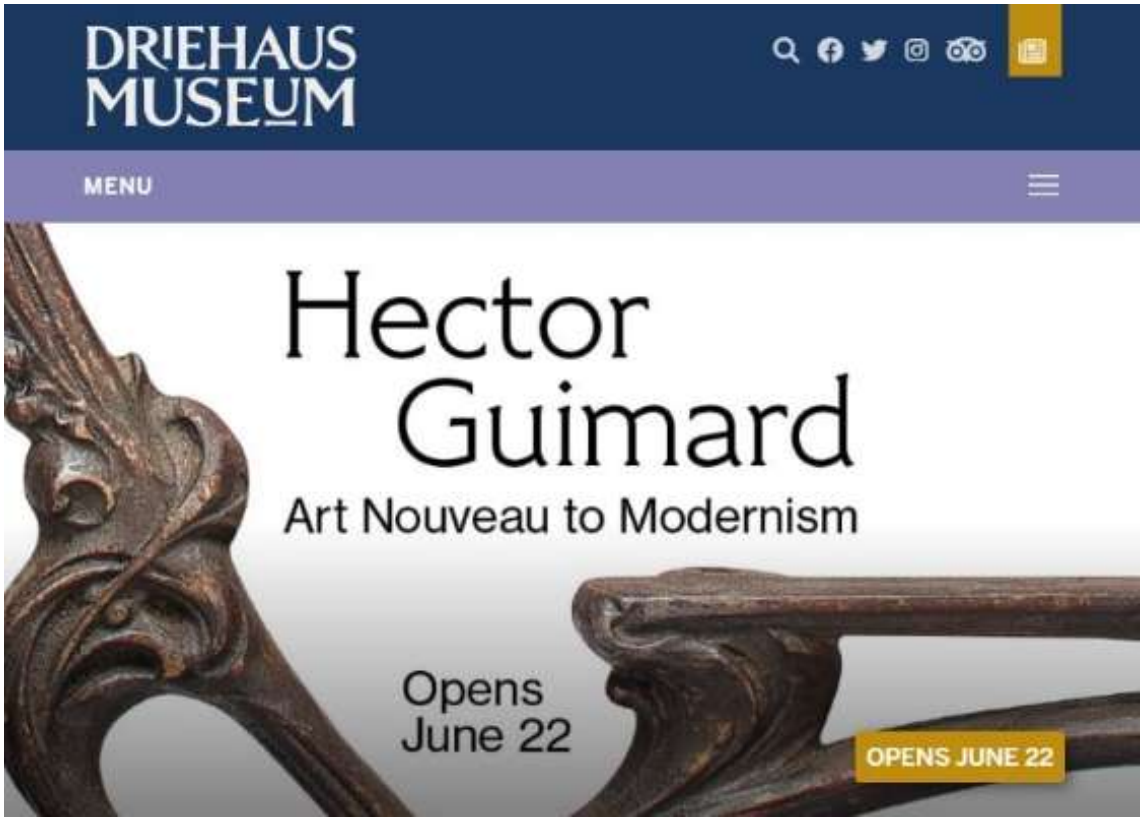
"SAH Celebrates will take place at one of Chicago's most historic cultural institutions, The Newberry, on Friday, November 3, starting at 6:00 p.m. The awards ceremony that begins at 6:15 p.m. in Ruggles Hall will be followed by a cocktail reception at 7:00 pm, that features food designed by Lula Café and music by DJ Onwa. Guests will also enjoy access to The Newberry's Trienens Galleries to view the exhibition, Seeing Race Before Race, which explores the roots of race from the Middle Ages to 1800. In conjunction with the event, SAH will host an online auction that features architectural objects and experiences.

"Proceeds benefit the ongoing maintenance and care of the Charnley-Persky House and SAH's educational programs and publications, including SAH Archipedia and Buildings of the United States.

SAH Celebrates
Friday, November 3, 2023
6:00–9:00 PM
The Newberry, 60 W Walton St, Chicago
Tickets $210 per person
Dress is cocktail attire

Link to Registration
Link to SAH website for more information

Richard H. Driehaus Museum Presents “Hector Guimard: Art Nouveau to Modernism”



"Hector Guimard: Art Nouveau to Modernism" presented by the Richard H. Driehaus Museum opening June 22, 2023. Image credit: The Richard H. Driehaus Museum

Richard H. Driehaus Museum Presents
"Hector Guimard: Art Nouveau to Modernism"
Opening June 22, 2023

"Beginning June 22, 2023, the Richard H. Driehaus Museum will present Hector Guimard: Art Nouveau to Modernism, an exhibition exploring the life and work of Hector Guimard (1867-1942), the French architect and designer whose name is synonymous with the French Art Nouveau movement.

"Bringing together approximately 100 works including furniture, jewelry, metalwork, ceramics, drawings, and textiles from collections worldwide, Hector Guimard: Art Nouveau to Modernism is the first major American museum exhibition devoted to Guimard since the retrospective organized by the Museum of Modern Art in 1970. The exhibition will run until November 5, 2023.

"This exhibition was co-organized with Cooper Hewitt, Smithsonian Design Museum in New York City, where it was on view from November 18, 2022 through May 21, 2023. At the Driehaus Museum, the exhibition was curated by guest curator David A. Hanks, who also edited the accompanying catalogue, and Sarah Coffin, former curator, Cooper Hewitt, Smithsonian Design Museum.

"Hector Guimard is best-known for his designs for the Paris Métro, which are so emblematic of the French Art Nouveau style that it was sometimes referred to as 'le style Métro.' Representing a radical break from the classical and revival styles of the nineteenth century, Art Nouveau embraced natural forms while integrating architecture with the decorative and fine arts.

"Hector Guimard: Art Nouveau to Modernism explores Guimard’s commitment to sharing beautiful, sensuous, accessible designs for both civic architecture and everyday objects with a wide audience, as well as Guimard’s modern entrepreneurial approach to promoting his work through Le Style Guimard branding and his use of mass-production technologies. The show also explores the critical role played by his wife and collaborator Adeline Oppenheim Guimard, presenting new scholarship that underscores her critical role as her husband’s creative partner during his lifetime and ardent steward of his legacy.

"'This exhibition tells the full story of Guimard’s career, with a new focus on the role his wife played in promoting his work and his innovative efforts to make modern design affordable, accessible, and a force for social good,' said curator David Hanks. 'The collections of Richard H. Driehaus and the Cooper Hewitt, Smithsonian Design Museum hold some of the most significant objects by Hector Guimard in the United States. We are thrilled to unite these objects alongside important loans from national and international collections, including the Metropolitan Museum of Art, the Museum of Modern Art, and the Musée d’Orsay, to reveal new insights into this remarkable designer and his lasting impact.'

"At the Driehaus Museum, Guimard’s work and the Art Nouveau style will be placed in direct dialogue with the Gilded Age aesthetic of the Nickerson Mansion where the museum is housed. Though the building was completed in 1883—a few years before the Art Nouveau movement took off in Europe—the building’s architecture was influenced by the same reform movements that influenced Guimard. The Nickerson Mansion is a prime example of the Aesthetic Movement, which embraced the idea that art should not be confined to architecture, painting, and sculpture but should be incorporated into everyday life.

"Hector Guimard: Art Nouveau to Modernism highlights how the designer’s commitment to the Gesamtkunstwerk—or 'total work of art'—shaped his life and career, reflecting his desire to incorporate beautiful design in all aspects of urban life, from transportation to large-scale apartment buildings. In his most famous buildings, such as Castel Beranger, Hotel Guimard, and Castel Henriette, Guimard achieved this unity of work by carefully designing and planning every

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."

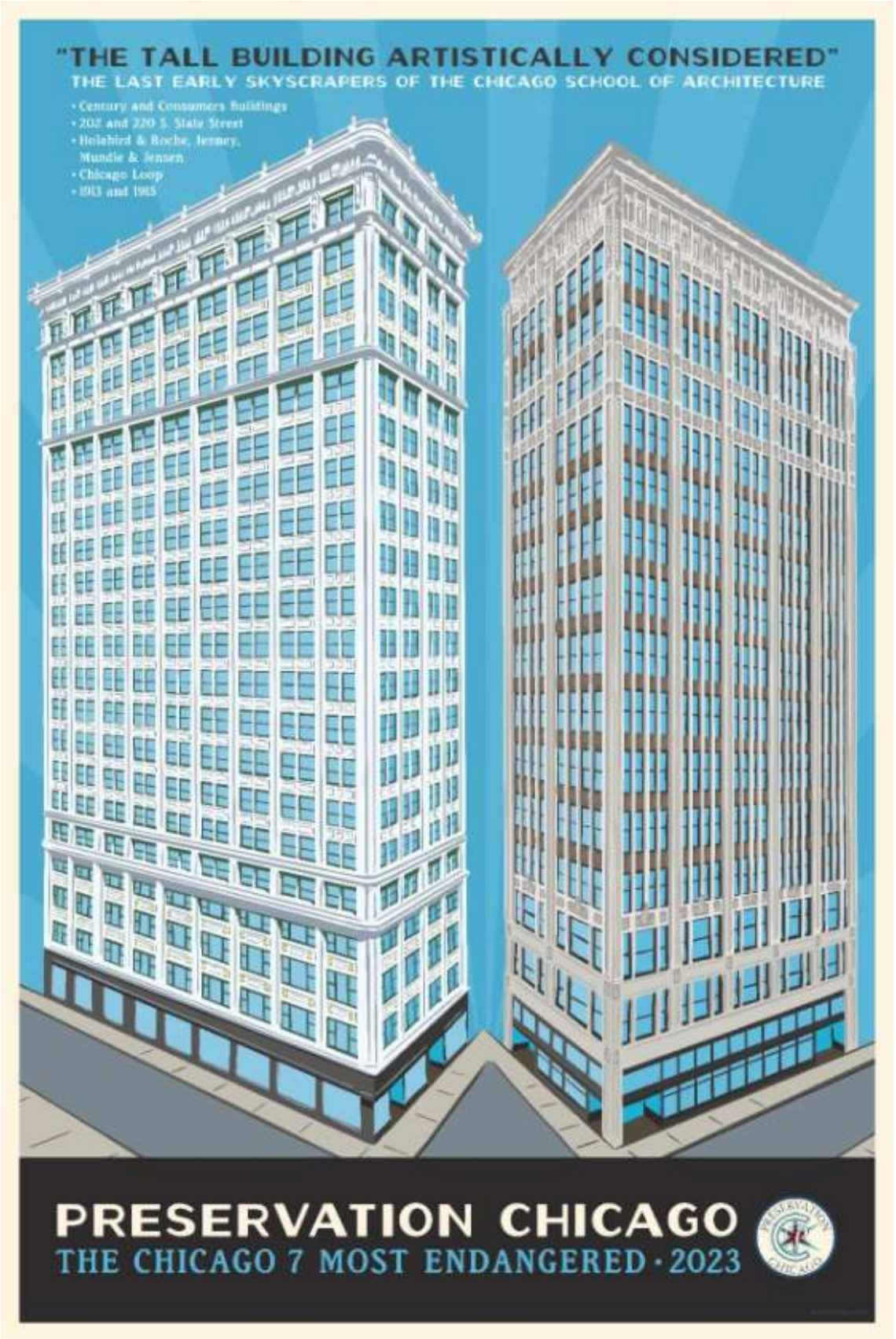
Charnley-Persky House, 1365 N. Astor St.
November 3, 2022 – October 28, 2023

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

'Beyond The White City' Virtual Exhibit

Society of Architectural Historians Website

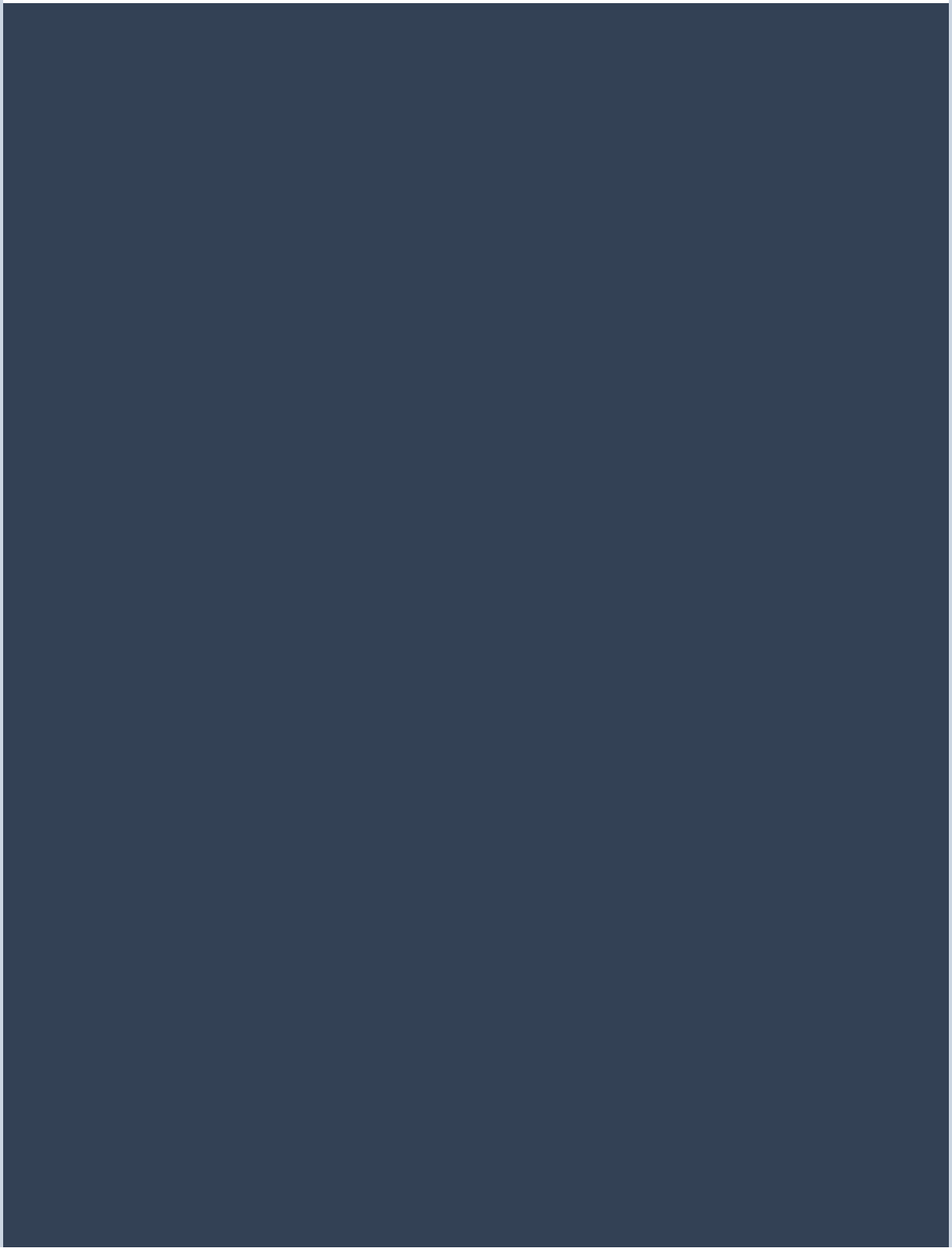
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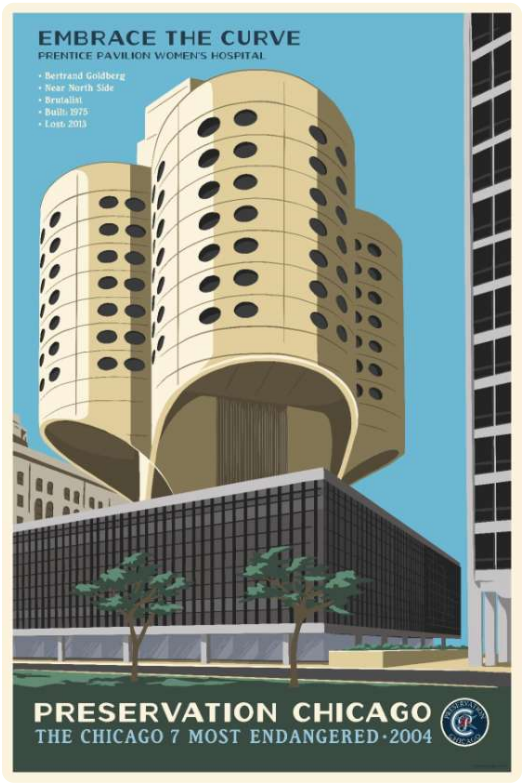

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• 202 and 220 S. State Street
• Holabird & Roche, Jenney, Mundie & Jensen
• Chicago Loop
• 1913 and 1915
PRESERVATION CHICAGO
THE CHICAGO 7 MOST ENDANGERED · 2023

The Century & Consumers Buildings

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

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





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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 / Preservation Chicago

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

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 donations, please contact Ward Miller regarding the Preservation Circle details and a schedule of events at wmiller@preservationchicago.org or 312-443-1000.