PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

January 2024 Month-in-Review Newsletter



Ceres atop of the Chicago Board of Trade

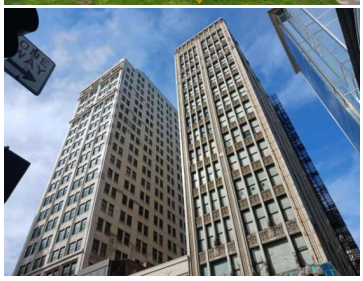
The Statue of Ceres on top of the Chicago Board of Trade Building stands 31 feet tall. Designed by sculptor John H. Storrs in aluminum, it depicts the Roman goddess of grain holding a sheaf of wheat in her left hand and a bag of corn in her right. Chicago Board of Trade Building, 1930, Holabird & Root, 141 W. Jackson Blvd. Designated a Chicago Landmark in 1977.

Photo by Eric Allix Rogers
Twitter: @EricAllixRogers
Flicker: @reallyboring

From Lost Cause to Celebrated Landmark…

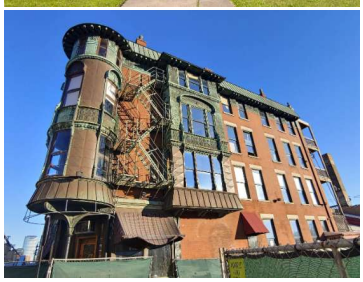












Preservation Chicago Delivers
We Catalyze Change

cPreservation Chicago is a catalyst and agent of change. And we deliver.

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

Thanks to our supporters, we continue to make Chicago a better city. Our results have been surprising, significant and substantial.

Special shout out to our monthly supporters who give $5 or $10 per month. For the cost of a cup of coffee, you too can help catalyze change.

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ⓒ 2023 Preservation Chicago, 205 W. Monroe Street, Suite 400, Chicago, Illinois

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ADVOCACY

DON'T MISS!
Preservation Chicago's 2024 Chicago 7 Most Endangered Announcement
Wednesday, March 6, 2024 at Noon



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

Preservation Chicago's 2024 Chicago 7 Most Endangered Announcement and Presentation

Wednesday, March 6, 2024
High Noon, 12:00 pm

Hybrid even via Zoom and in-person at the Chicago Architecture Center
FREE, but pre-registration is required
We hope you can join us.

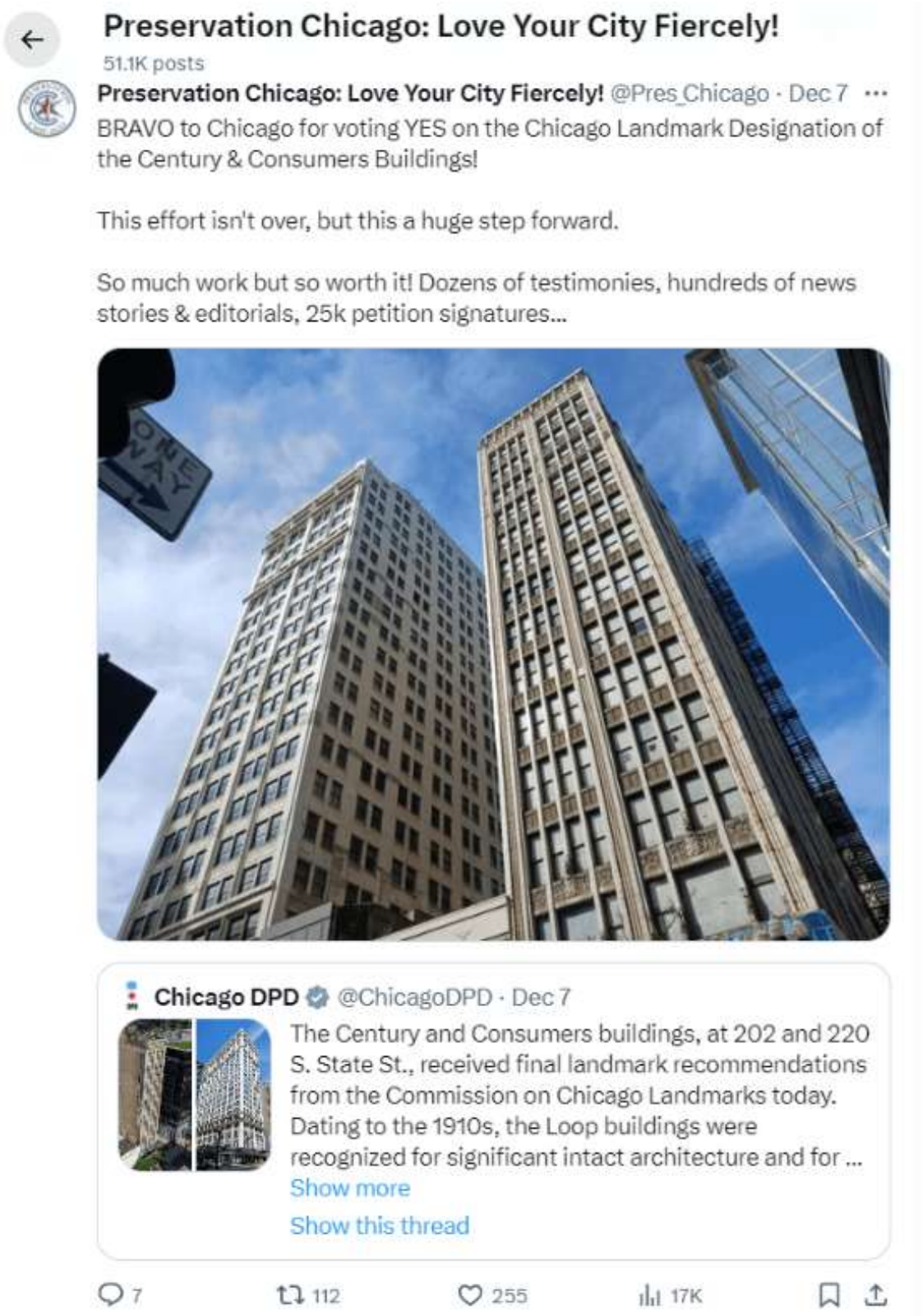
In-Person Registration Link
Zoom Registration Link

Since 2003, the Chicago 7 Most Endangered has sounded the alarm on imminently threatened historic buildings and community assets in Chicago to mobilize the stakeholder support necessary to save them from demolition.

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

“Once a Chicago 7, always a Chicago 7,” until its saved or lost. Incredible 2023 Chicago 7 successes include Century and Consumers Buildings, The Warehouse, and Werner Brothers Storage. Link to all past Chicago 7s.

1. WIN: Commission on Chicago Landmarks Votes Unanimously to Recommend Century and Consumers Buildings to City Council for Final Chicago Landmark Designation! (Chicago 7 2011, 2013, 2022 & 2023)



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



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: Chicago DPD Twitter

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Chicago Tribune

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Michelle Barnes stands in her front yard in Schaumburg on Oct. 26. Her father, World War II Navy veteran Robert Kroll, died in 2019, but Friendship Village hasn't returned his deposit. STACEY WESCOTT/CHICAGO TRIBUNE

Retirement center bankruptcy has impact on residents, families too

Friendship Village of Schaumburg cites COVID-19 in filing

By Robert McCoppin
Chicago Tribune

At age 88, World War II veteran Robert Kroll moved to Friendship Village of Schaumburg, a retirement community where he would be taken care of until death, and so his children would get their inheritance after he died.

He paid an entrance fee of $124,000, plus about $2,400 a month, to guarantee that he would always get housing and medical care even if he ran out of money, with the understanding that his family would get 90% of his remaining entrance fee after expenses upon his passing.

Kroll died in 2019, but his family still hasn't gotten their money back. In June, Friendship Village, citing problems caused by the COVID-19 pandemic, filed for Chapter 11 bankruptcy, in which officials say operations will continue as usual, but with some debts unpaid. A company has bid $115 million to buy the facility, but the bankruptcy proposal includes only $2 million to pay back families of former residents — about 10% of what is owed.

"Our family has been waiting

Turn to Bankruptcy, Page 7

Feds want to raze 2 historic skyscrapers

Advocates mounting effort to save buildings on South State Street

By Brian J. Rogal
Chicago Tribune

The federal government wants to demolish two century-old skyscrapers on State Street, and historic preservationists are mobilizing to stop the planned teardowns.

Advocates and neighborhood residents lined up at a public hearing Monday to plead for the survival and renovation of the vacant Century and Consumers Buildings, at 202 and 220 S. State St. The federal government owns the pair, and for several years has sought to raze the structures, claiming that if they were redeveloped and occupied it could pose an unacceptable security risk to employees in the modernist federal courthouse just to the west at 219 S. Dearborn St.

Razing the buildings would be a waste, said Ward Miller, executive director of Preservation Chicago. The buildings are among the final works done in the style of the classic Chicago School of Architecture, which revolutionized big city skylines in the 19th century by using steel frames to create the first skyscrapers.

"The Century and Consumers Buildings were truly part of this story and Chicago's first golden age of architecture and design," he said.

Miller prefers to see the buildings renovated in a way that answers the security concerns voiced by federal officials. He pointed out that the 16-story Century Building, with its elaborate facade and many architectural details, could become an appealing neighbor to the nearby Reliance Building, a 19th century structure recently transformed into an upscale hotel.

"It's an astounding building and, if you will, a Reliance Building in waiting, anchoring this important corner of State and Adams streets," he said.

The advocates are asking the Commission on Chicago

Turn to Skyscrapers, Page 4

TODAY'S WEATHER High 63 Low 42

Complete Chicagoland forecast on Page 14

$4.00 city and suburbs and elsewhere
176th year No. 318 ©Chicago Tribune

Century and Consumers Building Coverage Makes Front Page on Chicago Tribune on November 14, 2023. Image credit: Chicago Tribune

"A city panel unanimously recommended landmark designation Thursday for two early 20th century skyscrapers on State Street, potentially setting up a showdown with a federal agency that wants them torn down.

"The Commission on Chicago Landmarks urged landmark status for buildings at 202 and 220 S. State St. to the applause of audience members who supported their preservation. The vote sends the matter to the City Council for a final decision.

"The federal government owns the buildings and would not be bound by the city's landmarks ordinance. However, the panel's vote could increase pressure on federal officials to save them, even though Congress has appropriated $52 million for their demolition.

"Federal officials have argued the two buildings, which back up against the Dirksen Federal Building on Dearborn Street, pose a security risk for U.S. courts. The federal government owns the buildings, which have been vacant for years.

"The commission's vote is 'positive optics if we do find a successful reuse for these two seminal Chicago buildings,' said Ward Miller, executive director of Preservation Chicago. His group has advanced a plan to turn the buildings into an archive center shared by several organizations.

"Miller contends such a plan would satisfy security concerns while still putting the buildings back into use. He gave the landmarks commission 23,000 signatures from an online petition supporting the buildings.

"The General Services Administration has been holding public hearings on alternatives for the buildings because they are listed on the National Register of Historic Places. Court officials here have stuck to their argument that they pose a security threat, even though wrecking them would expose Dirksen to sight lines as a greater distance. (Roeder, Chicago Sun-Times, 12/7/23)

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"'It's an astounding building and, if you will, a Reliance Building in waiting, anchoring this important corner of State and Adams streets,' he said.

"That won't necessarily protect the buildings from demolition. The federal government can override local landmark designations, and already has a $52 million earmark set aside for the demolition work, Miller said. But he hopes winning landmark status from the city, and other public pressure, will force the U.S. General Services Administration to back down.

"'Suddenly, you'd have buildings that the city of Chicago had deemed important,' he told the Tribune. 'It would send a strong message that demolition was not the right path and be a huge embarrassment for the GSA if these buildings were lost.'

"Miller wants the federal government to use its earmarked funds to start renovations, which could

2. SUN-TIMES EDITORIAL: Landmarks Commission Must Move to Protect Historic Century and Consumers Buildings (Chicago 7 2011, 2013, 2022 & 2023)



The project would bring over 100 affordable apartments to the corner of Howard and Paulina streets, across from the Howard Red Line station.

"For the past four years, this editorial board and other voices around Chicago have argued in favor of saving and renovating downtown's Century and Consumers buildings rather than wrecking and hauling them away, as proposed under a $52 million plan by the federal government.

"The city's Commission on Chicago Landmarks has the opportunity Thursday to take a stance against the buildings' demolition. The commission will vote on a city proposal to preliminarily landmark the two early skyscrapers on the southwest corner of Adams and State streets.

"We strongly encourage the commission to approve the preliminary designation. (Update: The commission approved the designation Thursday.)

"The federal government wants to demolish the Century Building, 202 S. State St., and the neighboring Consumers Building, 220 S. State St. — both vacant — to create a security plaza for the Dirksen Federal Building, located a half-block west of the site. The federal government has owned the Century and Consumers for 20 years.

"Judges at the Dirksen have been championing the building's demolition, backed by a tightly-held security analysis by federal law enforcement agencies that hints the skyscrapers, if reoccupied, would place jurists in peril. But razing the buildings instead of reusing them would be a major and needless loss for both downtown and the struggling-to-rebound State Street.

"And it also would be a startling blow to the city's architectural history. The Century, built in 1915, was designed by the famed Chicago architecture firm Holabird & Root. The equally well-noted Jenney Mundie & Jensen designed the Consumers, built in 1913.

"Normally, preliminary landmark status would protect the buildings from being demolished or altered without city approval, and would generally place the site on a pathway toward a permanent designation approved by the City Council. But in this case, city landmark status in any form could be largely symbolic because the federal government has the power to overrule the designation and reduce the buildings to rubble anyway.

"Meanwhile, symbols are important. A yes vote by the landmarks commission is a gauntlet thrown; a line in the sand drawn, telling the feds the city wants the two historic properties saved.

"And designation would also place the building's owners, the U.S. General Services Administration, in the tough spot of sidestepping the wishes of an architecturally important city and smashing to bits two landmarked vintage skyscrapers in the heart of downtown.

"The landmarks commission has an important decision before it. A vote in favor of the designation for both buildings is the right way to go." (Chicago Sun-Times Editorial Board, 12/7/23)

Read all seven Chicago Sun-Times Century and Consumers editorials at Chicago Sun-Times

Landmarks commission must move to protect historic Century and Consumers buildings, A vote in favor of designating both skyscrapers as landmarks is the right way to go. It tells the feds the city wants the two historic properties saved, Chicago Sun-Times Editorial Board, 12/7/23

Vox preservare: Landmarks commission hearings are a chance to speak up on saving Century and Consumers buildings; The U.S. General Services Administration and the federal judges pushing for demolition would do well to hear and abide by what could be a flood of testimony next week in favor of saving the buildings, Chicago Sun-Times Editorial Board, 11/8/23

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

3. WIN: Thompson Center Renovation Renderings Show Building and Atrium Saved, but Characteristic Elements Changed (Chicago 7 2016, 2018, 2019 & 2020)



Rendering of Proposed James R. Thompson Center Reuse, 100 W. Randolph Street. Photo Credit: JAHN Architects



Current view of James R. Thompson Center, 1985, Helmut Jahn, 100 W. Randolph Street. Photo Credit: JAHN Architects



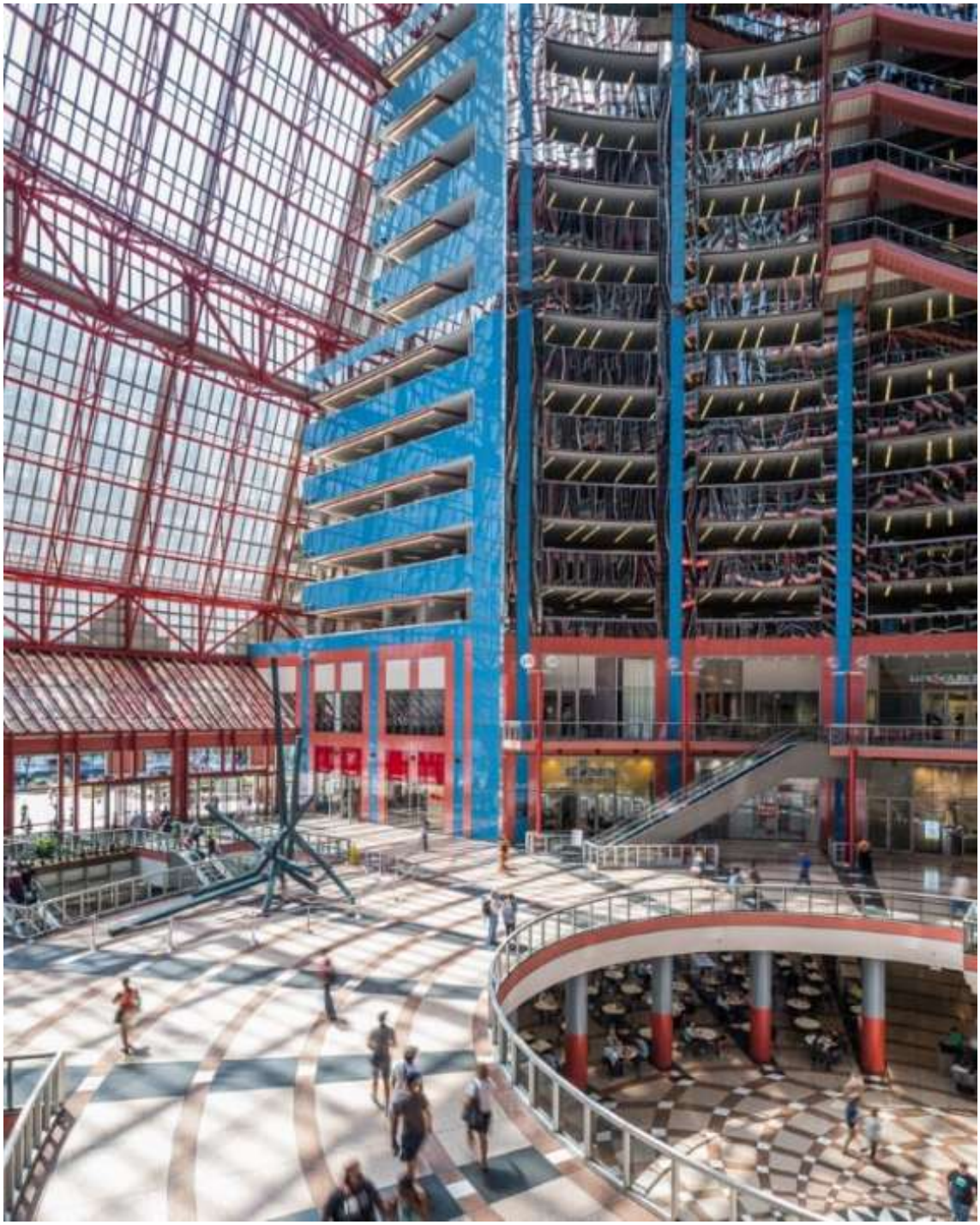
Current night view of James R. Thompson Center, 1985, Helmut Jahn, 100 W. Randolph Street. Photo Credit: Serhii Chrucky



Rendering of Proposed James R. Thompson Center Reuse, 100 W. Randolph Street. Photo Credit: JAHN Architects



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



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



Ward Miller, Executive Director of Preservation Chicago, interviewed regarding the James R. Thompson Center by Rob Hughes of ABC 7 Eyewiteness News Chicago on December 13, 2023. James R. Thompson Center, 1985, Helmut Jahn, 100 W. Randolph Street. Image Credit: ABC 7 Eyewitness News Chicago



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

"Google's plan is 'light-years from the demolition discussions of the past,' Preservation Chicago executive director Ward Miller said.

"'In general, it's wonderful to see the Thompson Center's overall form, its 17-story atrium and plaza concept all retained, so that's all very good,' Miller said. We believe this is heading in a good direction, but hoping there are many refinements to come.'" (Bey, Chicago Sun-Times, 12/13/23)

"The James R. Thompson Center will undergo a floor-by-floor gut rehab beginning early next year, but the building will retain its atrium while also opening up the base of the structure to retail, according to renderings released by Google Wednesday. Google will occupy the Loop icon once the renovation of the building is complete.

"Historic preservationists who fought to save the Helmut Jahn-designed building from the wrecking ball praised the development team for its plan to preserve the 17-story atrium.

"'This design looks very different from the initial schematics we saw a year ago,' said Ward Miller, executive director of the nonprofit Preservation Chicago. 'That's to be commended, and I think it's wonderful the atrium is to be saved. My hat's off to Google and the developers for taking on this project and committing to not demolishing the building and rethinking it as a corporate headquarters.'

"A venture led by Chicago developers Michael Reschke and Quintin Primo bought the Thompson Center in 2022 from the state of Illinois for $105 million, and Google agreed to take it over after the renovation is complete in several years.

"The developers will replace the building's glass facade, and renderings show a new glass curtain that lets in more natural light, a new public plaza with trees and spaces for food and beverage retailers, and covered terraces on the first three levels of the southeast side.

"'With more natural light, access to green space, and biophilic design elements that borrow from nature, the original design's ode to transparency and openness will live on,' said Karen Sauder, Google's Chicago site leader, in a statement.

"Gov. J.B. Pritzker has high hopes Google's outpost in the heart of downtown will bolster Chicago's reputation as technology leader.

"'When I became governor, I promised to serve as our state's chief marketing officer — touting the many attributes Illinois has to offer for families and businesses alike,' Pritzker said in a statement. 'Well, there's no doubt that the world is taking note — especially with businesses like Google expanding in Chicago.'

"Google has not shared many details about what the interior will look like, how it plans to use the 1.3 million square feet, or whether it will still be called the Thompson Center.

"Miller is urging the developers to preserve other historic aspects, including Jahn's palette of colors, and the spiral tile design at the atrium's base, meant to resemble the ceiling of a state capitol dome.

"'It's a wonderful optical illusion,' he said. 'The building may not have been maintained well, but it's a true work of art.' (Rogal, Chicago Tribune, 12/13/23)

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

Google to reconstruct Thompson Center starting early next year, but will keep atrium, Brian J. Rogal, Chicago Tribune, 12/13/23



4. WIN: Apollo's 2000 / former Marshall Square Theater Receives Final Landmark Recommendation



Apollo's 2000 / Marshall Square Theater, 1917 by Alexander Levy with 1936 remodel by Roy B. Blass, 2875 W. Cermak Road. Photo credit: Eric Allix Rogers / Open House Chicago



Final Landmark Recommendation Approved on February 8, 2024 for Apollo's 2000 / Marshall Square Theater, 1917 by Alexander Levy with 1936 remodel by Roy B. Blass, 2875 W. Cermak Road. Image credit: Chicago DPD Twitter



Evelyn Stell, Javier, Lidia and Naomi Galindo pose for a photo in Apollo's 2000, 2875 W. Cermak Rd., in Little Village on Dec. 5, 2023. Credit: Colin Boyle / Block Club Chicago



Apollo's 2000 / Marshall Square Theater, 1917 by Alexander Levy with 1936 remodel by Roy B. Blass, 2875 W. Cermak Road. Historic photo credit: Apollo's 2000

"A historical theater on the Southwest Side took the first step toward becoming a Chicago landmark Thursday.

"The Apollo's 2000 Theater, 2875 W. Cermak Road, was built in 1917 by Alexander Levy. Originally named the Marshall Square Theater, it used to showcase movies and vaudeville acts with comedians, singers, musicians and other performers.

"Its original terra-cotta facade remains today, as does its intricate gold trim all along the interior. "The city's Commission on Chicago Landmarks voted Thursday to give a preliminary landmark recommendation to the theater, which has been featured in the annual Open House Chicago, organized by the Chicago Architecture Center to showcase some of the city's most iconic places.

"This initial support kicks off a lengthy series of approvals, according to the commission. Steps in the landmarking process include a report from the city's Department of Planning and Development, consulting with the building owner, a public hearing and a final vote with the commission, before moving to the City Council's Committee on Zoning and then the full City Council to finalize landmark status.

"Javier and Lidia Galindo, who have owned the theater since 1988, support the effort. They previously told Block Club they hope a landmark designation will help preserve the building for generations to come and spark change in the surrounding business corridor. The theater now operates as a banquet and concert hall.

"'The building is crying out for recognition, it's crying out for a little more respect. It's forgotten over here in the Southwest Side of the city,' Javier Galindo said previously. 'People that don't know the place, they come in and they see this as a hidden gem in the city. That's the word that I've always heard: hidden gem.'"(Savedra, Block Club Chicago, 12/7/23)

"'While many of our downtown movie palaces have thankfully found new life as Broadway theaters or concert venues, these neighborhood movie palaces continue to disappear,' Preservation Chicago's Max Chavez said.' during public testimony in support of Chicago Landmark Designation at the Commission on Chicago Landmark meeting on December 8, 2023 (Krauser, WBBM Newsradio 780 AM, 12/8/23)

"Designed by Alexander Levy as the Marshall Square Theater, this venue showcased both vaudeville acts and movies when it opened in 1917. Levy gained recognition for designing the Douglas Park Auditorium and the Granada, among other renowned buildings. The theater began showing movies exclusively in 1936 and was remodeled by architect Roy B. Blass, who added a soaring Art Deco vertical sign to the building's classical revival façade. The theater, re-named Apollo's 2000, went through an extensive restoration and renovation in the 1990s. Truly grand inside and out, today the building is rented out as a banquet hall and is occasionally used as a music venue." (Open House Chicago)

Preservation Chicago has been in contact with the owners of the Apollo's 2000 Theater. We applaud Evelyn Stell, Javier, Lidia and Naomi Galindo for their decades-long loving stewardship of this historic Chicago theater and fully support this effort to designate the theater and Chicago Landmark. This is an important step for the building that will provide additional recognition, celebration and the possibly of Adopt-a-Landmark restoration funding, and we will support this effort every step of the way.

Read the full story at Block Club Chicago

Apollo's 2000 Theater In Little Village Gets First Approval To Become A Chicago Landmark; The family who owns the theater said they hope a landmark designation could bring in funds to help maintain the historical building, Madison Savedra, Block Club Chicago, 12/7/23

5. WIN: Preliminary Landmark Recommendation Approved for Hyde Park Union Church



Hyde Park Union Church, at 5600 S. Woodlawn Ave., received a preliminary landmark recommendation from the Landmarks Commission today. Built in 1906, the church bears trademarks of the Richardsonian Romanesque style, including stone walls, corner towers and a steep gable roof. Image credit: Chicago DPD Twitter

6. WIN: Phoebe and John Gray House Receives Final Landmark Recommendation



The Phebe and John Gray house, at 4632 W. Grace St. in Irving Park, received a final recommendation from the Landmarks Commission today. Believed to be the oldest surviving building in the neighborhood, the 1856 home is an outstanding example of Italianate architecture. Image credit: Chicago DPD Twitter

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

7. WIN: Mid-City Trust & Savings Bank Receives Preliminary Class L Designation



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

"The Commission on Chicago Landmarks has approved a Class L tax incentive for the adaptive reuse of the former Mid-City Trust & Savings Bank Building. Located at 801 W. Madison, the building occupies the southwest corner of W. Madison St and N. Halsted St. Purchased in 2022, Experiential Capital Group is leading the redevelopment of the building.

"With Pappageorge Haymes Partners serving as the architect, the project will rehabilitate the exterior and convert the interior into a hotel operated by The Neighborhood Hotel with commercial space on the ground floor. The landmark building's significant features are designated as all exterior elevations including rooflines, as well as the interior entrance lobby of the main banking hall, including skylights, original check desks and counters, and historic lighting.

"On the exterior, the rehabilitation will clean, repair, and repaint the historic bronze windows on the first and second floors. Non-historic windows on the third through sixth floors will be repaired and replaced if they are beyond repair. A new entrance canopy along W. Madison St will be added for the hotel entrance and exterior uplighting will be installed on the building's facade.

"On the interior, the rehab will retain historic features of the banking hall. The hotel's main entrance will be at the northwest end of the building's W. Madison St frontage, with the main entry to ground floor space at the northeast corner. A new passenger and service elevator will be added. A glass partition between interior columns will enclose the monumental stair for the hotel space to separate it from the rest of the ground floor banking hall space.

"The elevator lobby and main corridors of the upper floors will be retained, and the existing door locations will be used for the hotel rooms wherever possible. The historic skylight will be modified and renovated to add a new daylighting system over the exterior skylight structure and a new translucent acoustical panel system will be added on the interior that will have the appearance of glazing.

"Set to cost $53 million, the building's current property taxes are approximately $770,000. With rehabilitation and no Class L, the taxes would increase up to $15.4 million. With the Class L incentive, the taxes will be reduced to $7.2 million, representing an approximately $8.2 million tax abatement over the 12-year period." (Kugler, Urbanize Chicago, 1/18/24)

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.

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.

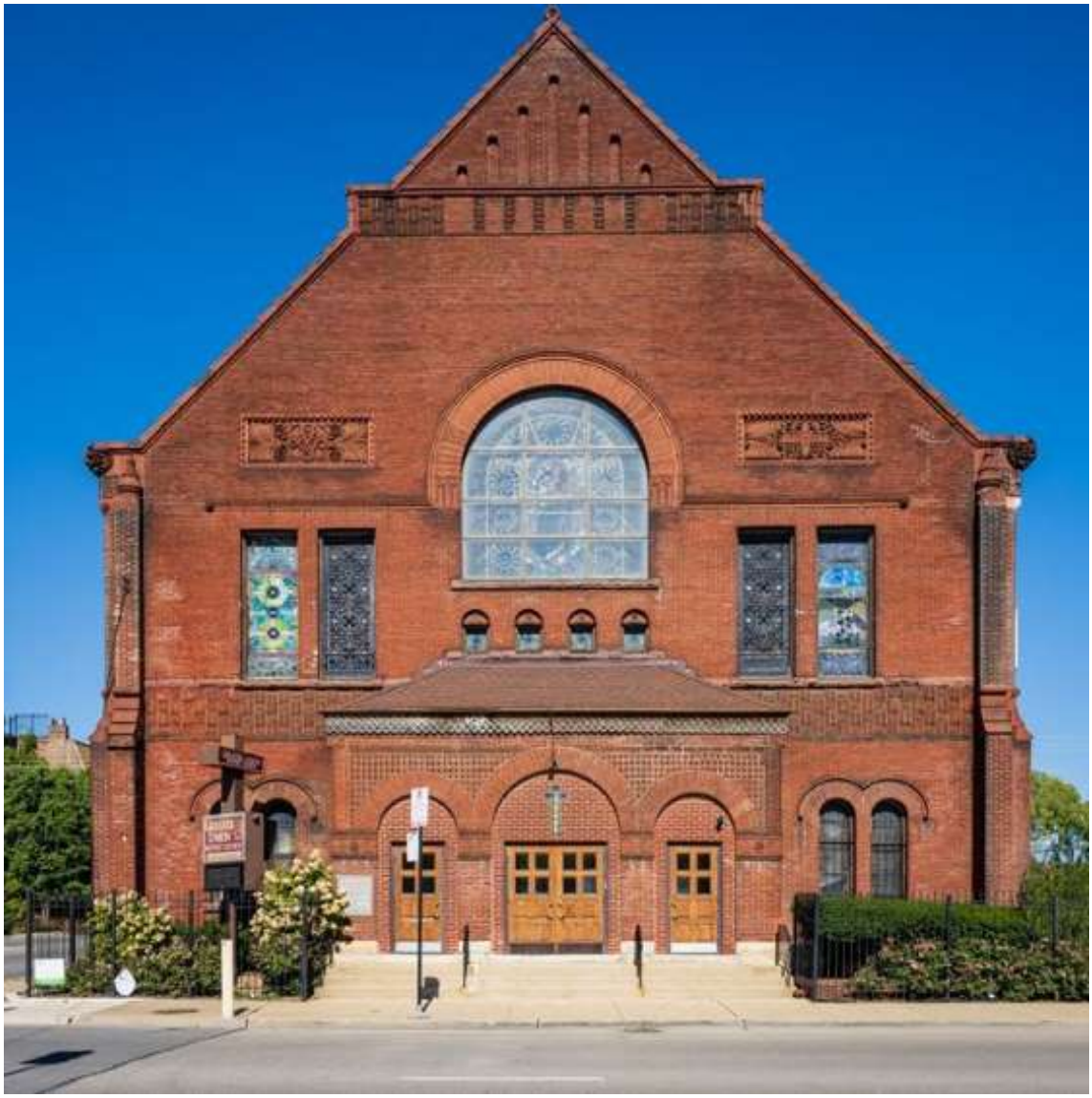
Preservation Chicago has been a longtime advocate for many of the Chicago Landmark bank buildings. We applaud The Neighborhood Hotel group and are thrilled to see the Mid-City Bank Building adaptively reused after so many years of vacancy. We have been in communication with the developers, Experiential Capital Group, and fully support the adaptive reuse into a hospitality use.

Read the full story at Urbanize Chicago

8. WIN: City of Chicago Announces $8.23M of Adopt-a-Landmarking Funding for the Restoration of 13 Designated Chicago Landmarks



Laramie State Bank Building, 1929, Meyer & Cook, 5200 W. Chicago Avenue in Austin. Designated a Chicago Landmark in 1995. Photo Credit: Debbie Mercer



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



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



Double Door / Wilson Avenue Theater, 1909, Henry L. Ottenheimer, 1050 W. Wilson Avenue. Photo credit: Google Maps



Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: City of Chicago Department of Planning & Development



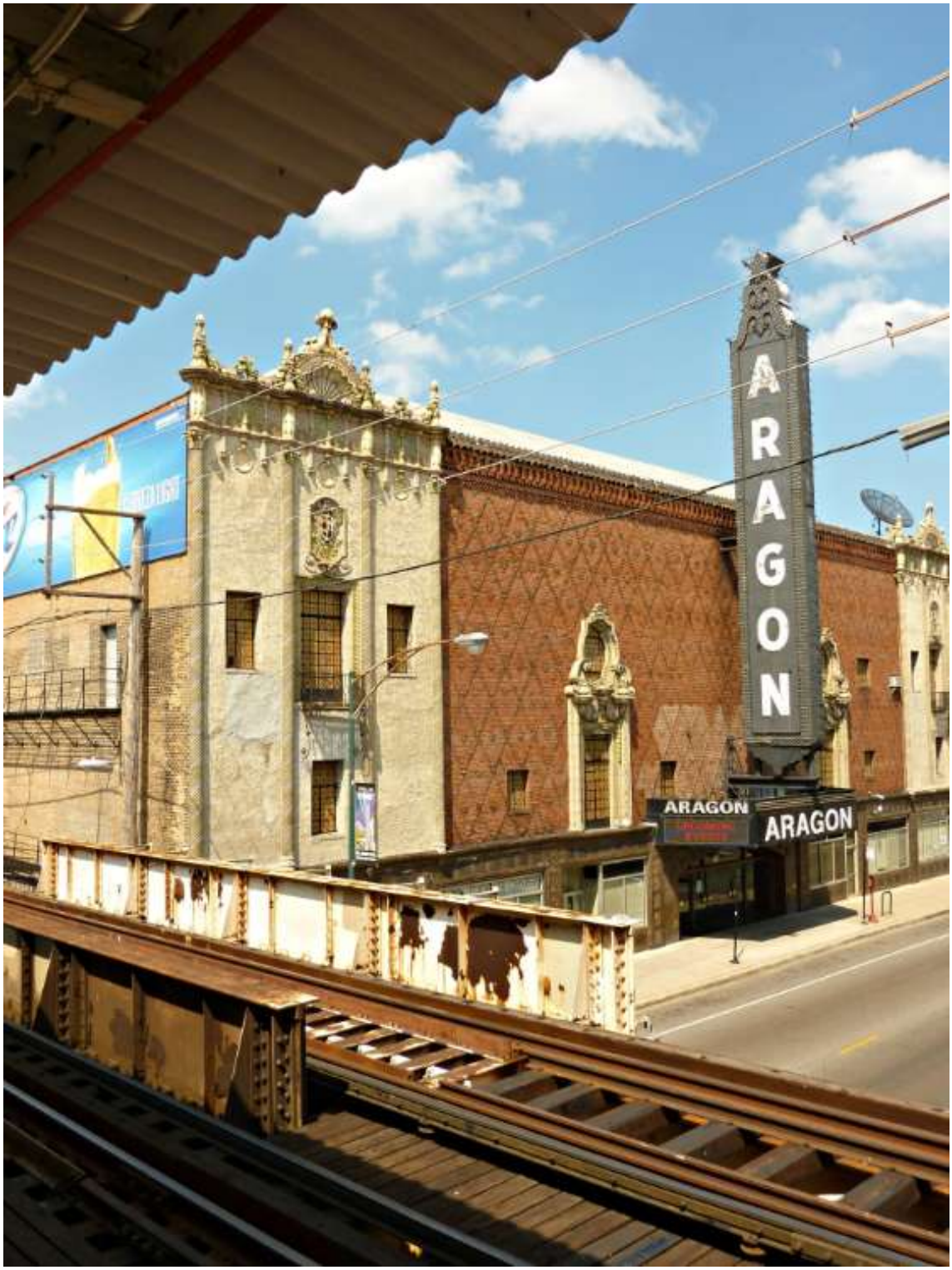
IIT Main Building, 1893, Patton & Fisher, 3300 S. Federal St. Photo credit: Eric Allix Rogers



IIT Crown Hall/ S.R. Crown Hall, 1956, Mies van der Rohe, 3360 S. State St. Photo credit: Eric Allix Rogers



St. Nicholas Ukrainian Catholic Cathedral, 1915, Worthmann & Steinbach, 835 N. Oakley Blvd. Photo credit: Eric Allix Rogers



Aragon Ballroom, 1926, Huszagh & Hill, 1106 W. Lawrence Ave. Photo credit: Chicago Architecture Center

"Adopt-A-Landmark grants valued at more than $8 million will help restore more than a dozen historic buildings citywide, including former banks in Austin and the Near West Side, a pair of performance venues in Uptown, and a former brewery-tied house in Englewood, Mayor Brandon Johnson announced today.

"'From iconic theaters to historic churches, these grants signify our dedication to ensuring Chicago's landmarks not only reflect our past but also contribute vibrantly to our future,' Mayor Brandon Johnson said. 'This $8 million investment underscores our commitment to enriching our communities and preserving the architectural gems that define our city's character.'

"Selected from 31 proposals submitted to the Department of Planning and Development's Historic Preservation Division in 2023, the grants will help pay for qualified interior and exterior restoration work valued at more than $150 million. Projects were evaluated based on readiness, location, impact, funding, and need, among other criteria.

"'By providing critical financing for projects in need, these grants ensure Chicago's landmarks are as much a part of the city's future as the past,' DPD Commissioner Ciere Boatright said.

The award amounts and projects include:

- **Former Laramie State Bank**, 5200 W. Chicago Ave., Austin
  $2.09 million for terra cotta repairs and window and door replacement; part of a $16.3 million restoration of a vacant, 1928 bank for commercial uses.
- **First Baptist Congregational Church**, 1613 W. Washington Blvd., Near West Side
  $1.46 million to complete restoration work to a church bell tower that dates to 1871.
- **Former Mid-City Trust Bank**, 801 W. Madison Ave., Near West Side
  $1.3 million to preserve a 112-year-old bank building as part of a $53 million adaptive re-use as a hotel and retail space.
- **Double Door**, 1050 W. Wilson Ave., Uptown
  $125,000 for the window and masonry component of a $9.9 million conversion of a 1909 theater as a performance venue.
- **Pioneer Arcade,** 1535 N. Pulaski, Humboldt Park
  $510,000 to help restore the terra cotta facade and interior lobby of a former recreation complex built in 1925; part of a $23.5 million residential conversion.
- **Aragon Ballroom**, 1106 W. Lawrence Ave., Uptown
  $250,000 for the masonry component of a $1.9 million restoration of a 98-year-old ballroom.
- **St. Nicholas Ukrainian Catholic Church**, 2238 W. Rice St., West Town
  $250,000 for window restoration at a 1915 church cathedral that's undergoing a $6 million restoration.
- **IIT Main Building,** 3300 S. Federal St., Douglas
  $500,000 to assist with the $42 million adaptive reuse of a former 1893 university structure as mixed-income apartments.
- **IIT Crown Hall,** 3360 S. State St., Douglas
  $250,000 to support the $500,000 restoration of the main entry steps and porch to the Mies Van der Rohe-designed 1956 university building.
- **Greater Union Baptist Church,** 1956 W. Warren Blvd., Near West Side
  $750,000 for priority masonry restoration work to an 1886 church building.
- **Wicker Park Lutheran Church,** 1500 N. Hoyne Ave., West Town
  $250,000 for window restoration work; part of a $448,474 rehab of a 1907 church building.
- **Former Schlitz Brewery-Tied House,** 958 W. 69th St., Englewood
  $250,000 for the roof and masonry component of a $313,900 project to convert a vacant, 1898 tavern into a café.
- **Canaan Baptist Church,** 6659 S. Harvard Ave., Englewood
  $246,659 for the restoration of benches and pews within a 119-year-old sanctuary.

Preservation Chicago is thrilled by this announcement. We have long advocated on behalf of 11 of the 13 selected, and in a few cases, worked closely with stakeholders to draft and submit the Adopt-a-Landmark application. This marks a wonderful step forward to Laramie State Bank and IIT Main Building were both previously Chicago 7 Most Endangered. This is one of the ways that Preservation Chicago catalyzes millions of investment dollars in Chicago Landmarks which helps to create healthy communities.

9. THREATENED: Community Unanimously Rejects 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

JULIA RAMIREZ
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FINANCE
HEALTH AND HUMAN RELATIONS
WORKFORCE DEVELOPMENT
ZONING, LANDMARKS, AND
BUILDING STANDARDS

Via EMAIL: Colin.C.Smalley@usace.army.mil

February 09, 2024

Colin Smalley
U.S. Army Corps of Engineers, Chicago District
231 South LaSalle Street, Suit 1500
Chicago, Illinois 60604

RE: ***Section 106 Process - Preservation of the Historic Topeka and Santa Fe / Damen Grain Silos***

Dear Mr. Smalley:

I write to you regarding the Section 106 process and the resolution of adverse effects on the proposed demolition of the historic Topeka and Santa Fe / Damen Grain Silos located at 2900 S. Damen Ave. I support the USACE and IL SHPO's determination that demolition of the silos on the site constitutes an adverse affect on the property overall. I stand with my community in their efforts to preserve these iconic structures and to repurpose them in a way that will not only honor the legacy of the nation's grain industry on the Southwest Side of Chicago, but also create economic development with recreational green space along the riverfront.

Around the world, former silos, power plants, and industrial buildings of this nature have been repurposed into creative reuses, from hotels and hospitality ideas to residential uses, museums, schools, recreational buildings and fieldhouses. This site along the Chicago River has so much potential in making Chicago more viable, and with more resources looking to the coming decades.

At both community meetings, the first on August 22, 2023, and most recently on February 1, 2024, McKinley Park community members came out and overwhelmingly expressed their desires to preserve the Damen Silos. I hope that the MAT Limited Partnership owner will work with the Army Corps and the community to explore alternative uses for the silos rather than demolishing them. I firmly believe any new development plan must allow more public access to the riverfront, given the location of the property and on-going efforts to extend the walking / nature path along the South Branch of the Chicago River.

Furthermore, I request:

Letter from Alderwoman Julia Ramírez in support of preservation and reuse of the Damen Grain Silos in dated February 9, 2024. Image credit: Office of Alderwoman Julia Ramírez

"Time is running out for efforts to save the Damen Silos on the Southwest Side from being torn down, but negotiations will start soon to determine how to commemorate the historic grain structures near the site.

"Despite pleas from community members and preservationists at a meeting in McKinley Park on Thursday night, the options for keeping the structures from being demolished by owner Michael Tadin Jr. appear to be limited.

"Tadin applied to the city to demolish the massive structures. The former grain storage site was first developed in 1905 and includes two sets of 80-foot concrete silos, a tower that is around 110 feet tall, and three mostly dilapidated buildings one to two stories tall.

"The city will have to approve the demolition to review environmental and health safeguards, but first, the buildings will have to undergo a review by the Army Corps, which has already determined that the area on the Chicago River has historic significance and that 'a complete demolition" of the buildings 'would constitute an adverse effect' to the surrounding community.

"'This could be as varied as preservation of art on the silos and buildings, incorporation of materials into future walking paths and the like,' Army Corps project manager Colin Smalley told the Sun-Times. 'The Corps does not desire any particular outcome.'

"Tadin, who owns the controversial MAT Asphalt plant in McKinley Park, has not said what he wants to do with the Damen Silos property. He has said he won't put an asphalt plant there. "Some residents at the meeting Thursday said they didn't believe him, and Ald. Julia Ramirez (12th) announced she plans to try to change the zoning designation for that property within the planned manufacturing district where it sits.

"Ward Miller, executive director of Preservation Chicago, said there may be some middle ground to preserve a piece of the silos, possibly with a connection to a new building and green space. "'I would hope the owner would listen to the community and the stakeholders,' Miller said. 'At the end of the day — if he demolishes this — we may be looking at a park. There are ways for public good to make this happen.'

"Miller, however, would love to see the silos reused as public art or some other creative use. He hopes the community input and suggestions will help tailor a plan for the newly developed site. "Tadin, on the other hand, is adamant that all the buildings are going to be destroyed, and he will work out an agreement for some historical marker.

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 unpermitted asphalt plant on Pershing Road adjacent to the Central Manufacturing District. The noxious odors from this plant have been a heavy burden on residents and is the direct cause for blocking a large-scale affordable housing reuse of a massive CMD building from advancing.

Preservation Chicago has been working closely with preservation partners, and has met with the Alderwoman and city officials to advocate to prevent the demolition of the Damen Silos. The MAT ownership has not disclosed what they intend to build on the site.

Preservation Chicago would like to see a public green-space ribbon park created along the riverfront to extend the existing Canalport Riverwalk Park.

Read the full story at Chicago Sun-Times

10. Chicago Sun-Times Editorial: All doesn't have to be lost if the historic Damen Silos are demolished (Chicago 7 2023)



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

"A city's stock rises and falls on its ability to create and maintain special places for residents and tourists.

"The long-vacant Damen Silos could have been one of the places. Located near the Stevenson Expressway in the McKinley Park neighborhood, the three 120-year-old silos should be on their way to being converted into a one-of-a-kind recreational or cultural spot surrounded by new park space right along the South Branch of the Chicago River.

"Instead, they're likely to be demolished by owner Michael Tadin Jr., who bought the site from the state in 2022 for $6.5 million.

"The silos' demolition would represent a blown chance for the city and state to have turned the old industrial site into something exciting.

"As Millennium Park, the downtown Riverwalk, and countless other places across Chicago show us, unique places add to the city's vitality. We need more of them. But there could still be a way to create something novel on the Damen Silos site.

"Community members and preservationists have been fighting for months to prevent the grain silos at 29th Street and Damen Avenue from being razed.

"Tadin owns an asphalt plant in McKinley Park and has not announced what he wants to do with the Damen Silos property, other than saying he won't put an asphalt plant there.

"But neighbors at a public U.S. Army Corps of Engineers meeting that was held last week to discuss the site were skeptical. Ald. Julia Ramirez (12th) said she'll attempt to change the site's zoning to make it tougher to build a plant there.

"Meanwhile, Tadin wants the structures demolished.

"But it's awful that things were allowed to get bad enough that demolition has become an option. Especially when there are scores of examples around the country and planet of silos being reused and turned into real assets.

"McKinley Park neighbors and city officials should have been given the chance to work with the state and figure out the Damen Silos future before the site was sold.

"Given where things are, the best bet for the city and the future of the Chicago River is to convert the 23-acre site into a park with river access.

"Still, one can't help but lament what might have been. But by working with the community, Tadin, the state and the city hopefully can still come up with a winning solution." (Chicago Sun-Times Editorial Board, 2/6/24)

Read the full editorial at Chicago Sun-Times

All doesn't have to be lost if the historic Damen Silos are demolished; Demolishing the silos in McKinley Park would be a blown chance for the city and state to turn the old industrial site into an exciting new place. But perhaps something can still be done, such as a park along the Chicago River, Chicago Sun-Times Editorial Board, 2/6/24

11. THREATENED: Continental Can Company Demolition Looms (Chicago 7 2020, 2021 & 2023)



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



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



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



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

"The Continental Can Co. building at 3815 S. Ashland Ave., Chicago, is due for demolition soon to make way for a new cold-storage warehouse from Karis: a $30 million project that would bring a much-needed food storage facility close to downtown, said Vice President Ken Verne at a presentation on Thursday, February 8, 2024, at the McKinley Park field house.

"Hosted with the support of 11th Ward Alderwoman Nicole Lee, who also live-streamed the presentation, the meeting featured project representatives outlining their plans for demolition and answering questions from attendees at the meeting.

"I appreciate the additional opportunity to hear what demolition will look like,' Lee said. ‘Public safety is of utmost importance.’

"Demolition will occur shortly after the city issues its final permit, and demolition will take about four months, Di Silvio said. Lee asked the Karis team for as much advance notice as possible prior to demolition.

"The design of the new cold-storage facility has remained essentially unchanged, Verne said, from the earlier presentations Karis made to McKinley Park residents, as reported here in the McKinley Park News. The structure will be ‘purpose-built,’ Verne said, with special construction requirements, materials and systems needed to keep food cold to -10 degrees Fahrenheit. It will require over 100,000 person-hours of labor to build, he said.

"Verne said Karis's purchase of the property from longtime owner Avgeris and Associates is still pending. ‘We are purchasing it,’ he said.

"The long-derelict Continental Can Co. building lies in the Original East District of Chicago's historic Central Manufacturing District. Preservation Chicago listed it in 2023 alongside the Damen Silos as one of their seven most-endangered historic buildings. Although efforts will be made to save some elements from the structure such as Chicago common brick, much of it will be taken to the landfill, Verne said.

"The Continental Can Co. demolition meeting took place in the classroom-sized "blue room" of the McKinley Park field house exactly one week after a demolition meeting for the Damen Silos, which filled the field house auditorium with scores of attendees, numerous objectors and a wide swath of Chicago's press corps.

"Around 20 people attended the Continental Can Co. demolition meeting, nearly half of whom were members of the presenting team, elected officials and press. No attendees voiced objection to the demolition or cold storage project. (Kerr, McKinley Park News, 2/9/24)

Preserervation Chicago strongly objects to the planned demolition of the Continental Can Co. building at 3815 S. Ashland Ave. We have been in regular communication with stakeholders and had been lead to believe that there was no movement on this project. We were surprised that none of the McKinley Park neightbors who oppose the demolition of Continetnal Can wre present at the public meeting and that we were not notified of the public meeting. Perhaps the public meeting notice was not intended to generate much attention or attendance.

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

For over half a century, it housed manufacturing operations for the Continental Can Company, a longstanding and important business that was a major force in the world of packaging throughout

12. THREATENED: Developer Reveals Plans to Demolish 720 N. Wells



720 N. Wells, built in 1872. Photo credit: Gabriel X. Michael



720 N. Wells prior to painting of exterior brick, built in 1872. Photo credit: Google Maps



720 N. Wells, built in 1872. Photo credit: Google Maps



207 W. Superior. Photo credit: Google Maps

"Two historic structures are set to meet the wrecking ball at the southwest corner of N. Wells St and W. Superior St. Announced in Alderman Reilly's newsletter to constituents, the demolition will begin in March and be completed in June. Planned by Topography Hospitality and KF Partners LLC, the structures are set to be replaced by a five-story new development, but the scope of that project is unclear.

"The three-story brick and wood framed structure at 720 N. Wells was built in 1872, around the time of the Great Chicago Fire of 1871, but is green rated on the Chicago Historic Resources Survey with no protections from demolition. The Italianate structure at 207 W. Superior is estimated to be from the 1880s and is listed as orange-rated on the Chicago Historic Resources Survey. It was placed on the 90-day demolition delay list in mid-2023 and was ultimately released in August 2023.

"As noted in Alderman Reilly's newsletter, Milburn Demolition will be serving as the demolition contractor, with the demolition permits awaiting issuance. The new development is expected to begin in September of this year, but no permits have been filed." (Lukas Kugler, Urbanize Chicago, 2/6/24)

Preservation Chicago is working with urgency since the news broke to advocate for a preservation-sensitive alternative to the proposed demolition plan. Despite its architectural and cultural significance, and despite its age and good condition, 720 N. Wells has zero protections against demolition and was announced without any warning. Ironically, the small building the rear at 207 W. Superior is orange-rated and went through a 90-Day Demolition Delay. This is a very intact block and should be protected by Chicago Landmark Status.

Read the full story at Urbanize Chicago

Historic structures are set to be demolished at Wells/Superior; The buildings at 720 N. Wells and 207 W. Superior will be razed, Lukas Kugler, Urbanize Chicago, 2/6/24

13. THREATENED: Loyola University Plans to Demolish 1234 W. Loyola Avenue Without Redevelopment Plans



1234 W. Loyola Avenue, R. Bernard Kurzon, 1926. Photo credit: Google Maps



1234 W. Loyola Avenue, R. Bernard Kurzon, 1926. Photo credit: Google Maps



1234 W. Loyola Avenue, R. Bernard Kurzon, 1926. Photo credit: Google Maps



Archie's Cafe, 1228 W. Loyola Avenue, 1226-1234 W. Loyola Avenue, R. Bernard Kurzon, 1926. Photo credit: Archie's Cafe

"Loyola purchased the property at 1226-1234 W. Loyola Ave. Dec 19, adding the building to their list of properties owned in the surrounding area.

"Michael Loftsgaarden, Loyola's vice president of capital planning, said there are currently no construction plans, but the building will be torn down once the leases run out in September 2025.

"'The reality of the situation was we felt like, 'Hey, we got this for a good price that makes sense to us," Loftsgaarden said. 'Its assemblage value is the primary driver here for a future development, whatever, it just makes total sense for that. But again, there's nothing on the board right now.'

"Lofstgaarden said he was approached by a broker representing Mark Gerb — the building's previous owner — April 29. After months of negotiations and reviewing the legal terms of purchase, the university officially bought the property.

"Loftsgaarden said the price Loyola purchased the building for — $3 million — was far below the previous owner's asking price due to the poor state of the building, which he said isn't functionally or fiscally sustainable.

"'Our plan is to let all our leases run out in the building,' Loftsgaarden said. 'As leases come available, we're not renewing, and the plan will be to vacate the building and after that try to get it demolished.' (Gates, The Loyola Phoenix, 12/31/23)

"Archie's Cafe is being forced to close this summer after Loyola University bought its building with plans to redevelop the site.

"In 2018, Roberta Schmatz opened Archie's Cafe, 1228 W. Loyola Ave., after years of running arts spaces and programs from the storefront. The cafe came to be known as a community hub that hosted local musicians and neighborhood events.

"Its future is now in jeopardy, as it will be forced to leave its space after August, when its lease expires, Shmatz said.

"Loyola bought the building that houses Archie's in late December, property records show. The university has agreed to honor all current leases in the building and plans to demolish the structure after tenants vacate, Loyola's vice president of capital planning told student paper The Loyola Phoenix. The building also holds Roman Susan art space, Edge Art Gallery and 35 apartments. "Some tenants' leases expire after Archie's, so Schmatz is trying to negotiate to stay longer. If they're not able to stay, Schmatz might reopen Archie's in a new location, but "it's all still up in the air," she said.

"'We hope to have a great year, but I don't know what will happen after this,' Schmatz said. 'I've been in that space for a long time, even before it was Archie's, and I love that little tucked-away sunny spot.'

"The university plays a vital role in the neighborhood, but Shmatz said she isn't certain demolition of her building is in the best interest of the entire community.

"Roman Susan, the art gallery whose future is also uncertain after the building sale, is asking Loyola to consider its building plans and the impact on the neighborhood.

"'We implore Loyola University … to recognize the importance of this place and its inhabitants,' a letter from Roman Susan's founders to Loyola reads. 'It seems Loyola is growing and requires new amenities. The residents of this building also require a place to live and our neighborhood requires cultural spaces to thrive.' (Padar, Block Club Chicago, 2/8/24)

14. WIN: One Prudential Plaza to Receive $50M Renovation But Will Lose Anchor Tenant



One Prudential Plaza complex, 1955, Naess & Murphy, 130 E Randolph Street and 180 N. Stetson Ave. Photo credit: Eric Allix Rogers



One Prudential Plaza complex rooftop deck, 1955, Naess & Murphy, 130 E Randolph Street and 180 N. Stetson Ave. Photo credit: Eric Allix Rogers



One Prudential Plaza complex rooftop deck, 1955, Naess & Murphy, 130 E Randolph Street and 180 N. Stetson Ave. Photo credit: Eric Allix Rogers



One Prudential Plaza complex rooftop deck, 1955, Naess & Murphy, 130 E Randolph Street and 180 N. Stetson Ave. Photo credit: Eric Allix Rogers



Proposed rooftop renovations at One Prudential Plaza complex, 1955, Naess & Murphy, 130 E Randolph Street and 180 N. Stetson Ave. Rendering credit: Wright Heerema Architects

"A renovation has been announced for the Prudential Plaza complex at 130 E Randolph Street in New East Side. Located on the corner with N Stetson Avenue and across the street from Millenium Park, the complex is currently owned by Wanxiang America Real Estate Group. The US-based real-estate developer is part of Wanxiang Group, a Chinese automotive manufacturer.

"The original 41-story Prudential Plaza was the first skyscraper built in Chicago after the Great Depression, as well as one of the first to utilize air rights to build over the rail lines below it. In 1990 the complex welcomed the second 64-story tower before Prudential sold it in 2000 for $380 million. Wanxiang then purchased it for $680 million in 2018, recently renegotiating an extension on its loan.

"Now its namesake company has announced its departure from the tower, trading their current 50,000-square-foot lease for a 28,000-square-foot space at 150 N. Riverside and taking their naming rights as well. Due to all of this Wanxiang is embarking on a $50 million renovation to the building and its amenities designed by Wright Heerema Architects.

"The work will include a major overhaul and expansion of the rooftop deck on One Prudential's setback, this will include direct access from Two Prudential, new seating, bar, pickleball court, and putting green. The existing tenant lounge will be redesigned with more seating, golf simulators and remodeled gym. A new 20,000-square-foot amenity space will be created within Two Prudential's 11th floor with a conference center, lounge, and entertainment space.

"The work will also update the furniture in the lobbies of both buildings, adding a coffee shop as well. Wanxiang reports the complex is 78 percent leased and is looking to secure a new anchor tenant looking for naming rights as well, however the iconic rock sculpture on the facade will stay. (Achong, Chicago YIMBY, 1/22/24)

"One Two Pru was one of the first skyscrapers built in Chicago after World War II. It had the highest roof in the city at the time, slightly taller than the Chicago Board of Trade Building. This 41-story Art Deco-influenced Modernist behemoth was built above Illinois Central Railroad air rights. It was one of the first and largest Chicago buildings to be built over existing rail lines. It essentially sits atop stilts that meet the ground at 500 separate spots. Each small piece of land was acquired individually from the railroad in anticipation of the building.

"A bas relief of the Rock of Gibraltar (Prudential's logo) by sculptor Alfonso Iannelli is prominently visible on the exterior of a 1968 addition. A 73-foot broadcast antenna for WGN was also added. "Since the 1990 completion of neighboring Two Pru, the building has been referred to as One Pru.

"The plaza includes a 7,000-square-foot terrace above with lakefront and skyline views, grassy lawn, multiple lounge spaces, amphitheater seating and an Airstream food truck throughout spring, summer and fall." (Open House Chicago)

Read the full story at Chicago YIMBY

$50 Million Renovation Announced For Prudential Plaza, Ian Achong, Chicago YIMBY, 1/22/24

One Two Pru / Prudential Plaza Open House Chicago

15. WIN: First Concert Since 1985 Celebrates Ramova Theatre Renovation and Reopening (Chicago 7 2012)



The renovated Ramova Theatre will include Other Half Brewing, Ramova Grill and a concert venue. Ramova Theater, 1929, Meyer O. Nathan, 3518 S. Halsted Street. Photo credit: Twitter #ADOGMADROWNED



Ramova Theater, 1929, Meyer O. Nathan, 3518 S. Halsted Street. Photo taken May 24, 1984. Photo Credit: John McCarthy. Courtesy Al Krasauskas / CinemaTreasures.org

"McHugh Construction has announced that it has completed the $30 million adaptive reuse transformation of Chicago's historic Ramova Theatre from a long-shuttered single-screen cinema to an 1,800-person concert hall in Chicago's Bridgeport neighborhood. As part of the 36,000-square-foot project at 3520 S. Halsted, McHugh also built out space for Other Half Brewing, an independent craft brewery and taproom; Ramova Grill, an 18-seat diner; and Ramova Loft, a second-floor 200-person event venue.

"Ramova Theatre originally opened at the tail end of the Roaring Twenties and quickly became the jewel of the Bridgeport neighborhood with its neon red marquee and Spanish-inspired architecture. However, decades later ticket sales slowed, leading to Ramova's closure in 1985. After sitting dormant for nearly 40 years, Ramova's historical and artistic significance was officially recognized with its addition to the National Register of Historic Places in 2021.

"'When we first arrived on the site, it was like a time capsule, with the ticket booth still in place – even with the same curtains from the day it closed,' said Andrew Totten, vice president of McHugh Construction. 'But it was in such a state of disrepair after years of neglect. Severe water damage destroyed large areas of the plaster ceiling, and the terracotta façade on Halsted Street was missing several parts.'

"For more than two years, McHugh Construction worked closely with project architect O'Riley Office, Baum Revision and historic preservation specialists to meticulously restore the ornate architectural details in Ramova's original Spanish courtyard-style lobby and auditorium.
"Revived are the pale-yellow stucco-style walls, red-notched archways and columns, decorative bronze wrought-iron faux windows and balconies, a clay-tile roof line and a ceiling painted midnight blue – all evoking the beautiful and inviting hacienda ambiance, just like the day Ramova opened in 1929.

"Gone are the velvety movie theater seats. In their place is a 22,000-square-foot barrier-free multi-level concrete floor in front of an expansive stage. While rows of spotlights hang from the ceiling, casting multi-colored glows throughout the concert hall, the venue's new speaker system amplifies the onstage vocals and instruments, connecting artists with the audience. Multiple bars were installed in the back of the auditorium and a second-floor balcony was revived to offer clear views of the stage.

"'The South Side of Chicago is home to the majority of local artists, but it has had the least amount of high-quality space for them to perform and hone their craft – from an aesthetic as well as acoustic point of view,' said Tyler Nevius, Ramova's developer. 'The city needed this and the South Side needed this.'

"'Andy [Totten] and I talked with quite a few artists as part of the process,' Nevius said. 'First and foremost, we wanted to create a place where they would want to come and perform. One that looks great, sounds even better and where people can enjoy a show in comfort, which meant a five-star air conditioning system.'

"Staying true to its mission as a neighborhood gathering place, Ramova Loft, the 200-person venue on the second floor above the brewery and taproom, offers space for smaller performances by up-and-coming artists as well as events for local schools and community groups. The parking lot across the street from the building can also be used for community events such as farmers markets, and the empty lot adjacent to the south side of Ramova has been reimagined as a new outdoor beer garden.

"The renovated Ramova Theatre grand opened on Dec. 31, 2023, with a 1920s-themed live performance of music and dancing to ring in the new year. The glitzy marquee once again lit up Halsted and 35th streets, and the auditorium's atmosphere transplanted revelers to a grand Andalusian patio. The adaptive reuse project was funded by investments from the local populace

16. WIN: City Council Approves Sale of Vacant Lot for Muddy Waters Mojo Museum Garden



Panelists participate in discussion on the history of women in blues music at the Muddy Waters Mojo Museum, at 4339 S. Lake Park Ave. in North Kenwood, Saturday, August 27, 2022. Photo credit: Marc C. Monaghan / Hyde Park Herald



Muddy Waters House Museum Garden, 4339 S. Lake Park Ave. Rendering Credit: Bauer Latoza Studio

MOJO MUSEUM

MUDDY WATERS ORIGINAL JAM OUT





Muddy Waters House Museum Garden, 4339 S. Lake Park Ave. Rendering Credit: Bauer Latoza Studio

"Plans to create an outdoor performance space for the forthcoming Muddy Waters Mojo Museum moved forward this week, with City Council's approval to sell an adjacent vacant lot to the museum.

"On Wednesday, City Council approved the sale of 4337 S. Lake Park Ave., a city-owned lot in North Kenwood, to Chandra Cooper, great-granddaughter of McKinley Morganfield, known professionally as Muddy Waters. Sold for $7,556, the lot will become a landscaped yard and outdoor performance space for the Mojo Museum, under development at the blues legend's former home next-door.

"'I am very emotional – I'm elated,' said Cooper after the Jan. 23 vote. 'I am full of joy that this vision that was placed inside of me years ago is now coming into full fruition.'

"The lot is the last piece of a legacy-forming puzzle that Cooper has been putting together since 2000, when she and her mother, Amelia Cooper, purchased Waters' historic residence, 4339 S. Lake Park Ave.

"According to Cook County records, the Coopers purchased the residence from Waters' estate for $60,000. In 2002, almost two decades after Waters' death, Chandra Cooper became sole owner of the property. Cooper's plan has been and continues to be the development of the vacant lot and the adjacent historic home into a single campus.

"'Muddy Waters offered open-door hospitality at his 4339 South Lake Park Avenue home," continues the report. "It was the only residence the musician ever owned in the City of Chicago and became an unofficial center of artistic activity for blues musicians.'

"The basement of the residence became a rehearsal room and a place where 'new songs were created and shaped," the report reads. Musicians were welcomed at all hours; Otis Spann, James Cotton, Little Walter, Junior Wells and Paul Oscher stayed at the two-flat, ready to play at a 'moment's notice.' Other musicians, including Howlin' Wolf and Chuck Berry used the home as a base while working in Chicago.

"After almost two decades of bearing the financial burden of owning and maintaining the property – in 2013, the property even faced the threat of demolition by the city – Cooper's efforts started to bear fruit.

In 2019, she incorporated the Muddy Waters Mojo Museum as a nonprofit organization, and it began receiving its first grants within a year. In 2020, the National Trust for Historic Preservation African American Cultural Heritage Action Fund awarded the museum $50,000 for renovations, and Landmarks Illinois awarded the museum $2,500 with its first Timuel D. Black Jr. Grant Fund for Chicago's South Side award.

"The following year, the residence received a coveted Chicago Landmark designation and additional grants for restoration work.

"In 2022, the museum received grants totaling $375,000 from the Commission on Chicago Landmarks, the city's inaugural Together We Heal Creative Place Program and the Linda D. Friedman Family Foundation. In March of last year, the museum received $1.1 from the Mellon Foundation for continuing restoration work." (Monaghan, Hyde Park Herald, 1/25/24)

We're thrilled that the long-endangered Muddy Waters home is finally receiving the financial support it needs to be restored. We will continue to support this effort until the MOJO Museum celebrates its grand opening.

For years, Preservation Chicago urged the City of Chicago to sell the vacant adjacent lot to MOJO

17. WIN: Momentum Growing for Restoration of Quinn Chapel and Recognition of Freedom Trail, an Underground Railroad Initiative



Quinn Chapel A.M.E., 1892, Henry F. Starbuck, 2401 S. Wabash Avenue. Designated a Chicago Landmark in 1977. Photo credit: Google Maps

"At 180 years old, Quinn Chapel A.M.E. has been around for nearly all of Chicago's modern history.

"It formed as a seven-person prayer band in 1844, worshiping inside the homes of its members and an old schoolhouse in the Loop. They organized under the African Methodist Episcopal Church a few years later and began meeting at what is now the Monadnock Building on Jackson Boulevard. Damaged in the Great Chicago Fire in 1871 and rebuilt in Bronzeville, the church has hosted luminaries from Frederick Douglass to Dr. Martin Luther King and Barack Obama, and served as the filming site for several television shows and movies.

"But one of the church's most important contributions to history is also one of its first: serving as a stop on the Underground Railroad.

"Not long after its founding, Quinn's small group of congregants, many of whom were former slaves and abolitionists, rallied to help enslaved people traveling to Northern cities or Canada via an Underground Railroad route from Chicago to Detroit, according to the Chicago Public Library. "They stepped up their efforts after Congress passed the Fugitive Slave Act of 1850, which said those believed to be escaping enslavement would be returned to their 'owners' if arrested, even if they were found in a free state with papers confirming they were free people.

"Nearly two centuries later, now operating from its longtime home at 2401 S. Wabash Ave., leaders and congregants are still working to preserve the church's rich history.

"The church is collaborating with preservationists and historians to get the National Park Service to recognize the Chicago To Detroit Freedom Trail, a recreation of the Underground Railroad route. "The modern-day trail would spotlight Quinn Chapel and Olivet Baptist Church in Douglas, another historic Black church that also served as a stop.

"'It runs through our blood,' said Pastor Troy K. Venning, who has served in his role since 2019. 'It kind of is who we are. There is no Quinn Chapel without the conversation about the Underground Railroad, because at our roots, our founders were settled on making sure that Black and Brown people were OK, making sure the folks who sought freedom were able to.'

"Church leaders also are working to restore the aging building, with plans to build a museum in the basement for an onsite archive of its history and contributions to the Underground Railroad.

"Around 3,000 to 4,500 freedom seekers came to and through the Chicago area prior to the Civil War, said Larry McClellan, a historian and retired professor who has researched the Underground Railroad for decades. Nearly all continued on toward Detroit and Canada, he said." (McDonald, Block Club Chicago, 2/8/24)

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

Read the full story at Block Club Chicago

How Chicago's Oldest Black Church Helped Freedom Seekers On The Underground Railroad; Not long after Quinn Chapel A.M.E formed, its members provided food, shelter and other resources to people trying to escape slavery from Chicago through Detroit and eventually to Canada, Maia McDonald, Block Club Chicago, 2/8/24

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

18. WIN: Adler & Sullivan Designed Wolf, Sayer and Heller Warehouse at 310 N. Peoria to be Adaptively Reused



Wolf, Sayer and Heller Warehouse, 1893, Adler & Sullivan, 310-12 N. Peoria St. Photo credit: Google Maps



Historic view of Wolf, Sayer and Heller Warehouse, 1893, Adler & Sullivan, 310-12 N. Peoria St. Photo credit: Richard Nickel, Richard Nickel Collection, Burnham Ryerson Archive, Art Institute of Chicago



Proposed adaptive reuse of Wolf, Sayer and Heller Warehouse, 1893, Adler &Sullivan, 310-12 N. Peoria St. Rendering credit: Hirsch MPG



Proposed adaptive reuse of Wolf, Sayer and Heller Warehouse, 1893, Adler & Sullivan, 310-12 N. Peoria St. Rendering credit: Hirsch MPG

"Construction is set to commence on the first phase of the mixed-use development at 310 N Peoria Street in Fulton Market. Located on the corner with W. Wayman Street, the two-phase proposal was initially approved in 2021 after its announcement the year prior. The project is being led by Fulton Market Hospitality and MRR 310 Peoria LLC, with Hirsch MPG working on its design.

"This first phase will focus on the existing four-story building at the aforementioned address; the structure itself dates back to 1893 when it was designed by famed architecture firm Adler and Sullivan for Wolf, Sayer and Heller. In its heyday the company produced meat packing products as well as tools, furniture, and machinery for others both in Chicago and New York.

"Now the building will be redeveloped and expanded with the addition of a fifth floor that is slightly set back from the edge. The ground floor will receive an expanded raised side deck covered by an updated canopy that will allow for outdoor dining. This will support the new restaurant space that will span across most of the basement, first, and second floor.

"The remaining floors will become boutique office space with many of its loft-style details remaining. The fifth floor will also contain an outdoor patio on top of the existing roof. A new hotel lobby will also be included on the ground floor that will connect directly to the hotel built next door for the second phase.

"If plans remain unchanged, the second phase will replace the current Fulton Market Kitchen restaurant at 311 N Sangamon Street. The thin tower will rise 13 stories and 149 feet in height with a gridded facade clad in gray brick. Inside will be 296 small hotel rooms to be operated by Pod Hotels as of 2021." (Achong, Chicago YIMBY, 1/6/24)

Read the full story at Chicago YIMBY

Work To Commence On Phase One Of 310 N Peoria Street In Fulton Market, Ian Achong, Chicago YIMBY, 1/6/24

Adaptive reuse begins construction at 310 N. Peoria, The former warehouse will become office space and a restaurant, Lukas Kugler, Urbanize Chicago, 1/5/24

Wolf, Sayer and Heller Warehouse, 1893, 310-12 N. Peoria St., Art Institute of Chicago

19. THREATENED: Little Flower Church / St. Therese the Infant Jesus Church Condition Worsens During Extended Vacancy



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



Chicago Sun-Times Cover on February 13, 2024. Little Flower Church wilts on South Side as community pushes to preserve it; "This church was a real mainstay and cornerstone of the community for so long," said Ward Miller with Preservation Chicago. "It's really wrenching to see the building not only closed but vacant and vandalized", Kaitlin Washburn and Phyllis Cha, Chicago Sun-Times, 2/6/24 Little Flower Church / St. Therese-the Little Flower / Greater Mt. Hebron Missionary Baptist Church, 1940, Meyer & Cook, 1801 W. 80th Street.Image credit: Chicago Sun-Times



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

When an urban explorer stumbled across the old, boarded-up church at the corner of 80th and Wood streets, the signs of its neglect and decay piqued his curiosity. Hidden beyond the broken windows, crumbling drywall and flooded floors were intricate columns, vaulted ceilings and intact stained glass that included the church's famed flower window.

"'It was absolutely stunning,' the explorer said, who requested anonymity to avoid getting busted for trespassing. He found the South Side church in December and posted a video of his exploration on the Instagram page, Decaying Midwest. The post got over 10,000 likes.

"The church has been known by many names, but the community remembers it best as the Little Flower Church, a Catholic parish in the Auburn Gresham neighborhood. The limestone-facade church was built over 70 years ago and served worshippers for decades.

"'This church was a real mainstay and cornerstone of the community for so long,' said Ward Miller, executive director of Preservation Chicago, an organization that advocates for protecting and revitalizing city architecture and neighborhoods. 'It's really wrenching to see the building not only closed but vacant and vandalized.'

"Preservation Chicago, also behind the fight to save St. Adalbert Parish in Pilsen, is at least one group in the city hoping to preserve Little Flower Church and seek landmark status for it.
"Ald. David Moore (17th), whose ward includes the church, said he'll continue supporting any efforts to preserve the building and its history and make it into a resource for the neighborhood.
"'I hope we can preserve that history of the Auburn Gresham community with this church,' he said. 'We don't have any place where people can come learn about Auburn Gresham.'

"The Archdiocese of Chicago sold the church, formally called St. Therese the Infant Jesus Church, in 1994, and it became the Greater Mount Hebron Missionary Baptist Church, according to records from the Cook County clerk's office.

"But the church has sat empty for at least four years, Miller estimates. County records show it was foreclosed on in 2020, and a Minnesota LLC paid off the building's mortgage in 2023.
"Preservation Chicago has tried to reach the new owners to figure out their plans. Miller said they bought the church for $100,000. He hopes the new owners decide to invest in the church and convert it into a new space that would benefit the neighborhood.

"'This is not beyond salvage; this would be a great building to repurpose, whether it's a house of worship or whether it's a community center or housing,' Miller said. 'It could offer so much to the Auburn Gresham neighborhood, which has seen a lot of disinvestment."

"But the signs of a once beautiful church are there. The stained-glass windows, marble pillars, statues and the altar are all intact. Many of the intricate details painted on the towering ceilings remain largely untouched.

"The explorer found it tragic that Little Flower has been left to wither.

"The church 'was obviously very gorgeous at one point, and now there's no power on, and it's in a very bad state of disrepair,' he said. 'I would really like to see it saved and restored to its original former glory.' (Washburn and Cha, Chicago Sun-Times, 2/6/24)

Read the full story at Chicago Sun-Times

Little Flower Church wilts on South Side as community pushes to preserve it; "This church was a real mainstay and cornerstone of the community for so long," said Ward Miller with Preservation Chicago. "It's really wrenching to see the building not only closed but vacant and vandalized", Kaitlin Washburn and Phyllis Cha, Chicago Sun-Times, 2/6/24

20. THREATENED: Future Unclear for Superior Street Rowhouses After Bankruptcy Sale



42, 44 & 46 East Superior Street Rowhouses. Photo Credit: John R. Boehm / Crain's Chicago Business

"The site of a failed River North high-rise project is poised to be seized by lenders, the latest turn in a years-long saga that's included a foreclosure and litigation from foreign investors in the unbuilt tower.

"A joint venture of New York-based Madison Realty Capital and Arena Investors will take control of the property at the northeast corner of Wabash Avenue and Superior Street after no one matched the $7.5 million minimum bid at a sheriff's sale Jan. 30. The court-ordered sale came more than three years after the lenders filed to foreclose on the property, alleging in 2019 that the development venture that owned the property defaulted on more than $22 million in debt.

"The would-be developers, New York attorney Jeffrey Laytin and Chicago investor Jason Wei Ding, unveiled plans for a 60-story hotel and condominium tower on the site in 2017. But the project faced an uphill battle from the start. Downtown Ald. Brendan Reilly, 42nd, rejected the proposal, and a city panel assigned landmark status to two historic buildings on the development site, blocking the developers' plans to demolish them.

"Two ventures with interests in the property filed for Chapter 11 bankruptcy protection last May, which delayed the foreclosure proceedings for several months.

"Preservation advocates and business owners who are tenants in the buildings on the site at 42 and 44-46 E. Superior St., which date back to the 1870s and 1880s, opposed the development plans and still want to see the buildings preserved. Bryan Sord, owner of the Sunny Side Up restaurant at 42 E. Superior, attended the auction and said he would be interested in working out a deal to buy the building from the lenders to ensure that the restaurants' owners, he and his ex-wife Maria Sord, can keep the business going.

"'It's time to really look at how we can engage these buildings once again,' said Ward Miller, executive director of Preservation Chicago." (Herzog, Crain's Chicago Business, 1/30/24)

Read the full story at Crain's Chicago Business

Lender seizing site of failed River North high-rise, Rachel Herzog, Crain's Chicago Business, 1/30/24

21. POTENTIAL WIN: Adaptive Reuse of Art Deco Lincoln Trust & Savings Bank Building Seeks Funding



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



Lincoln Trust & Savings Bank / 5/3 Bank, 1926, Lawrence & Co., 3959 N. Lincoln Ave. Rendering credit: Brinshore Development

"Developers are seeking highly competitive tax credits to build supportive housing for domestic violence survivors at the existing Fifth Third Bank building in North Center.

This is the latest pitch from developers Ravine Park Partners and Brinshore Development, who have partnered with Apna Ghar, a human rights nonprofit that provides holistic services and advocacy in immigrant communities.

"The proposal would convert the existing bank building at 3959 N. Lincoln Ave. into housing with wraparound services for survivors who have moved out of temporary emergency housing and are in the process of rebuilding their lives, said The Network's housing advocacy director Jaclyn Koriath.

"The current plan would also convert the bank parking lot at 3950 N. Damen Ave. into market-rate apartments with commercial space, developers said.

"The project would require a zoning change and signoff from Ald. Matt Martin (47th) and other city panels to move forward, developers said." (Hernandez, Block Club Chicago, 12/15/23)

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

Read the full story at Block Club Chicago

North Center Bank Building Could Become Housing For Domestic Violence Survivors, Developers have partnered with the human rights nonprofit Apna Ghar on their latest proposal for the Lincoln/ Damen/Irving intersection, Alex V. Hernandez, Block Club Chicago, 12/15/23

22. POTENTIAL WIN: After Many Delays, Hollander Storage Building Adaptive Reuse Moving Forward Again



Proposed Hollander Storage Building Adaptive Reuse, 2418 N. Milwaukee Avenue. Photo Credit: NORR



Milwaukee Avenue Facade of Hollander Storage Building, 1912, 2418 N. Milwaukee Avenue, Historic Photo Credit: Hollander Storage Company

"Developers hoping to renovate the dilapidated Hollander Storage & Moving site have shared updated plans for their apartment proposal with the community after almost two years.

"GW Properties, which owns the site at 2418-2428 N. Milwaukee Ave, shared a fifth version of plans for the building at the monthly Logan Square Preservation meeting Thursday night. The building has been eyed for an overhaul since 2018, when the company bought it.

"The updated plans show increased density, slightly larger space for retail and larger apartments compared to an apartment proposal shared in 2022, though much of the exterior and design elements have remained the same.

"The plans garnered enthusiastic nods and positive feedback from the majority of neighbors and community members at the meeting. While some expressed concerns about affordability, parking, bikeability and potential retail tenants, those in attendance said they want to see the project move forward — for real this time.

"New plans call for 62 loft-style industrial apartments, a mix of one-, two- and three-bedroom units and studios, and about 13,000 square feet of retail space. Previous plans had called for 57 apartments and 11,000 square feet of retail on the ground floor.

"'We do believe this project represents the best use of this land [and] property, and it will really bring the most amount of new good things to the area that has so many other great things,' Goltz said.

"Jill Brady, a neighbor who lives across from the proposed development in the 2400 block of North Richmond Street, complimented the building preservation efforts. She and other neighbors voiced concerns over parking and alley noise, but overall had no issues with the latest plans.
"'The fact that they're preserving a lot of the interior makes me happy, and the terracotta outside,' Brady said. 'It's favorable.'

"Andy Schneider, president of Logan Square Preservation, commended the updated plans that will preserve more of the building and fix a vacant eyesore.

"'The neighbors have various minor concerns, but broadly speaking, they're supportive of the project and we want to see a successful redevelopment of a building that otherwise is vacant and crumbling, and that's not a good thing for anybody,' Schneider said." (Parrella-Aureli, Block Club Chicago, 1/19/24)

Preservation Chicago had been in communication with developer Mitch Goltz of GW Properties, former owner David Hollander and aldermen's offices to encourage a preservation-sensitive reuse of the building and to promote a potential landmark designation. All were receptive to the concept. Preservation Chicago encourages the developer to consider landmarking the Hollander Warehouse building and its highly decorative and intact lobby. A different building with similar name, the Hollander Fireproof Warehouse located at Milwaukee, North and Damen avenues was renovated in 2016 as part of the Northwest Tower/ Robey Hotel project.

Read the full story at Block Club Chicago

Will Hollander Apartment Project Finally Come To Fruition? Neighbors Support Latest Proposal; After many false starts, neighbors hope the latest plans for the Milwaukee Avenue building will move forward, Ariel Parrella-Aureli, Block Club Chicago, 1/19/24

Hollander Apartments? New Proposal Could Bring Up To 57 Apartments And Retail To Historical Logan Square Site; The residential-heavy proposal comes after developers said plans for an all-commercial property were ruined by the pandemic. But Ald. Daniel LaSpata is concerned about

23. THREATENED: South Shore Community Urges Protection and Reinvestment in South Shore Nature Sanctuary (Chicago 7 2017, 2018, 2019, 2020 & 2021)



Plans to redevelop the South Shore Nature Sanctuary seem to have stalled—but locals remain vigilant. Photo credit: Eric Alix Rogers

"South of downtown Chicago—about 8.6 miles—is a vast, undeveloped area that sits along the Lake Michigan shoreline. There, benches and firepits and silence are all-encompassing. Local birders walk along a boardwalk, binoculars close to their faces, while others wander around the space's lagoons. A mile further south is Rainbow Beach, named for the colored sand on its dunes. "The area is rich with an untamed shoreline, free and open to the public like Chicago promised it always would be—but the future of the South Shore Nature Sanctuary hangs in an exhausted limbo.

"The sanctuary is straddled by the Jackson Park and South Shore golf courses, and plans to expand both into a single, PGA-caliber one by Tiger Woods's design firm have been in the works since 2016. Efforts to privatize the untouched landscape and its 'money shot' view of the downtown skyline—one of the best in the city—for televised golf tournaments could eliminate the entire sanctuary. But not if locals can help it.

"'There are people in the [South Shore] community who have organizations that bring out young people, bring out school students, and they're basically saying, 'This space is for you. This space belongs to you,'" Illinois state senator Robert Peters says of the sanctuary. 'In a city in which people are worried about violence, why take away a place that represents peace?'

"But, since the initial golf course unveiling, its plans have seemingly been put on pause. All South Shore residents hear is radio silence. The reason for its delay is unknown; money might be tenuous, or maybe pushback from residents is working. But many locals say that what may be brewing behind the scenes could be devastating to their community—and the silence makes them even more worried.

"According to local activists, the design would remove 60 percent of the sanctuary's trees, some as old as 150 years. After the Obama Presidential Center cut down nearly 800 trees in 2021 for construction in nearby Jackson Park, how many more can the area withstand?

"Susannah Ribstein, a South Shore resident, volunteer steward, and copresident of the South Shore Cultural Center Park Advisory Council, says the sanctuary's location is what makes it so special. 'It has 180-degree views north to the Chicago skyline and south to Indiana. It's just a magnificent place to appreciate the power and beauty of our home on the Great Lakes,' she says.

"'I had absolutely no background or experience with stewardship or natural areas management,' she says. 'I just wanted to do my part to help as many people as possible in South Shore learn about this magical place, connect with it, and feel ownership over it." She explains that the sanctuary is a 'museum of native ecosystems,' one that comprises all the midwest has to offer: prairies, dunes, savannas, pine woodlands, and wetlands. (Lane, Chicago Reader, 2/9/24)

Read the full story at Chicago Reader

Saving the South Shore Nature Sanctuary; Birders, environmentalists, and locals are ready to fight an effort to turn public green space into a private golf course, S. Nicole Lane, Chicago Reader, 2/9/24

Put More Culture Into The South Shore Cultural Center, Neighbors Tell Park District; Residents said the cultural center has become little more than a venue for private events, and they want more community-led efforts as the Park District plans for the future, Maxwell Evans, Block Club Chicago, 1/31/24

24. THREATENED: More Old-Growth Midway Plaisance Trees Cut due to Obama Presidential Center (Chicago 7 2017, 2018, 2019, 2020 & 2021)



The trunk of a felled white mulberry tree sits alone on the east end of the Midway Plaisance on Feb. 6, 2024. Photo credit: Marc Monaghan / Hyde Park Herald

"Eight trees were felled within the 3.3 acre portion of the Midway Plaisance's east end Tuesday morning, an area that will soon play host to a new playground.

"The project, located on the Midway between the Metra tracks and Stony Island Avenue, is a universally accessible playspace and landscape redesign under development by the Chicago Park District. The 21,000-square-foot playground, the heart of the Park District's Midway east end redesign, will integrate nature play with natural elements, according to the district's proposal.

"Other changes include restoration of the historic Cheney-Goode Memorial, lawn gardens and drainage improvements.

"The redesign was triggered by the construction of the Obama Presidential Center (OPC) across the street in Jackson Park. Because the OPC converts a section of that park from recreational use to non-recreational use, appropriate replacement land must be found somewhere else, as mandated by the Urban Parks and Recreation Recovery (UPARR) Act of 1978.

"During the design public review process, which stretched from 2022 into 2023, a number of community members objected to the project's location while also praising the design of the playspace. Critics frequently argued that the local community did not need the playspace as much as other, less wealthy, South Side communities; that the playground destroyed wetlands; and that the site's location between three busy streets would pose a danger to those using the playspace.

"Last April, the Chicago Plan Commission unanimously approved the Park District's application to build the playground. Because the commission oversees compliance with the Lake Michigan and Chicago Lakefront Protection Ordinance, to which the site is subject, it has the final word on the application – not Chicago City Council." (Monaghan, Hyde Park Herald, 2/6/24)

Read the full story at Hyde Park Herald

Park District begins tree cutting at Midway Plaisance east end, Marc Monaghan, Hyde Park Herald, 2/6/24

25. THREATENED: Archdiocese Announces Our Lady of Lourdes Catholic Church to be Permanently Closed



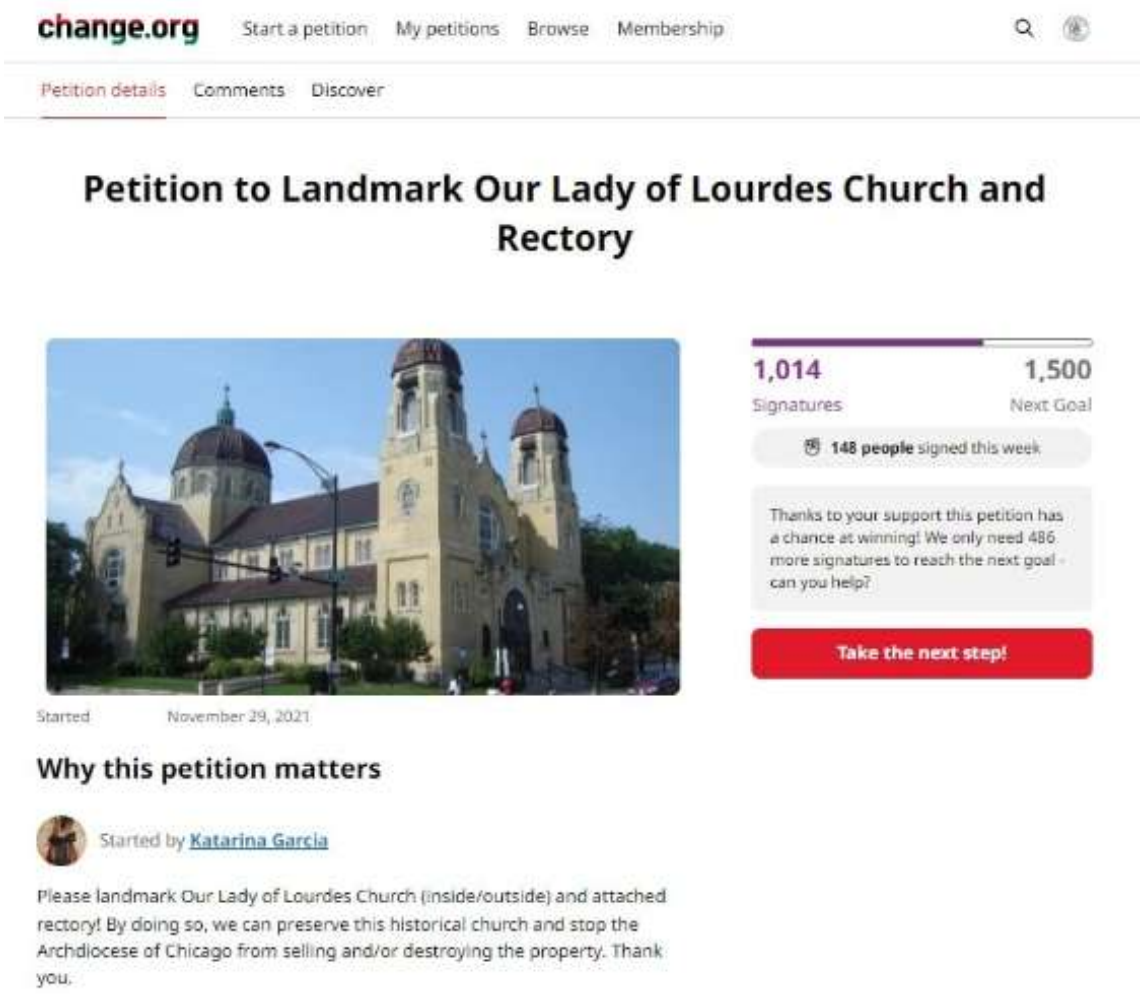
Our Lady of Lourdes Catholic Church, 1916, Worthmann & Steinbach, 1600 W. Leland Ave. Photo Credit: Eric Allix Rogers



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



Photo of Our Lady Lourdes church building move across Ashland Avenue in 1929. Photo credit: Chicago Catholic



Petition to Save and Landmark Our Lady of Lourdes Catholic Church, 1916, Worthmann & Steinbach, 1600 W. Leland Ave. Photo Credit: Katrina Garcia

"It’s a lucky break for the Archdiocese of Chicago that being disingenuous is not a violation requiring a defrocking. Less than two years after they were told by the Archdiocese of Chicago that worship would continue for 'the immediate future' at the historic Our Lady of Lourdes church building at 1601 W. Leland Ave., parishioners of the combined St. Mary of the Lake and Our Lady of Lourdes parish were told the Lourdes building has now been declared surplus by the archdiocese and will be closing on May 19.

"Until 2021, Ravenswood’s Our Lady of Lourdes and Buena Park’s St. Mary of the Lake, 4220 N. Sheridan Rd., had functioned as two separate parishes. After the merger, archdiocese officials had assured parishioners of the newly-created St. Mary of the Lake and Our Lady of Lourdes parish both buildings would remain open for services but would share a pastor. On Feb. 3, however, the parish pastor announced his decision to close the 108-year-old shrine.

"Designed by the prominent Chicago architectural firm of Worthmann and Steinbach, the Spanish-Renaissance style church was built in 1916. The firm designed dozens of churches and homes throughout Chicago, many of which are now listed by the city of Chicago on its Architectural Resources Survey.

"When it was originally built, the church faced west and was located across the street. Just 12 years later, the city of Chicago announced plans to widen Ashland Ave. and the church was in danger of losing 10 feet of its facade. The pastor at the time, Rev. James Scanlon, developed an engineering solution which today seems almost impossible.

"'Instead of letting them chop 10 feet off the front, [Scanlon] decided to move the 10,000 ton church across the street and turn it halfway around so it faced north on Leland. Scanlon then cut the 100-by-175-foot building down the middle and inserted a 20-foot addition, increasing seating capacity from 800 to 1200,” wrote longtime Inside Booster contributor Patrick Butler in his 2013 book Hidden History of Ravenswood and Lakeview.

"Astonishingly, the engineering feat was primarily accomplished by manual labor, not machine "'Engineers and architects from around the world came to watch as a handpicked crew of 150 men slowly lifted the building off of its foundation on 2,500 jacks and then edged it across the street on 400 rollers after using air drills to clear away several inches of ice still coating the street that frosty March. To keep from pulling too hard on one part of the building, six heavy chains in front and six heavy chains in rear were hooked to 72 pulleys connected to four horse-powered capstans. On a signal from a whistle, the teams turned their capstans and the church began to move one foot a minute, stopping every four feet to check lines and replace rollers as needed.' Crowe Brothers, one of the Midwest’s oldest building movers, had to post a $300,000 bond to cover any possible damage. But, [their] calculations were so good that the building didn’t suffer a single crack as it was being hauled across the street and then split in the middle for the 20-foot insert and attached to a new rectory.

"Preservation Chicago, a nonprofit organization dedicated to architectural preservation in the city, continues to list Our Lady of Lourdes on its list of highly-endangered buildings and the group advocates for reuse if a building can no longer serve its original purpose.

"'We want to encourage the Archdiocese of Chicago to consider inviting other religious orders to Chicago, when the archdiocese can no longer support them,' said Ward Miller, executive director of Preservation Chicago. 'Additionally, if it is determined that a church or house of worship can no longer function in such a capacity byall stakeholders and the City, plans should be considered to encourage cultural reuses for these most sacred structures. Such reuse efforts may include a reuse as concert venues, music centers, cultural centers for the community and other such respectful uses.'

"Despite being listed on the city’s Architectural Resources Survey as being architecturally

:26. WIN: Residential Adaptive Reuse of Former Our Lady of Lourdes School Receives Permit



Our Lady Lourdes School, 4641 N. Ashland Avenue. Photo credit: Our Lady of Lourdes Parish Chicago Group



Our Lady Lourdes School, 4641 N. Ashland Avenue. Photo credit: Kennedy



Our Lady Lourdes School, 4641 N. Ashland Avenue. Photo credit: Kennedy

"A renovation permit has been issued for the conversion of the former Our Lady of Lourdes school building. Planned by Honore Properties, the existing building was put up for sale by the Chicago Archdiocese in 2022 and is located just south of the intersection of N. Ashland Ave and W. Leland Ave.

“With Kennedy Mann serving as the architect for the adaptive reuse, the existing 20,000-square-foot building will be renovated into 42 new residential units. While no renderings or plans have been shared, interior demolition has already been ongoing. The development is expected to use the adjacent parking lot for its parking while potential future phases may include new construction on the parking lot.” (Kugler, Urbanize Chicago, 2/11/24)

Read the full story at Urbanize Chicago

Permits issued for conversion of former Our Lady of Lourdes school, The historic structure will be adaptively reused into 42 apartments, Lukas Kugler, Urbanize Chicago, 2/11/24

Redevelopment Announced For Lourdes School In Uptown, Ian Achong, Chicago YIMBY, 10/23/23

27. POTENTIAL WIN: Jefferson Park Firehouse Seeks Commercial Tenant After Renovation



Jefferson Park Fire Station, 1906, 4835 N. Lipps Ave. Historic Photo Credit: Northwest Chicago Historical Society

"The owner of two historic buildings in Jefferson Park is hoping to find commercial tenants for both properties that will help revitalize the area's struggling business district.

"'When someone wants to see the firehouse (at 4837-41 N. Lipps Ave.), we also take them to see the Lero (at 4762-64 N. Milwaukee Ave.) and when someone wants you see the Lero, we also take them to the firehouse,' said developer Tim Pomaville of Ambrosia Homes.

"The goal is to attract a business, such as a restaurant or retailer, that would generate foot traffic for the area, Pomaville said. 'We definitely want to see something great go there and bring life to those blocks,' he said.

"Last year Pomaville purchased the 110-year-old building, which has been vacant for about 30 years, except for a period of time when a manufacturer operated on the second floor until the city shut it down due to licensing and permit issues.

"Pomaville said that the two-story building was recently cleaned up and is ready for lease. The first and second floors each measure about 5,000 square feet with 12-foot ceilings, plus a full basement.

"Pomaville said that he also is seeking a commercial tenant for the first floor of the former firehouse, which the city sold to him in exchange for putting about $200,000 in an escrow for the property's environmental remediation. The remediation has been completed, and all of the funds spent, he said.

"'It's totally clean inside. Before it was unsafe,' Pomaville said of the 118-year-old, two-story structure. (Nadig, Nadig Newspapers, 1/24/24)

"Plans had called for a ground-floor brewery and a third-floor addition, with eight apartments on the upper floors, but the brewery has opened elsewhere and the third-floor addition may not happen."

Preservation Chicago applauds Tim Pomaville and Ambrosia Homes for his dedication and commitment to this adaptive reuse over the past 5 or more years. He genuinely partnered with the community, listened to and integrated the comments, and changed the trajectory of his development accordingly. A special thanks to the dedicated and outstanding advocacy of the Northwest Chicago Historical Society, Susanna Ernst, Frank Suerth, and Jacob Kaplan.

The Northwest Chicago Historical Society and Preservation Chicago encourage Ambrosia Homes to seek a Chicago Landmark Designation for the building. This could be considered as an individual landmark or as an extension of the thematic Chicago Fire House Landmark District.

Read the full story at Nadig Newspapers

Tenants sought for two historic buildings in Jefferson Park on Chicago's NW Side, Brian Nadig, Nadig Newspapers, 1/24/24

After Lake Effect Brewery Calls Off Jefferson Park Plans, Neighbors Ask: What Will It Take To Keep Promising Businesses? The developer is committed to bringing another brewery, restaurant or bar to the historic firehouse and has been showing the space this week, Ariel Parrella-Aureli, Block Club Chicago, 7/14/22

Lake Effect Brewing Won't Open Taproom In Jeff Park Firehouse After Years Of Delays, Heading To Avondale Instead; After six years of planning, Lake Effect Brewing's owner said he couldn't wait any longer for construction to start on the historical firehouse. The taproom is slated to open in Avondale early next year, Ariel Parrella-Aureli, Block Club Chicago, 7/11/22



28. LOSS: 1317 West Wrightwood Avenue Demolished for New Construction



1317 West Wrightwood Avenue. Built 1870s. Demolished February 2024. Photo credit: VHT Studios



1317 West Wrightwood Avenue. Built 1870s. Demolished February 2024. Photo credit: VHT Studios



1317 West Wrightwood Avenue. Built 1870s. Demolished February 2024. Photo credit: VHT Studios



1317 West Wrightwood Avenue. Built 1870s. Demolished February 2024. Photo credit: VHT Studios



1317 West Wrightwood Avenue. Built 1870s. Demolished February 2024. Photo credit: VHT Studios

"Magnificent one of a kind Victorian masterpiece on extra wide 33' landscaped lot offers perfect blend of Italianate design and contemporary design/upgrades. Luxurious interior features include designer kitchen/18' ceilings, 3 beds/2 baths up and potential 30 x 19 bed/bath suite/3rd floor. New zoned heating/AC (2) and upgraded electrical/plumbing plus new roof/windows/skylights." (Redfin Listing)

"A new residential development has been approved at 1317 West Wrightwood Avenue in Wrightwood, with construction permits issued on January 25. The construction project, with a budget of $1,000,000, plans to build a four-story building featuring four residential units, rear decks on the second and third floors, and an attached four-car garage." (Gillespie, Chicago YIMBY, 1/27/24)

Construction Underway At 1317 West Wrightwood Avenue In Wrightwood Neighbors, Max Gillespie, Chicago YIMBY, 1/27/24

1317 West Wrightwood Avenue Listing

29. THREATENED: Sale of United Electrical Workers Union Hall Endangers Mural



A portion of the "Solidarity" mural at the United Electrical Workers union hall at 37 S. Ashland Ave. Photo credit: Ashlee Rezin / Chicago Sun-Times



A portion of the “Solidarity” mural at the United Electrical Workers union hall at 37 S. Ashland Ave. Photo credit: Max Chavez / Preservation Chicago



A portion of the "Solidarity" mural at the United Electrical Workers union hall at 37 S. Ashland Ave. Photo credit: Max Chavez / Preservation Chicago



A portion of the “Solidarity” mural at the United Electrical Workers union hall at 37 S. Ashland Ave. Photo credit: Max Chavez / Preservation Chicago



A portion of the “Solidarity” mural at the United Electrical Workers union hall at 37 S. Ashland Ave. Photo credit: Max Chavez / Preservation Chicago



A portion of the “Solidarity” mural at the United Electrical Workers union hall at 37 S. Ashland Ave. Photo credit: Max Chavez / Preservation Chicago



A portion of the "Solidarity" mural at the United Electrical Workers union hall at 37 S. Ashland Ave. Photo credit: Max Chavez / Preservation Chicago



A portion of the “Solidarity” mural at the United Electrical Workers union hall at 37 S. Ashland Ave. Photo credit: Max Chavez / Preservation Chicago



A portion of the "Solidarity" mural at the United Electrical Workers union hall at 37 S. Ashland Ave. Photo credit: Max Chavez / Preservation Chicago

"The 'Solidarity' mural inside the United Electrical Workers union hall at 37 S. Ashland Ave. illustrates struggles and successes of working people. In one scene in the mural, a Southern sheriff, a Ku Klux Klan member, an industrialist, a general and National Guard members are seen suppressing workers. Other images show people of different races clasping hands, a cartoonish corporate boss being forced to sign a contract and union leaders handing leaflets to factory workers.

"'It's a classic because it's the first and maybe the only' mural in Chicago 'really dealing with union history, per se, in our generation,' says John Pitman Weber, the Chicago artist who painted it with the late Jose Guerrero in 1974. Also, Weber says, 'it's unique compositionally,' winding around a staircase, bending with the walls and adjusting for doorways and corners.

"But the mural could end up being destroyed because the building is headed toward a likely sale and redevelopment.

"'The building is under contract, but there's still a contingency for them to clear which won't be resolved before mid-January,' the union's Carl Rosen says. 'If it all clears, we'll be moving out by mid-March. We're in the process of getting videos and good photos.

"We're also exploring with Chicago Public Art Group whether there are some ways to physically preserve parts of the mural, although that doesn't sound real hopeful."

"'Yes, it's bittersweet to leave the building. It's been UE's home in Chicago since 1947. Walking through the historic murals in the stairwell to get to our offices on the second floor has been a gift for decades. But we aren't going far — we'll be moving to space at another union hall not far away.'

"Weber says of his mural, "If we can save part of it, that'd be great. I don't think we can save more than a few parts, but I don't know if we're able to save any of it, so meanwhile we're trying to get it documented as well as we possibly can. (Sun-Times staff, 12/3/23)

Preservation Chicago has been working with preservation partners to explore options to save the historic murals.

Read the full story at Chicago Sun-Times

Near West Side union hall's sale could mean 'heartbreaking' destruction of historic union-themed mural; Completed in 1974 by Chicago artists John Pitman Weber and Jose Guerrero, the painting is inside the United Electrical Workers union hall, which soon could be sold and redeveloped, Sun-Times staff, 12/3/23

Preserve the Solidarity Mural Petition

This hidden mural on South Ashland Avenue tells the story of one of the most radical labor unions; The walls of the 'Solidarity' mural — which will be part of the Chicago Architecture Center's annual Open House Chicago tour in October — are plastered with brightly colored scenes of workers' struggles and triumphs, Syd Stone, Chicago Sun-Times, 8/30/19

30. THREATENED: After 86 Years in Business, Palace Grill Damaged After Grease Fire



The Palace Grill Sandwich Shop, 1408 W. Madison Street. Opened in 1938. Photo credit: Brule Laker



Fire at the Palace Grill Sandwich Shop on February 8, 2024, 1408 W. Madison Street. Opened in 1938.
Photo credit: Chris Jones / Chicago Tribune

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Katrina Vlasich
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Katrina Vlasich is organizing this fundraiser.

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My name is Katrina Vlasich , and I am a Blackhawks season ticket holder and regular at the Palace Grill . Many associated with the Blackhawks have reached out with an interest in supporting a crowdfunding campaign to help the diner, George Lemperis, and its employees. I have decided to take this on with George's blessing.

On the evening of February 8, 2024 a fire caused extensive damage to the Palace Grill, a beloved and iconic Chicago diner located on the 1100 block of West Madison Street. Fortunately, no one was hurt during the fire, but it has left the

Help the Iconic Palace Grill Rebuild From Fire GoFundMe page

"A fire caused 'extensive' damage to a well-known restaurant on the Near West Side Thursday night.

"Firefighters responded just after 10 p.m. to a fire at Palace Grill, 1408 W. Madison St., Chicago Fire Department spokesman Larry Langford said. The restaurant was closed at the time. No injuries were reported. The cause of the fire was under investigation.

"A preliminary investigation indicates a grease fire started in the kitchen near a grill. It was put out “relatively quickly,' Langford said, after firefighters cut a hole in the roof and poured a 'considerable amount' of water on the flames.

"The interior sustained 'extensive' damage in the kitchen area, but the building 'appears to be intact,' he said.

"Palace Grill, about five blocks from the United Center, opened in 1938 and has been a popular spot over the years for athletes, cops and firefighters. (Heather, Chicago Sun-Times, 2/9/24)

"In its more than eight decades on the Near West Side, the Palace Grill has seen its share of history — from hosting then-Vice President Al Gore and Russian Prime Minister Viktor Chernomyrdin in 1997 to surviving the riots after the assassination of the Rev. Martin Luther King Jr. in 1968.

"On Friday, owner George Lemperis said the popular restaurant near the United Center would survive the fire that caused extensive damage the night before.

“They rebuilt the World Trade Center. I can certainly rebuild this,” Lemperis told reporters Friday outside the restaurant at 1408 W. Madison St. “But it’s not good. Eighty-six years, we were here.” (Struett and Heather, Chicago Sun-Times, 2/9/24)

"It thrived when Madison Street was home to tony nightclubs, and survived riots when the area was was regarded as 'skid row.' The eatery also went 30 years without ever closing its doors once — back when it was open 24 hours a day

"'Seventy-five years in business is really an honor for any business, let alone a restaurant,' said owner George Lemperis, 65. 'There’s a lot of history here. It’s a cool place.'

"'In 1938, Madison Street was the Rush Street of Chicago,' Lemperis explained. 'All the clubs were here, and people would come from all over the world to come to these clubs.'

"It became known as the Palace Grill in 1950 and has been in the Lemperis family since 1955, back when a customer could buy a hamburger for just $10 cents.

"George Lemperis’ great-uncle and cousins — George, Mike and Gus Alpogianis — originally ran the restaurant, and it’s since been handed down from generation to generation. George and his father, Pete, took over in 1978 and operated for years with no menus."

"His daughter Christina, a recent graduate of the University of Illinois at Urbana-Champaign, plans to represent the fourth generation to run the family business.

"All my life I’ve always wanted to work here and do what Dad does,' she said.

"Her plans include expanding the catering and private event side of the business, and possibly getting their famous hash browns carried in grocery stores. But the friendly scene at the Palace Grill won’t ever change, she added.

31. WIN: Former Wicker Park Walgreens' in Noel State Bank To Become a Barnes & Noble Bookstore



Wicker Park Walgreens' / Noel State Bank, 1919, Gardner C. Coughlen, 1601 N Milwaukee Avenue. Designated a Chicago Landmark in 2008. Photo credit: LoopNet



Wicker Park Walgreens / Noel State Bank, 1919, Gardner C. Coughlen, 1601 N Milwaukee Avenue. Designated a Chicago Landmark in 2008. Photo credit: Walgreens / Padgett and Company



Wicker Park Walgreens / Noel State Bank, 1919, Gardner C. Coughlen, 1601 N Milwaukee Avenue. Designated a Chicago Landmark in 2008. Photo credit: Walgreens / Padgett and Company

"Barnes & Noble plans to open four stores this summer in the Chicago area, including in Wicker Park and Lincoln Park, as well as in Northbrook and Oswego.

"In Wicker Park, the bookseller will set up shop in a historic former bank building previously occupied by Walgreens. The pharmacy chain closed its store in the Noel State Bank Building at 1601 N. Milwaukee Ave. in January 2023.

"The property is part of Chicago's Milwaukee Avenue District, a landmark area recognized as a prominent commercial center since the late 19th century. Principal features cannot be altered without permission of the Commission on Chicago Landmarks.

"The retailer's return to Lincoln Park, where it shuttered last spring when its lease ended, 'will be a huge benefit for residents and visitors,' said Kim Schilf, president and CEO of Lincoln Park Chamber of Commerce, in an email.

"'Bookstores offer not only books, but often act as cultural hubs and meeting spaces — especially if they're planning to include a cafe. We hope they will be involved in the neighborhood and appreciate their investment,' Schilf said.

"'Every community, we think, needs a bookstore,' Janine Flanigan, Barnes & Noble's senior director of store planning and design, told Crain's Chicago Business. 'We were really missing the Chicago market.'

"Barnes & Noble plans Chicago expansion, including at Walgreens' former Wicker Park store; The bookseller plans to open four stores in the Chicago area, as part of a larger plan to open 50 locations across the U.S. in 2024." (Amy Yee, Chicago Sun-Times, 2/8/24)

Read the full story at Chicago Sun-Times

Barnes & Noble to Open 5 Chicago-Area Stores, Including at Iconic Wicker Park Building, Eunice Alpasan, WTTW Chicago, 2/8/24

Barnes & Noble opening in Wicker Park in former Noel State Bank building, ABC 7 News, 2/7/24

Wicker Park's landmark building welcomes Barnes and Noble as newest tenant, NBC 5 Chicago, 2/8/24

Barnes & Noble opening store at Walgreens' former Wicker Park flagship, Rachel Herzog, Crain's Chicago Business, 2/7/24

Is Walgreens Closing Its Flagship Wicker Park Store Inside Old Bank? Neighbors Told Yes, But Company Says No Decision Made; A Walgreens representative said the branch was closing at a community meeting Wednesday — but the company said Thursday it has not made any decision regarding the location, Quinn Myers, Block Club Chicago, 10/7/22

From drugs to dollars to deli: the story of Walgreens and the landmark Noel State Bank, Architecture Chicago Plus Blog, 11/27/12

Milwaukee Avenue District Chicago Landmark Designation Report, May 3, 2007

32. THREATENED: Fire Severely Damages 1446 N. Wells in Old Town



Fire Severely Damages 1446 N. Wells in Old Town. Image credit: Chicago Fire Media



Sadly, a fire severely damaged one of Old Town's vintage gems last night at 1446 N. Wells. A few occupants suffered minor injuries, and hopefully the 1881 structure can be repaired. Photo Credit: Zachary Taylor Davis Twitter



Sadly, a fire severely damaged one of Old Town's vintage gems last night at 1446 N. Wells. A few occupants suffered minor injuries, and hopefully the 1881 structure can be repaired. Photo Credit: Zachary Taylor Davis Twitter

33. LOSS: Candy Department Closed in Marshall Field's Building on State Street



Marshall Field & Co. Retail Chicago Confectionary Section. Historic postcard credit: Chuckman Postcard Collection

"Macy's on State Street closed its decades-old basement candy counter last week. But the department store will continue selling sweets, including Frango chocolates, the beloved holdover from the Marshall Field's days.

"For decades, customers would come to Marshall Field's and then later Macy's to visit the candy store to buy confections by the pound. But on Monday, curtains concealed empty candy displays in the basement of Macy's, at 111 N. State St. The candy store closed Jan. 23, Macy's employees confirmed Monday.

"Megan Peterson, who has lived in Chicago for 20 years, said she remembers the candy store at Marshall Field's, before it became Macy's in 2005.

"'It was nostalgic because of how Marshall Field's had it,' Peterson said. 'They had an old-timey candy counter.'

"A popular choice at the candy store was Frango chocolates.

"When Marshall Field's bought Seattle-based department store chain Frederick & Nelson in 1929, the recipe for "Franco Mints" came with the purchase. But after Francisco Franco came to power as dictator of Spain in the 1930s, the name changed to Frango, according to a plaque displayed at Macy's.

"The chocolates used to be made on-site at the State Street store. But Field's closed the 13th-floor candy kitchen and fired 157 employees in 1999 and moved production of the chocolate to Pennsylvania, much to the dismay of Chicagoans and then-Mayor Richard M. Daley.

"Daley even met with the president of Marshall Field's to try to persuade the company to keep the production of the sweets in Chicago. Members of Service Employees International Union Local 1 gathered signatures on a petition to find another manufacturer in the city. But the company stuck with the Pennsylvania candy maker.

"In 2017, the parent company of Garrett Popcorn shops agreed to acquire Frango from Macy's, bringing the beloved brand back to Chicago.

"Frango products, including coffee beans and the famous mint chocolates, will continue to be sold at Macy's at displays in the basement and on the first and seventh floors." (Cha and Washburn, Chicago Sun-Times, 1/29/24)

Read the full story at Chicago Sun-Times

State Street Macy's shutters basement candy department — but vows to always sell Frango chocolates; Sweets will remain for sale at the department store, including the beloved chocolates from the Marshall Field's days. A new bulk candy shop is on the first floor, Phyllis Cha and Kaitlin Washburn, Chicago Sun-Times, 1/29/24

Macy's shutters basement candy department, but beloved Frango chocolates will remain, Corli Jay, Crain's Chicago Business, 1/30/24

The long decline of Macy's in Chicago, now a shell of a once-great department store; Marshall Field created the namesake store that was one of Chicago's jewels. Field's became Macy's, and its value now is as the kind of real estate play that led to the extinction of stores like Sears and Kmart, Lynn Becker, Chicago Sun-Times, 2/1/24



34. OPINION: The long decline of Macy's in Chicago, now a shell of a once-great department store



The Walnut Room in the Marshall Fields Building. Photo credit: Eric Allix Rogers

"So Macy's has closed the candy department in its State Street flagship. You could see it coming. For a long time, the shelves have been nearly as empty as those in a Soviet-era department store. And they leased over 1,100 square feet to the chain It'Sugar to open a candy outlet on the Wabash side, so there's that.

"Still, it's a part of a trend happening to what was once one of Chicago's greatest jewels, Marshall Field's — an increasingly depressing, long and painful goodbye to a loved one who is excruciatingly, slowly, wasting away before our very eyes.

"Macy's is the dinosaur who ate up all the other animals in a survival-of the-fittest, bigger-is-better rampage, only to discover it's now too stupid and lumbering to survive. Think Borders, whose superstores gobbled up market share while destroying competing book retailers, before imploding from its own overleveraged weight.

"Right now, Macy's primary — only? — value is as the kind of real estate play that greased the extinction of the likes of Sears and Kmart. That's what interested the investment firm that recently offered $5.8 billion to snap up all of Macy's. For the buildings and the parking lots — the retailing is just an annoying distraction.

"Already, Macy's snagged $30 million selling off the top seven floors of its State Street store to become a new 650,000-square-foot office center, filling in the barely two-decade-old atrium with 14 new elevators. In 2022, candymaker Ferrero announced an 'innovation center' in space where for decades Field's iconic Frango mints were manufactured.

"Things change. Get over it. Like, we have our own lives to live, you know?

"Yet something's missing. And there is a cost. Visionaries breathed life into cities

"The great department stores were a major engine of urban growth, among the largest employers and key players in the life of their city. They bought tons of ads that sustained newspapers. They were major philanthropists. They were the creation, not of anonymous corporate logarithms, but of actual visionaries — John Wanamaker, Edgar Kaufmann, Harry Gordon Selfridge and above all, Marshall Field, who created what would become the largest department store in the world except for Macy's Herald Square.

"His stores' customer service — 'Give the lady what she wants' — was legendary, as was the toy department. Authors from all over the world came to Field's massive book department to do signings. Field created the idea of a personal shopper and the first bridal registry.

"Macy's officially took over Field's on State Sept. 8, 2006, in a blaze of glory. Glamorous models rappelled down the façade in an outdoor fashion show. A jazz combo played inside. The store was packed. It felt like a rebirth, but it was actually a requiem. Never again would the store generate such excitement.

"So began the long process of Macy's on State becoming the store no one really wants, or needs, slowly drowning in a generic sameness. The Christmas windows — long a cherished holiday tradition — last year shrank to ever-smaller displays within windows, with much of the glass along State Street covered with boring wallpaper. There's no more flower show. The once-spectacular Christmas decorations were replaced by things whose only distinction is they appear to be easily foldable. Santa was available only by appointment.

"A 2019 renovation made much of the store sparkle, but as sales space shrank, layouts became compressed and confused. People still lined up for a holiday lunch at the historic Walnut Room, but just steps away was an abandoned former ice cream parlor.

35. IN MEMORIAM: David Bahlman, Preservationist



David Bahlman rows a boat to the Farnsworth House to check for damage after flooding in 2004. Photo Credit: Bahlman Family

"In 2004, months after orchestrating the audacious $7.5 million bid to purchase and preserve Mies van der Rohe's famed Farnsworth House, David Bahlman, who served as president of Landmarks Illinois at the time, found himself in a nervous hurry as he made his way from Chicago to the site of the home in southwest suburban Plano.

"Heavy rain and flooding had hit the area, and Mr. Bahlman was headed to see if water had damaged the architectural masterpiece.

"'I remember David saying, 'You know, we're going to need a boat,'" recalled Jim Peters, who later succeeded Mr. Bahlman as head of the nonprofit preservation group.

"Mr. Bahlman spotted a rowboat for sale in the front yard of a nearby home, quickly closed the deal, and rowed the vessel several hundred yards to the iconic structure. He was relieved to find that water hadn't climbed above the steel columns that act as stilts and keep the home about 5 feet above ground level.

"'Nothing would stand in his way; nothing was too big for David, and he was so quick with ideas,' said Joe Antunovich, another former leader of the group.

"The effort to secure the house, which was put on the block by a private owner, was nail-biting. Failure could have meant the home would be disassembled and moved to a new location away from Illinois and its intended prairie setting next to the Fox River.

"Hours before the Sotheby's auction in New York City, Mr. Bahlman learned that the preservationists' bid would most likely be a few million dollars short. Over lunch across the street from the auction house, Mr. Bahlman hatched a plan to secure a bank loan for about $1 million using the potential sale of farmland adjacent to the Farnsworth House as collateral. He pitched the idea to his counterparts at the National Trust for Historic Preservation, and they kicked in more funds to help close the deal.

"The Friends of the Farnsworth House advocacy group and the late Sara Lee Corp. CEO John H. Bryan and art dealer Richard Gray also played important support roles in the preservation effort.

"Mr. Bahlman died Nov. 13 from leukemia at his home in Lexington, North Carolina. He was 78.

"The Farnsworth House is open to the public and welcomes more than 10,000 guests annually from all over the world.

"Mr. Bahlman began his work at Landmarks Illinois in 1999 and soon found himself up against plans to demolish the former Cook County Hospital building. The Beaux Arts-style building was spared and today houses hotels, retail and office space, and a food hall.

"'He was only with Landmarks Illinois for about nine years, but he had a huge impact during that time,' Peters said. 'And he was so good because he was able to kind of work all the various sides of the aisle — government, developers, advocates — in a way that not a lot of people can do. And he was a very charming guy, but not a pushover.' (Dudek, Chicago Sun-Times, 1/4/24)

Read the full obituary at the Chicago Sun-Times

David Bahlman, former head of Landmarks Illinois who saved Mies van der Rohe's famed Farnsworth House, dies at 78; Mr. Bahlman also helped save the former Cook County Hospital building from the wrecking ball, Mitch Dudek, Chicago Sun-Times, 1/4/24

36. IN MEMORIAM: Richard Hunt, Chicago Sculptor



Richard Hunt peers through a portion of his sculpture “Flight Forms,” then a work in progress, in 2003. The piece was later installed at Midway Airport. Photo credit: Richard A. Chapman / Chicago Sun-Times

"Abstract sculptor Richard Hunt, a lifelong Chicagoan who in 1971 became the first African American artist to receive a solo retrospective at New York's Museum of Modern Art, died Saturday at age 88.

"'Richard Hunt was a preeminent American sculptor and public artist with a remarkable career spanning 70 years,' said Charles Loving, author of a 2012 book on the artist. 'His evocative works are immediately recognizable for melding the gritty muscularity of America's industrial-urban environment with a passion for natural forms and biology.'

"The Chicago sculptor, who worked in Lincoln Park since 1971 in a cavernous, former electrical substation built in 1909, is best known for his large-scale public works. He placed more than 160 such commissions across the United States, including the 30-foot-wide hanging bronze, 'Swing Low,' at the National Museum of African American History and Culture, and was responsible for 35 pieces in the Chicago area.

"In a statement Saturday, President Barack Obama said Hunt's sculpture, 'Book Bird,' will sit outside a new branch of the Chicago Public Library at the Obama Presidential Center and 'be an inspiration for visitors from around the world, and an enduring reminder of a remarkable man.'

"Born on Chicago's South Side in 1935, Hunt showed artistic promise early on, taking lessons at the South Side Community Art Center and the Junior School of the Art Institute of Chicago. He went on to enroll at the School of the Art Institute of Chicago.

"While he was still a student, the Museum of Modern Art acquired one of his works, immediately marking him as an artist to watch. When he was just 35, that same museum honored him with a mid-career retrospective, drawing an appreciative review from the New York Times.

"Hunt was strongly influenced by the famed 50-foot-tall Picasso sculpture that was installed in 1967 in Daley Plaza. In 2016, the Sun-Times asked several Chicago artists and curators to name their favorite public artwork in the Windy City, and Hunt chose that piece.

"'Beyond the ways and means of developing and producing the Chicago Picasso was the insight that something that began as a piece of work personal to an artist could become a grand enhancement of a civic space, a three-dimensional expression of the city's cultural ambition,' Hunt wrote.

"A descendant of slaves brought to the United States via the port of Savannah, Ga., Hunt attended the funeral of Emmett Till, who grew up just a few blocks from him. A lifelong advocate for equity and inclusion, Hunt recently completed a model for a monument to Till that is to be installed at the childhood home of the civil rights icon.

"Hunt received 18 honorary degrees and more than 30 major awards, including the Lifetime Achievement Award from the International Sculpture Center, Fifth Star Award from the City of Chicago and Legends and Legacy Award from the Art Institute." (MacMillan, Chicago Sun-Times, 12/16/23)

Read the full obituary at the Chicago Sun-Times

Richard Hunt, iconic Chicago sculptor, dies at 88; A lifelong advocate for equity and inclusion, the Chicagoan recently completed a model for a monument to Emmett Till that is to be installed at the childhood home of the civil rights icon, Kyle MacMillan, Chicago Sun-Times, 12/16/23

37. BUYER WANTED: Landmarked George W. Maher Designed Seymour House Listed For Sale



Claude Seymour House, 1913, George W. Maher, 817 W. Hutchinson Street. Photo credit: Redfin



Claude Seymour House, 1913, George W. Maher, 817 W. Hutchinson Street. Photo credit: Redfin



Claude Seymour House, 1913, George W. Maher, 817 W. Hutchinson Street. Photo credit: Redfin

"Thirteen years after it first went up for sale and now a lender-owned foreclosure, a Hutchinson Street mansion had a near miss with selling in the past several weeks.

"But the deal collapsed today, and the North Side mansion is coming back on the market, at not much more than what the previous owners paid for it in 1989.

"Built in 1913 on what was then called Kenesaw Terrace, the 12,000-square-foot red brick Prairie-style mansion was the work of architect George W. Maher. Twelve decades later, it retains many of his design selections, including stained glass, mantelpiece tile and carved wood.

"The couple had done an extensive rehab. In 2012, they told a Chicago Magazine reporter that they updated the kitchen, several of the six bathrooms and all mechanical systems, and re-created wood paneling in the library that previous owners had torn out to accommodate a hot tub."

"Hutchinson Street is in the Buena Park section of Uptown. Its development as a lake-adjacent mansion district began in 1894, when Charles Scales built a house designed by George W. Maher. Scales laid a street through the rest of the land he owned and sold lots to other families, several of whom also tapped Maher for his designs over the next two decades.

"The house is protected from demolition, as it’s in a landmark district and part of an ensemble of historical homes with a shared architectural provenance. While it seems like a candidate for purchase by a preservation-minded rehabber, Olszewski said he expects the ultimate buyer to be an end-user homeowner who 'sees the beauty here that you can bring back.' (Rodkin, Crains Chicago Business, 1/10/24)

"This Exquisite, Architecturally Significant Home, Designed by George Washington Maher for Chicago jeweler Claude Seymour in 1913. Historic mansion located in Uptown's Buena Park neighborhood in Hutchinson Street Landmark District. 12,000 sq ft. of Living Space, Accented with Stained-Glass, Mahogany & Hardwood throughout. Enjoy Your Sun Room, Library, Doll House, Game Room, 7 Bedrooms & 5.2 bathrooms... Studio above 2 Car Garage with a Side Drive. Your Privacy is Enhanced with surrounding Gardens spanning over 5-1/2 city lots.

"The Exterior remains true to the Original Architecture, Broad Horizontal Character, Overhanging Roof Eaves, Prominent Central Entry, Symmetrically Centered Windows. Property is being sold in AS IS condition, no surveys nor disclosures, taxes pro rated 100%. Please see Agent remarks for Offer Submission instructions." (Listing)

Read the full story at Crains Chicago Business

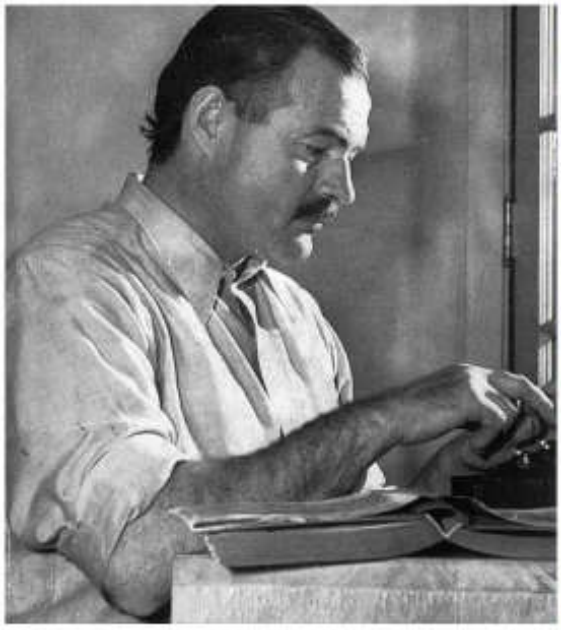
After a near miss, a foreclosed Hutchinson Street mansion is back on the market, Dennis Rodkin, Crains Chicago Business, 1/10/24

Library Restored in George Maher-designed House on Hutchinson Street; Bring Back the Books, Homeowners remove hot tub in $5 million Uptown home, Dennis Rodkin, Chicago Magazine, 1/17/12

Historic George W. Maher-designed mansion in Buena Park is back hoping for $5.69M; The famed Claude Seymour House has returned to reclaim the title of Uptown’s priciest listing, Jay Koziarz, Curbed Chicago, 11/20/17

Claude Seymour House by George W. Maher, 817 W Hutchinson Street Listing

38. BUYER WANTED: Ernest Hemingway's Chicago Home at 1239 N. Dearborn Street Listed for Sale





Ernest Hemingway's Chicago Home, 1239 N. Dearborn Street, 1895. Photo credit: Block Club Chicago



Ernest Hemingway's Chicago Home, 1239 N. Dearborn Street, 1895. Photo credit: Redfin



Ernest Hemingway's Chicago Home, 1239 N. Dearborn Street, 1895. Photo credit: Redfin



Ernest Hemingway's Chicago Home, 1239 N. Dearborn Street, 1895. Photo credit: Redfin

"A Chicago brownstone where an unknown Ernest Hemingway bided his time before setting off to Paris is now for sale for $2 million.

"Hemingway lived on the top floor of the Chicago home at 1239 N. Dearborn St. for three months at the end of 1921. He was a young newlywed, making $52 a week writing advertisements for a dubious publication that would soon go bankrupt, according to scholars of Hemingway and Gioia Diliberto, author of a book about Hemingway's first wife, 'Paris Without End.'

"In one of his letters the nascent novelist, who grew up in suburban Oak Park, bragged to a friend he paid just $75 a month without a lease for the 'pretty high grade shop,' in what was not yet the opulent stretch of Gold Coast now occupied by the city's richest.

"But his first wife Hadley Richardson found the 'grimy, top-floor walk-up' to be a 'cramped, shabby apartment in a poor neighborhood," with 'tiny rooms and ugly, broken-down furniture depressing, and she tried to be away from the apartment as much as possible,' Diliberto wrote in her book. "'Hemingway was not yet Hemingway. He was just another aspiring writer,' Dilliberto said. "They were on their way, but this was the initial struggle.'

"The place, which Hemingway also described in his letter as an 'old joint made into apartment,' is now part of a five-bedroom home across three floors, also including two street-level studios, a coach house and a two-car garage, most recently divvied up as rentals.

"It's the first time the home has been for sale in 55 years, said agent Steve Rachman of Marcus & Millichap Chicago Apartment Brokers. The listing was first reported by Dennis Rodkin of Crain's Chicago.

"The house does not bear any remnants of Hemingway's time there, beyond a plaque later installed out front and framed magazine covers of the future American icon now covering a hallway on the bottom floor.

"'People don't seem to realize the history until they get here for the showing,' Rachman said."

Read the full story at Block Club Chicago

Ernest Hemingway's Chicago Home, Once A 'Grimy' Pitstop, On Market For $2 Million; Before he was America's most renowned author, Hemingway lived for $75 a month on the top floor of 1239 N. Dearborn St. for part of 1921, Mack Liederman, Block Club Chicago, 12/28/24

Gold Coast apartment house that was home to a newlywed Ernest Hemingway goes up for sale, Dennis Rodkin, Crain's Chicago Business, 12/22/23

1239 N Dearborn Street Listing

39. BUYER WANTED: Art Moderne William J. Mathis Listed for Sale



William J. Mathis House, 1937, Albert F. Heino, 10455 S. Bell Avenue. Photo credit: Redfin



William J. Mathis House, 1937, Albert F. Heino, 10455 S. Bell Avenue. Photo credit: Redfin

"Located in the heart of Beverly Hills neighborhood is this beautiful gem and striking survivor of an early modernist age home (The Art Moderne). This captivating landmark was built in 1937 and is recognized by Ridge Historical Society of Chicago, IL for its historical/architectural significance. The home was originally built for William J. Mathis (called the Mathis House), by Architect Albert F. Heino (1905-1955).

"This stunning enchantment boasts three bedrooms and two large bathrooms. Hardwood floors throughout both levels with a full basement + original bar that includes its own exit and staircase to the backyard. Centered in the middle of the home is a beautiful staircase leading to an open second floor layout. Second floor outdoor space is ready to become reality with this unique style of architecture.

"Two custom original doorways positioned at the center of the second floor allow access to the front and back of the home for fantastic views of the neighborhood. A modern kitchen flooded with natural light and views of the backyard keeps plenty of storage with 42-inch cabinetry throughout and additional space for your breakfast nook. Cornered windows in the living room and dining room show an abundance of natural light that is reflected throughout the first floor with a massive mirror above an original wood-burning fireplace. (Mathis House Listing)

"Heino (1905-1955) was the chief architect for United Airlines until leaving in 1948 to form his own practice. He is known for having designed the now-demolished Luther High School South in the Southwest Side Ashburn neighborhood, which opened its doors in 1953.

"Heino also designed numerous churches in the city and suburbs, including a Lutheran church at 6099 N. Northcott Ave. in the Northwest Side Norwood Park neighborhood, the church that now is Zion Hill Missionary Baptist Church in the Southwest Side Auburn Gresham neighborhood, the three-story classroom building that is part of New Deliverance Church in the South Side Roseland neighborhood, the church that now is the Iglesia de la Santa Cruz in the Southwest Side West Lawn neighborhood, the church that now is the Iglesia de Dios Septimo Dia in the Southwest Side Morgan Park neighborhood, St. John's Lutheran Church in La Grange and St. John the Evangelist Church in Flossmoor, among others." (Goldsborough, Chicago Tribune, 12/29/23)

Art Moderne-style home in Beverly designed by architect Albert Heino listed for $545,000, Bob Goldsborough, Chicago Tribune, 12/29/23

10455 S. Bell Avenue Listing

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



John Wingert House, 1854 and 1875, 6231 N Canfield Ave. A Designated Chicago Landmark. Photo credit: VHT Studio



John Wingert House, 1854 and 1875, 6231 N Canfield Ave. A Designated Chicago Landmark. Photo credit: VHT Studio



John Wingert House, 1854 and 1875, 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

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 (2024)
City of Chicago Demolition Delay Hold List (2023)



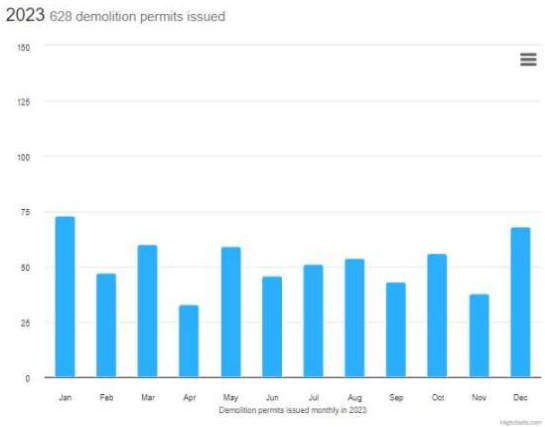
2923-25 W. Jackson Blvd., East Garfield Park. Photo credit: Google Maps

Address: 2923-25 W. Jackson Blvd., East Garfield Park
#101043316
Date Received: 02/05/2024
Ward: 27th Ald. Walter Burnett Jr
Applicant: MBR Wrecking & Construction, Inc. C/O Joel Reifer
Owner: 5301 W. Ogden, LLC C/O James Spyropoulous
Permit Description: Wreck and removal of a one-story masonry building.
Status: Under Review

LOSS: Spotlight on Demolition January 2024

- 1317 W. Wrightwood Avenue, Lincoln Park
- 3209 W. 16th Street, North Lawndale
- 6700 S. Hermitage Avenue, West Englewood
- 1501 W. Sunnyside Avenue, Uptown
- 1851 N. Leavitt Street, Bucktown
- 2043 W. Augusta Boulevard, Ukrainian Village
- 3636 N. Hamilton Avenue, Roscoe Village
- 6233 N. Winthrop Avenue, Edgewater
- 1520 N. Wells Street, Old Town
- 3812 W. Ogden Avenue, Lawndale
- 2544 S. Hamlin Avenue, Little Village
- 5039 N. Winthrop Avenue, Uptown
- 4911 N. Paulina Street, Andersonville
- 3633 N. Claremont Avenue, Roscoe Village

“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 628 demolitions during 2023 at Chicago Cityscape's Demolitions Tracker

Chicago Cityscape



1317 West Wrightwood Avenue. Built 1870s. Demolished February 2024. Photo credit: VHT Studios



3209 W. 16th Street, North Lawndale. Demolished February 2024. Photo credit: Google Maps



St. Mary of Mount Carmel, 6700 S. Hermitage Avenue, West Englewood. Demolished February 2024. Photo credit: Google Maps



First Spanish Christian, 1501 W. Sunnyside Avenue, Uptown. Demolished February 2024. Photo credit: Google Maps



1851 N. Leavitt Street, Bucktown. Demolished February 2024. Photo credit: Google Maps



2043 W. Augusta Boulevard, Ukrainian Village. Demolished February 2024. Photo credit: Google Maps



3636 N. Hamilton Avenue, Roscoe Village. Demolished February 2024. Photo credit: Google Maps



6233 N. Winthrop Avenue, Edgewater. Demolished February 2024. Photo credit: Google Maps



1520 N. Wells Street, Old Town. Demolished February 2024. Photo credit: Google Maps



3812 W. Ogden Avenue, Lawndale. Demolished February 2024. Photo credit: Google Maps



2544 S. Hamlin Avenue, Little Village, Demolished February 2024. Photo credit: Google Maps



5039 N. Winthrop Avenue, Uptown. Demolished February 2024. Photo credit: Google Maps



4911 N. Paulina Street, Andersonville. Demolished February 2024. Photo credit: Google Maps



3633 N. Claremont Avenue, Roscoe Village. Demolished Feb 2024. Photo credit: Google Maps

Preservation in the News

Block Club Chicago: Where Do TV Shows Film In Chicago? Pilsen, Logan Square And Wicker Park Are Hot Spots



Cinespace Chicago Film Studios, formerly Ryerson Steel, 2558 W. 16th St. Photo credit: Eric Allix Rogers

"City neighborhoods might only be a few miles apart, but they can conjure vastly different worlds on shows like 'The Bear' and 'Chicago Fire.'

"Pilsen, Logan Square and Wicker Park are hot spots for TV filming because they're close to local studios and they have different appearances, said Mono Wilborn, the locations manager for NBC's 'Chicago Fire.'

That said, TV shows regularly film in other neighborhoods around the city, Wilborn said. Four major shows set in Chicago — 'The Chi' and NBC's Chicago franchise, 'Chicago Fire,' 'Chicago Med' and "Chicago P.D." — are filming here in January, for example.

"'Location choices are driven by what is called for in the script and by the creative choices of the production team,' according to a Chicago Film Office statement.

"Wilborn said location teams will look for neighborhoods with specific types of houses that match descriptions in the script. When the teams find houses that match what they're looking for, they drop leaflets in the mailboxes or on doors with the location scout's information and a description of the filming to ask the homeowners to film there.

"TV shows set in Chicago also film indoor scenes at studios like Cinespace and Chicago Studio City on the West Side. Another studio — The Fields — is set to open this spring with nine sound stages at the border of Logan Square and Avondale.

"Cinespace has 36 stages that are used for TV shows, films and commercials. Productions that film in Chicago often use the stages for their sets and can rent equipment from Cinespace, said Jane Williamson, head of operations and client services at Cinespace Chicago.

"'The stages are a blank canvas and can be used to stand in for any location needed by producers and/or show runners based on their script,' Williamson said.

"TV shows being filmed around Chicago can provide insights to people outside of the city about what Chicago is actually like.'Film and television definitely showcases our city and draws tourists from around the world,' according to the Chicago Film Office.

"Wilborn, a Chicago native, said it's important to him that the city is represented correctly in film and television, and that TV shows set in Chicago actually film in the city instead of in places like New York or Los Angeles.

"Williamson said filming in Chicago is also about bringing jobs to Chicago, including through Cinespace's workforce training program.

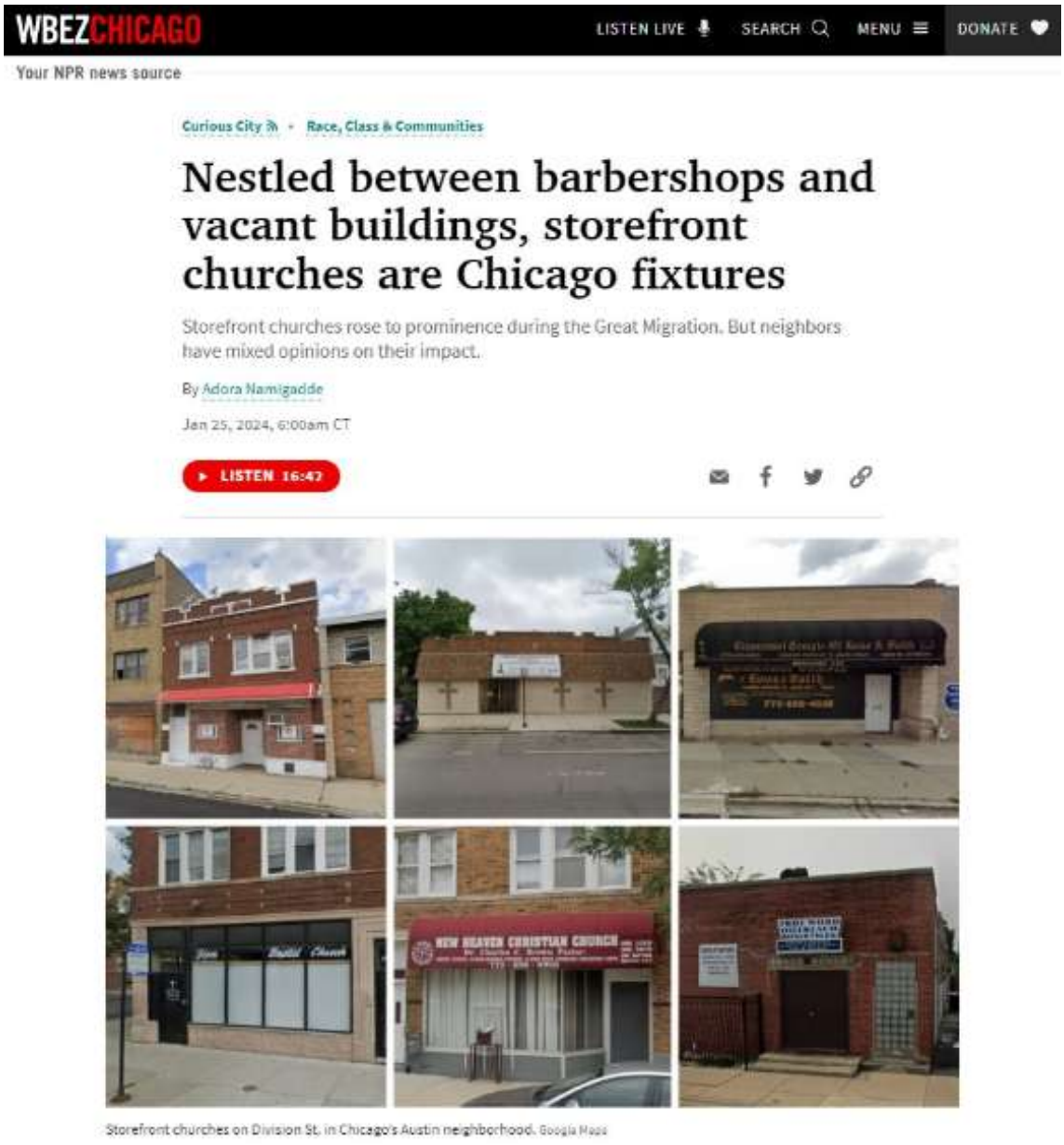
"'We are proud to be an important part of Chicago's thriving production industry that is supported by a talented workforce, a variety of locations, and the state's incentives,' Williamson said." (Mulima, Block Club Chicago, 1/11/24)

Read the full story at Block Club Chicago

Where Do TV Shows Film In Chicago? Pilsen, Logan Square And Wicker Park Are Hot Spots; TV shows set in Chicago like 'Chicago Fire' and 'The Chi' film on sets and in neighborhoods around the city, Where Do TV Shows Film In Chicago? Pilsen, Logan Square And Wicker Park Are Hot Spots, Monique Mulima, Block Club Chicago, 1/11/24

Cinespace Chicago Film Studios Open House Chicago

WBEZ Chicago: Nestled between barbershops and vacant buildings, storefront churches are Chicago fixtures



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Curious City · Race, Class & Communities

Nestled between barbershops and vacant buildings, storefront churches are Chicago fixtures

Storefront churches rose to prominence during the Great Migration. But neighbors have mixed opinions on their impact.

By Adora Namigadde

Jan 25, 2024, 6:00am CT

LISTEN 16:42

Storefront churches on Division St. in Chicago's Austin neighborhood. Google Maps

Nestled between barbershops and vacant buildings, storefront churches are Chicago fixtures; Storefront churches rose to prominence during the Great Migration. But neighbors have mixed opinions on their impact. Image credit: WBEZ Chicago

"Drive down Division St. in Chicago's Austin neighborhood, and you'll pass storefront after storefront with names like 'Christ Resurrection Missionary Baptist Church' and 'Old Rugged Cross Missionary Baptist Church.'

"Storefront churches are defined by their location: They're houses of worship tucked into strip malls or street-facing buildings that might otherwise serve commercial purposes. These churches are often sandwiched between all sorts of spaces, including barbershops, chicken-and-fish eateries and vacant properties.

"This style of church became popular in Chicago in the early 20th century, when African Americans moved to the city to escape the Jim Crow South during the first wave of the Great Migration.Today, you can still find storefront churches all over the city. But they're particularly prevalent on the South and West Sides, in neighborhoods like Austin.

"In a highly unscientific survey, Curious City counted over 60 storefront churches in the Austin neighborhood on Google Maps. Depending on the size of the space and level of participation, congregations at these churches can range from 20 to a few hundred people. In Chicago, like many cities, these churches are prevalent in majority-Black neighborhoods, and more recently in Latino and Asian communities.

"City leaders recently made Austin a priority area for revitalization efforts to address these very concerns.

"Ward Miller of Preservation Chicago says when many storefront churches closed at the start of the COVID-19 pandemic, neighborhoods lost out on essential services. 'We lose food pantries, we lose counseling services, we lose childcare services, we lose community dinners, we lose celebrations,' Miller said. 'And we lose a network of friends and family that come together.'" (Namigadde, WBEZ Chicago, 1/25/24)

Read or listen to the full story at WBEZ Chicago

Nestled between barbershops and vacant buildings, storefront churches are Chicago fixtures; Storefront churches rose to prominence during the Great Migration. But neighbors have mixed opinions on their impact, Adora Namigadde, WBEZ Chicago, 1/25/24

WBEZ Chicago: What's That Building? Chicago Buildings Housing Migrants



What's That Building? Chicago buildings housing migrants; Several of the city's migrant shelters have distinguished histories, either because of their architecture or ties to noteworthy figures. Image credit: WBEZ Chicago

"In the past 16 months, at least 29,000 migrants have arrived in Chicago from Texas on buses, airplanes and Metra trains.

"Providing shelter has been a challenge that sparked numerous controversies, such as neighbors resisting the use of buildings for migrant housing and the collapse of a plan to build a tent camp in the Brighton Park neighborhood because of contaminated soil on the site.

"But there are buildings all over the city, and some in the suburbs, that have been turned into migrant housing, if only temporarily.

"City officials have been tight-lipped about how buildings get selected, and there's no public list of what buildings are being used. Nevertheless, WBEZ's Reset found several that have distinguished histories, either because of their architecture or because they're linked to noteworthy figures or events in Chicago's past.

"Here's a look at five of these buildings.

- 4900 S. DuSable Lake Shore Drive, formerly Lake Shore Hotel
- 320 S. Plymouth Court, former Standard Club
- 640 W. Irving Park Road, former Immaculata High School
- Sears Roebuck & Co Warehouse, 2241 S. Halsted St.
- 6650 S. Ellis Ave., former Wadsworth and Dumas Elementary" (Rodkin, WBEZ Chicago, 1/4/24)

Read of listen to the full story at WBEZ Chicago

What's That Building? Chicago buildings housing migrants; Several of the city's migrant shelters have distinguished histories, either because of their architecture or ties to noteworthy figures, Dennis Rodkin, WBEZ Chicago, 1/4/24

Daily Southtown: South Side shop still sets stones from Indiana that fostered Chicago's 'White City' style



Chicago Vocational High School, 1940, John C. Christensen, 2100 E. 87th St. Photo Credit: Eric Allix Rogers

"The rocks embedded in the exterior of Chicago's Tribune Tower famously were collected by newspaper correspondents on assignment in far flung locales.

"The nearly 150 stones are pieces of famous structures throughout the world, including Egyptian pyramids, the Great Wall of China and St. Peter's Cathedral in Rome. There's even a Chicago brick taken from the home of Tribune founder Robert McCormick that's dated to 1880.

"But it was the limestone surrounding the famous rocks that received special attention not long ago as the tower's owners converted the building from newspaper offices to condominium units. The cream colored limestone was installed when the tower was constructed nearly a full century earlier, and portions were in need of repair.

"'It was in bad shape for many reasons,' said Tom Van Etten, of Flossmoor, co-owner of Galloy & Van Etten, the firm hired to do restoration work on the building's stone exterior. 'Mostly because the steel backing was rusting and there was deterioration over 100 years.'

"A year earlier, they'd completed a similar restoration across the river, at the London Guarantee and Accident building, now known as the London House Hotel, built around the same time as the Tribune Tower, using the same material. A third building, 333 N. Michigan Avenue, is another early 1920s building surrounding the Michigan Avenue Bridge clad with the same Indiana limestone. "Both projects Van Etten's company worked on required replacing some of the stone while matching it so the repairs would fit in seamlessly.

"'You take some existing examples, cut them open to see what they are, go down to Bloomington and find the stone that's the best match,' he said. "The beauty of Indiana limestone is the stone they're quarrying today is the same stone they quarried over 100 years ago."

"Quarried from huge deposits around Bedford and Bloomington, Indiana, the material already had become a hit in the booming construction industry of the late 1890s. Van Etten's great-grandfather, Dutch immigrant Abram Van Etten, hopped on the bandwagon as an 18-year-old entrepreneur when he opened his first stone shop at 123rd Street and Emerald Avenue. By 1903, he was able to construct his own shop, using Indiana limestone, at 118th and Halsted streets.

"The stone's popularity was well deserved, said Kevin Harrington, professor emeritus of architectural history at the Illinois Institute of Technology in Chicago, who co-wrote the 2003 guidebook 'Chicago's Famous Buildings,' now in its 5th printing.

"'It's an incredibly beautiful stone, and it's been used for many of Chicago's most iconic buildings,' he said.

"Beyond the notable Michigan Avenue bridge area, there are the structures in the LaSalle Street financial district anchored by the Chicago Board of Trade building, much of Chicago's Museum Campus area, Hyde Park and the Museum of Science and Industry — just about every area of the region.

"As economic conditions created a skyscraper boom in Chicago, 'the city went from a shorter city to a taller city, and from a city of dark, dark buildings to a city of much lighter buildings,' Harrington said. 'Many of those buildings were connected to that classical language that was used at the World's Fair.'

"Even structures built in subsequent styles, such as art deco and gothic buildings such as Tribune Tower, incorporated the creamy look of Bedford limestone. But more than its color, it was the stone's maintenance-free qualities that made it the go-to cladding for so much of Chicago's skyline." (Eisenberg, Daily Southtown, 2/4/24)

Block Club Chicago: Austin, Roseland And Humboldt Park First To Participate In Renewed Historical Marker Project



Historic Market in front of The Muddy Waters house, 4339 S. Lake Park Avenue in Bronzeville. Photo credit: Colin Boyle / Block Club Chicago

"Three communities of color will be the first involved in a renewed citywide art project highlighting important people, events and locations in the city's neighborhoods.

"Two city agencies are working to expand a historical markers program that began in the 1990s as a way to highlight notable Chicagoans. The program will bring historical markers citywide, but Austin, Humboldt Park and Roseland will be the first neighborhoods to receive them, said Lydia Ross, the Department of Cultural Affair and Special Event's director of public art.

"The project — which began seeking scholars, artists and other collaborators in August — will be an engaging way to learn about city history, Ross said. The Department of Cultural Affairs and Special Events is teaming with the Department of Planning and Development on the project. "'We can use this program to tell a lot of different stories about Chicago and bring people, culture and history to life that is hidden in plain sight,' she said.

"The historical markers program was inspired by the Chicago Tribute Markers of Distinction project from the mid-90s, Ross said.

"The Chicago Tribute Markers program installed plaques honoring Chicagoans like Nat 'King Cole, Marshall Field, Carl Sandburg and Jane Addams, among about 80 others, according to its website.

"In the 30 years since their installation, the practice of historic markings have changed 'with regard to subject matter, content and the medium used to create such tributes,' the city's request for proposals for the new project reads. The renewed historical markers project comes amid a larger effort to re-evaluate Chicago's monuments and historical artifacts.

"There will be community meetings later this year to determine what the markers will be and where they will be located in each neighborhood, along with design competitions to determine who gets to create the markers, according to Ross." (Arline, Block Club Chicago, 1/31/24)

Read the full story at Block Club Chicago

Austin, Roseland And Humboldt Park First To Participate In Renewed Historical Marker Project; The city's Chicago Tribute Markers program will honor famous Chicagoan not already recognized, Trey Arline, Block Club Chicago, 1/31/24

The Newberry: Harold Lucas: A Bronzeville Historian’s Lasting Kinship



Defender/Martha G. Brock

Bronzeville now a tourist attraction

Harold Lucas, executive director of the Black Metropolis Convention and Tourism Council (center), talks with tourists from across the country Thursday as he guided them on a tour of historic Bronzeville. The old *Chicago Bee* building, located on State Street in Bronzeville,

Figure 2: Lucas featured in the Chicago Defender, October 19, 1996.

Harold Lucas: A Bronzeville Historian’s Lasting Kinship, The 'Godfather of Bronzeville's' papers provide valuable information about community activism and private life. Image credit: The Chicago Defender and the Harold Lucas Collection at The Newberry

"Last summer, I interned with the Modern Manuscripts and Archives Team helping to organize the documents of the late Harold Lucas (1942-2022). This collection came to the Newberry in roughly 40 boxes over the course of 2020-2023. Kineyshi Fils-Esperant, my co-intern from Northwestern University, and I had quite a task on our hands, especially considering the subject of the collection was unknown to the both of us. And yet, our lack of knowledge turned out to be a uniquely valuable circumstance. Sifting through the collection gave us a thorough impression of Lucas's public and private life and legacy without any preconceived notions.

"Lucas is most well known as the Bronzeville Historian (often nicknamed 'the Godfather of Bronzeville') who helped save notable landmarks, such as the Supreme Life Insurance Building, from demolition, while also promoting heritage tourism in Chicago's South Side. But the vast amount of material in this collection indicates that such a brief description hardly encapsulates who Lucas was. Beyond the newspaper articles that detail his exploits in the public eye, there also exists an array of private documents that lent themselves to my ever growing perception of Lucas. "Harold Lucas's collection embodies a transcendental vitality. Though Lucas passed away over a year ago, what remains are his documents that draw breath in their housed state. The collection produces a sustainable heartbeat, for it carries a man's legacy that is alive and kicking.

"Lucas will be remembered for many grand achievements in heritage tourism and landmark preservation, as with the Supreme Life Insurance Building. But within his collection, you'll find pathways to many simpler, behind-the-scenes moments that detail the life of a loving father. Not only did his children benefit from his compassion, but all the youth of Bronzeville. And through them that compassion endures." (Marabella, The Newberry, 1/30/24)

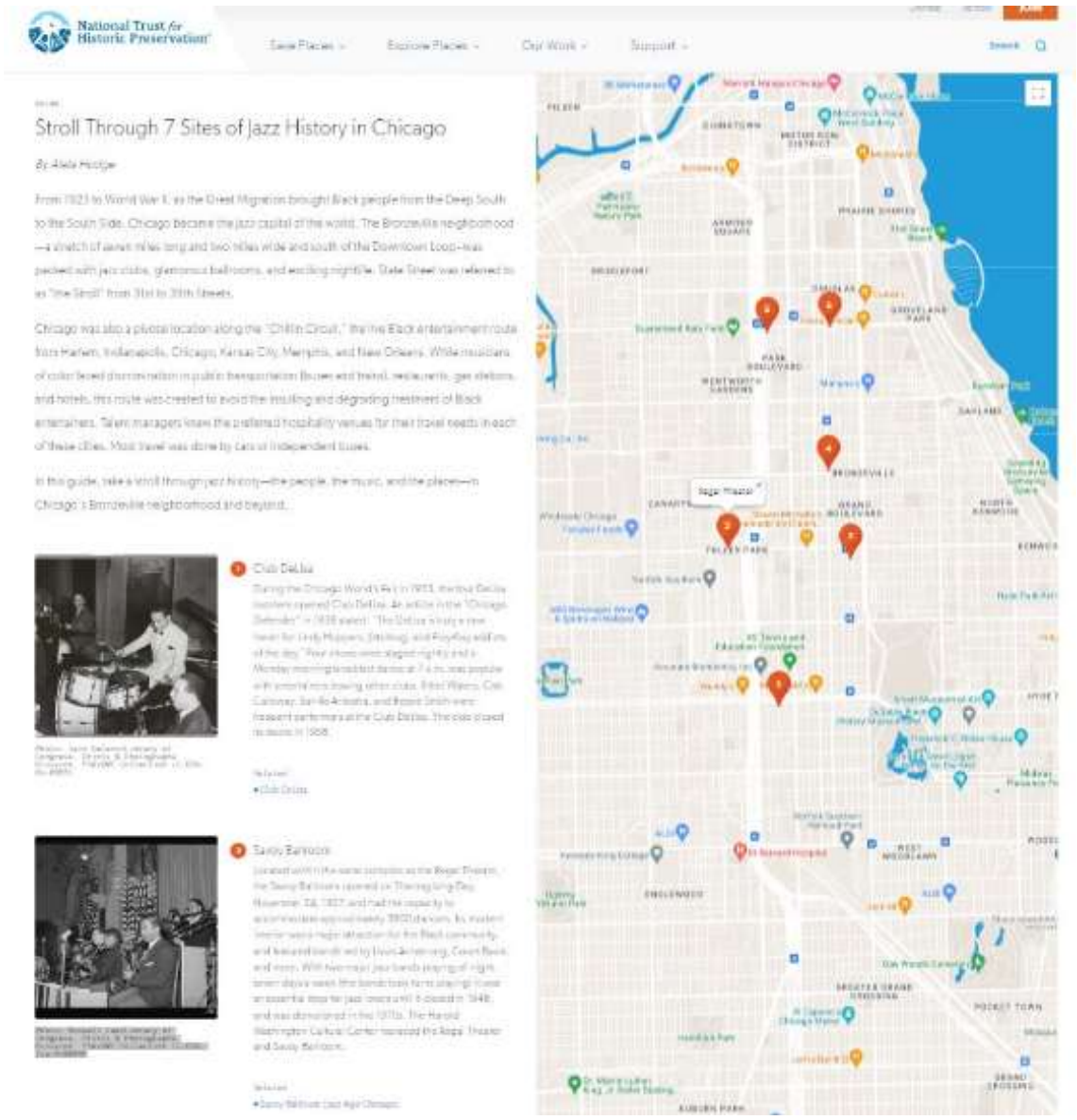
Read the full story at The Newberry

Harold Lucas: A Bronzeville Historian's Lasting Kinship, The 'Godfather of Bronzeville's' papers provide valuable information about community activism and private life, Nico Marabella, The Newberry, 1/30/24

National Trust for Historic Preservation: Stroll Through 7 Sites of Jazz History in Chicago



Savoy Ballroom: Located within the same complex as the Regal Theatre, the Savoy Ballroom opened on Thanksgiving Day, November 24, 1927, and had the capacity to accommodate approximately 3800 dancers. Its modern interior was a major attraction for the Black community, and featured bands led by Louis Armstrong, Count Basie, and more. With two major jazz bands playing all night, seven days a week (the bands took turns playing) it was an essential stop for jazz lovers until it closed in 1948, and was demolished in the 1970s. Photo credit: Russell Lee/Library of Congress, Prints & Photographs Division, FSA/OWI Collection LC-DIG-fsa-8c00885



Stroll Through 7 Sites of Jazz History in Chicago interactive map. Image credit: The National Trust for Historic Preservation

"From 1923 to World War II, as the Great Migration brought Black people from the Deep South to the South Side, Chicago became the jazz capital of the world. The Bronzeville neighborhood—a stretch of seven miles long and two miles wide and south of the Downtown Loop--was packed with jazz clubs, glamorous ballrooms, and exciting nightlife. State Street was referred to as 'the Stroll' from 31st to 39th Streets.

"Chicago was also a pivotal location along the 'Chitlin Circuit,' the live Black entertainment route from Harlem, Indianapolis, Chicago, Kansas City, Memphis, and New Orleans. While musicians of color faced discrimination in public transportation (buses and trains), restaurants, gas stations, and hotels, this route was created to avoid the insulting and degrading treatment of Black entertainers. Talent managers knew the preferred hospitality venues for their travel needs in each of these cities. Most travel was done by cars or independent buses.

"In this guide, take a stroll through jazz history—the people, the music, and the places—in Chicago's Bronzeville neighborhood and beyond.

- Club DeLisa
- Savoy Ballroom
- Regal Theater
- The Forum
- Bottom's Dreamland Cafe
- The Sunset Café/Grand Terrace Café
- Soldier Field"

Read the full story at the National Trust for Historic Preservation

Stroll Through 7 Sites of Jazz History in Chicago, Aleta Hodge, The National Trust for Historic Preservation, 2024

WBEZ Chicago: Route 66 was ‘a microcosm of America.’ Now, preservationists want to collect its stories.



Preserve Route 66, Share Your Historic Route 66 Story! Image credit: National Trust for Historic Places While Route 66 still captures the imagination of people around the world, its historic places—and their stories—continue to be lost every year. We believe that many of these stories along Route 66 remain untold and we need your help in amplifying them to the wider world!

"'Get your kicks on Route 66,' Nat King Cole famously sang in 1946 about one of the United States' first highways. The iconic road, which stretched from Chicago to Santa Monica, California, figures prominently in pop culture, appearing in music, television and Disney/Pixar films.

"Now, the National Trust for Historic Preservation is honoring the highway's past by collecting stories and photos from people who traveled along the route, all ahead of its centennial in 2026 and with the hope of elevating the stories of overlooked groups.

"'There are stories of Native Americans on Route 66, of Black Americans, immigrant stories, Latinx and Mexican Americans on Route 66. Those are some of the stories that have not really been told,' said Amy Webb, senior director of preservation programs at the National Trust. 'What we want to do as Route 66 is coming up on its second century and celebrating its centennial is to really kind of expand that narrative.'

"The National Trust, a nonprofit that works to save the country's historic sites, announced last month the launch of its 'Preserve Route 66: Share Your Story' campaign, which aims to gather 2,026 stories for the highway's centennial.

"Whether you're a historian or regular road tripper, you can submit pictures and memories in the form of a few sentences at a submission portal on the National Trust's website. Currently, 80 submissions are featured on the website, with more being submitted daily, Webb said. The stories will be used to develop an interactive map for the centennial, which will also include information from state preservation offices and the National Parks Service.

"Route 66, at 2,440 miles long, was designated as the nation's first-ever all-weather highway in 1926. By the 1950s, travel along what John Steinbeck called 'the Mother Road' had become a popular American road trip, with stops along the way to see small towns, bright neon signs, truck stops and other roadside attractions. Some small towns opened shops, motels and gas stations, with the route pumping revenue into these areas. The route, which Webb called a 'microcosm of America,' was decommissioned in 1985 and was replaced by new interstate highways.

"'It's unfortunate that we continue to lose bits and pieces of Route 66, or whole buildings, every year,' Webb said. 'In preservation, the only way that places get saved is that somebody cares about them, and we know that people care deeply about places on Route 66.'

"In Chicago and beyond, some of the original establishments that popped up along Route 66 are at risk of being lost to development, Webb said. 'People in Chicago may know of places that they remember that aren't here anymore and we want to hear those stories, too,' she said."

"'Oftentimes we lose things, things are demolished because people don't speak up on how much they love it,' she said." (Cha, Chicago Sun-Times, 2/3/24)

Read the full story at Chicago Sun-Times

Route 66 was 'a microcosm of America.' Now, preservationists want to collect its stories.
For Route 66's centennial in 2026, the National Trust for Historic Preservation wants to help tell a collection of stories along the highway, Phyllis Cha, Chicago Sun-Times, 2/3/24

National Trust for Historic Preservation Launches the Preserve Route 66: Share Your Story Campaign Press Release, SavingPlaces.org

Chicago Magazine: “Accelerate Hard as You Can” For a Blues Brothers stunt driver, the thrill of the chase was only part of the fun



Bluesmobile leaps over a Chicago police car during filming of Blues Brothers in 1979. Photo credit: Jim Frost / Chicago Sun-Times

"It was the late spring of 1979, and I'd recently left my job selling high-line cars at Loeber Motors on Clark Street, a couple of blocks from Rush Street's corridor of nightclubs. The dealership was still sponsoring my Alfa Romeo racecar (we were winning quite a few races that year, which made George Loeber happy), and I'd drop by regularly to pick up parts or just to see how things were going.

"It was on such a visit that I noticed these two guys in George's office. One wore a high-mileage three-piece suit, and the other was in shirtsleeves and dungarees and sported unruly hair, an extravagant mustache, and large, copper-tinted sunglasses. It turned out the suit was from Mayor Jane Byrne's film office and the other guy was some sort of advance-organizer wheel from Hollywood. Their shared mission was to help facilitate the upcoming Chicago shoot of John Landis's The Blues Brothers.

"The two were asking George where they might find reliable, trustworthy drivers who could handle an automobile 'at speed' and, moreover, would work for cheap and show up at 5 a.m. as needed. That's when George noticed me wandering through the showroom and beckoned me into his office. 'You might ask this guy,' he told them as he fiddled with his pipe. 'He races cars.'
"The two guys eyed me. 'Izzat right?' the City Hall guy said.

"I gave him one of those half-nod, half-shrug things and tried to stand up a little straighter. The two looked at each other and then back at me.

"They invited me to a tryout — to be held in the exceedingly vacant parking lot of the recently defunct and now derelict Dixie Square Mall in Harvey — and told me to bring any of my racing buddies along who might be interested.

"On the day of the audition, I arrived at the mall and spotted four beat-up cop cars parked in a ragged line, plus a card table manned by some production-assistant types. A couple of bored-looking Hollywood stunt drivers — real ones! — leaned against the side of the van, smoking cigarettes and drinking coffee.

"There were probably no more than a dozen of us. But we discovered there would be fresh waves of tryouts all day. The Blues Brothers project had a lot of cop cars to fill. And the producers, I recall hearing, were dead set against paying union-scale stunt money to fill all the drivers' seats. Hell, those cars would mostly serve as moving background in the big chase scenes anyway...

"That sounded pretty damn neat.

"It was a fairly simple shot, just sashaying through Lower Wacker Drive behind the Bluesmobile-on-a-flatbed, and it wasn't even that fast. Still, it was sort of frantic, like that clattery Ghost Train ride at the old Riverview Park. There's a lot of very solid stuff you can hit on Lower Wacker Drive — concrete islands and curbs and columns and such — and the pavement was, well, what you might expect of Chicago pavement.

"We weaved through Lower Wacker until we got to Lower Michigan Avenue, then made a triangular about-face and duplicated the same weaving-and-squealing queue behind the Bluesmobile until we arrived back at the rail yard where we'd started. The whole deal took maybe 10 minutes, and probably yielded 10 seconds of actual, usable screen time.

"But of course that was just one shot. And so while they set up the next one, which took well over an hour, we waited around some more. J.N. told me to get my own cop car and get in line behind the three pro stunt drivers for the next take. This time we were going to chase after the stunt doubles who were in one of the real Bluesmobiles. I noticed a bunch of air was being let out of its rear tires so that it would slide around more on Lower Wacker's slick, bumpy concrete. So I did the same on my cop car. Hey, why not?" (Levy, Chicago Magazine, 1/2/24)

Chicago YIMBY: Lost Legends #10: The Masonic Temple Building In The Loop



Masonic Temple, by Burnham & Root. Built in 1892. Demolished in 1949. Historic Photo Credit: Ryerson & Burnham Archives, Archival Image Collection, Photographer J.W. Taylor (Architecture Photograph Collection, c.1901-1915, #16430



Masonic Temple Entrance, by Burnham & Root. Built in 1892. Demolished in 1949.
Historic Photo Credit: Ryerson & Burnham Archives, Archival Image Collection, Inland Architect Vol. 19, no. 5 (IA1905_0978)



STAIRWAY AND GALLERIES FROM ELEVATORS.

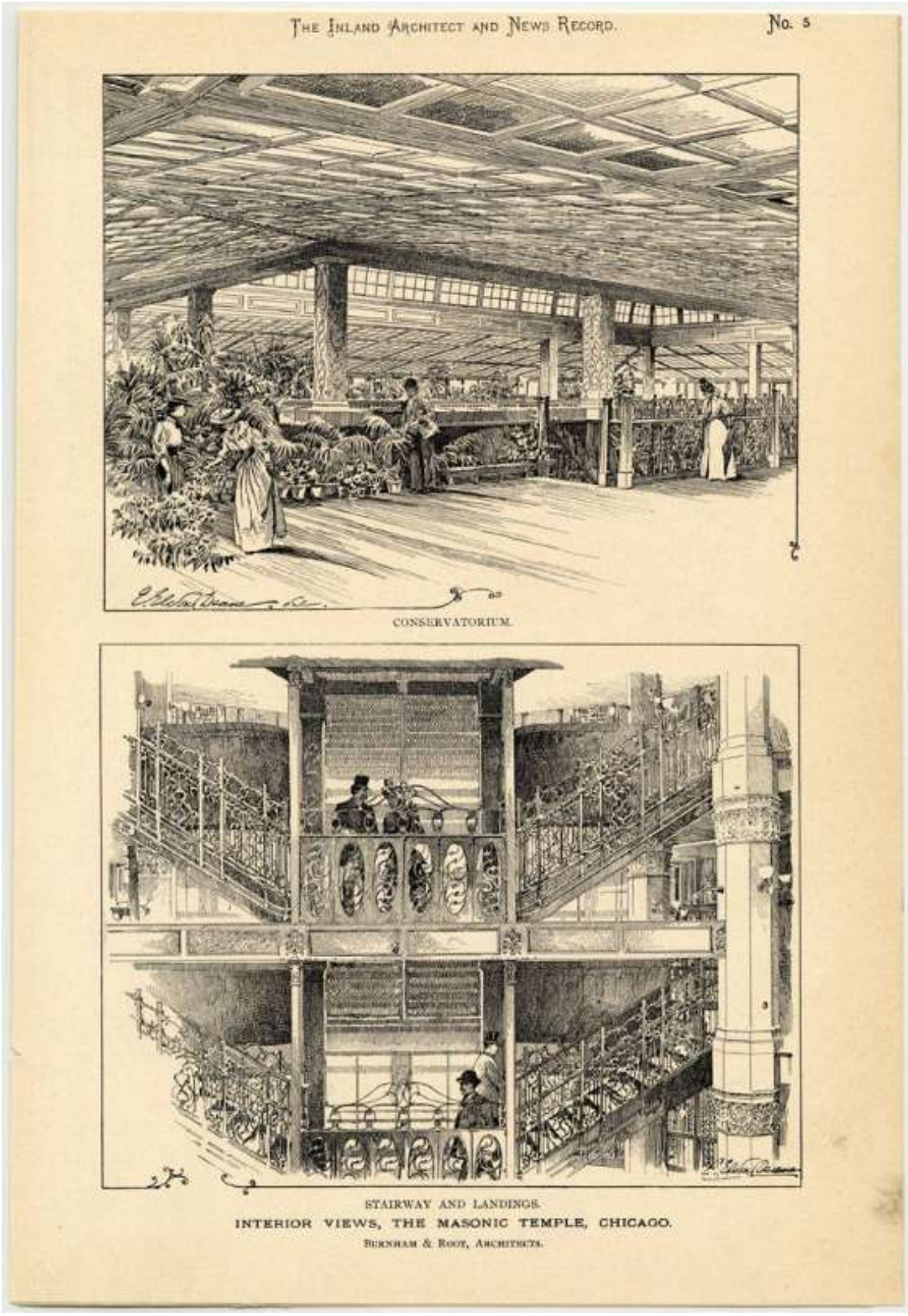


ROTUNDA.

INTERIOR VIEWS, THE MASONIC TEMPLE, CHICAGO.

BURNHAM & ROOT, ARCHITECTS.

Masonic Temple, by Burnham & Root. Built in 1892. Demolished in 1949. Historic Photo Credit: Ryerson & Burnham Archives, Archival Image Collection, Inland Architect
Inland Architect, vol. 20, no. 5 (IA20XX_1109)



Masonic Temple Entrance, by Burnham & Root. Built in 1892. Demolished in 1949. Historic Photo Credit: Ryerson & Burnham Archives, Archival Image Collection, Inland Architect
Inland Architect, no. 5 (IA2005_1110)



Masonic Temple light court and atrium lobby, by Burnham & Root. Built in 1892. Demolished in 1949.
Historic Photo Credit: The (Chicago Daily News Archive – Library of Congress

"In this edition of the “Lost Legends” series, we delve into the history of The Loop‘s Masonic Temple Building, which stood tall from 1892 until the late 1930s. Designed by the renowned architectural firm Burnham and Root, the Masonic Temple Building was the city’s tallest from 1895 to 1899 (taking the title initially when the original Board of Trade Building had its clock tower removed, then surpassed by The Montgomery Ward Building), serving as an emblem of Chicago’s status as a global pioneer in architecture and engineering.

"History: The Masonic Temple Building was constructed in 1891-1892 at the corner of Randolph and State Streets in Chicago, Illinois. Rising 21 stories and reaching a height of 302 feet, the structure was owned by Oriental Lodge and was a testament to the popularity and prominence of the Freemasons in Chicago at the time. Designed by the prolific architectural firm Burnham and Root, the Masonic Temple Building employed a rigid steel frame with wrought iron wind bracing placed diagonally between the structural members above the 10th floor. Large windows were installed from top to bottom, emphasizing the practicality of a steel-framed building and allowing ample natural light to fill the interior spaces.

"Demolition: Despite its historical significance and architectural grandeur, the Masonic Temple Building faced challenges that would eventually lead to its demolition. The 1939 demolition would be influenced by two primary reasons. First, the building’s outdated and insufficient infrastructure played a significant role in its downfall. Poor internal services rendered the structure less appealing and functional over time. Secondly, the construction of the new State Street subway presented challenges for the Masonic Temple. Undertaking expensive foundation retrofitting to accommodate the subway’s construction would have been a burdensome cost, further justifying the choice to tear down the building. Today, where the Temple once stood is the 33-story Joffrey Tower, designed by Booth Hansen and constructed in 2008.

"Legacy: Much like our other Lost Legend installations, the loss of Chicago’s Masonic Temple Building reflects the ongoing tension between urban development and the preservation of architectural gems. For every modern skyscraper we see today, there’s an older structure, like the Masonic Temple, that once commanded attention and respect. Its absence underscores the ever-changing nature of our cities, always adapting to the shifting demands of time and progress. (Crawford, Chicago YIMBY, 9/20/23)

Read the full story with 3D Modeling at Chicago YIMBY

Masonic Temple by Burnham & Root Built 1892, Demolished 1939

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

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

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

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

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

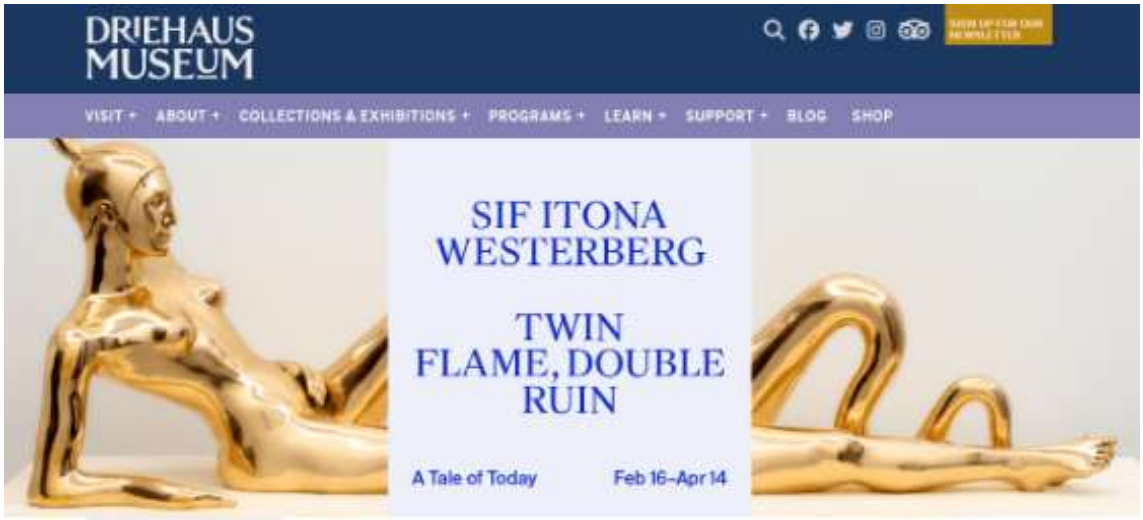
Lost Legends #6: Original Prentice Women’s Hospital In Streeterville, Jack Crawford, Chicago YIMBY, 5/5/23

Lost Legends #7: Dearborn Station’s Pitched Roof, Jack Crawford, Chicago YIMBY, 6/1/23

Lost Legends #8: The Lake Shore Drive ‘S’ Curve Bottleneck, Jack Crawford, Chicago YIMBY

Preservation Events & Happenings

Richard H. Driehaus Museum Presents "Sif Itona Westerberg: Twin Flame, Double Ruin"



"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
"Sif Itona Westerberg: Twin Flame, Double Ruin"
February 16 to April 14

"Sif Itona Westerberg: Twin Flame, Double Ruin is the first solo US museum exhibition of Copenhagen-based artist Sif Itona Westerberg, featuring recent bronze and concrete sculptures that draw from popular mythological narratives in dialogue with the museum's richly-ornamented 1883 Nickerson Mansion. Curated by Stephanie Cristello, Sif Itona Westerberg: Twin Flame, Double Ruin is the fourth iteration of the Driehaus Museum's contemporary art series, A Tale of Today, in which emerging artists build upon the immersive experience and cultural history of the Gilded Age building to expand our understanding of the world through the art, architecture, design.

"Sif Itona Westerberg: Twin Flame, Double Ruin takes inspiration from the Ancient Greek myth of soulmates—a single body that was divided into two parts, fated to forever yearn and search for its reflection. The exhibition title borrows terminology from concepts of interpersonal connection, a 'twin flame' often described in modern psychology as akin to soulmates. Westerberg contrasts ideals of creation and metamorphoses with the idea of 'ruin,' a double entendre in reference to either disaster, or the remnants of Classical artifacts.

"Creating a language of hybrid forms, Westerberg transforms common industrial materials such as aerated concrete into delicate, sensitive surfaces engraved with the retellings of ancient lore. Using material to explore the technological advances of industrialization, as well as the disenchantment that replaced myth in the dawn of modern society, Westerberg's work offers a deeper understanding of the Nickerson Mansion and the cultural and social ideals of the late-nineteenth and early-twentieth centuries."

Learn more at Sif Itona Westerberg: Twin Flame, Double Ruin exhibition website at the Richard H. Driehaus Museum

"The Richard H. Driehaus Museum engages and inspires the global community through exploration and ongoing conversations in art, architecture, and design of the late nineteenth and early twentieth centuries. Its permanent collection and temporary exhibitions are presented in an immersive experience within the restored Samuel Mayo Nickerson Mansion, completed in 1883, at the height of the Gilded Age. The Museum's collection reflects and is inspired by the collecting interests, vision, and focus of its founder, the late Richard H. Driehaus."

Learn more about the Richard H. Driehaus Museum at www.DriehausMuseum.org

Pritzker Military Museum & Library presents The War of 1812: Countering Peril on the High Seas and at Home October 19, 2023 to July 27, 2024





The War of 1812: Countering Peril on the High Seas and at Home exhibit chronicles the conflict from an American perspective primarily through illustrations of figures, battles, and landscapes. Get up close and personal as you transcend back to a time when you can witness monumental milestones within a forgotten era of historical struggle. Image credit: Pritzker Military Museum & Library / Naval History and Heritage Command

The War of 1812: Countering Peril on the High Seas and at Home exhibit chronicles the conflict from an American perspective primarily through illustrations of figures, battles, and landscapes. Get up close and personal as you transcend back to a time when you can witness monumental milestones within a forgotten era of historical struggle.

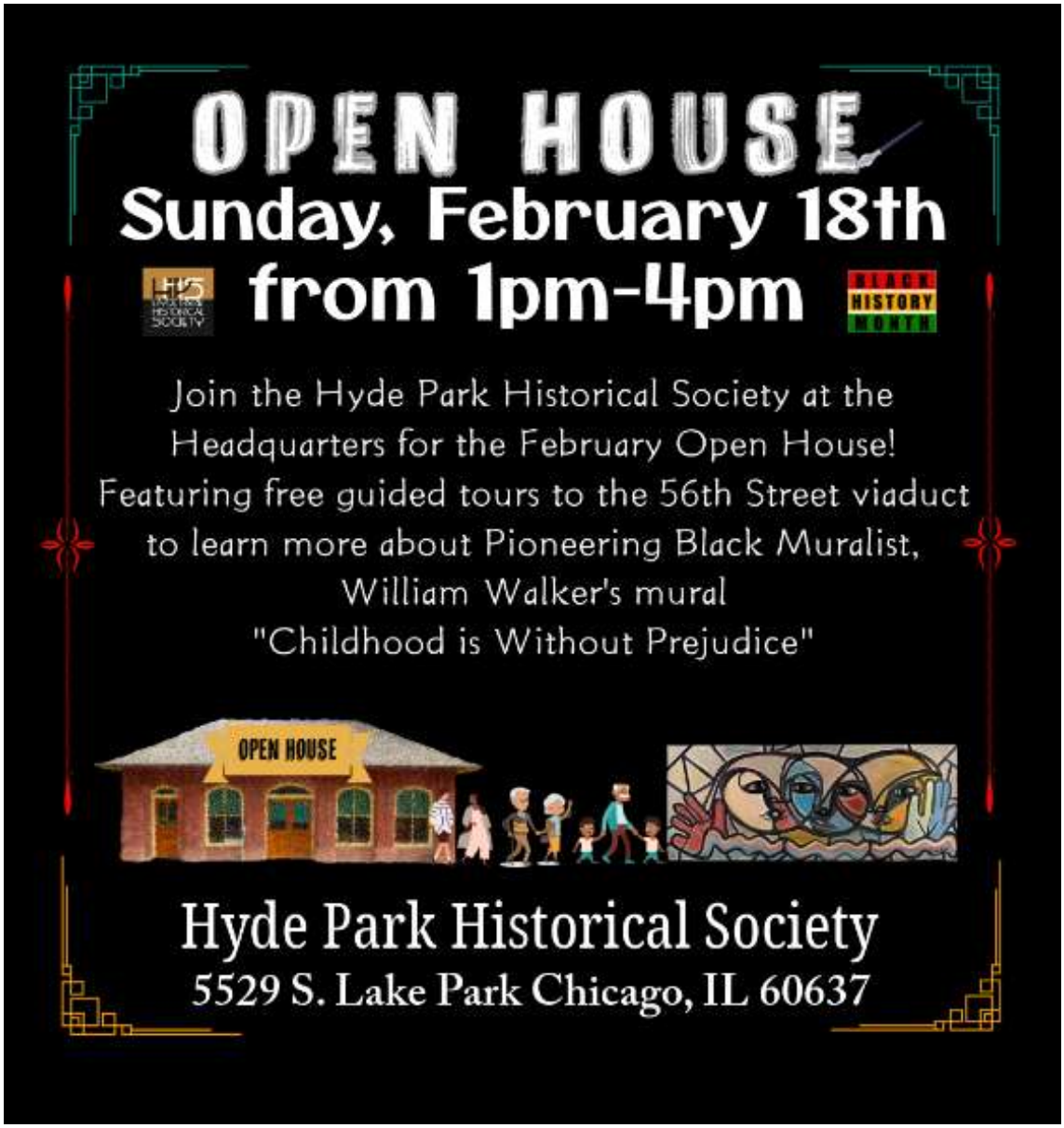
Pritzker Military Museum & Library
104 S. Michigan Ave.
Chicago, IL 60603
312-374-9333

Tuesday – Saturday
10:00 am to 4:00 pm
Closed Sunday & Monday

The War of 1812: Countering Peril on the High Seas and at Home exhibit at the Pritzker Military Museum & Library

Learn more at Pritzker Military Museum & Library website

Hyde Park Historical Society Presents William Walker's "Childhood is Without Prejudice" February 18, 2024



Pioneering Black Muralist, William Walker's, "Childhood is Without Prejudice" tour by Hyde Park Historical Society, Sunday, February 18, 2024. Image credit: Hyde Park Historical Society

Join the Hyde Park Historical Society on Sunday, February 18th from 1-4pm for the February Open House. In honor of Black History Month, visitors will have a chance to be led from the headquarters down to the 56th Street viaduct to learn about and remember pioneering black muralist, William Walker's "Childhood is Without Prejudice", his connection to Bret Harte School, and the impact of Walker across the City of Chicago

Hyde Park Historical Society's February Open House with tour
Pioneering Black Muralist, William Walker's, "Childhood is Without Prejudice"
Sunday, February 18, 2024
1:00 to 4:00 PM
Free and Open to all!

Hyde Park Historical Society
5529 S Lake Park Ave

Learn more at Hyde Park Historical Society's website

Annual Clarence Darrow Bridge Flower-Tossing Ceremony
March 13, 2024



Vintage photo of Annual Clarence Darrow Bridge Flower-Tossing Ceremony. Photo credit: Clarence Darrow Commemorative Committee

"The annual event – now a tradition that stretches more than six decades – will be held on Wednesday, March 13, at 10 a.m. at the Darrow Bridge in Jackson Park, behind the Museum of Science & Industry.

"Join the Clarence Darrow Commemorative Committee just east of the Clarence Darrow Bridge in Jackson Park for brief speeches, including excerpts from Darrow's defense of Leopold and Loeb. The Bridge is behind the Museum of Science & Industry.

"A wide array of family, friends and others who feel connected to Darrow through their work and committed to social justice causes have been gathering on the anniversary of Darrow's death to summon his spirit, first by throwing a wreath into the water at the bridge, and then by hosting a discussion on a topic still relevant today that Darrow was passionate about. These issues include civil liberties, racial inequities, unfair labor practices, the rise of populism, the criminal justice and immigration systems.

"The core mission of the Clarence Darrow Commemorative Committee is to honor and commemorate the life, the work, the achievements, the tradition, the values, and the philosophy of famed Chicago lawyer Clarence Seward Darrow (1857 - 1938). Particular emphasis is placed upon Mr. Darrow's devotion to the American ideal of the universal application of the rule of law for the protection of all persons and causes, no matter how unpopular.

"The Committee seeks to respect and preserve Mr. Darrow's memory and achievements. The major focus of this effort is centered on a now traditional wreath-laying ceremony conducted annually on March 13, the anniversary of Mr. Darrow's death, at the Clarence Darrow Bridge in Chicago's Jackson Park, the site where his ashes were strewn."

Clarence Darrow Commemorative Committee presents
the Annual Clarence Darrow Flower-tossing Ceremony
Wednesday, March 13, 2024
10 AM
FREE and NO REGISTRATION REQUIRED
at the Clarence Darrow Bridge in Jackson Park behind Museum of Science and Industry

To reach the Darrow Committee, please contact Tracy Baim: tracybaim@gmail.com or 773.387.2394.

Link to Clarence Darrow Commemorative Committee website for more information

Illinois Holocaust Museum & Education Center presents
“I’ll Have What She’s Having”: The Jewish Deli
Through April 14, 2024



“I’ll Have What She’s Having”: The Jewish Deli presented by the Illinois Holocaust Museum & Education Center Through April 14, 2024. Image credit: Illinois Holocaust Museum & Education Center



“I’ll Have What She’s Having”: The Jewish Deli presented by the Illinois Holocaust Museum & Education Center Through April 14, 2024. Image credit: Illinois Holocaust Museum & Education Center

"More than a place to get a meal, the Jewish deli is a community forged in food. 'I'll Have What She's Having': The Jewish Deli explores how Jewish immigrants, mostly from Central and Eastern Europe, imported and adapted traditions to create a uniquely American restaurant.

"The exhibition reveals how Jewish delicatessens became a cornerstone of American food culture, and how delis served as a lifeline for many Holocaust Survivors and refugees who came to the United States.

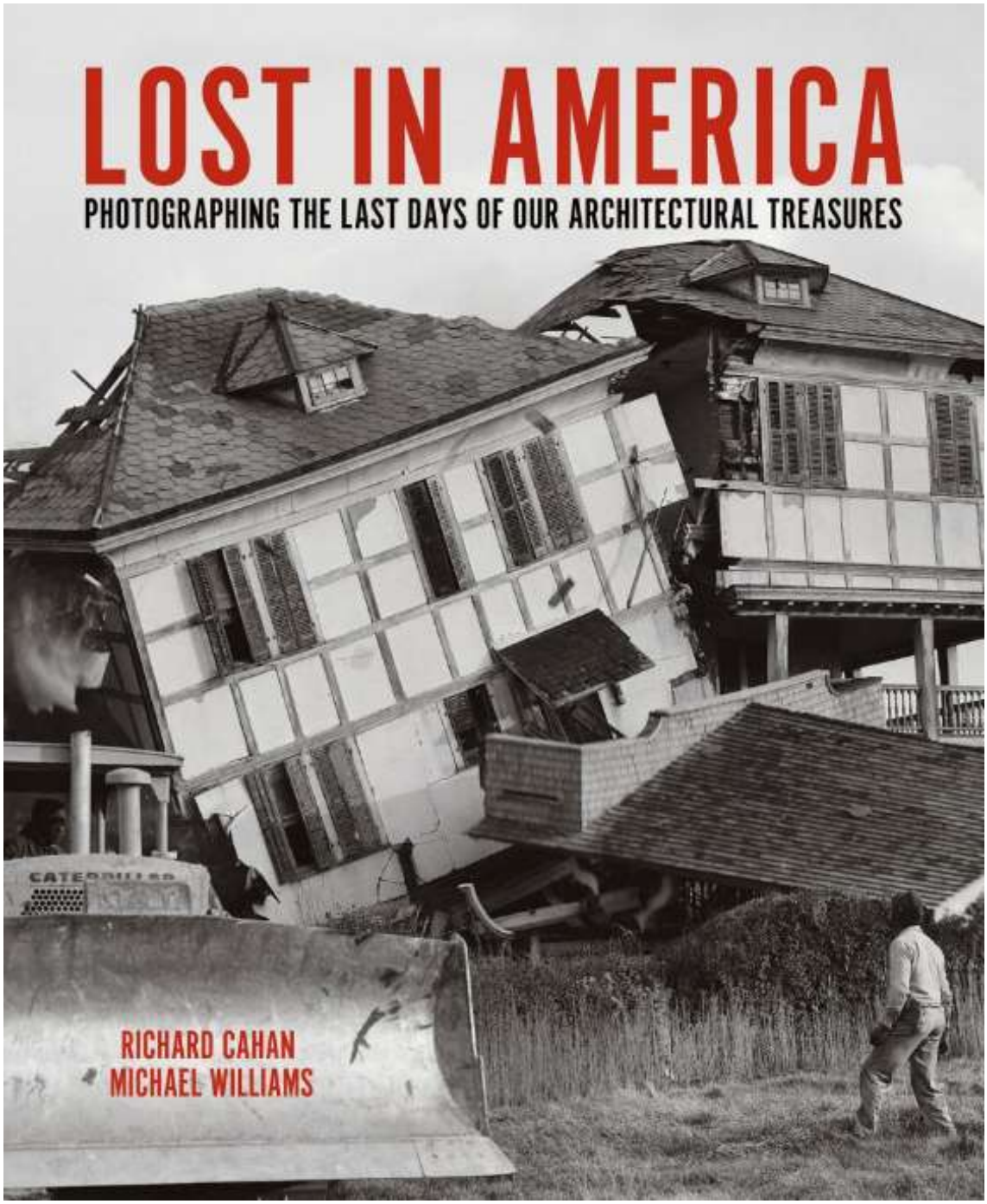
"Get a taste of deli history through neon signs, menus, advertisements, uniforms, photographs, and film and TV clips. Plus, spark and share your own deli memories with fun photo ops and interactives!

"Deli delights from Chicagoland's Once Upon a Bagel will be available for purchase at the Museum during lunchtime on Free Fridays, the last Friday of every month, through the end of 2023."

"I'll Have What She's Having": The Jewish Deli
presented by the Illinois Holocaust Museum & Education Center
Through April 14, 2024.

Learn more and purchase tickets at Illinois Holocaust Museum & Education Center website

Lost in America: Photographing the Last Days of Our Architectural Treasures By Richard Cahan and Michael Williams

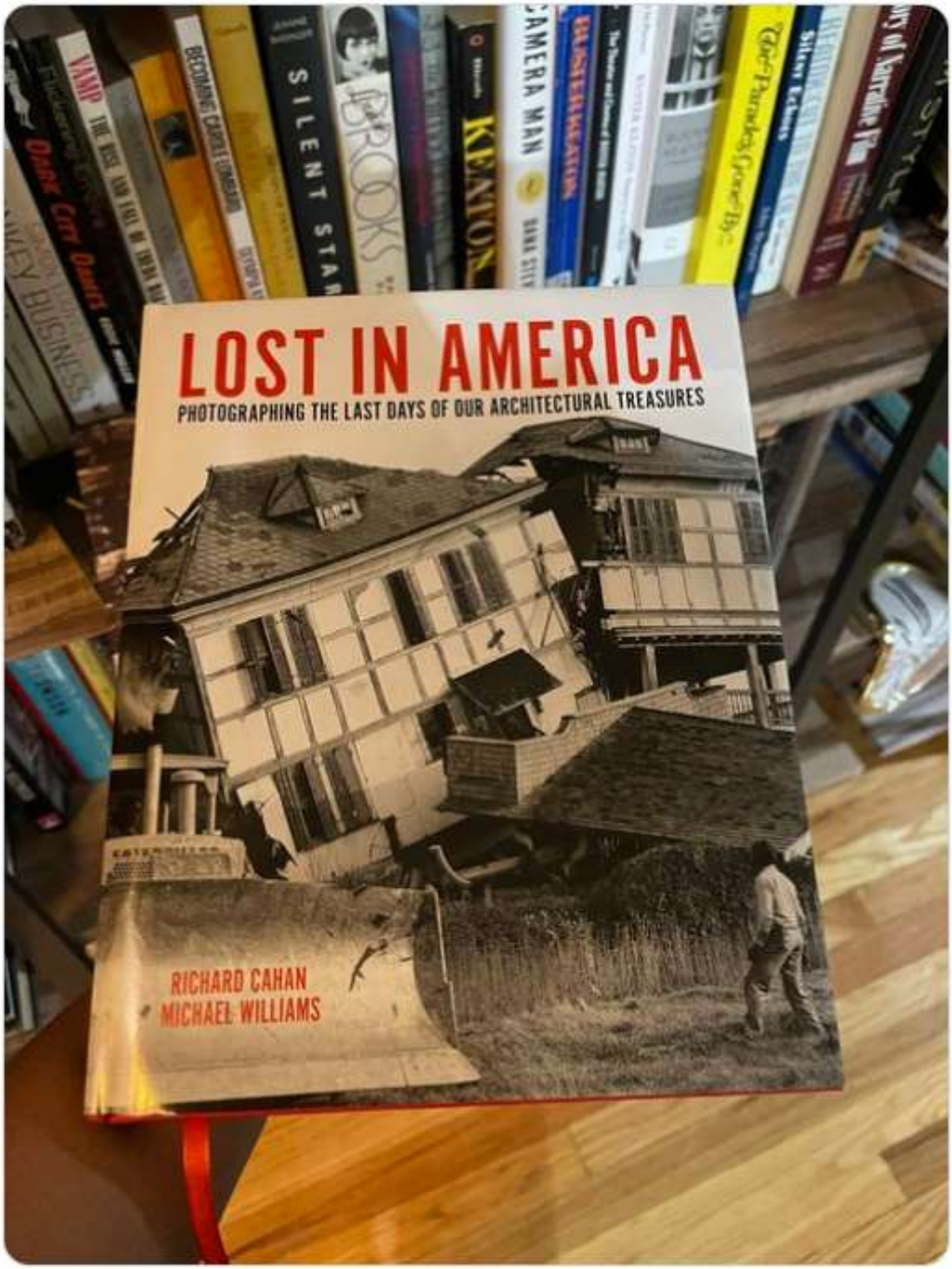


Lost in America: Photographing the Last Days of Our Architectural Treasures by Richard Cahan and Michael Williams. Image credit: Lost in America: Photographing the Last Days of Our Architectural Treasures



Lady Topham Catt
@LadyTophamCatt

Fantastic thread on what is truly a breathtaking book. I went through this thing, mouth fully agape, gasping at almost every page & spiraling through every emotion from joy & wonderment to acute pain.



Thoughts about Lost in America: Photographing the Last Days of Our Architectural Treasures by Richard Cahan and Michael Williams. Tweet credit: @Lady Topham Catt

"'In this arresting collection, historians Cahan and Williams spotlight architectural jewels of America's yesteryear in photographs taken between 1933 and the present by the government-run Historic American Buildings Survey… While a dignified beauty suffuses these pages, a looming sense of tragedy is inescapable as well: 'a number of these structures were fought for… most slipped away unnoticed.' It's a bittersweet record that gives worthy due to the spaces that shaped a bygone era." — Publisher's Weekly (Starred Review)

"Lost in America documents the life and death of America's architectural and historic treasures. The book is based on a remarkable archive created by the Historic American Building Survey, a Works Progress Administration project that still documents the nation's most important buildings.

"Lost in America focuses on 100 buildings that have been torn down over the past 90 years. Some—like New York's Penn Station and Chicago's Stock Exchange—were majestic. Others—like a tiny bridge in rural Montana and a small farmstead razed for Denver's International Airport—were modest. But they all reflected America's story. Using haunting black-and-white images by the nation's top architectural photographers, the book presents a timely look at what we've lost."

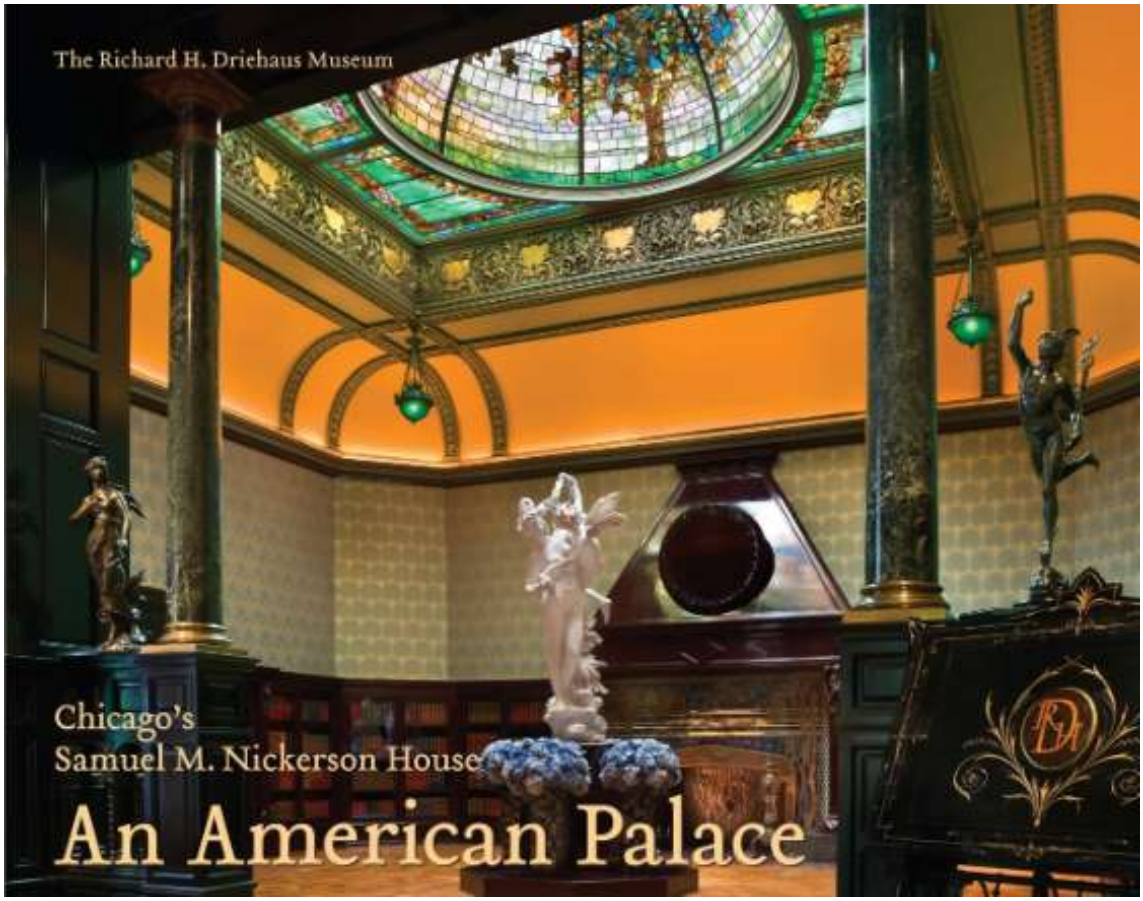
Hardcover
208 pages
Online price $40.00

Also available: a special slipcase with a Richard Nickel photo of Chicago's Republic Building signed by the authors in a limited edition of 100.
Online Price: $100.00

Link to purchase Lost in America: Photographing the Last Days of Our Architectural Treasures by Richard Cahan and Michael Williams at CityFiles Press

Before the Wrecking Ball Swung, A new volume of photographs taken for the Historic American Buildings Survey captures the program's wide influence on architectural culture, Martin Filler, The New York Review, 11/9/23

An American Palace: Chicago's Samuel M. Nickerson House by David Bagnall



An American Palace: Chicago's Samuel M. Nickerson House by David Bagnall. Image credit: Driehaus Museum

"An American Palace: Chicago's Samuel M. Nickerson House, explores the rich and varied history of one of Chicago's grandest Gilded Age residences. Commissioned by Chicago banker Samuel M. Nickerson in 1879, the house was designed by the architectural firm Burling and Whitehouse of Chicago and finished in 1883, during a time of unprecedented economic growth in the Midwest between the end of the Civil War and the outbreak of World War I.

"Following a long and checkered history of both private and institutional ownership, the property was established as a museum in 2003 by Chicago philanthropist Richard H. Driehaus and underwent a meticulous and extensive renovation before opening to the public in 2008. In addition to featuring exceptionally restored woodwork, stained glass, and tiling, the museum also holds a diverse collection of decorative and fine arts from the period between 1880 and 1920, including one of the country's leading private collections of works by preeminent American designer Louis Comfort Tiffany. Today the Driehaus Museum offers visitors an opportunity to experience first-hand the prevailing design philosophies of the late nineteenth and early twentieth centuries.

Beautifully illustrated, this volume provides a comprehensive history and stunning photographic tour of the Samuel M. Nickerson house while firmly situating it within Chicago's rich legacy of architectural and interior design."

"David Bagnall served as director and curator of The Richard H. Driehaus Museum. David is an art historian and graduate of the Courtauld Institute of Art, University of London. He lives in Oak Park, Illinois with his wife and daughter."

Hardcover
120 pages
Regular price $28.00

Link to purchase An American Palace at the Driehaus Museum Website

Rosenwald: Toward a More Perfect Union Film Trailer



Julius Rosenwald and Booker T. Washington whose partnership created 5,357 schools and related buildings over a 20-year period in mainly rural areas of 15 Southern states. These schools educated one-third of African-American children of the South in the years before the end of legal segregation and gave them a chance for a better life. Image credit: Rosenwald: Toward a More Perfect Union film

“The extraordinary story of a forgotten philanthropist, a Jewish son of immigrants from Chicago who became a champion for black education with in the Jim Crow South.

“The Campaign to Establish the Julius Rosenwald & Rosenwald Schools National Historical Park The Campaign seeks to promote the establishment of a multi-site National Park celebrating the life and legacy of Julius Rosenwald, the son of Jewish immigrants who, after achieving great wealth leading Sears, Roebuck and Company, became a visionary philanthropist.

“Julius Rosenwald partnered with African American communities across the South to build schoolhouses for children who otherwise would have had extremely limited access to the public education to which they were entitled. As envisioned by the Campaign, the park will include a visitor center in Chicago to focus on Rosenwald’s overall contributions and a number of restored schoolhouses in several states to be selected by the National Park Service.”

Rosenwald: Toward a More Perfect Union Film Trailer

THE ROSENWALD SCHOOLS

“After joining the Tuskegee Institute Board in 1912, Julius Rosenwald enthusiastically embraced the idea of partnering with African American communities in the South, many of them extremely rural, that were already raising money to build the schoolhouses that state school systems were not providing. Booker T. Washington proposed that part of the funds Rosenwald donated to Tuskegee in honor of his 50th birthday be used for a pilot project to build six schools in nearby Alabama.

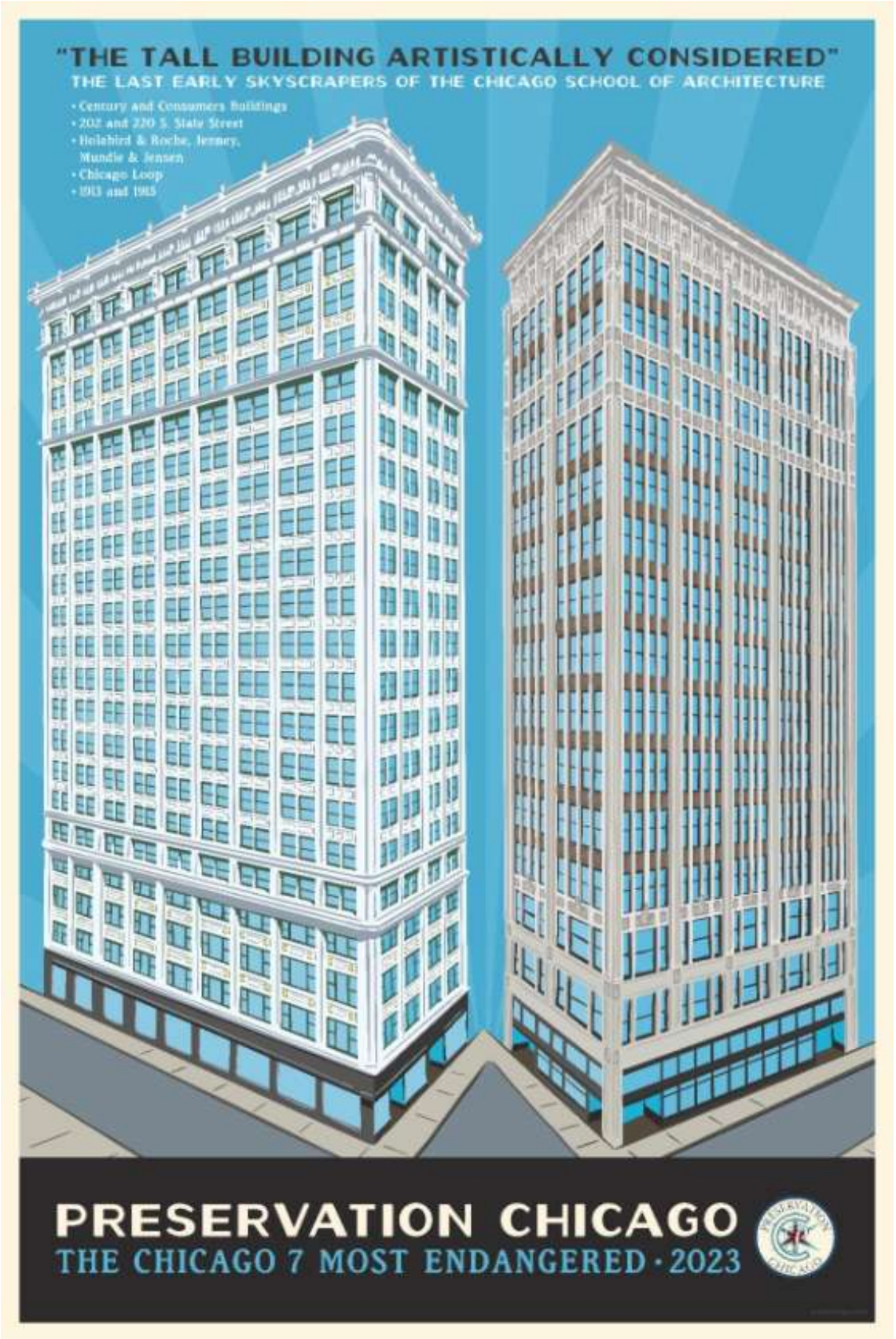
“Rosenwald agreed to contribute a portion of the costs of each school as long as both communities and local governments participated. This program led to the construction of 5,357 schools and related buildings over a 20-year period in mainly rural areas of 15 Southern states. Even in the face of poverty and severe discrimination, families contributed land, materials, labor and – dollar for dollar—slightly more than the Rosenwald Fund itself in order to offer education to their children.

“These buildings – most of them one or two-room schoolhouses on country roads surrounded by fields and woods – were a source of great pride and affection in their communities. The schools educated one-third of African-American children of the South in the years before the end of legal segregation and gave them a chance for a better life. Following implementation of the Brown v. Board of Education ruling many fell into disrepair or passed into private hands.” (Julius Rosenwald & Rosenwald Schools National Historical Park Campaign)

Learn more at the Julius Rosenwald & Rosenwald Schools National Historical Park Campaign website

Rosenwald, A film by Aviva Kempner

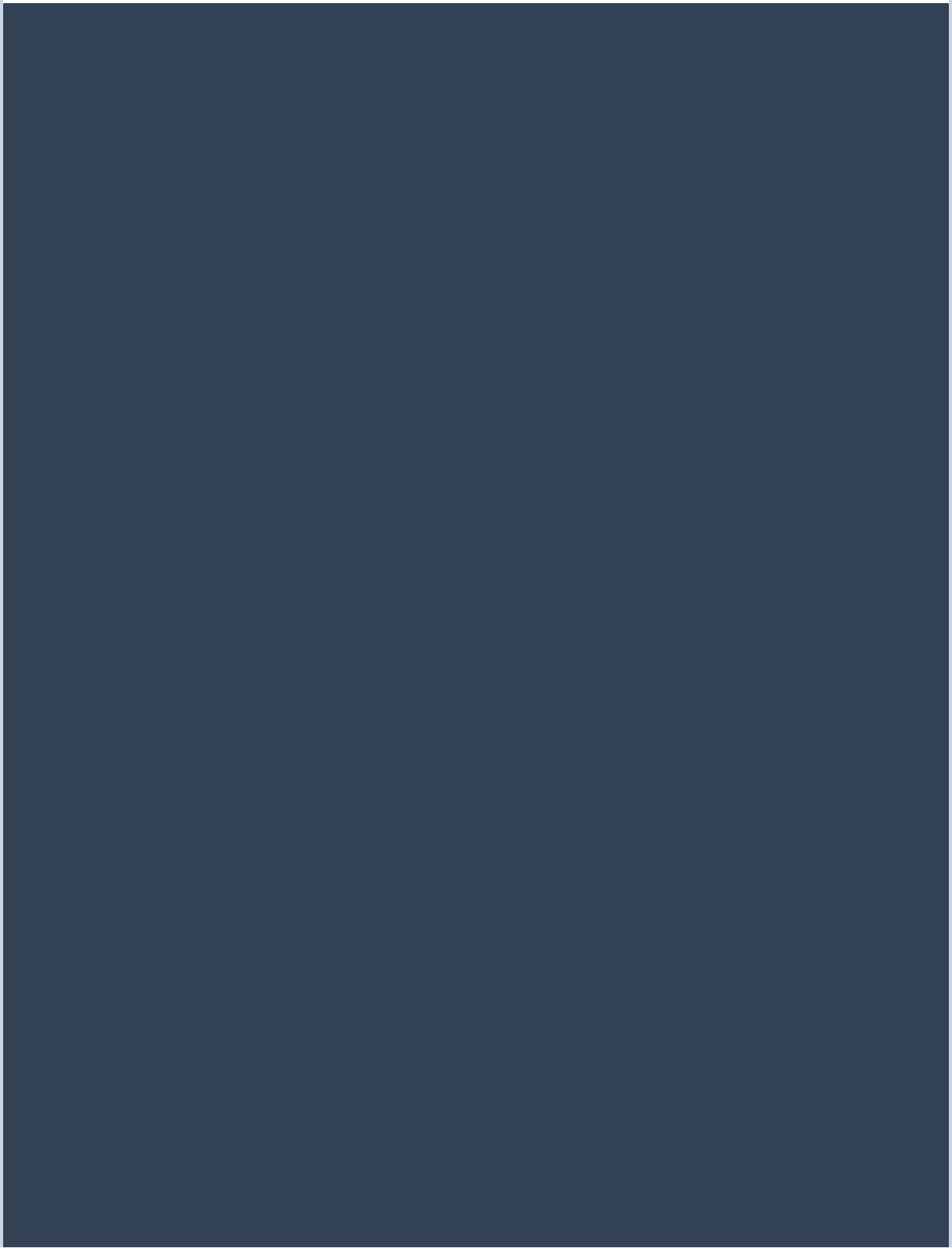
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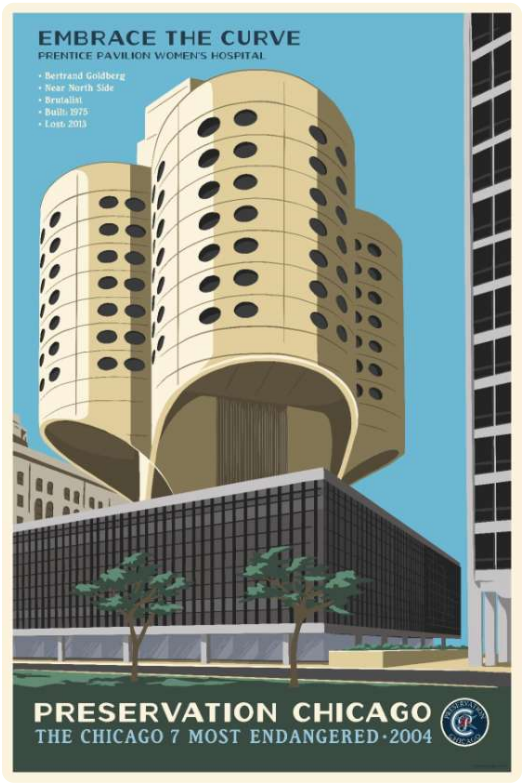

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Century Building, 1915, Holabird and Roche, 202 S. State Street. Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Image credit: Preservation Chicago

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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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