PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

# March 2024 Month-in-Review Newsletter





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

## *Solar Eclipse Reflected on Plymouth Court during April 8, 2024*

*Photo credit: not very eva @veryalt Twitter*

*Old Colony Building, 1894, Holabird & Roche, 407 S. Dearborn Street. Designated a Chicago Landmark: July 7, 1978.*

*Fisher Building, 1896 by Charles Atwood / D. H. Burnham and Co., and north addition in 1907 by Peter J. Weber, 343 S. Dearborn St. Designated a Chicago Landmark: June 7, 1978.*

*Harold Washington Chicago Public Library, 1991, Hammond, Beeby and Babka, 400 S. State Street*

**Preservation Chicago** | *Catalyst of Change*

**Promontory Point**
23-Year Effort Landmarked



**Crittenton Anchorage**
Rapid Response Landmarked



**Werner Bros. Storage**
Chicago 7 2023 Adaptive Reuse



**Mars Candy Factory**
2-Year Effort Landmarked



**St. Adalbert Church**
8-Year Effort Landmarked



**Century and Consumers**
17-Year Effort Landmarked



**Epworth Church**
4-Year Effort Landmarked



**St. Boniface Church**
Chicago 7 2023 Adaptive Reuse



**The Warehouse**
Rapid Response Landmarked



**Ramova Theater**
Chicago 7 2012 Restored



**Greater Union Baptist**
5-Year Effort Landmarked



**Washington Park Bank**
Chicago 7 2016/2020 Facade Reuse



## 2023 | *By The Numbers*

**603**
News articles on PC advocacy efforts

**90**
Testimonies to support landmark designations

**14,283**
Signatures on PC's petition to save the Warehouse

**36**
Days between Chicago 7 Warehouse announcement and landmarking

**278**
Direct PC quotes or direct mentions

**16**
New Chicago designated landmarks

**$8.232**
Million in Adopt-a-Landmark funds

**23,918**
Signatures on PC's petition to save Century and Consumers

Preservation Chicago leverages the power of historic preservation to create healthy, vibrant, diverse, and sustainable communities.

And it's working. We catalyze change.

Preservation Chicago is the catalyst behind Chicago's unprecedented surge in high-profile, transformational efforts to recognize, protect, and transform long-neglected historic assets into dynamic neighborhood anchors.

The stabilization and revitalization of historic community assets is a proven powerful economic engine to anchor reinvestment and catalyze healthy, sustainable, equitable communities through job creation, heritage tourism, and community wealth building. Additionally, by uplifting culturally significant historic places, the successes and sacrifices of past generations can inspire a more just and equitable future.

Our innovative "Leveraged Impact" model of Amplification, Protection, and Investment creates the necessary pre-conditions to enable transformational change. By mobilizing widespread goodwill through extensive media coverage, and deploying robust Chicago Landmark protections against demolition, we create the stability necessary to secure significant public and private philanthropic funding.

Everything we do is pro-bono.

We engage directly to protect historic buildings at their most vulnerable stages and to deliver decisive wins at critical inflection points. We seek constructive and collaborative win-win solutions, but we are capable of mounting a fierce defense when necessary.

We work directly with stakeholders to support them at every step of the journey until they achieve success. We serve as an advocate, protector, partner, and strategist in these complex preservation efforts. We listen, offer advice, make connections, seed media stories, facilitate City of Chicago Adopt-a-Landmark and other funding sources, and always testify in support at public hearings or community meetings.

**Donate Today**

## Preservation Chicago: Love Your City Fiercely!

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*We always welcome your reviews, comments, and suggestions.*
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*ⓒ 2023 Preservation Chicago, 205 W. Monroe Street, Suite 400, Chicago, Illinois*

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# ADVOCACY

## Full House for Preservation Chicago's 2024 Chicago 7 Most Endangered Hybrid Presentation




*Ward Miller Presents Preservation Chicago 2024 "Chicago 7 Most Endangered" to hundreds in-person and through the virtual livestream. Photo credit: Preservation Chicago*

The Preservation Chicago 2024 Chicago 7 Most Endangered presentation was presented to a hybrid audience, both live in-person audience and a simultaneous virtual audience of approximately 400 people on March 6, 2023.

The in-person audience was comprised of reporters, funders, board members, preservation partners, staff and Chicago Architecture Center members at the Chicago Architecture Center's Joan & Gary Gand Lecture Hall. We anticipate that this hybrid format, with live in-person audience and live virtual simulcast will become the standard moving forward as it allows maximum attendance and flexibility.

Ward Miller's 2024 Chicago 7 Most Endangered presentation was fast-paced, information-packed, and engaging. Beautiful photos and embedded media made the presentation visually rich and compelling. For those who missed the live event, the entire one hour presentation was recorded and has been posted on Preservation Chicago's website and YouTube channel.

The Chicago 7 Most Endangered 2024 reporting has been robust with coverage with many articles appearing in print, web, radio and television. This is media coverage is important as it powerfully amplifies the the message.

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

"Once a Chicago 7, always a Chicago 7," until its saved or lost. See all past Chicago 7 at Preservation Chicago's website.

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

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

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

**Read more at the 2024 Chicago 7 Most Endangered news coverage**

State Street skyscrapers hit top ranking on list of most endangered Chicago buildings; Preservation Chicago's annual list starts with two early 20th century towers on State Street, holdovers from prior lists, and includes neighborhood sites with architectural or historic interest, David Roeder, Chicago Sun-Times, 3/6/24

Century-old Loop towers top Preservation Chicago's most endangered list for third year, joined by birthplace of Butternut bread and a Cabrini-Green mural, Robert Channick, Chicago Tribune, 3/6/24

Former Home of Butternut Bread, 'Pride of the South Side' and Whitewashed Mural All on Preservation Chicago's 2024 'Most Endangered' List, Patty Wetli, WTTW Chicago, 3/6/24

These are Chicago's 7 most endangered places for 2024, Dennis Rodkin, Crain's Chicago Business, 3/6/24

What's That Building? Northside Strangers Home Missionary Baptist Church; A coalition of former Cabrini-Green residents, entrepreneurs and preservationists wants to buy the building from its present owner and reopen it as Cabrini Art House, Dennis Rodkin, Crain's Chicago Business, 3/18/24

Here Are Chicago's 7 Most Endangered Buildings; The buildings — including Downtown office towers, an Art Deco high school and a five-story bakery — face a variety of threats including fire damage, decades of divestment and looming redevelopment projects, Mack Liederman, Block Club Chicago, 3/6/24

These are Chicago's 7 Most Endangered Buildings in 2024; The Century and Consumers Buildings top the list for a second year, Lukas Kugler, Urbanize Chicago, 3/8/24

Preserved for Perpetuity: Preservation Chicago names its seven most endangered buildings of 2024, Daniel Roche, The Architect's Newspaper, 3/11/24

Preservation Chicago unveils 2024 list of endangered buildings, FOX 32 News Chicago, 3/6/24

Preservation Chicago works to save 7 endangered city buildings, CBS 2 Chicago, 3/7/24

Fire-damaged Swift Mansion among Chicago's 7 most endangered buildings, NBC5 Chicago, 3/7/14

Preservation group unveils latest list of 'most endangered' buildings in Chicago, WBBM Newsradio, 3/6/2024

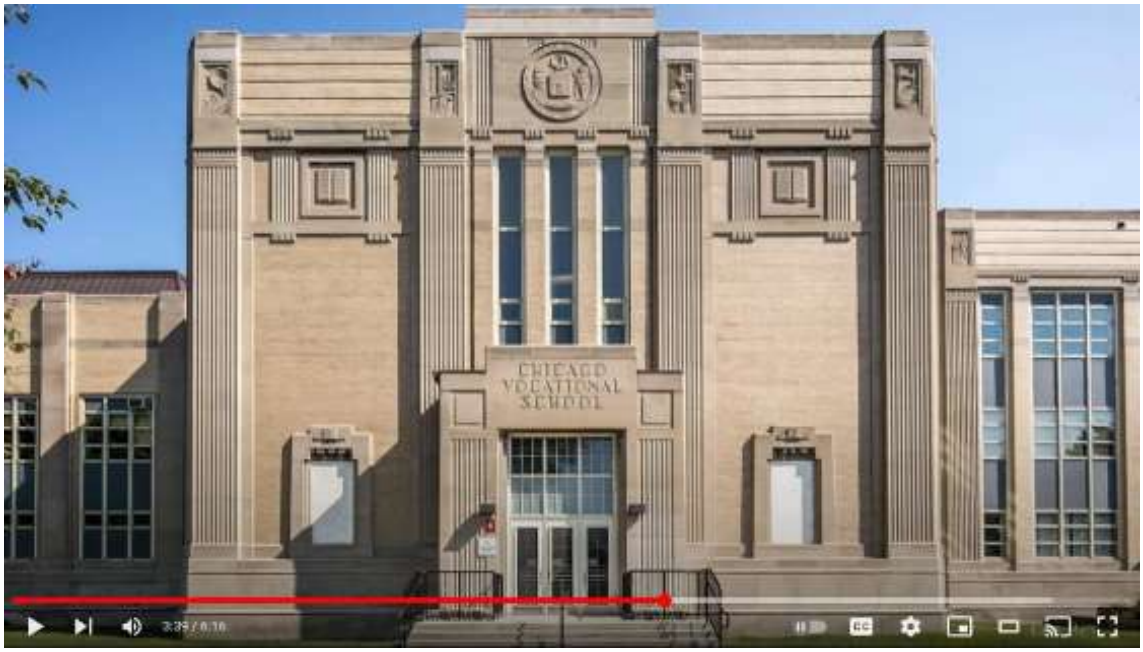
Preservation Chicago releases 2024 "Chicago 7 Most Endangered" list, Elena Smentkowski, Chicago Star Media, 3/7/24

Afternoon Edition: Chicago's most endangered buildings, Matt Moore, Chicago Sun-Times, 3/6/24

Chicago's Architectural Treasures on Brink of Extinction, Says Preservation Group, Richard M. Sullivan, Hoodline, 3/7/24

Preservation Chicago Names 2024 Most Endangered Buildings, Ray Pride, NewCity, 3.7.24

# WATCH: The Preservation Chicago 2024 "Chicago 7 Most Endangered" Video (Length 6:15)




*The Preservation Chicago 2024 "Chicago 7 Most Endangered" Full Video (Length 6:15) Image credit: Preservation Chicago*

# WATCH: The Preservation Chicago 2024 "Chicago 7 Most Endangered" Social Media Video (Length 1:15)




*The Preservation Chicago 2024 "Chicago 7 Most Endangered" Social Media Video (Length 1:15) Image credit: Preservation Chicago*

# WATCH: The Preservation Chicago 2024 "Chicago 7 Most Endangered" Full Presentation (66 minutes)




*The Preservation Chicago 2024 "Chicago 7 Most Endangered" Full Presentation (Length 66 minutes)*
*Image credit: Preservation Chicago*

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




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

# Introducing the Preservation Chicago 2024 Chicago 7 Most Endangered Poster and Mug




*Schulze Baking Company Building, a Preservation Chicago 2023 Chicago 7 Most Endangered Poster. Schulze Baking Company Building, 1914, John Ahlschlager & Son, 40 E. Garfield Boulevard. Available in a variety of sizes including 8x10, 16x20, and 24x36 at Preservation Chicago's webstore. Image credit: Preservation Chicago*




*Schulze Baking Company Building, a Preservation Chicago 2023 Chicago 7 Most Endangered Mug. Schulze Baking Company Building, 1914, John Ahlschlager & Son, 40 E. Garfield Boulevard. Available at Preservation Chicago's webstore. Image credit: Preservation Chicago*

### Schulze Baking Company Building, a Preservation Chicago 2024 Chicago 7 Most Endangered Poster and Mug

Available in a variety of sizes including 8x10, 16x20, and 24x36. Posters, Mugs, Note Cards and more are available at Preservation Chicago's webstore.

**Buy Chicago 7 Posters and Mugs**

## The 2024 Chicago 7 Most Endangered

# THREATENED: The Century and Consumers Buildings, a 2024 Chicago 7 Most Endangered



*The Century and Consumers Buildings, a 2024 Chicago 7 Most Endangered. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo Credit: Serhii Chrucky / Esto*




*The Century and Consumers Buildings, a 2024 Chicago 7 Most Endangered. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo Credit: Eric Allix Rogers*



*The Century and Consumers Buildings, a 2024 Chicago 7 Most Endangered. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo Credit: The Century and Consumers Buildings, 202 S. State Street & 220 S. State Street. Photo Credit: Kaufmann & Fabry Co., State Street, 200-298 S. Folder 1177, Sheet 18, CPC_04_D_1177_018, Chicago - Photographic Images of Change, University of Illinois at Chicago. Library. Special Collections Department*




*The Century and Consumers Buildings, a 2024 Chicago 7 Most Endangered. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo Credit: Ward Miller / Preservation Chicago*




*The Century and Consumers Buildings, a 2024 Chicago 7 Most Endangered. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo Credit: Eric Allix Rogers*



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*Century Builsing Cornice. The Century and Consumers Buildings, a 2024 Chicago 7 Most Endangered. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo Credit: Serhii Chrucky / Esto*




*The Century and Consumers Buildings, a 2024 Chicago 7 Most Endangered. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo Credit: Preservation Chicago Historic Postcard Collection*

**Century & Consumers Buildings**

The Century Building
Address:  202 S. State Street
Architects: Holabird and Roche
Date:  1915

The Consumers Building
Address:  220 S. State Street
Architects: Jenney, Mundie & Jensen
Date:  1913

Neighborhood: Loop
Style: Chicago School Skyscrapers

**Overview**
Two of State Street's terra cotta-clad skyscrapers, known as the Century and Consumers Buildings, remain in danger of demolition, threatening the visual character of this prominent block of the South Loop.

Comprised of two structures representing the last of the tall buildings of the Chicago School of Architecture, these steel-frame early skyscraper buildings are part of a special group of structures which placed Chicago on the world stage of architectural and engineering achievements. Their potential loss and proposed demolition, would adversely impact the visual character of State Street, the Loop Retail National Register District, and would be considered by some to be an act of cultural, architectural and urban vandalism to destroy in the 21st century.

Preservation Chicago has long been concerned about the deferred maintenance, vacancy and deteriorating condition of the Century and Consumers Buildings, fronting State Street, Adams Street and Quincy Court, in the heart of the Chicago Loop and Central Business District. These buildings, owned for 17 years by the General Services Administration (GSA), the real estate arm of the Federal Government, continue to languish, despite being spotlighted on our "Chicago 7 Most Endangered List" multiple times.

These two early 20th-century skyscraper structures were included as a Chicago 7 Most Endangered in 2012, 2013,  2022, 2023. And now for a fifth time in 2023, both have again been selected due to a significant threat of demolition.

Preservation Chicago learned that in 2022, a $52 million expenditure had been earmarked in the Federal Infrastructure Appropriations Bill, in Congress, specifically for the demolition of the Century and Consumers Buildings. It appears that the decades-long advocacy efforts to save these significant buildings is once again reaching a critical stage. In 2022, Preservation Chicago had two meetings with the GSA, Federal officials and parties interested in a reuse vision for the structures. During those meetings, alternative plans were discussed. However, in late 2022, it was announced that Federal Section 106 Hearings would take place to determine a plan of action. All along Preservation Chicago has been there to encourage new fresh ideas and a vision for these remarkable structures of the Chicago School of Architecture.

These two remarkable buildings, the 16-story Century Building by Holabird & Roche (1915) and the 22-story Consumers Building by Jenney, Mundie & Jensen (1913), were once principally occupied by small businesses, attorney offices and showrooms. These types of multi-use structures along State Street and Wabash Avenue, with small stores located on their upper floors were also referred to as "shops buildings."

Due to the close proximity of the courthouse and courtrooms, the Federal Government and the

# THREATENED: Sheffield-Belden Group, a 2024 Chicago 7 Most Endangered



*Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Courtyard building, 1000-1012 W. Belden and 2300-2302 N. Sheffield Avenue, Maher & McGraw, 1926. Four freestanding townhouses, 2308, 2310, 2314 and 2316 N. Sheffield, John Morrell and others, 1890-1893. Photo Credit: Serhii Chrucky / Esto*



*Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Four freestanding townhouses, 2308, 2310, 2314 and 2316 N. Sheffield, John Morrell and others, 1890-1893. Photo Credit: Serhii Chrucky / Esto*



*Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Four freestanding townhouses, 2308, 2310, 2314 and 2316 N. Sheffield Avenue, John Morrell and others, 1890-1893. Photo Credit: Max Chavez / Preservation Chicago*



*Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Freestanding townhouses, 2314 and 2316 N. Sheffield, John Morrell and others, 1890-1893. Photo Credit: Serhii Chrucky / Esto*



*Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Courtyard building, 1000-1012 W. Belden and 2300-2302 N. Sheffield Avenue, Maher & McGraw, 1926. Photo Credit: Serhii Chrucky / Esto*




*Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Courtyard building, 1000-1012 W. Belden and 2300-2302 N. Sheffield Avenue, Maher & McGraw, 1926. Max Chavez / Preservation Chicago*



*Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Four freestanding townhouses, 3308, 2310, 2314 and 2316 N. Sheffield Avenue, John Morrell and others, 1890-1893. Ward Miller / Preservation Chicago*



*Decorative cornice of 2310 N. Sheffield Avenue. Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Four freestanding townhouses, 3308, 2310, 2314 and 2316 N. Sheffield Avenue, John Morrell and others, 1890-1893. Max Chavez / Preservation Chicago*



*Decorative cornice of 2314 N. Sheffield Avenue. Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Four freestanding townhouses, 3308, 2310, 2314 and 2316 N. Sheffield Avenue, John Morrell and others, 1890-1893. Max Chavez / Preservation Chicago*



*Decorative cornice of 2316 N. Sheffield Avenue. Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Four freestanding townhouses, 3308, 2310, 2314 and 2316 N. Sheffield Avenue, John Morrell and others, 1890-1893. Max Chavez / Preservation Chicago*

**Sheffield-Belden Group**
(NW corner of Sheffield and Belden)

Courtyard Building
Address: 1000-1012 W. Belden/2300-2302 N. Sheffield
Architects: Maher & McGraw
Date: 1926
Style: Renaissance Revival

Four Freestanding Townhouses
Address: 2308, 2310, 2314 and 2316 N. Sheffield
Architects: Attributed to John Morrell and others
Date: 1892, 1890,. 1890, and 1893
Style: Romanesque Revival

Neighborhood: Lincoln Park

**Overview**
For over 130 years, four freestanding brick and stone Romanesque Revival townhouses have fronted the 2300 block of N. Sheffield Avenue in the Lincoln Park Community Area. In 1926, these townhouses were joined to the south at the northwest corner of Sheffield and Belden by a beautifully-scaled courtyard building containing 40 apartments. The freestanding townhouses were later converted to apartments while some in recent years have been transformed into DePaul University offices. The courtyard building has provided reasonably-priced housing for the community, as well as DePaul students, for decades. Together, these five historic structures comprise a half-block along Sheffield and Belden Avenues.

All of the buildings are “contributing” structures in the Sheffield National Register Historic District while two of the historic houses, 2310 and 2316 N. Sheffield, are rated “Orange” in the Chicago Historic Resources Survey (CHRS), deeming them important to the City of Chicago and the community in which they are located. In the past year, DePaul University has proposed these five buildings be demolished and replaced with a new multi-story athletic center. This development would completely change the character of the block and adversely impact the few remaining historic structures nearby.

Preservation Chicago supports the growth of this amazing Chicago institution of higher education and recognizes DePaul University as a tremendous asset. However, we are also of the opinion that the demolition and loss of these five buildings will adversely impact the streetwall, historic character, and human scale of both this block and the Sheffield National Register District, which has experienced a tremendous onslaught of demolitions and new construction in recent years, often by DePaul University.

Read the full story at Preservation Chicago's website

Sheffield-Belden Group, a Preservation Chicago 2024 Chicago 7 Most Endangered Chapter

# THREATENED: Ogden-Keeler Industrial Buildings, a 2024 Chicago 7 Most Endangered




*Ogden-Keeler Industrial Buildings, Western Felt Works, 1916, R.C. Fletcher, 4115 W. Ogden Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Max Chavez / Preservation Chicago*



*Ogden-Keeler Industrial Buildings, Western Felt Works, 1916, R.C. Fletcher, 4115 W. Ogden Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Max Chavez / Preservation Chicago*



*Ogden-Keeler Industrial Buildings, Western Felt Works, 1916, R.C. Fletcher, 4115 W. Ogden Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Debbie Mercer*



*Ogden-Keeler Industrial Buildings, Turner Manufacturing Company Building, 4147-4151 W. Ogden, Alfred S. Alschuler, 1918 - 1921, a 2024 Chicago 7 Most Endangered. Photo credit: Max Chavez / Preservation Chicago*




*Ogden-Keeler Industrial Buildings, Turner Manufacturing Company Building, 4147-4151 W. Ogden, Alfred S. Alschuler, 1918 - 1921, a 2024 Chicago 7 Most Endangered. Photo credit: Max Chavez / Preservation Chicago*



*Ogden-Keeler Industrial Buildings, Turner Manufacturing Company Building, 2309-2325 S. Keeler, Alfred S. Alschuler, 1918 - 1921, a 2024 Chicago 7 Most Endangered. Photo credit: Max Chavez / Preservation Chicago*



*Ogden-Keeler Industrial Buildings, Turner Manufacturing Company Building, 2309-2325 S. Keeler, Alfred S. Alschuler, 1918 - 1921, a 2024 Chicago 7 Most Endangered. Photo credit: Max Chavez / Preservation Chicago*



*Ogden-Keeler Industrial Buildings, Turner Manufacturing Company Building, 2309-2325 S. Keeler, Alfred S. Alschuler, 1918 - 1921, a 2024 Chicago 7 Most Endangered. Photo credit: Max Chavez / Preservation Chicago*



*Ogden-Keeler Industrial Buildings, Turner Manufacturing Company Building, 2309-2325 S. Keeler, Alfred S. Alschuler, 1918 - 1921, a 2024 Chicago 7 Most Endangered. Photo credit: Max Chavez / Preservation Chicago*

**Ogden-Keeler Industrial Buildings**

**Western Felt Works**
Address: 4115 W. Ogden
Year: 1916
Architect: R.C. Fletcher
Style: Prairie School

**Turner Manufacturing Company**
Address: 4147-4151 W. Ogden; 2309-2325 S. Keeler
Year: 1918 - 1921
Architect: Alfred S. Alschuler
Style: Prairie School and Classical Revival

**Overview**
The Ogden Keeler Industrial Buildings are a collection of three historic manufacturing structures situated along West Ogden and South Keeler Avenues on the border of the Little Village and Lawndale Community Areas. The group of buildings were the former headquarters of two lucrative Chicago companies, Western Felt Works and the Turner Manufacturing Company, both of which found great success providing goods to the nation throughout the twentieth century.

The buildings have retained a significant level of architectural integrity since they were built in the 1910s and 1920s, displaying characteristics emblematic of Chicago industrial design from this era. Most notably, the Turner Manufacturing Company buildings were designed by acclaimed Chicago architect Alfred S. Alschuler. However, these three structures are today threatened with demolition. Current owners seek to create a blocks-long logistics warehouse that will permanently alter the streetwall of this portion of Ogden Avenue, part of the original famed Route 66. Preservation Chicago urges the landmarking of these buildings and their reuse or incorporation into the proposed development.

Alschuler is one of Chicago's most important architects. Born in Chicago and educated at the Armour Institute of Technology (today, the Illinois Institute of Technology), he was trained in the offices of Dankmar Adler before eventually opening his own practice in 1907. Although the architect became largely known for grand designs like the London Guarantee Building (1922) and KAM Isaiah Israel (1924), Alschuler made a name for himself with his earlier solo commissions which were largely commercial or industrial buildings. His work in this realm is of particular note as Alschuler is regarded as the first Chicago architect to employ reinforced concrete construction in his designs. These buildings' external expressions often reflected the powerful concrete structure found within, best exemplified by his Florsheim Shoe Company Building (1926) at 3963 W. Belmont.

Read the full story at Preservation Chicago's website

Ogden-Keeler Industrial Buildings, a Preservation Chicago 2024 Chicago 7 Most Endangered Chapter

# THREATENED: Schulze Baking Company Building, a 2024 Chicago 7 Most Endangered




*Schulze Baking Company Building, 1914, John Ahlschlager & Sons, 40 E. Garfield Boulevard, a 2024 Chicago 7 Most Endangered. Photo credit: Eric Allix Rogers*




*Schulze Baking Company Building, 1914, John Ahlschlager & Son, 40 E. Garfield Boulevard, a 2024 Chicago 7 Most Endangered. Historic photo credit: The Western Architect*




*Schulze Baking Company Building, 1914, John Ahlschlager & Son, 40 E. Garfield Boulevard, a 2024 Chicago 7 Most Endangered. Photo credit: Eric Allix Rogers*




*Schulze Baking Company Building, 1914, John Ahlschlager & Son, 40 E. Garfield Boulevard, a 2024 Chicago 7 Most Endangered. Photo credit: Eric Allix Rogers*



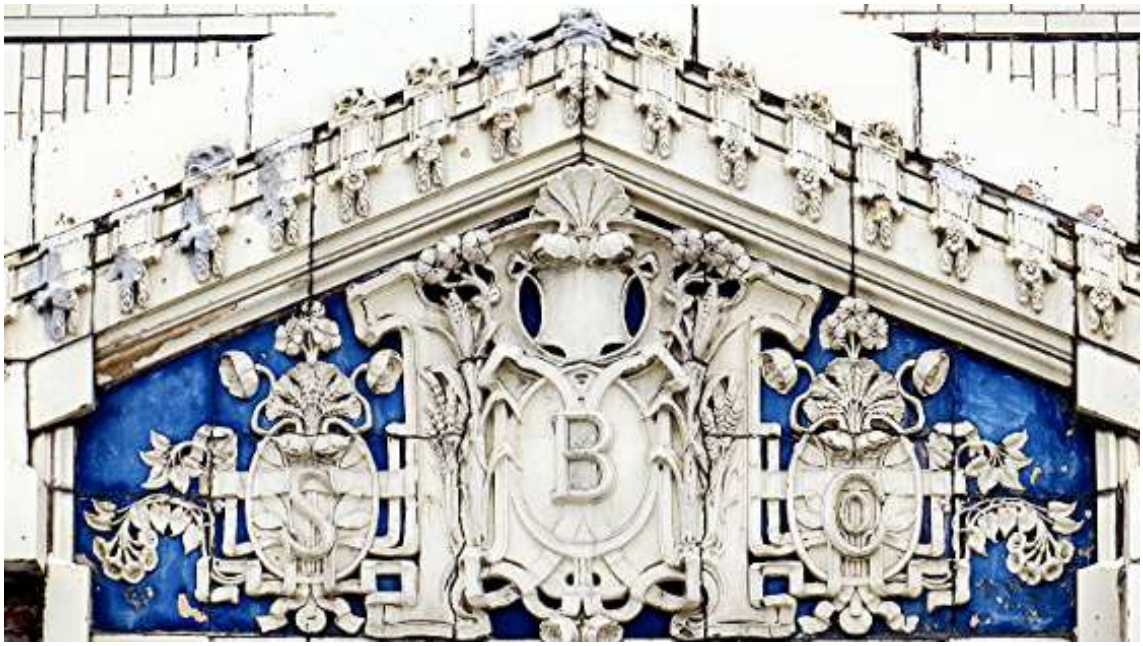

*Schulze Baking Company Building, 1914, John Ahlschlager & Son, 40 E. Garfield Boulevard, a 2024 Chicago 7 Most Endangered. Photo credit: Debbie Mercer*




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*Schulze Baking Company Building, 1914, John Ahlschlager & Son, 40 E. Garfield Boulevard, a 2024 Chicago 7 Most Endangered. Photo credit: Debbie Mercer*

**Schulze Baking Company Building**

Address: 40 East Garfield Boulevard
Architect: John Ahlschlager & Son
Date: 1915
Style: Sullivanesque
Neighborhood: Washington Park

**Overview**
Prominently located at the corner of East Garfield Boulevard and South Wabash Avenue, the Schulze Baking Company Plant has served as a Washington Park visual landmark for over a century. Built in 1914 and designed by prominent architecture firm John Ahlschlager & Son, the five-story bakery is clad in cream and blue terra cotta and glazed brick, lending the building a hygienic and modern appearance. The building bolstered the company's baking efforts, allowing them to produce 150,000 loaves of bread a day using cutting edge and highly-efficient technology. Thanks to this notable flagship baking plant, the Schulze Baking Company was synonymous with quality bread and became a part of Chicago's rich food production history.

The Schulze Baking Company Plant has been closed since 2004. In 2015, plans for the adaptive reuse of the structure as a data center were announced. However, almost a decade later, the building has remained unoccupied and is now for sale. This vacancy has resulted in the building's slow decay, both inside and out. Full restoration and reuse of this historic structure must be pursued by its new owner to ensure a new future for the Schulze Baking Company Plant.

Read the full story at Preservation Chicago's website

Schulze Baking Company Building, a Preservation Chicago 2024 Chicago 7 Most Endangered Chapter

What's That Building? Schulze Bakery; The former home of Schulze Baking Company, and a succession of other breadmakers, has sat unused for two decades — and is likely to stay that way for the foreseeable future, Dennis Rodkin, WBEZ Chicago, 4/15/24

# THREATENED: Chicago Vocational School (CVS), a 2024 Chicago 7 Most Endangered




*Chicago Vocational School (CVS), a 2024 Chicago 7 Most Endangered, 1941, John Christensen, 2100 E. 87th Street. Photo Credit: Lee Bey*



*Chicago Vocational School (CVS), a 2024 Chicago 7 Most Endangered, 1941, John Christensen, 2100 E. 87th Street. Photo Credit: Lee Bey*



*Chicago Vocational School (CVS), a 2024 Chicago 7 Most Endangered, 1941, John Christensen, 2100 E. 87th Street. Photo Credit: Eric Allix Rogers*



*Chicago Vocational School (CVS), a 2024 Chicago 7 Most Endangered, 1941, John Christensen, 2100 E. 87th Street. Photo Credit: Max Chavez / Preservation Chicago*



*Chicago Vocational School (CVS), a 2024 Chicago 7 Most Endangered, 1941, John Christensen, 2100 E. 87th Street. Photo Credit: Max Chavez / Preservation Chicago*



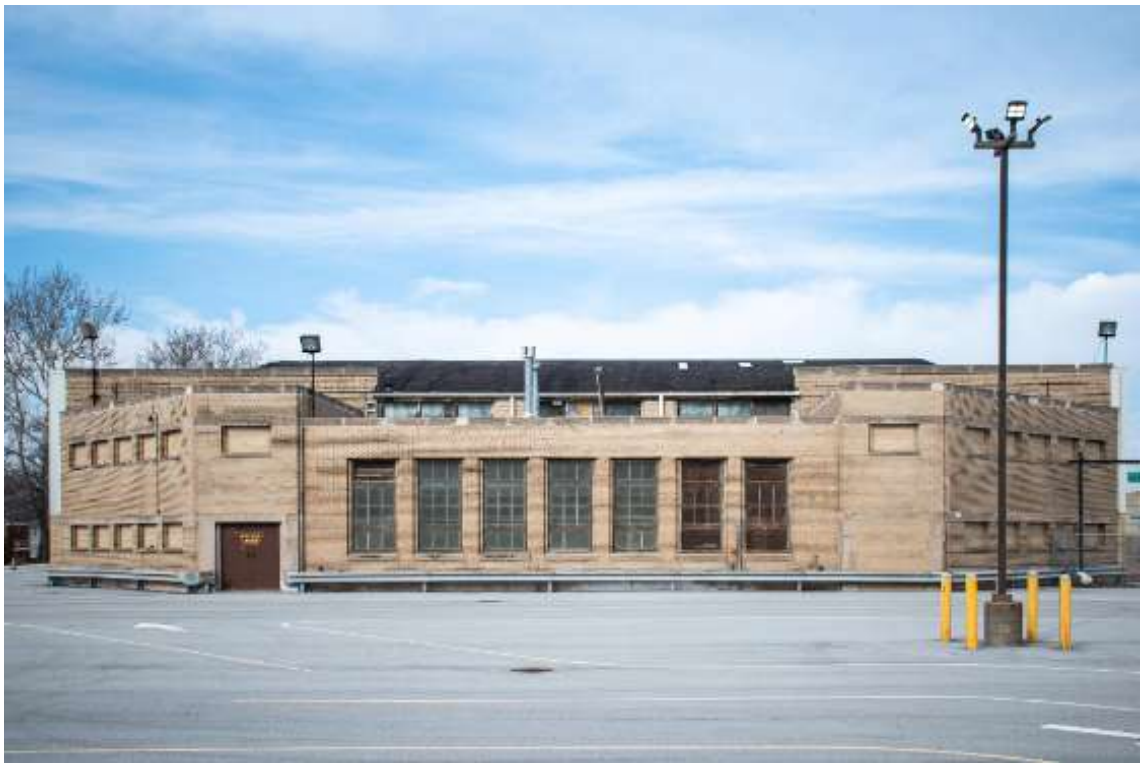
*Chicago Vocational School (CVS) Anthony Avenue Wing, a 2024 Chicago 7 Most Endangered, 1941, John Christensen, 2100 E. 87th Street. Photo Credit: Max Chavez / Preservation Chicago*



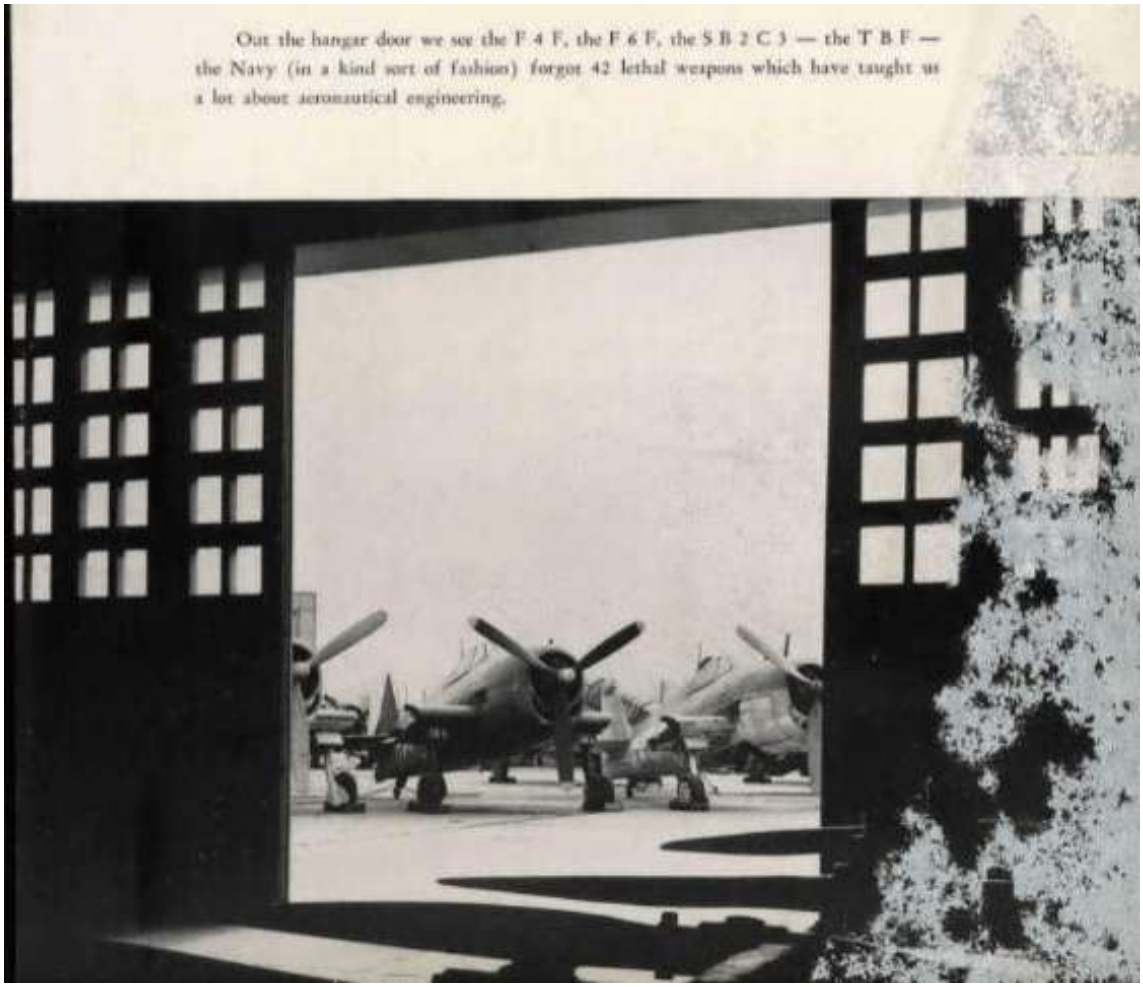

*Chicago Vocational School (CVS) Anthony Avenue Wing, a 2024 Chicago 7 Most Endangered, 1941, John Christensen, 2100 E. 87th Street. Photo Credit: Max Chavez / Preservation Chicago*



*Art Deco lobby of Chicago Vocational School (CVS), a 2024 Chicago 7 Most Endangered, 1941, John Christensen, 2100 E. 87th Street. Photo Credit: Chicago Architectural Photographing Company, Chicago Photographic Collections, University of Illinois at Chicago*



*Airplane Hanger at Chicago Vocational School (CVS), a 2024 Chicago 7 Most Endangered, 1941, John Christensen, 2100 E. 87th Street. Photo Credit: Max Chavez / Preservation Chicago*




*Airplane Hanger at Chicago Vocational School (CVS), a 2024 Chicago 7 Most Endangered, 1941, John Christensen, 2100 E. 87th Street. Photo Credit: 1950 Chicago Vocational High School Year Book*

**Chicago Vocational School (aka Chicago Vocational Career Academy)**

Address: 2100 E. 87th Street
Architect: John C. Christensen
Date: 1938-1941
Style: Art Deco/Art Moderne
Neighborhood: Avalon Park

**Overview**
Chicago Vocational School (today, Chicago Vocational Career Academy but most commonly known as CVS) is among the most notable examples of Art Deco/Art Moderne architecture in the city of Chicago. It is also the largest such structure in Chicago that is not a downtown skyscraper. Constructed between 1938 and 1941, Chicago Vocational High School was intended as a southern counterpart to Albert G. Lane Technical College Preparatory High School (1908, 1934), more commonly known today as Lane Tech. A combination of generational demographic shifts, changes in urban educational philosophy, and federal financial support all led to the eventual creation of Chicago Vocational High School.

Beyond its sheer size–the school's four principal structures sit on a 22-acre triangular parcel–the school is significant as a former site of wartime preparedness during WWII, an early and surviving Public Works Administration/Works Progress Administration-funded project in Chicago, and an Avalon Park institution that was once affectionately known as "The Pride of the South Side."

CVS is an active Chicago Public School, with a renewed emphasis on STEM (Science, Technology, Engineering, and Math) education and college preparedness. Enrollment, however, has dwindled. As of 2023, the school had only approximately 800 students. This in a facility originally designed to accommodate anywhere from 4,000 to 6,000 full-time enrollees.

In 2022, CVS alumni operating under the banner of "Chicago Vocational H.S. Restoration Project" mounted a successful campaign to list the property on the National Register of Historic Places. That same group has made further appeals to make Chicago Vocational School a Chicago Landmark in the hopes that such a formal distinction could assist efforts to bolster both the school's evolving curriculum and the physical campus itself.

Read the full story at Preservation Chicago's website

Chicago Vocational School (CVS), a Preservation Chicago 2024 Chicago 7 Most Endangered Chapter

# THREATENED: All of Mankind Mural / Stranger's Home Missionary Baptist Church, a 2024 Chicago 7 Most Endangered




*All of Mankind Mural by William Walker (1972) at Stranger's Home Missionary Baptist Church, 1901, John Neal Tilton, 617 W. Evergreen Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Debbie Mercer*




*All of Mankind Mural by William Walker (1972) at Stranger's Home Missionary Baptist Church, 1901, John Neal Tilton, 617 W. Evergreen Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Debbie Mercer*




*All of Mankind Mural by William Walker (1972) at Stranger's Home Missionary Baptist Church, 1901, John Neal Tilton, 617 W. Evergreen Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Debbie Mercer*



*All of Mankind Mural by William Walker (1972) at Stranger's Home Missionary Baptist Church, 1901, John Neal Tilton, 617 W. Evergreen Avenue, a 2024 Chicago 7 Most Endangered. Photo Credit: Chicago Public Art Group*



*All of Mankind Mural by William Walker (1972) at Stranger's Home Missionary Baptist Church, 1901, John Neal Tilton, 617 W. Evergreen Avenue, a 2024 Chicago 7 Most Endangered. Photo Credit: Save All of Mankind / Art House Coalition / Cabrini Art House Project*



*All of Mankind Mural by William Walker (1972) at Stranger's Home Missionary Baptist Church, 1901, John Neal Tilton, 617 W. Evergreen Avenue, a 2024 Chicago 7 Most Endangered. Photo Credit: Save All of Mankind / Art House Coalition / Cabrini Art House Project*



*Interior Murals by William Walker (1972) at Stranger's Home Missionary Baptist Church, 1901, John Neal Tilton, 617 W. Evergreen Avenue, a 2024 Chicago 7 Most Endangered. Photo Credit: Jeff Heubner*





*Interior Murals by William Walker (1972) at Stranger's Home Missionary Baptist Church, 1901, John Neal Tilton, 617 W. Evergreen Avenue, a 2024 Chicago 7 Most Endangered. Photo Credit: Jeff Heubner*

**All of Mankind Mural/Stranger's Home Missionary Baptist Church**

Murals
Address: 617 W. Evergreen Street
Artist: William Walker
Year: 1971-1974
Style: Black Arts Movement

Church
Address: 617 W. Evergreen
Architect/Artist: John Neal Tilton
Year: 1901
Style: Gothic Revival

**Overview**
Once surrounded by the towers of the Cabrini-Green Homes, the Stranger's Home Missionary Baptist Church (formerly San Marcello Mission Church) was a center of religious life for Italian immigrants and later Black families on the Near North Side beginning in 1901. In 1971, a progressive priest commissioned Chicago artist William Walker to adorn the church with a series of murals. The pieces, collectively titled All of Mankind, explored the beauty and struggle of Black America and envisioned a world united. The piece was widely regarded as one of Walker's masterpieces and became a symbol of Cabrini-Green.

The church has remained standing even as Cabrini-Green was demolished by 2011, but Walker's murals were completely whitewashed by 2016. However, it is believed that these works are salvageable. The Cabrini Art House Project and a coalition of community organizations including the art conservators and community residents has recently pursued the purchase and restoration of the church and its murals. They are seeking funding and city support to achieve this goal with the hopes that the site can become a center for the Cabrini-Green neighborhood and that Chicagoans can once again appreciate Walker's landmark work in person.

Read the full story at Preservation Chicago's website

All of Mankind Mural/Stranger's Home Missionary Baptist Church, a Preservation Chicago 2024 Chicago 7 Most Endangered Chapter

What's That Building? Northside Strangers Home Missionary Baptist Church, A coalition of former Cabrini-Green residents, entrepreneurs and preservationists wants to buy the building from its present owner and reopen it as Cabrini Art House, Dennis Rodkin, WBEZ Chicago, 3/18/24

Hyde Park Historical Society celebrates life and legacy of muralist William Walker, Max Blaisdell, Hyde Park Herald, 2/19/24

CabriniArtHouse.com

# THREATENED: Swift-Morris Mansion, a 2024 Chicago 7 Most Endangered



*Swift-Morris Mansion, 1892, Willett & Pashley, 4500 S. Michigan Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Cristen Brown / Twitter @Lady Topham Catt*



*Swift-Morris Mansion, 1892, Willett & Pashley, 4500 S. Michigan Avenue, a 2024 Chicago 7 Most Endangered.  Historic Postcard*




*Swift-Morris Mansion, 1892, Willett & Pashley, 4500 S. Michigan Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Eric Allix Rogers*



*Swift-Morris Mansion, 1892, Willett & Pashley, 4500 S. Michigan Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Chicago Fire Department Media*



*Swift-Morris Mansion, 1892, Willett & Pashley, 4500 S. Michigan Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Chicago Fire Department Media*




*Swift-Morris Mansion, 1892, Willett & Pashley, 4500 S. Michigan Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Eric Allix Rogers*



*Swift-Morris Mansion, 1892, Willett & Pashley, 4500 S. Michigan Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Eric Allix Rogers*

**Swift-Morris Mansion**

Address: 4500 S. Michigan Avenue
Architect: James R. Willett & Alfred Pashley (attributed)
Date: 1892; c.1917 (coach house)
Style: Richardsonian Romanesque / Queen Anne
Neighborhood: Bronzeville

**Overview**
A landmark of the Bronzeville community, the Swift-Morris Mansion at 4500 S. Michigan Avenue has stood as an echo of South Side's turn of the century "Gold Coast" for over one hundred and thirty years. The house further accrued significance as the headquarters of local businesses and social service providers well into the twentieth century. The property was placed on the National Register of Historic Places in 1978, largely on its architectural merits and its association with prominent Chicago families - a distinction it proudly advertises via mid-twentieth century signage at the corner of S. Michigan Avenue. and E. 45th Street.

Built in 1892, and attributed to local architecture firm Willet and Pashley, the house is arguably most associated with its namesake and first resident, Helen Morris, née Swift (and extended family). After periodic use as a gathering space, funeral home, and insurance office, the property is further noteworthy for its role as the onetime home of the Cook County Bar Association and later, the Chicago Urban League, who occupied the house from 1964 to 1984, amid the height of the twentieth century civil rights movement.  Since 1995, it has been owned and operated by Inner City Youth and Adult Foundation (ICYAF), a non-profit providing housing and transitional services to formerly incarcerated individuals.

Sadly, on December 3, 2023, the Swift-Morris Mansion was the site of an intense fire which badly damaged the upper floor, attic and roof. Local media reports at the time indicated suspicion of arson, though the Chicago Fire and Police Departments have not yet provided a conclusion of their investigations. Fortunately, no individuals were harmed in the fire, and the property damage appears limited to the upper floors. Much of the impressive oak paneling and carved ornament on the ground floor interior appears to remain intact.

Read the full story at Preservation Chicago's website

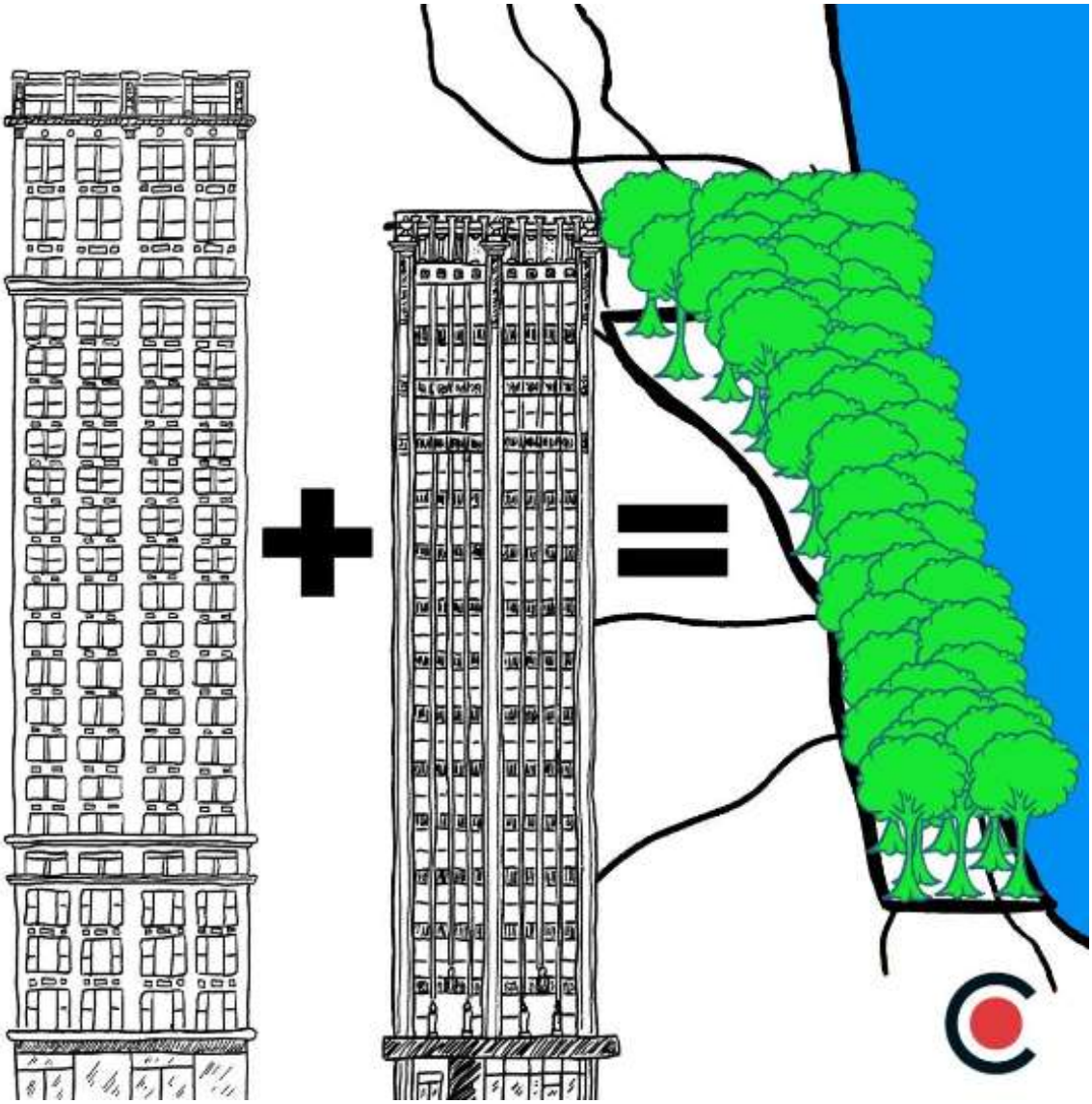
Swift-Morris Mansion, a Preservation Chicago 2024 Chicago 7 Most Endangered Chapter

# Advocacy

# 1. THREATENED: The Complicated Saga of the Century and Consumers Buildings (Chicago 7 2011, 2013, 2022, 2023, 2024)




*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*



*Century and Consumers Building Explainer Video. Image credit: Chicago Architecture Center*

"Chicago's State Street houses a number of America's earliest and most historic skyscrapers. These skyscrapers, recognized as the 'Chicago School' of architecture, represent the creativity of engineers and architects working in steel frame construction to both maximize light through distinctive window patterns, and to draw the public into the buildings (and the services they provided) through unique applications of Classical ornamentation. While the architecture of these buildings is well regarded, it is their adaptability that has proven to be a true point of character. While built to house commercial offices, they have proven to accommodate modern uses—an architecture of the past that fits the future city. The Century and Consumers Buildings, owned by the federal government since the early turn of the twenty-first century, are a part of this creative matrix. Yet, the federal government, in an act of inconceivable uncreativity that disregards movements towards adaptive reuse and rehabilitation, intends to demolish them.

"In 2005, the United States General Services Administration (GSA), the federal agency tasked with managing federal property, purchased the Century and Consumers Buildings. The acquisition, the GSA stated, would provide the GSA with additional office space in the Loop, and would provide a safety buffer for the neighboring Everett McKinley Dirksen US Courthouse.

"At the time of the GSA's acquisition of the Century Building, located at 202 South State Street, and the Consumers Building, located at 220 South State Street, both buildings were poised to join that urban ecosystem and add to the vibrancy of the streetscape between Jackson Boulevard and Adams Street, much like the restoration of the Reliance Building had done five years earlier. Across the street, a former 1920s Woolworth store on the block housed a Foot Locker and Lady Foot Locker. A top grossing McDonalds was located within the 1936 Streamline Modern Benson & Rixon Building, next door to the Consumers Building. Roberto's, a menswear shop, sold flamboyant suits out of a curving glass storefront between the Century and Consumers Buildings. DePaul University was set to renovate the former Lytton & Sons department store into the College of Communication.

"Yet, as State Street continued to thrive, all four buildings, almost half of the block, remained unoccupied.

"After nearly twenty years of vacancy, the Century and Consumers Buildings continued to deteriorate, a situation of the GSA's own making. In waiting to repurpose or dispose of the buildings, the GSA performed only basic repairs and remediation. Buildings of the age and complexity of the Century and Consumers Buildings require specialized maintenance, no matter their use status or condition, but the most effective tool against deterioration is to return buildings to use. The buildings had been mothballed, and a sidewalk canopy had been installed to prevent the terracotta, the primary façade material on both the buildings, from falling on pedestrians below. The buildings had been noted as endangered by Preservation Chicago, the citywide historic preservation nonprofit, while they continued to face an uncertain future.

"It was under these circumstances that an almost inconceivable plan of action for the Century and Consumers Buildings was announced. Senator Dick Durbin had secured $52 million dollars in federal money to demolish them, including 212 and 214 South State Street. 'Simply put, there has been no plan put forward for private development that has adequately addressed the security risk,' Senator Durbin stated in an op-ed in the Chicago Sun-Times in 2022. Once demolished, the GSA would replace them with a landscaped secure lot.

"The public broadly and completely rejected the idea that demolition was the only option. No demolition of a building (or buildings) of similar size and height had been proposed in Chicago since the razing of the Old Chicago Mercantile Exchange Building twenty years earlier, and not since the days of urban renewal had the demolition of viable buildings been funded by the federal government in this manner in Chicago.

"The historic significance of the Century and Consumers Buildings is not in question. They have

# 2. 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*



*Hyde Park Union Church, 1906, James Gamble Rogers, 5600 S. Woodlawn Avenue. Photo credit: Eric Allix Rogers*



*Hyde Park Union Church, 1906, James Gamble Rogers, 5600 S. Woodlawn Avenue. Photo credit: Eric Allix Rogers*

"A city commission on Thursday April 4, 2024 unanimously recommended landmark designation for a 118-year-old Hyde Park church.

"Hyde Park Union Church, 5600 S. Woodlawn Ave., sailed through the Commission on Chicago Landmarks meeting to recommend the church for landmark designation, which would protect both exterior and interior elements from future demolition. The final approval now heads to the City Council.

"The preliminary designation, inked Feb. 8, covered just the church's exterior. But in late March, the commission requested consent from the congregation to also include interior 'historical and architectural features.'

"'The significance of this building is clear,' Patrick Grossi, director of development and policy at Preservation Chicago, said.

"The structure, located two blocks north of Frank Lloyd Wright's Robie House, was built in 1906. James Gamble Rogers — best known for his Collegiate Gothic buildings at universities like Yale, Columbia and Northwestern — was the architect.

"Hyde Park Union was designed in the Richardsonian Romanesque architecture style, as seen in the building's rounded archways, gabled roof and rusticated stone walls — giving the structure a 'sense of majesty and permanence,' according to a city staff report.

That same report notes 'the entrance vestibules and sanctuary' in the landmark designation and 'the overall historic spatial volume and historic decorative finishes and features.' Of note are the church's stained glass windows, designed by artist Louis Comfort Tiffany and other prominent stained glass artists.

Susan van der Meulen, an architect and parishioner of Hyde Park Union, called the church 'beautiful. It has excellent architectural qualities and beautiful stained glass."

The recommendation raises public awareness about the need to preserve clerical architecture — something Grossi said is being lost, along with clerical art.

Also present at Thursday's meeting was Preservation Chicago Executive Director Ward Miller, who voiced the nonprofit's continuing support to landmark Bridgeport's Ramova Theatre.

Miller also applauded Mayor Brandon Johnson and Department of Planning and Development Commissioner Ciere Boatright on Wednesday's La Salle Street announcement.

"These are great strides forward," he said. (Miller, Chicago Sun-Times, 4/4/24)

Read the full story at Chicago Sun-Times

City panel recommends landmark status for century-old Hyde Park church; A landmark designation for the Hyde Park Union Church, designed by architect James Gamble Rogers, would protect exterior and interior elements from future demolition, Abby Miller, Chicago Sun-Times, 4/4/24

Hyde Park Union Church Receives Preliminary Landmark Designation, Hannah Faris, Hyde Park Herald, 2/26/28

Hyde Park Union Church Open House Chicago

## 3. WIN: City of Chicago Announces $150M Funding for the Residential Adaptive Reuse of Four LaSalle Street Skyscrapers



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



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



*Rector Building / Chicago Trust Building / Chicago Title and Trust Building / Bell Federal Savings & Loan Building, Jarvis Hunt in 1906 with later modifications to the uppermost floors, cornice, fascia, and base of the building by Holabird & Roche to the south in 1924, 79 W. Monroe Street. Photo credit: Loopnet*

"Mayor Brandon Johnson on Wednesday earmarked $151.2 million in taxpayer money to help subsidize four proposals to breathe new life into Chicago's Financial District by transforming it into Chicago's newest residential neighborhood, advancing a plan to 'reimagine' Chicago's Loop launched by former Mayor Lori Lightfoot.

"The four proposals would invest a combined $520.2 million in the city's central business district to build approximately 1,000 apartments in what is now mostly empty office space, including 300 units set aside for low- and moderate-income Chicagoans as part of an effort to reduce segregation in Chicago and chip away at the city's shortage of affordable homes, officials said.

"Like many cities, we are in the process of recovering from the impact of the pandemic, resulting in vacancies, particularly our storefronts and offices," Mayor Johnson said, announcing the plan in the lobby of 208 S. LaSalle St., one of the buildings set to be transformed. 'Additionally, evolving conditions in workplaces and retail are changing what it means to be a shopper and a worker. We have to respond to these changes. As a city, we have to do it in a creative and collaborative way.'
"In addition, Alds. Brendan Reilly (42nd Ward) and Bill Conway (34th Ward) repeatedly said they were worried that Johnson would scrap the plan to rethink the financial district. Although both are frequent critics of the mayor, they attended Wednesday's announcement — but were not seated on the dais alongside the mayor.

"Two additional proposals, at 135 S. LaSalle St. and 105 W. Adams St., are under consideration for additional subsidies, with Johnson telling the enthusiastic crowd to 'stay tuned.' Lightfoot had picked the redevelopment at 135 S. LaSalle St. to advance.

"In all, city officials received nine proposals in December 2022 not only to build new apartments where cubicle dwellers once worked but also to transform building lobbies into spaces for "cultural or entertainment purposes" and vacant storefronts into grocery stores and restaurants. One proposal was rejected, another application was withdrawn, and two others were deemed ineligible or incomplete, city records show.

"While the number of people living downtown has doubled since 2000, that growth has bypassed LaSalle Street, where many of the historic buildings were built during a bygone era and are beloved but little used historic landmarks. (Cherone, WTTW Chicago, 4/3/24)

"The proposals advancing to the City Council for consideration are:

- **111 W. Monroe St.,** where Prime/Capri Interests, LLC wants to spend $203 million to build 345 apartments, including 105 affordable units, as part of a development that would include a 228-room hotel. The project has requested a $40 million subsidy.
  $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.
- **208 S. LaSalle St.,** where the Prime Group wants to spend $123 million to build 226 apartments, including 84 affordable units, sandwiched between two hotels. The project has requested a $26.2 million subsidy.
  $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.
- **79 W. Monroe St.,** where the Campari Group wants to spend $64.2 million to build 117 apartments, including 41 affordable units. The project has requested a $28 million subsidy, which also calls for the restoration of the color-changing "Weather Bell" sign that signals temperature changes.
- **30 N. LaSalle St.,** where Golub & Co. wants to spend $130 million to create 349 units, with 105 affordable. The original proposal included ground-floor retail, as well as green space and seating on streets bordering the property. The project has requested a $57 million subsidy.

"Miller applauded Mayor Brandon Johnson and Department of Planning and Development Commissioner Ciere Boatright on Wednesday's La Salle Street announcement. Johnson announced four projects in the corridor that he will put forward for a combined $151.2 million in TIF

# 4. WIN: Illegal Construction in Humboldt Park Demolished!



*Demolition of Illegal Construction in Humboldt Park. Photo credit: Kurt Gippert*



*The cinderblock shell of an illegal building in Humboldt Park, obscuring the landmarked Receptory and Stable building, prior to demolition. Photo credit: Patty Wetli / WTTW News*

"An unauthorized structure meant to be an addition to the National Museum of Puerto Rican Arts and Culture will be razed next week after persistent outcry from neighbors and preservationists opposing the construction.

"Work on the 4,000-square-foot cinder-block archives and storage facility next to the museum, 3015 W. Division St., began in 2022 without proper city permits and approvals.

"The controversial, partially built center will be demolished after a permit with the Department of Buildings was filed last week, according to city permit data. The permit calls to 'wreck and remove' the structure erected without a permit, though the foundation and footings will remain.

"'The building walls will be removed, leaving the site in a temporary condition for the future development of an outdoor plaza for gatherings and exhibitions,' museum officials said in the notice. 'These upcoming site improvements are in design, and more details on the proposed concept will be shared with the community once available.'

"The demolition is a 'giant step in the right direction' said neighbor Kurt Gippert, who has been vocal in his opposition to the unsanctioned construction. Gippert and his wife started a petition two years ago calling for the demolition of the structure on public land and for more community transparency. The petition received over 2,000 signatures.

"Billy Ocasio, formerly Humboldt Park's alderman and now the museum's executive director, previously shielded key details about building the archive center and repeatedly misrepresented the project to city and state officials, according to a damning 16-page report by a Preservation Chicago

"Ocasio apologized to neighbors at a community meeting last year that announced the demolition and told them he is 'looking to move forward.'

"'We made a mistake. We were caught,' Ocasio previously said, stumbling on his words. 'You guys called us on it.' (Parrella-Aureli, Block Club Chicago, 2/21/24)

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

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

"The new archives center will be moved to 2533 and 2537 W. Division St., said Alexis Smyser-De Leon, director of policy for Fuentes. The move has been well received by neighbors, who have said the center will inject more life to the Paseo Boricua corridor.

"The Humboldt Park receptory and stables, where the museum sits, is a Park District-owned building that was built in 1895 for horses and as storage for wagons and landscaping tools. The turreted 1890s building, which was also the office of renowned landscape architect and then-Park Superintendent Jens Jensen, was designated a Chicago landmark in 2008. (Parrella-Aureli, Block Club Chicago, 2/21/24)

Preservation Chicago is thrilled with this outcome. We played a central role in helping to amplify and document this illegal construction. We worked closely with neighborhood partners including Humboldt Park resident Kurt Gippert who launched the Change.org petition, and like-minded organizations including Juanita Irizarry, executive director of Friends of the Parks.

# 5. THREATENED: Final Days for 720 N. Wells and 207 W. Superior



*720 N. Wells Street, built in 1872 for Conrad Seipp of Seipp Brewing. Photo credit: Ward Miller / Preservation Chicago*

Chicago Tribune
BUSINESS

# Bill may regulate funeral homes

## Ill. plan would boost standard for body ID

By Jeremy Gorner
Chicago Tribune

SPRINGFIELD — Without any opposition, the Illinois Senate on Tuesday passed a measure that would tighten identification standards for human remains that are being handled by funeral homes and enhance punishment for businesses that break the law.

The legislation comes after a funeral home in central Illinois last year was found to have given dozens of families the wrong remains. The owner of Heintz Funeral Home in Carlinville had his license revoked by the Illinois Department of Financial and Professional Regulation after the discovery for "professional incompetence," among other things.

The bill passed in the Senate Tuesday by a 55-0 vote would tighten funeral home regulations to ensure human remains in their possession are identified properly. The bill moves to the House for consideration.

State Sen. Doris Turner, the main Senate sponsor of the legislation, said the measure would require the Department of Financial and Professional Regulation to inspect a funeral home within 10 days of it receiving a complaint over the misidentification or mishandling of human remains. The bill also requires a crematorium to maintain "chain of custody records," an identification system ensuring that a deathcare provider can identify human remains in its possession throughout all phases of the cremation process.

"When our loved ones pass away, we make arrangements while dealing with our grief. We find comfort in knowing that we are executing our loved ones' wishes," Turner, a Democrat from Springfield, said on the Senate floor before the vote. "When a coroner calls you months after your loved one's funeral saying 'I have your mom's cremated remains' and you think to yourself 'my mom wasn't cremated, we buried her last April,' then the coroner tells you that the woman you buried wasn't your mother, it re-traumatizes and opens new wounds of grief for families."

The legislation would make it a Class 4 felony, punishable by up to three years in prison, for funeral service providers to intentionally mishandle certain documents related to someone's death.



The three-and-a-half story brick and cast-iron building at 720 N. Wells St., which rose from the ashes of the Chicago Fire in 1872 with the seventh permit issued during the city's rebuilding, faces demolition on Wednesday in Chicago. VINCENT ALBAN/CHICAGO TRIBUNE

# 'Slipped through the cracks'

## River North building that rose from ashes of Great Chicago Fire faces demolition

By Robert Channick
Chicago Tribune

Preservationists are seeking an eleventh-hour reprieve for a historic 152-year-old River North building facing imminent demolition.

The three-and-a-half story brick and cast-iron building at 720 N. Wells St., which rose from the ashes of the Great Chicago Fire with the seventh permit issued during the city's rebuilding, is set to fall to the wrecking ball within days for redevelopment.

"This is one of the first buildings in the River North community built after the Chicago Fire, sort of representing the city that burned," said Ward Miller, executive director of Preservation Chicago. "It's just tragic to see this come down. There's so few of these buildings dating back to this period remaining."

The building at the southwest corner of Wells and Superior streets, along with an adjacent but smaller Italianate building of similar vintage, are not designated Chicago landmarks. They are slated for demolition to make way for a four-story club designed by New York-based Robert A.M. Stern Architects that is planned for the site, according to the Chicago Planning Department.

The project's developer, Liam Krehbiel, founder and CEO of Chicago-based Topography Hospitality, did not respond to a request for comment Wednesday.

The sturdy but ornate Wells Street corner building, which features brick above the ground floor cast iron columns and arches, is a monument to the city's resilience in the wake of the 1871 Chicago Fire, which burned down a third of the nascent metropolis and obliterated the River North area.

The building was among the first to rise from the rubble.

Built in 1872 by Conrad Seipp, a German immigrant and prominent 19th century Chicago brewer, the first floor initially featured storefronts and the second floor housed offices. The lofty third floor was designed as a large Masonic Hall, and later repurposed as a Swedish social club.

Its modern history has also been colorful.

In 1988, the building was dramatically reimagined by acclaimed Chicago-based designer Jordan Mozer and reborn as the trendy Cairo nightclub, featuring a lower-level disco with coal shafts as seating nooks, a zigzag bar, gold walls and large pillows hanging from ceiling light fixtures.

More recently, it was repurposed for a post-millennium run as The Boarding House, the debut restaurant from Alpana Singh, the Chicago sommelier and longtime host of the popular WTTW-Ch.11 TV show, "Check, Please!"

The restaurant, which opened in December 2012, was hailed by Chicago Tribune food critic Phil Vettel as exuding "a friendly, relaxed charm on every level," with a hearty menu, a top floor bi-level dining room and a dramatic wine glass/chandelier art installation. Not surprisingly, the restaurant also featured a "formidable" 500-bottle wine list, and plenty of interesting spaces to sip it.

Singh closed the restaurant in 2018, and the building has since become a vacant redevelopment target in the post-pandemic urban landscape, Miller said.

Despite its storied history, the building was never designated a Chicago landmark, which would prevent demolition.

It was also not included in Preservation Chicago's annual most endangered buildings list, which was published March 6. But the group sprung into action when it subsequently learned of redevelopment plans, petitioning the Commission on Chicago Landmarks to grant it landmark status in a bid to stave off demolition.

That entreaty did not prove successful.

"Given 720 N. Wells' age and in response to suggestions by the public, preservation staff researched the building and determined it does not present a strong case for meeting landmark criteria," a Landmarks Commission spokesperson said Wednesday.

Preservation Chicago has long sought broader protection for a proposed River North Landmark District, which has been "sitting on a shelf" at City Hall for 15 years, according to Miller. The city said the proposal, which never moved forward, did not encompass the Wells Street building.

While Miller hopes for a last-minute stay of demolition, he said the building might serve as a "canary in the coalmine," prompting Mayor Brandon Johnson's administration to reconsider implementing an expanded preservation proposal for River North.

He would also like to see Chicago adopt a rule requiring a demolition review for any building over 50 years old, similar to regulations in Boston and other cities.

Fencing has already gone up around the 720 N. Wells St. building and the adjacent three-story building at 207 W. Superior St., which was listed as an orange-rated potential landmark on the nearly 30-year-old Chicago Historic Resources Survey, but subsequently did not meet the criteria for historic designation.

When the developer applied for a demolition permit in May 2023 for the 207 W. Superior St. building, it was put on hold for 90 days and then approved for removal in August. As a green-rated building, the 720 N. Wells St. building didn't require such a review before seeking demolition, the city said.

"The survey missed the most historically significant structure on the block," Miller said of the Wells Street building. "Time and time again it slipped through the cracks. Now it may be too late for this building, but I hope it will lead to a broader landmark district for River North."

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*Threatened demolition of 720 N. Wells Street makes the cover of the Chicago Tribune Business Section, April 11, 2024. Image credit: Chicago Tribune*



*720 N. Wells Street, built in 1872 for Conrad Seipp of Seipp Brewing. Photo credit: Ward Miller / Preservation Chicago*



*Hyde Park Union Church, 1906, James Gamble Rogers, 5600 S. Woodlawn Avenue. Photo credit: Eric Allix Rogers*




*720 N. Wells Street, built in 1872 for Conrad Seipp of Seipp Brewing. Photo credit: Ward Miller / Preservation Chicago*



*720 N. Wells Street, built in 1872 for Conrad Seipp of Seipp Brewing. Photo credit: Ward Miller / Preservation Chicago*



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




*207 W. Superior. Photo credit: Google Maps*

"Preservationists are seeking an eleventh-hour reprieve for a historic 152-year-old River North building facing imminent demolition.

"The three-and-a-half story brick and cast-iron building at 720 N. Wells St., which rose from the ashes of the Great Chicago Fire with the seventh permit issued during the city's rebuilding, is set to fall to the wrecking ball within days for redevelopment.

"'This is one of the first buildings in the River North community built after the Chicago Fire, sort of representing the city that burned,' said Ward Miller, executive director of Preservation Chicago. 'It's just tragic to see this come down. There's so few of these buildings dating back to this period remaining.'

"The building at the southwest corner of Wells and Superior streets, along with an adjacent but smaller Italianate building of similar vintage, are not designated Chicago landmarks. They are slated for demolition to make way for a four-story club designed by New York-based Robert A.M. Stern Architects that is planned for the site, according to the Chicago Planning Department. "The project's developer, Liam Krehbiel, founder and CEO of Chicago-based Topography Hospitality, did not respond to a request for comment Wednesday.

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"Singh closed the restaurant in 2018, and the building has since become a vacant redevelopment target in the post-pandemic urban landscape, Miller said.

"Despite its storied history, the building was never designated a Chicago landmark, which would prevent demolition. It was also not included in Preservation Chicago's annual most endangered buildings list, which was published March 6. But the group sprung into action when it subsequently learned of redevelopment plans, petitioning the Commission on Chicago Landmarks to grant it landmark status in a bid to stave off demolition. That entreaty did not prove successful.

"Preservation Chicago has long sought broader protection for a proposed River North Landmark District, which has been 'sitting on a shelf' at City Hall for 15 years, according to Miller. The city said the proposal, which never moved forward, did not encompass the Wells Street building.



# 6. THREATENED: DePaul Pushes forward with Plans to Demolish Sheffield-Belden Group (Chicago 7 2024)



*Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Freestanding townhouses, 2314 and 2316 N. Sheffield, John Morrell and others, 1890-1893. Photo Credit: Serhii Chrucky / Esto*



*Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Freestanding townhouses, 2314 and 2316 N. Sheffield, John Morrell and others, 1890-1893. Photo Credit: Serhii Chrucky / Esto*



*Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Courtyard building, 1000-1012 W. Belden and 2300-2302 N. Sheffield Avenue, Maher & McGraw, 1926. Photo Credit: Serhii Chrucky / Esto*

"DePaul University is moving forward with efforts to demolish century-old homes to make way for a new sports facility, but it has added to its plans to appease preservation-minded neighbors. "While its plan calls for razing four 19th-century rowhouses, DePaul is now committing to preserving three other historical buildings on campus as a compromise with neighbors who worry the new development could diminish the area's charm.

"The new athletics facility would come to the 2300 block of North Sheffield, replacing four rowhouses dating from the 1890s. While those buildings would come down, DePaul in exchange is committing to preserving and landmarking Cortelyou Commons, Byrne Hall and O'Connell Hall, according to university officials.

"DePaul University officials will present the updated plan to the public during a community meeting at 6:30 p.m. April 29 at Cortelyou Commons, 2324 N. Fremont St.

"If Ald. Timmy Knudsen (43rd) supports the plan, construction will likely begin in summer 2025, said Peter Coffey, associate vice president for community and government relations at DePaul University. The project requires city approval.

"Not all neighbors and preservationists are on board with the compromise plan, however.

"To build the new athletics facility, the university plans to demolish four rowhouses located at 2308, 2310, 2314 and 2316 N. Sheffield Ave. DePaul's courtyard building at 2300-2302 N. Sheffield Ave., which was built in 1925 and houses about 40 student apartments, would also be torn down.

"The buildings at 2310 and 2316 N. Sheffield Ave. are orange-rated in the Chicago Historic Resources Survey, meaning they are potentially historically significant and require a historically minded review before demolition permits are approved.

"Some groups, including the Sheffield Neighborhood Association and Preservation Chicago, asked the university to consider preserving the buildings and use other DePaul-owned sites for expansion, like the surface parking lot at the intersection of Fullerton and Sheffield avenues.

"'We wish the university well and understand their needs for expansion, but the sites they're selecting aren't the most ideal,' said Ward Miller, director of Preservation Chicago. 'I think it will bring about a tipping point with the community. I don't think they want to be in a situation where the community feels out of sync with the university.'

"Brian Comer, president of the Sheffield Neighborhood Association, said he hopes DePaul can find another location for its sports facility.

"'We want the university to be able to offer their student athletes a wonderful experience,' said Brian Comer, president of the Sheffield Neighborhood Association. 'If the university didn't have any other property, it'd be a different conversation, but they do and they could allow our gorgeous architecture to remain.'

"Sheffield Neighborhood Association provided a list of about 10 buildings that should be preserved due to their history and architecture, Comer said. From the list, DePaul officials chose two to pursue landmark status for Cortelyou Commons and Byrne Hall. They also committed to investing in O'Connell Hall's facade, Coffey said.

"Erik Heitmann, president of neighborhood improvement group Lincoln Central Association, said he understands DePaul University's need to expand and appreciates the changes officials have made to ensure the building is more pedestrian-friendly and visually appealing. But he also supports efforts to protect historical buildings in the area.

# 7. THREATENED: Ogden-Keeler Industrial Buildings Highly Endangered by Distribution Warehouse (Chicago 7 2024)




*Ogden-Keeler Industrial Buildings, Turner Manufacturing Company Building, 2309-2325 S. Keeler, Alfred S. Alschuler, 1918 - 1921, a 2024 Chicago 7 Most Endangered. Photo credit: Max Chavez / Preservation Chicago*

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The Western Felt Works building is at 4115 W. Ogden Ave. TERRENCE ANTONIO JAMES/CHICAGO TRIBUNE PHOTOS

# Fate of warehouses lies in Plan Commission's hands

## SW Side buildings considered significant by preservationists face demolition

By Brian J. Ringl
Chicago Tribune

The Chicago Plan Commission will vote Thursday on whether to approve the demolition of several century-old Southwest Side warehouses considered significant by historic preservationists, and replace them with a single, $44 million modern distribution facility.

The developer, Atlanta-based IDI Logistics, says the project will create hundreds of construction jobs and 150 permanent jobs once the 246,000-square-foot building is fully operational.

The properties, located between Pulaski Road and Keeler Avenue along West Ogden Avenue on the border of the North Lawndale and Little Village neighborhoods, were selected earlier this year by Preservation Chicago as among Chicago's most endangered historic structures.

"It's really unfortunate that it's gotten this far," said Ward Miller, executive director of Preservation Chicago.

The 15.5-acre site, bought by the developer for more than $16 million in late 2022, includes the Western Felt Works at 4115 W. Ogden Ave., a 1916 Prairie School-style structure, and a pair of buildings one block west designed in 1918 by noted architect Alfred Alschuler for Turner Manufacturing Co.



The Turner Manufacturing Co. building is at 4147 W. Ogden Ave.

***"If we allow the city to become a bunch of big box warehouses, what kind of city is that? Soon it will look like Anywhere, U.S.A., and that's a danger we need to focus on."***

*— Ward Miller, executive director of Preservation Chicago*

Alschuler also designed the London Guarantee Building, now London House Chicago, a 1920s-era skyscraper on the south side of the Chicago River at the Michigan Avenue Bridge, and the KAM Isaiah Israel synagogue in the South Side's Kenwood neighborhood. Miller said it would be a shame to let developers replace Alschuler's industrial work with a blocks-long building that will essentially be a blank wall.

"If we allow the city to become a bunch of big box warehouses, what kind of city is that?" he asked. "Soon it will look like Anywhere, U.S.A., and that's a danger we need to focus on."

IDI Logistics plans to demolish the existing structures and create a single story, 36-foot warehouse distribution building stretching from Pulaski Road to Keeler Avenue, along with 26 loading docks and 271 parking spaces, according to a document it filed with the Chicago Plan Commission.

Renderings show the developer will include trees and an ornamental fence on Ogden Avenue, along with colored designs on its walls. The company has not yet signed up any tenants.

A company spokesperson declined to comment on the proposal. Chicago Department of Planning and Development Deputy Commissioner Peter Strazzabosco said the department does not comment on proposals prior to commission meetings so as not to influence votes. IDI Logistics' plan will also need approval from the full City Council.

The buildings are not officially designated landmarks, but Susan Turner Jones, great-granddaughter of August Turner, who emigrated from Russia in the 19th century and founded Turner Manufacturing Co., said

Turn to Warehouses, Page 3

# Oberweis tells state of possible layoffs

## Move by North Aurora dairy comes in wake of bankruptcy filing

By Robert Channick
Chicago Tribune

Oberweis Dairy has notified the state it may lay off 127 workers as part of its Chapter 11 bankruptcy filing Friday.

The layoffs would begin at the family-owned North Aurora dairy June 11 because of a plant closure, the notification said.

In a statement Tuesday afternoon, Adam Kraber, president of Oberweis Dairy, said the company had hoped to have an asset purchase agreement with a buyer prior to filing for bankruptcy that would have specified the termination and rehiring of employees. Lacking that, attorneys advised the company to file a WARN notice with the state to cover the possibility of layoffs.

"We have been told by counsel a notice is required if it's reasonably foreseeable that jobs may be lost, even if there is a possibility or probability that jobs will not be lost," Kraber said. "Not issuing the notice prior to filing would likely cause an adverse impact on general unsecured creditors."

Oberweis Dairy filed for Chapter 11 bankruptcy protection Friday in Chicago after failing to find a buyer to rescue it from financial distress. The century-old dairy, which has been losing money in recent years, owes more than $4 million to its 20 largest unsecured creditors and about $34 million in secured bank debt, according to bankruptcy filings.

The company, known for its old-school bottled milk and ice cream, has 40 stores in Chicago, Indiana, Michigan and St. Louis, grocery distribution and home delivery service. It outsources some manufacturing but has a 27-year-old plant at its North Aurora headquarters.

In its bankruptcy filing, Oberweis Dairy said it had 1,149 employees, of which 933 work part time, mostly in the dairy stores. Its ranks often swell to more than 1,500 employees during the summer months to handle peak demand for ice cream at its stores, Adam Kraber, president of Oberweis Dairy, said in a declaration filed Monday.

Oberweis filed a motion Monday requesting to pay $340,000 in outstanding wages owed to employees. Payroll averaged about $891,000 every two weeks from January through March this year, according to the filing.

None of the employees are represented by a union or subject to a collective bargaining agreement, according to the bankruptcy

*Threatened demolition of Ogden-Keeler Industrial Buildings including Western Felt Works and Turner Manufacturing Company Buildings makes the front page of the Chicago Tribune Business Section on April 17, 2024. Image credit: Chicago Tribune*



*Ogden-Keeler Industrial Buildings, Turner Manufacturing Company Building, 2309-2325 S. Keeler, Alfred S. Alschuler, 1918 - 1921, a 2024 Chicago 7 Most Endangered. Photo credit: Max Chavez / Preservation Chicago*



*Ogden-Keeler Industrial Buildings, Turner Manufacturing Company Building, 2309-2325 S. Keeler, Alfred S. Alschuler, 1918 - 1921, a 2024 Chicago 7 Most Endangered. Photo credit: Max Chavez / Preservation Chicago*



*Ogden-Keeler Industrial Buildings, Western Felt Works, 1916, R.C. Fletcher, 4115 W. Ogden Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Max Chavez / Preservation Chicago*

"The Chicago Plan Commission will vote Thursday on whether to approve the demolition of several century-old Southwest Side warehouses considered significant by historic preservationists, and replace them with a single, $44 million modern distribution facility.

"The properties, located between Pulaski Road and Keeler Avenue along West Ogden Avenue on the border of the North Lawndale and Little Village neighborhoods, were selected earlier this year by Preservation Chicago as among Chicago's most endangered historic structures.

"'It's really unfortunate that it's gotten this far,' said Ward Miller, executive director of Preservation Chicago.

"The 15.5-acre site, bought by the developer for more than $16 million in late 2022, includes the Western Felt Works at 4115 W. Ogden Ave., a 1916 Prairie School-style structure, and a pair of buildings one block west designed in 1918 by noted architect Alfred Alschuler for Turner Manufacturing Co.

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"IDI Logistics plans to demolish the existing structures and create a single story, 36-foot warehouse distribution building stretching from Pulaski Road to Keeler Avenue, along with 26 loading docks and 271 parking spaces, according to a document it filed with the Chicago Plan Commission.

"The buildings are not officially designated landmarks, but Susan Turner Jones, great-granddaughter of August Turner, who emigrated from Russia in the 19th century and founded Turner Manufacturing Co., said her family once employed more than 500 people at the site, which played a key part in making North Lawndale a manufacturing powerhouse.

"'It was magnificent in its heyday,' she said. 'And there is a beauty to these brick buildings, they are a window into a Chicago that maybe is being destroyed without people realizing it.'

"Turner Jones worked at the plant in the 1960s when it was one of the nation's largest providers of affordable home decorations. But her father died in 1971, and the firm was soon bought by a large multinational company. A collection of small manufacturers and service providers later occupied the three- and four-story buildings."

"Baltazar Enriquez, president of the Little Village Community Council, said he's torn about the proposal from IDI Logistics. He wants to see more jobs created for the Little Village and North Lawndale neighborhoods, but recognizes the value of preserving Chicago's historic architecture and worries a massive truck depot will bring more pollution to an area where residents already suffer from high rates of asthma and other respiratory ailments.

"Turner Jones said she hopes the buildings can once again host small manufacturers who provide jobs requiring more skill, and paying higher wages, than distribution warehouses, but admits that will take a lot of work." (Rogal, Chicago Tribune, 4/16/24)

Read the full story at the Chicago Tribune

Southwest Side warehouses considered significant by preservationists face demolition, Brian

# 8. WIN: 4100 W. Fillmore Redevelopment Receives $7M TIF Award




*The Fillmore Center, 4100 W. Fillmore, 1913. Rendering Credit: Steans Family Foundation*




*The Fillmore Center, 4100 W. Fillmore, 1913. Image Credit: Steans Family Foundation*

"A nearly vacant five-story brick building on the West Side will come back to life this summer as The Fillmore Center, eventually employing hundreds and bringing business activity back to North Lawndale, a neighborhood hit by decades of disinvestment.

"Steans Family Foundation, a Chicago philanthropy, bought the 111-year-old property at 4100 W. Fillmore St. for $3.3 million in 2022, and construction crews are transforming portions of its cavernous interior into Fillmore Linen Service, an industrial-scale laundry that will serve Chicago hospitals.

"The city's Community Development Commission recommended Tuesday that City Council greenlight a redevelopment agreement between the foundation, its neighborhood partners and the city.

"The move will eventually unlock up to $10 million in tax increment financing assistance, said Patricia Ford, the foundation's executive director, helping complete the $40 million project and bring in more business.

"'North Lawndale is a business desert, so business attraction has always been one of our goals,' she said. 'We want to make sure we're reducing North Lawndale's unemployment rate.'

"The foundation will also use tax credits and other grants, including $1.25 million from the Chicago Community Trust's We Rise Together program, to finance the reconstruction.

"Ford envisions the 168,000-square-foot building, originally built for the Calumet Baking Powder Co., providing up to 300 jobs through the laundry and several minority-owned businesses, including Kribi Coffee Air Roastery and Southside Blooms, a flower wholesaler."

Read the full story at Chicago Tribune

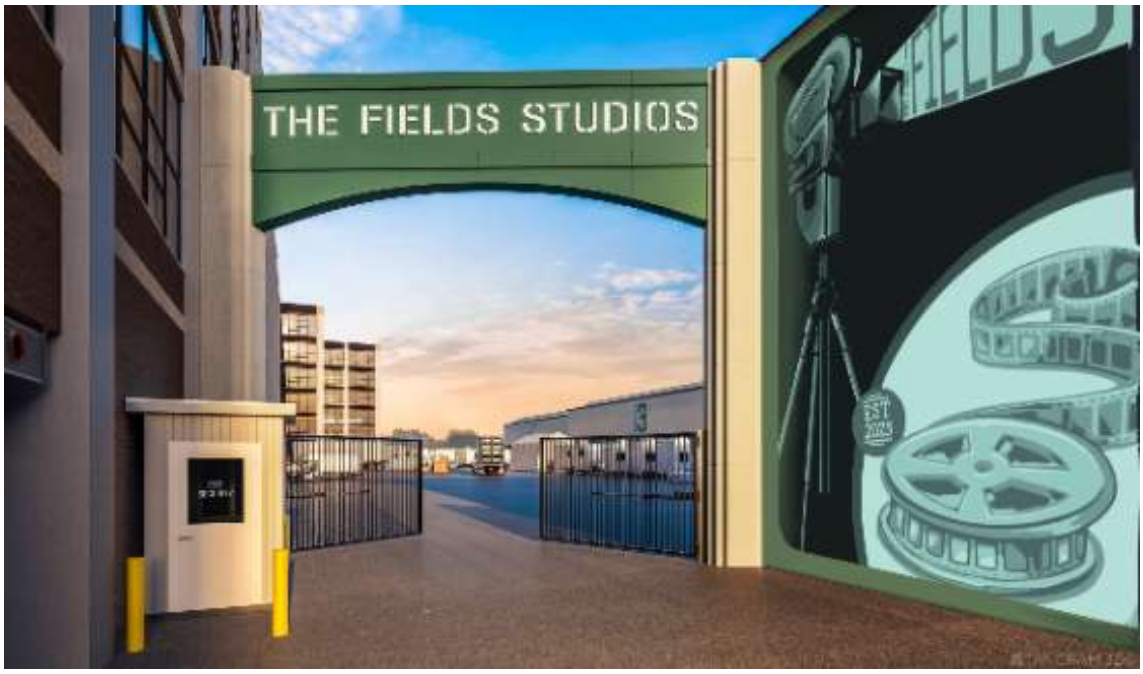
Fillmore Center project, touted as jobs engine for struggling North Lawndale, clears city commission, Brian Rogal, Chicago Tribune, 3/6/24

CDC approves $7 million in TIF for Fillmore Center; The redevelopment would rehabilitate the vacant industrial building, Lukas Kugler, Urbanize Chicago, 3/12/24

# 9. WIN: The Fields Studios Received $10M in City and State Grants



*Marshall Field's Warehouse, 4000 W. Diversey Avenue, Photo Credit: Darris Lee Harris / Hubbard Street*




*A rendering of the The Fields Studios' north campus entrance. Photo credit: Knickpoint Ventures*

"A sprawling film production studio set to open on the Logan Square-Avondale border has secured a $10 million in governmental grants as it aims to increase industry opportunities in the Midwest.

"The Fields Studios is a $250 million project that will bring nine sound stages, creative and production offices and more retail to the 21-acre Fields campus at Diversey Avenue and Pulaski Road.

"A $5 million grant from the city's Community Development Grant program will help complete the interior buildout of the studio's production support space, city officials said in a press release. "The Fields is one of more than 30 businesses that received city grants last month to revitalize neighborhood retail corridors, Mayor Brandon Johnson said.

"Gov. JB Pritzker and the Illinois Department of Commerce and Economic Opportunity also awarded the studio $5 million to help diversify the film industry, state officials announced in a press release.

"New York-based developer Knickpoint Ventures bought the site at 4000 W. Diversey Ave. in 2018 and secured City Council approval in 2021.

"Shawn Papazian, a partner with Knickpoint Ventures, said the grant will help the company expand its film programs, work with nonprofits to hire locally and create ancillary spaces at The Fields for independent businesses and mom-and-pop entrepreneurs.

"'It will help the business further develop and hit other ecosystems that fit the film production world" as well as "entrench ourselves in the community,' Papazian said. (Parrella-Aureli, Block Club Chicago, 3/6/24)

"The Marshall Field's Warehouse is located at Diversey Avenue and Pulaski Road on 22 acres. The 1.5 million square foot complex includes six concrete and red brick buildings. Adaptively reused in 2018, it was renamed The Fields.

"It's a gorgeous building with 24-inch-round columns and 14- to 17-foot ceiling heights. We're going to save as many of the original elements as we can. The building reeks of character." said John McLinden, Hubbard Street's Group founder and managing partner." (Ori, Chicago Tribune, 1/12/18)

The building was originally built for the Olson Rug Company in 1928, This is also the historic site of the much beloved and missed Olson Rug Park and Waterfall built in 1935. This park featured an elaborate illuminated rock garden and 35-foot waterfall, which made it a popular Chicago attraction.

The waterfall and park were dismantled in 1970 after the site was sold to Marshall Fields in 1965. It was used by Marshall Field and later Macy's until 2008. After a period of vacancy, it was sold for redevelopment in 2014.

During the period of vacancy, Preservation Chicago was actively working towards a preservation sensitive outcome. We had numerous meetings with former 31st Ward Alderman Ray Suarez when Macy's announced they were closing the facility to encourage possible Chicago Landmark Designation and to consider an adaptive reuse of the site for residential and affordable housing within these immense fireproof buildings.

Read the full story at Block Club Chicago

The Fields Film Studio Gets $10 Million In Grants As It Nears Opening; The money will help complete the buildout of production support space at the film studio, which is bringing nine sound stages, retail and more to the Logan Square-Avondale border, Ariel Parrella-Aureli, Block Club



# 10. THREATENED: Demolition Permit Released for Continental Can Company Building (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*



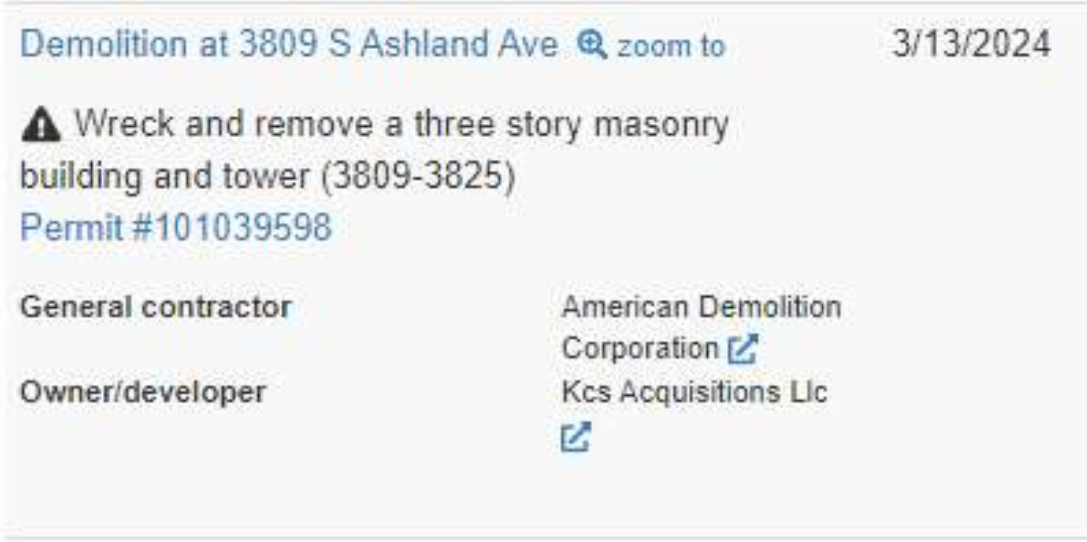
*Continental Can Company Building, a 2023 Chicago 7 Most Endangered. 1920, Samuel Scott Joy, 3815 S. Ashland Avenue. Photo Credit: Serhii Chrucky*



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*Demolition permif released for Continental Can Company Building, a 2023 Chicago 7 Most Endangered. 1920, Samuel Scott Joy, 3815 S. Ashland Avenue. Photo Credit: Chicago Cityscape*

"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)

Preservation 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 neighbors who oppose the demolition of Continental Can were 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

# 11. THREATENED: Loyola University Plans Demolition of 1234 W. Loyola Ave. for Vacant Lot




*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*

"If you stand in front of the flatiron-style building at 1226-1234 W. Loyola—home to 30 apartments and a trio of businesses on the ground floor—you're surrounded by vacant lots. Across the street from that building is a vast, unpaved expanse used for parking by Loyola University that's chained off from the neighborhood and labeled with signs threatening arrest for trespassers. The lot has been vacant for more than a dozen years. The plot just to the west of the building is a parking area; there's another vacant plot across the street.

"This sight is a perfect encapsulation of an ongoing dispute in Roges Park, stemming from Loyola's recent purchase of 1226-1234 W. Loyola and its plans to demolish the nearly 100-year-old building. Local residents, business owners in the building, and politicians have spoken out against these plans, saying the community was not given the chance to provide input and asking the university to halt the lease terminations of the building's tenants. (Some of the tenant's leases expire this summer; the longest lease runs until September 2025.)

"Illinois state senator Mike Simmons, who represents Rogers Park as part of the 7th District, says Loyola has not communicated with his office about the building in any meaningful way. 'It's really frustrating,' he says, noting that the university has been steadily acquiring property in Edgewater and Rogers Park for several years. 'It's turned into a scenario where we're losing a lot of affordable and moderate-income housing. We now are at risk of losing affordable storefronts for our smaller businesses that make up the heart and the flavor of Rogers Park and Edgewater. So it's really problematic—the displacement that comes with that, the erasure of our cultures on the far north side of Chicago. And Loyola has to come to reckon with this.'

"In January, Michael Loftsgaarden, Loyola's assistant vice president of capital planning, told the Loyola Phoenix that while there weren't any current construction plans, the university was planning to tear down the building once the final lease runs out next fall. That lease belongs to Roman Susan.

"So the gallery quickly mobilized, organizing a petition that asked the university 'to recognize the importance of this place and its inhabitants.' They shared the petition through their email newsletter and on social media—it has more than 1,400 signatures—and local media soon picked up the story.

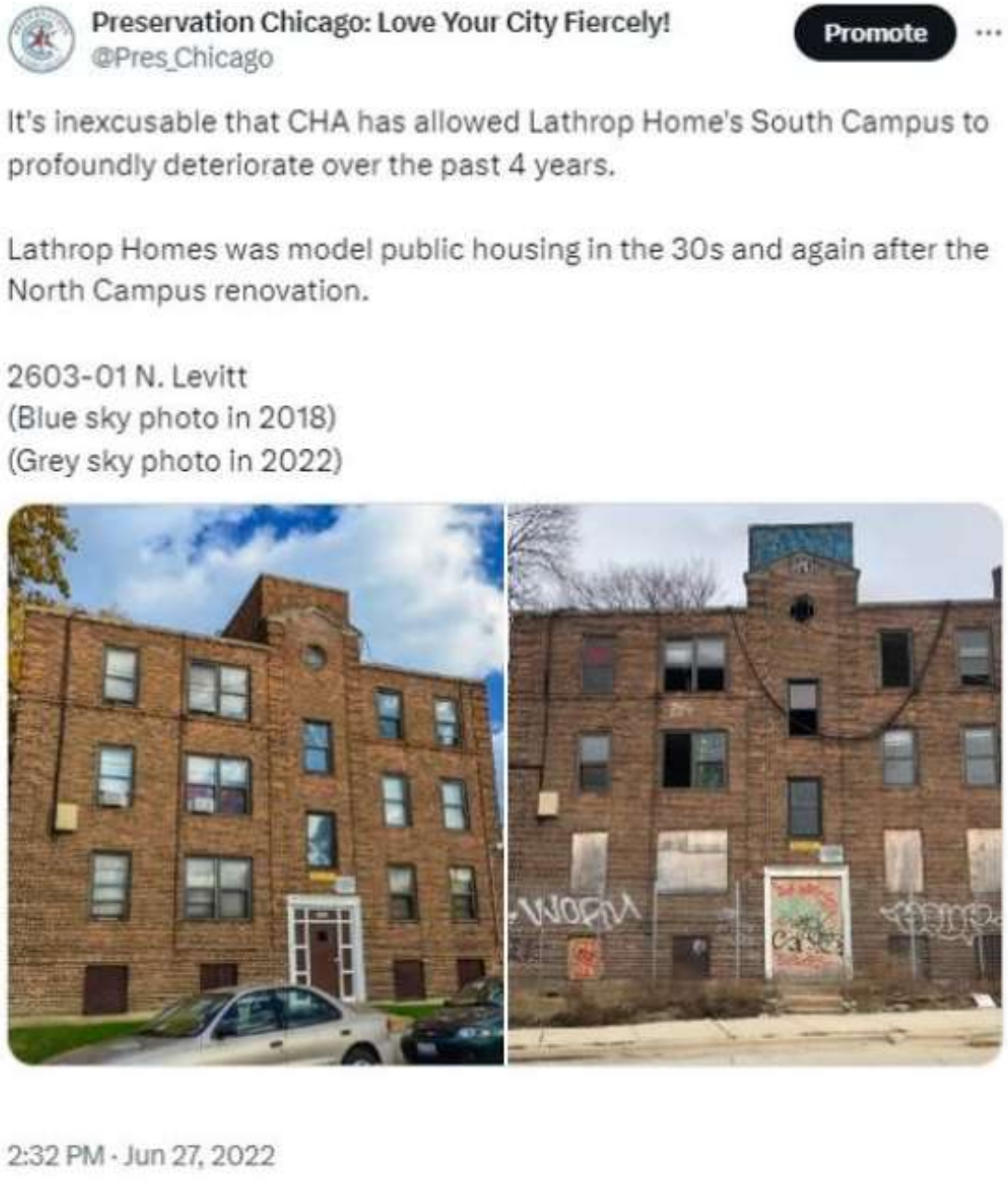
"It's not unfortunate for me because I was going to move out eventually, but it's unfortunate for everybody else that's been living there for like ten-plus years. And it's not fair to [Archie's] cafe, it's not fair to the art foundation," Flores says.

"According to the Abhalter Smiths, at least one-quarter of the tenants have lived in the building for over a decade. Grady Hamilton, a tenant for over 20 years, told the Loyola Phoenix, that "most people don't want to go, but we have no other choice." The building was exceedingly affordable for the area; in October 2023, the website Realty & Mortgage advertised studio and one-bedroom units for $460-$825. An April apartments.com search for one-bedroom apartments in the same zip code with a maximum rent of $1,000 yielded no results; a similar search on domu.com yielded one result.

"Ward Miller, executive director at Preservation Chicago, wishes universities across the city would engage more with local residents and try to come up with solutions that benefit everyone. 'It's our understanding that Loyola has been purchasing a lot of properties and, in some cases, clearing land. And we are all great supporters of these institutions like Loyola University and also realize the incredible need for them to grow,' he says. But the university could be more thoughtful in realizing those needs. 'Why are they taking down these historic buildings that are so much a part of the fabric of the neighborhood?'

"Preservation Chicago aims to protect and revitalize 'Chicago's irreplaceable architecture,' with an emphasis on 'creative reuse and preservation-sensitive outcomes.' In general, Miller would like to

# 12. WIN: Long-Neglected Second Phase of Lathrop Homes Finally Approved by Chicago Housing Authority (Chicago 7 2007, 2013, 2022)




*2603-01 N. Levitt building in Lathrop Home's South Campus which has experienced profoundly deterioration since it was vacated in 2018. (Blue sky photo taken in 2018. Grey sky photo taken in 2022) Image credit: Preservation Chicago Tweet*



*Lathrop Homes, 2000 W. Diversey Avenue , 1938. Photo credit: Eric Allix Rogers*

"For more than two decades, the Chicago Housing Authority has pledged to rehab and rebuild hundreds of apartments at the Lathrop Homes site in west Lakeview.

"But even as the city's affordable housing crisis has grown worse, the CHA's efforts at Lathrop have been halting, leaving neighbors wondering why scores of apartments are still sitting empty and decaying. The half of Lathrop south of Diversey Parkway remains a ghost town, its vacant buildings marked with graffiti, the windows boarded up after being smashed in by trespassers.

"'Over the years, people were told to move, and the vacant buildings just weren't kept up, graffiti everywhere,' said neighbor Charles Hogren, who lives north of Diversey.

"On Tuesday, the CHA's board voted to approve funding for the next wave of redevelopment at Lathrop Homes. Phase 1C, as the latest plan is called, will produce 309 units for people with a mix of incomes, including more than 200 specifically for low-income families.

"The CHA's development partners plan to rehabilitate seven of the historical buildings on the site while three others will be demolished to make way for a fully accessible property with an elevator. "Officials said the total cost of redeveloping Lathrop Phase 1C is expected to be $205 million. Construction is expected to start by the end of 2024, and the project is slated to be done by the end of 2026, they said.

"The new and renovated apartments will follow 488 apartments brought back to the site in two phases finished since 2019, bringing the total to 797 units. Before the agency began to empty Lathrop more than two decades ago, it had 925 units in brick rowhouses and three- and four-story apartment buildings.

The Lathrop Homes sit along the North Branch of the Chicago River, just west of the intersection of Diversey and Damen avenues. The complex was built in 1938 as one of the city's first federally funded public housing projects with the goal of providing housing to working-class and low-income families.

Sarah Wick, senior vice president of affordable housing for Related Midwest, said this is not the final phase of redevelopment for Lathrop, but it will help "stabilize the south campus" from outsiders having easy access to the vacant units and will help prevent the issues with graffiti. Wick said plans to address graffiti on buildings south of Diversey are still in flux because Lathrop is on the historical preservation list.

"This ensures that we have no more of those conditions left," Wick told the CHA board. "This phase allows us to bring back 300 … units, so we still have some additional buildings to build in the future." (Murphy, Block Club Chicago, 3/25/24)

After decades of preservation advocacy, the Julia C. Lathrop Homes North celebrated its grand reopening in September 2018. The final redevelopment plan included both historic preservation and new construction, but with a significantly higher percentage of preservation than initially proposed. The original proposed percentage of historic preservation was a tiny fraction of the historic structures, but the final percentage of historic preservation is approximately 75%.

Since that time, Lathrop Homes South languished and suffered from extreme neglect and deferred maintenance. Preservation Chicago has consistently pushed decision makers and stakeholder to prioritize renovation of the South phase of Lathrop Homes. We're thrilled that the second phase is finally moving forward.

Lathrop Homes has three times been a Preservation Chicago 7 Most Endangered, first in 2007, and again in 2013 and 2022. The Lathrop Homes were one of the first and one of the best public

# 13. WIN: Landmark Biograph Theater Reopens After Being Shuttered for Years




*Biograph Theater, 1914, Samuel N. Crowen, 2433 N. Lincoln Avenue. Designated a Chicago Landmark in 2000. Photo credit: Carol Fox and Associates*

"After a long fallow period, the landmark Biograph Theater, 2433 N. Lincoln Ave., once again opens its doors for regular patronage this week, thanks to twin touring productions from Los Angeles-based Theatre 68. The unifying factor is Ronnie Marmo, the company's artistic director, who finds inspiration in these very different biographies.

"It's a welcome reopening for the venue, initially a cinema house that opened in 1914. In 1934, the Biograph was the setting for the last stand of notorious bank robber John Dillinger, who was shot dead by FBI agents upon emerging from the venue. (A mural in the nearby alley commemorates the event.) In the 1980s, the Biograph hosted weekly midnight screenings of "Rocky Horror Picture Show."

"In 2004, after nine decades as a movie house, the Biograph transformed into a theater venue under the auspices of Victory Gardens. But the pandemic plus turmoil within the company has kept the space dark for the past several years. (It did recently host one weekend of performances by the International Puppet Theater Festival in January.)

"Marmo told Block Club he hopes his dual productions can kick-start a return to glory for the venue, which is on the National Register of Historic Places.

"'They've treated our coming as an opportunity to freshen up the whole place,' he said. 'They're refurbishing the entire marquee, literally changing out every one of those bulbs. There's brand-new paint on all the walls. … They're creating a gorgeous space that will be available for producers in the community to come do their shows.'

"'I'll go out on a limb and say Chicago honestly, genuinely has been the most supportive city I've performed in. That's why I keep coming back,' he said. 'You have this really savvy theater audience who has an expectation of you, but they're also really rooting for you. Maybe it's the Midwest mentality? I don't know. But there's an energy — you get the sense that they're on your side, and that's not true all around the country.'

"For one thing, he's well aware of the venue's historical importance. 'As an Italian-American, especially with this face, I'm supposed to know the history of guys like Dillinger,' he joked.
"On a more serious note, he added, 'I think Chicago is hungry to get back into theater," he said, "and I'd love to be a part of some revitalization.' (Behrens, Block Club Chicago, 3/5/24)

Read the full story at Block Club Chicago

Historic Biograph Theater Reopens This Month With 2 Very Different Shows; "Bill W. and Dr. Bob," about the founders of Alcoholics Anonymous, opens Thursday. "I'm Not A Comedian … I'm Lenny Bruce" opens March 14. Both productions star actor Ronnie Marmo; Web Behrens, Block Club Chicago, 3/5/24

Biograph Theater Chicago Landmark Report

# 14. THREATENED: Chicago 7 Nomination Amplifies Effort to Save All of Mankind Murals (Chicago 7 2024)




*All of Mankind Mural by William Walker (1972) at Stranger's Home Missionary Baptist Church, 1901, John Neal Tilton, 617 W. Evergreen Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Debbie Mercer*

"Former Cabrini-Green residents, and lifelong friends, Marques “MeRk” Elliston and Dr. Cher’Don Reynolds, are spearheading a mission to revitalize, reclaim, and preserve the building most recently known as the Stranger’s Home Missionary Baptist Church.

"The vision for the hopefully soon-to-be Cabrini Art House is to change the vacant building into a place of business, a creative hub and art gallery for artists, as well as a market with vending opportunities for local entrepreneurs. The duo also plans to restore the historical mural that lies underneath the now whitewashed outer walls. Already in the market for a new creative space, the local church was a no-brainer for Chicago native Elliston.

"Located at 617 W. Evergreen Ave, at the intersection of Clybourn Avenue and Larrabee Street, the building has been vacant for many years. The structure has started to show signs of deterioration, due to neglect, much like the history of the now demolished Cabrini-Green projects. 'It hasn’t operated as a church in over 20 years at this point,' Elliston said.

"Known as Chicago’s 'Sistine Chapel,' this is no ordinary church, but an influential piece of Chicago’s cultural landscape. A relic of what used to be a bustling Cabrini-Green community, this house of worship used to be home to Willam Walker’s legendary mural, 'All of Mankind.'

"Created in 1972, this mural was a beautiful depiction of people of all races, holding hands in unity, as well as an ode to the Black family, and Black leaders. During the 60s, 70s, and 80s, Walker painted or contributed to many murals around Chicago, many of them featuring a theme based in unity and strength in community. Born in Birmingham, Alabama, Walker moved to Chicago early in life, attending the Columbus Gallery of Art in Chicago, now Columbia College. Walker was also one of the founders of the Organization for Black American Culture, a committee of Black creatives assembled during the Civil Rights era.

"Unfortunately, the demolition of Cabrini-Green, which started in 2000 and was completed in 2011, displaced thousands of low income residents. The whitewashing and destruction of the community’s murals shortly followed, in efforts to make the property 'desirable for new ownership,' Elliston told TheTRiiBE.

"To try and help with the process, Elliston and Reynolds have assembled what they described as a “dream team” of preservers. Organizations like the All Mankind Coalition, National Public Housing Museum, Art on Sedgwick and Bustling Spaces have all joined the cause, lending their support. “It’s gonna take even more than that to pull this off,” Elliston added.

"The project has gained traction, with the church recently being added to Preservation Chicago’s 2024 list of Chicago’s most endangered sites. In 2021, Preservation Chicago helped secure landmark status for the home of Emmett Till, a route which might prove to be useful for the Cabrini Art Project." (Johnson, TheTRiiBE, 4/3/24)

Once surrounded by the towers of the Cabrini-Green Homes, the Stranger’s Home Missionary Baptist Church (formerly San Marcello Mission Church) was a center of religious life for Italian immigrants and later Black families on the Near North Side beginning in 1901. In 1971, a progressive priest commissioned Chicago artist William Walker to adorn the church with a series of murals. The pieces, collectively titled All of Mankind, explored the beauty and struggle of Black America and envisioned a world united. The piece was widely regarded as one of Walker’s masterpieces and became a symbol of Cabrini-Green.

The church has remained standing even as Cabrini-Green was demolished by 2011, but Walker’s murals were completely whitewashed by 2016. However, it is believed that these works are salvageable.  The Cabrini Art House Project and a coalition of community organizations including the art conservators and community residents has recently pursued the purchase and restoration

# 15. THREATENED: Engineering Study Confirms Promontory Point Limestone Needs Repair, Not Replacement (Chicago 7 2022)



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



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



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

"For years, members of the Promontory Park Conservancy have been locked in a battle with the U.S. Army Corps of Engineers over the fate of the Point's historic limestone stair-step revetment on Lake Michigan.

"The Corps has claimed the existing structures no longer protect against storms, flooding and erosion, and need to be replaced, much like the Corps has done elsewhere along the shoreline, pulling out limestone and swapping in a concrete bulwark.

"The conservancy — a community nonprofit originally formed as Save the Point — has countered that the limestone works just fine and is simply in need of repair.

"Now the conservancy says it has the proof to back up its argument.

"On Thursday, the Promontory Park Conservancy released the results of an independent condition study it commissioned from McLaren Engineering Group. McLaren had its engineer-divers inspect the Point from above and below and concluded that the limestone blocks currently in place along the Point's shoreline are structurally sound, function as intended, aren't in danger of collapse and provide critical shoreline protection for the inland park and south lakefront.

"'It is McLaren's professional assessment that ... with maintenance and repairs, the service life of the structure can be significantly extended, obviating the need for major demolition and replacement,' the study said.

"'We hired them to tell the truth,' said Debra Hammond, the conservancy's treasurer.

"At a news conference held Thursday morning, elected officials and preservationists alike — many of whom have a deep connection to the Point — called on the city and Army Corps to go on the record and commit to a shoreline protection plan that retains the historic limestone.

"Neither the Park District nor the Army Corps immediately responded to a request for comment from WTTW News. But the Chicago Department of Transportation did send a statement to Ald. Desmon Yancy (5th Ward) in advance of the news conference; he read the statement aloud to the gathered crowd of community members.

"That statement from CDOT said, in part: 'There is no intention of replacing the limestone with a continuous concrete revetment. … We look forward to working closely with the community, elected officials and other stakeholders on the developing a rehabilitation plan that preserves the limestone and historic character of this beloved segment of shoreline for future generations.'

"'So they said it. They said it,' Yancy said, to cheers and applause from the audience. "I'm really glad that we're hearing this. However, ... let's make sure this process is transparent because there are reports that have been done over the last couple of years that say otherwise, other than what is in this statement today.'

"In 2023, supporters of the Point pushed for and received Chicago landmark status, not just for the revetment but the upland park, too. Many assumed the war had been won, with a landmark seal providing rock-solid protection.

"Not so, said Spicer.

"The landmark ordinance allows for the demolition of a landmark if it's been deemed unsafe or structurally failing, and that's a loophole "big enough to drive concrete trucks through," Spicer said.

"'We have a legitimate study that will save public funds, that will protect the shoreline, that will maintain access and that will protect a treasured Chicago landmark,' Kilgore said. 'It is time to stop

# 16. WIN: Illinois Designates 10 Cultural Districts and $3 Million in Funding




*Little Village Arch, Adrián Lozano, 1990, 3100 W. 26th St. Photo Credit: Eric Allix Rogers*

"Ten state-designated cultural districts in Illinois were recently announced by Gov. J.B. Pritzker, including Little Village and 'Puerto Rico Town' in Humboldt Park.

"The program was launched in 2023 with an aim to uplift and preserve cultural communities throughout Illinois. The districts are eligible to apply for some of the $3 million in available funding to help stimulate economic development in those areas.

"José López, a longtime organizer with the Puerto Rican community in Humboldt Park and executive director at the Puerto Rican Cultural Center, has been working with legislators for nearly a decade to designate 'Puerto Rico Town' as a recognized cultural community.

"'We were facing the twin problems of historical disinvestment and gentrification," López said. 'And we convened a community summit about seven, eight years ago, and we came up with this idea: If the state legislators can designate areas, why not designate an area as a cultural designated district and make culture, and look at culture as an enterprise? Not as something that is a sidekick, but something that is central to the vitality of the community, the city and hopefully, the world.'

"Kim Close founded the Foundation of Little Village in 2018 with a mission to deliver business services in Spanish to the community of entrepreneurs that are investing in and around the area, and said the cultural district designation will help restore the historical significance of the community.

"'Little Village is extremely important to the history of the City of Chicago,' Close said. 'It has always been a community of immigrants, and even to this day, it's a point of entry for people coming into the United States. Not only does it have historical significance, but in terms of the economic impact that 26th Street has on the city and the state of Illinois … It's a beautiful place to visit and it definitely deserves this cultural district designation.'

"Five other city cultural districts were designated for 2023 and 2024 that include Bronzeville, Chinatown, Clark Street/Camino Clark in Rogers Park, Mahalia Jackson 79th Street in Chatham and South Chicago. The three other districts include the Central East Cultural and Southtown cultural districts in Springfield and the North First Street Cultural District in Champaign. An additional five recipients will be named in 2025." (Keenehan, WTTW Chicago, 3/8/24)

Watch the full story at WTTW Chicago

Little Village, Humboldt Park Among 10 State-Designated Cultural Districts Eligible for $3M in Funding, Sean Keenehan, WTTW Chicago, 3/8/24

Bronzeville, Chatham Expect Boost From Cultural District Designation, Paul Caine, WTTW Chicago, 3/13/24

# 17. WIN: Growing Recognition for the Freedom Seekers and Ton Farm Underground Railroad Site




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

"The Netherlands' ambassador to the United States joined Thursday's unveiling of a sign honoring the history of Dutch settlers who helped enslaved people traveling the Underground Railroad in Chicago.

"The sign details in English and Dutch how Dutch families — including Jan and Aagje Ton — settled in what is now Chicago and assisted people seeking freedom. Neighbors, local leaders, members of the extended Ton family and other attendees got a look at a mockup sign unveiled by Ambassador Birgitta Tazelaar and Rodney Harrington, board project member for the Little Calumet River Underground Railroad Project.

"The permanent sign will be placed later this year at the Ton Farm Underground Railroad site, which is now Chicago's Finest Marina, 557 E. 134th Place, in Golden Gate. A previous sign dedication — one focusing on the freedom seekers and their journeys in the area — was held in 2022.

"The project is part of a community effort to spread the history of Chicago's role in the Underground Railroad.

"'Being here at Chicago's Finest Marina, once the farm of Dutch settlers Jan and Aagje Ton, is an encouraging reminder that, even amidst that painful history, there are examples of inspiring moral conviction, the resilience of humans and humanity shared by the people of our two nations,' Tazelaar said. 'I'm talking about the courageous freedom seekers who escaped the bounds of slavery, heading north and encountering Dutch immigrant families living on a little Calumet River.'

"Starting in the 1840s, many immigrants came to the United States from rural areas in the Netherlands to start farms, form churches and establish businesses.

"The new sign at the Ton Farm site mentions Dutch settler Cornelius Kuyper and his family. Kuyper, along with Jan Ton, was a leader in the community. Both spoke English, a unique skill among Dutch settlers at the time, and were founding trustees of the First Reformed Church of South Holland, officially organized in 1848 in South Holland, then known as Low Prairie.

"Kuyper built the first store along what is now South Michigan Ave, said Kenneth J. Schoon, a professor emeritus at Indiana University Northwest. He also helped freedom seekers traveling the Underground Railroad from his home, once located in what is now Roseland on the Chicago to Detroit Road, which the Little Calumet River Underground Railroad Project heavily focuses on.

"'Since assisting these freedom seekers could be dangerous, we know that the Kuyper and the Ton families took real risks in hiding and keeping these people in their homes and other outbuildings and elsewhere, and they didn't just keep them," Schoon said. "They would feed them, they would see to their other needs, provide winter clothing if necessary, and tell them where to go to reach the next family that would help them.'" (McDonald, Block Club Chicago, 3/22/24)

Read the full story at Block Club Chicago

Chicago's Dutch Settlers Helped Enslaved People Find Freedom. Now, They're Being Honored On The Far South Side; Dutch Ambassador Birgitta Tazelaar joined locals for the unveiling of a sign honoring Jan and Aagje Ton and other Dutch immigrants who helped freedom seekers along the Underground Railroad in Chicago, Maia McDonald, Block Club Chicago, 3/22/24

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

# 18. WIN: JP Morgan Chase Announces Chase Tower Renovation



*Chase Tower and Plaza, 1969, C.F. Murphy Associates and Perkins and Will, 10 S Dearborn Street. Photo credit: Perkins and Will*



*McDonalds / Teller's Building at Chase Plaza, 1969, C.F. Murphy Associates and Perkins and Will, 10 S Dearborn Street. Photo credit: Google Maps*

"Part of the Chicago Loop's magic were the occasional oddball, unexpected, 'How in the heck did this get here?' places that used to dot downtown.

"Places like Harem Hosiery, with its faux 1001 Arabian Knights neon sign, that used to be at 110 S. State St. Or the menagerie of old-school businesses, such as the wig-makers, correspondence schools and the like that used to populate old Block 37 and the pre-gentrified Reliance Building at State and Washington streets.

"A later addition to those curiosity shops — and one that I fear could also vanish — is the McDonald's restaurant at 23 S. Clark St., on the southwest corner of the Chase Tower Plaza. "Designed and built in 1972 (the plaza was finished three years after the iconic slope-faced banking tower was completed), the restaurant building is a clever, and maybe a bit under-appreciated, steel-and-glass pavilion at Clark and Monroe streets.

"A shorty in the land of downtown's giants. And that burgers and fries are served and eaten in a place with a modernist wood panel interior and some pretty classy-looking hanging lights, is part of its charm.

"But how long will the little building or the restaurant remain? JP Morgan Chase, which recently announced plans to give its 10 S. Clark St. headquarters and plaza a major and much-needed head-to-toe renovation, hasn't said.

"If the McDonald's building is in danger, would it constitute a possible five-alarm downtown building preservation emergency? Well, no. That honor still goes to the horrible way the Century and Consumers buildings on State Street continue to be treated. But with big changes afoot at Chase Tower, the McDonald's is worth keeping an eye on.

"Originally built as headquarters and banking halls for First National Bank of Chicago, the 60-story Chase Tower was jointly designed by architecture firms Perkins & Will and the old C.F. Murphy Associates, which is now Jahn.

"The building containing the McDonalds (and a Noodles & Co. franchise) was originally extra teller's space. It was also designed by the two firms, with an assist from First National Bank's own in-house architects, said Perkins & Will design principal Jerry Johnson.

"The skyscraper is a big, swaggering architectural tour-de-force clad in pearl gray granite, and the plaza is just as good as the building, with its seating, gathering spaces and Marc Chagall's colorful Four Seasons mosaic under canopy.

"The multi-level and sunken plaza is a privately-owned space designed to be used by the public — and it is, from lunchtime brown-baggers to special events, particularly under First National Bank of Chicago ownership, including a free 1974 performance by the great Duke Ellington.

"'I remember when that was an elegant little building,' said Preservation Chicago Executive Director Ward Miller. 'And I think it still is.'

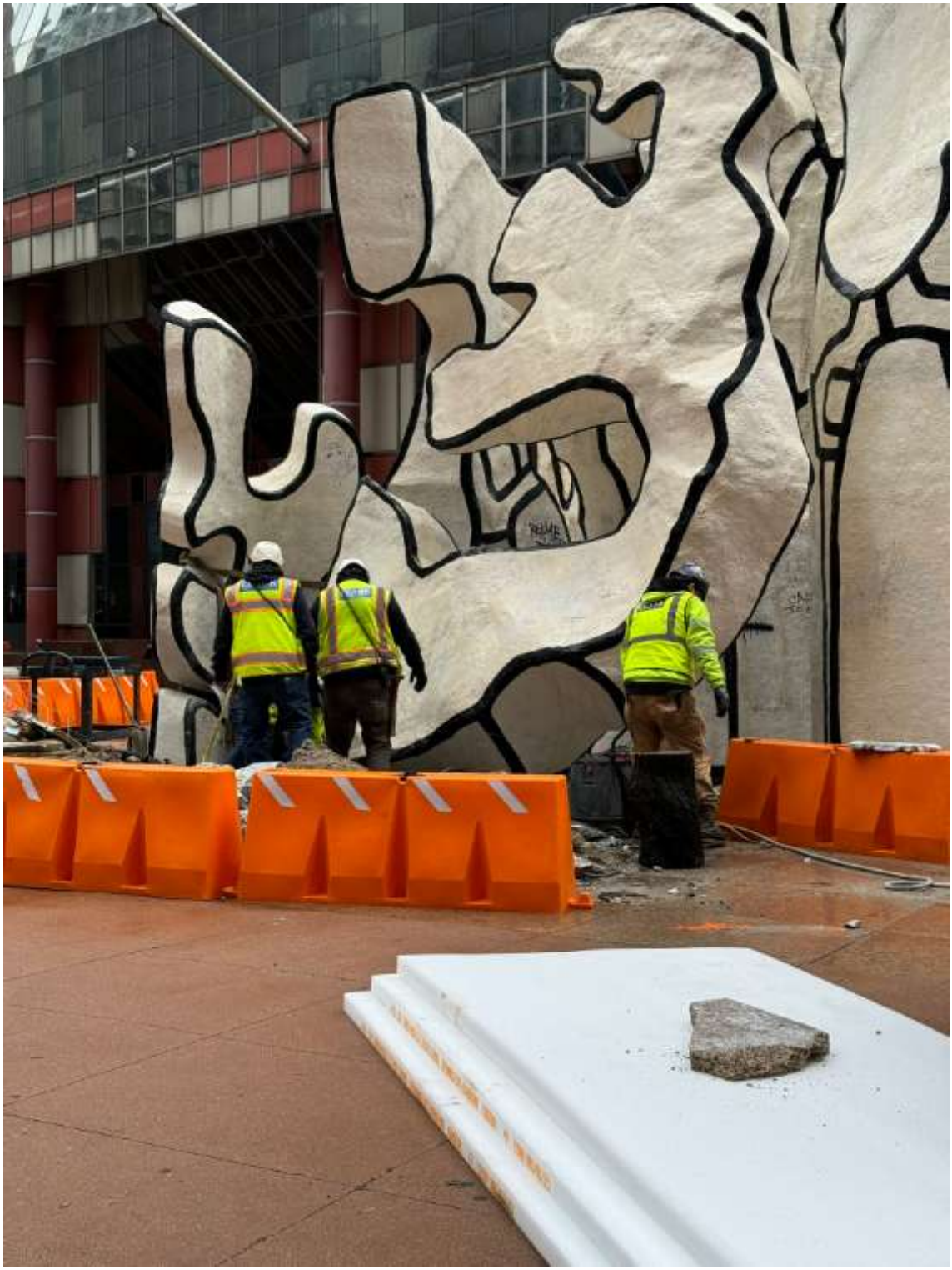
"Chase deserves a hearty tip of the hat for its decision to renovate the tower and plaza. The company hasn't disclosed the cost, but it looks to be well into the nine-figure category, judging from the renderings.

"This is the kind of investment downtown and its postwar modern skyscrapers need. Especially now. Just over 7,000 people are employed there.

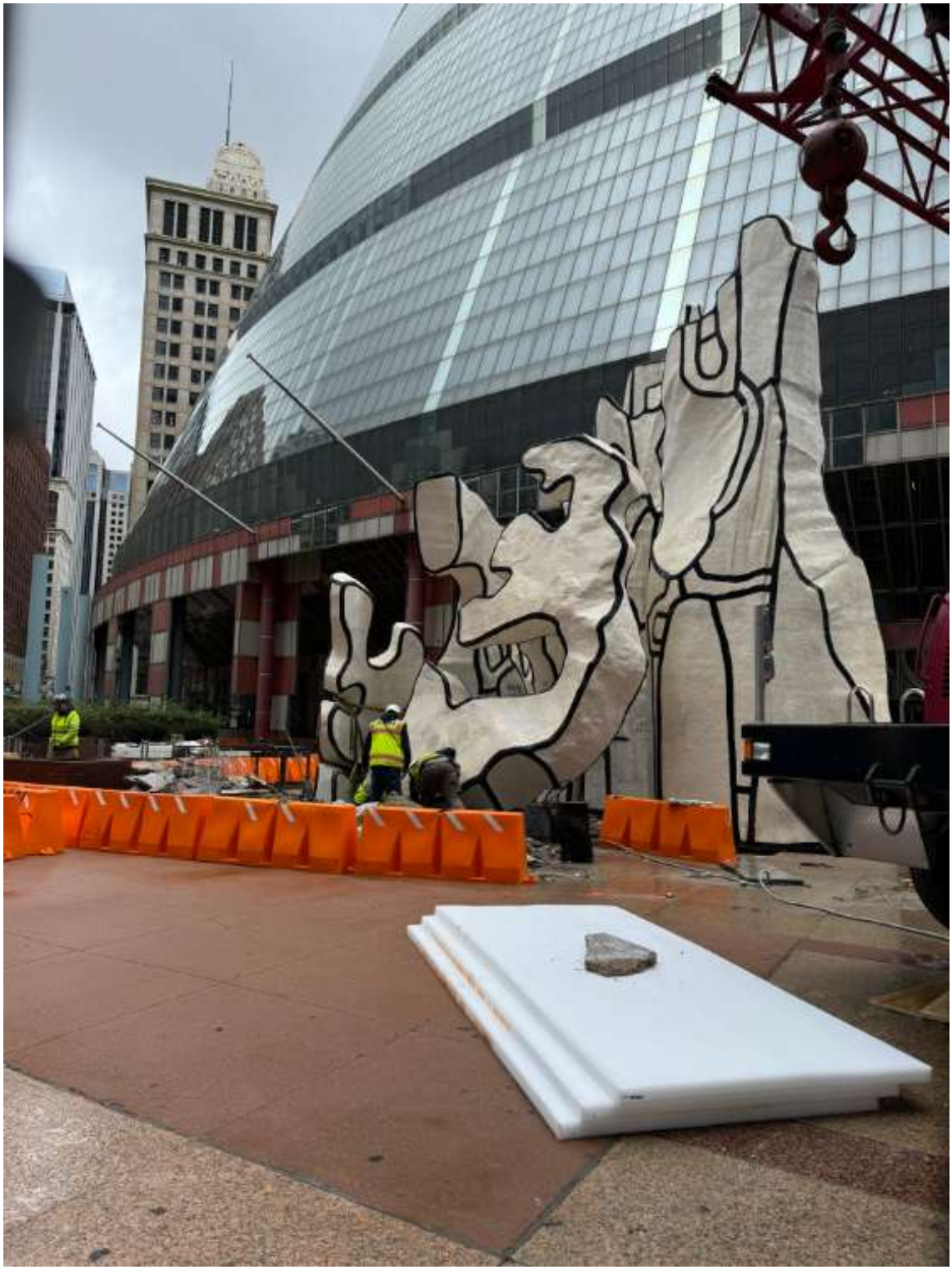
"Chase says the plaza's redo will include the plaza, with new seating, landscaping and better accessibility to the Chagall



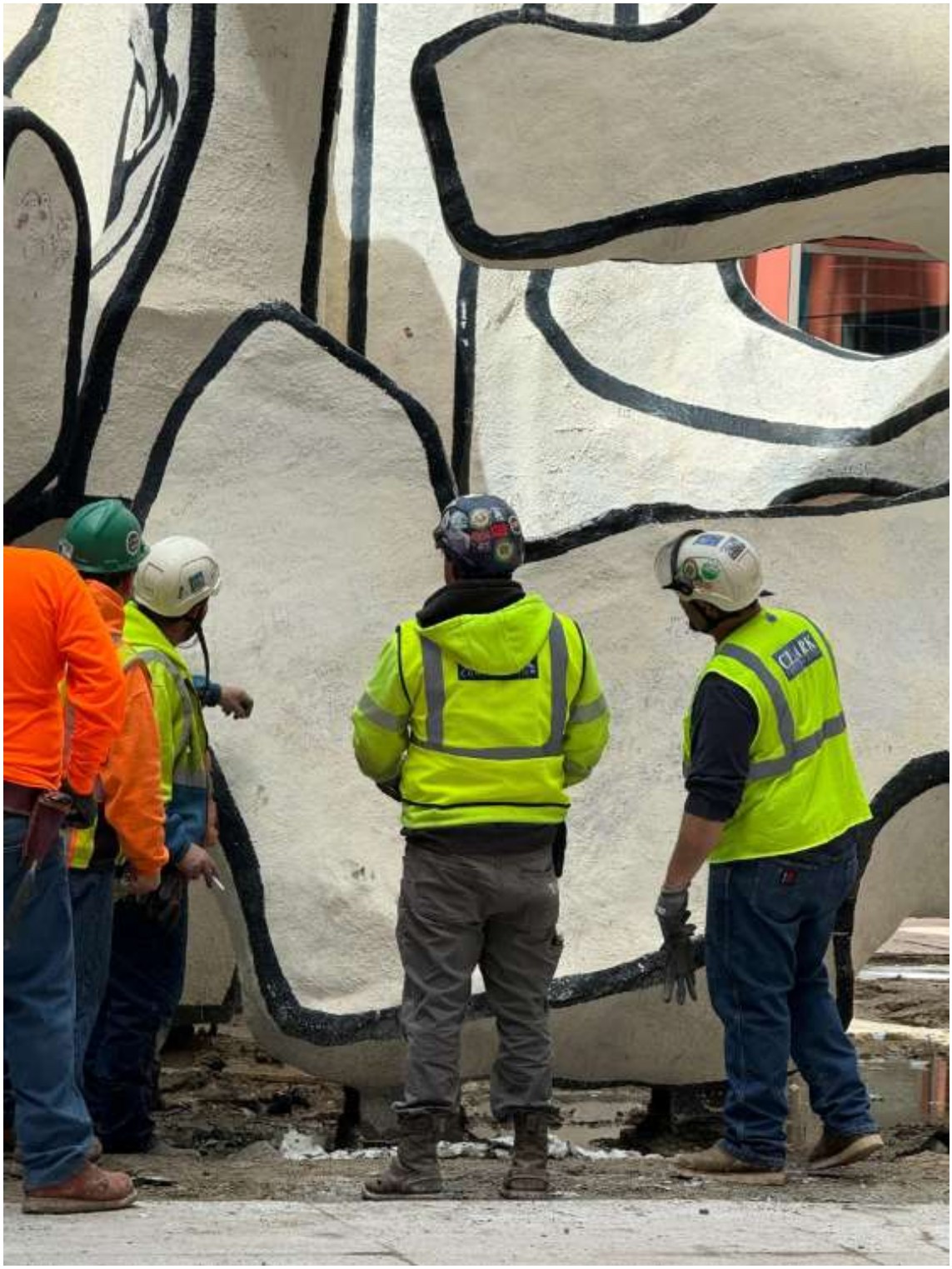
# 19. THREATENED: Future Unclear for Monument With a Standing Beast After Removal From Thompson Center Plaza



*Relocation of 'Monument with Standing Beast,' 1984, Jean Dubuffet sculpture in the Thompson Center plaza. Photo credit: Lynn Becker*



*Relocation of 'Monument with Standing Beast,' 1984, Jean Dubuffet sculpture in the Thompson Center plaza. Photo credit: Lynn Becker*




*Relocation of 'Monument with Standing Beast,' 1984, Jean Dubuffet sculpture in the Thompson Center plaza. Photo credit: Lynn Becker*

"When Rolf Achilles, an art historian and a lecturer at the School of the Art Institute in Chicago, walked by the Loop's James R. Thompson Center Thursday, he said he felt a profound sadness. Blue fencing surrounded the building's courtyard as construction crews prepared to remove the iconic Chicago sculpture Monument With a Standing Beast from the site.

"'The significance of this is that wherever they put (the monument) now, it's going to be in the wrong place,' Achilles said. 'It was placed here specifically with the building in mind. With the rest of the art in mind. It's sad to see things taken out of their context.'

"Two years after Google announced plans to acquire the center from the state, construction crews began uprooting its trademark sculpture from its courtyard Friday. The sculpture, built by Jean Dubuffet and nicknamed 'Snoopy in a Blender' by Chicagoans, has stood next to the building for nearly 40 years.

"According to the city, it comprises four elements — a standing animal, a tree, a portal and an architectural form. The sculpture was erected in the Thompson courtyard before the building was completed in 1985.

"Construction crews began removing a 4-foot slab of concrete around the monument Friday after Gov. J.B. Pritzker's office announced that it would be transported to a state facility.

"Pritzker's office said they would announce plans for the sculpture's relocation once they were finalized. In 2022, the Chicago Sun-Times reported the sculpture would move to 115 S. LaSalle St., the former site of BMO Harris Bank. Later, the outlet reported a potential relocation site at the Art Institute. Now, the monument's future seems unclear.

"Regardless of where the sculpture is moved, Ward Miller at Preservation Chicago said it is a loss for the area. Miller said that the sculpture is part of a larger decline in public art throughout Chicago, particularly in the Loop.

"'We've been watching these really magnificent works of art and their plazas were part of the reason these buildings were allowed to reach a certain height and that is of great concern to us,' Miller said.

"Miller said his hope is for the statue to remain open to the public. But, he added, since Chicagoans will no longer be able to see works by Pablo Picasso, Joan Miró and Jean Dubuffet from the same spot, they are losing something great.

"'You can see them all just standing in one place and sort of just turning your one's head a little bit,' Miller said. 'I always thought seeing all these great, great works of art together was part of a special quality in Chicago. And we encourage Google to bring that back.'" (Kalra, Chicago Tribune, 4/5/24)

Read the full story at Chicago Tribune

Crews begin removing Standing Beast sculpture from Thompson Center courtyard, Avani Kalra, Chicago Tribune, 4/5/24

Giant sculpture to be moved from Thompson Center by end of April; 'Monument with Standing Beast' — nicknamed 'Snoopy in a Blender' — has stood in front of the former state office building for decades. But Google, the building's new owner, has begun an extensive renovation, Jessica Ma, Chicago Sun-Times, 4/5/24

Thompson Center's Famed 'Snoopy In A Blender' Sculpture To Move By End Of Month, Officials announced last year the white and black sculpture will be moved to the Art Institute of Chicago

# 20. BUYER WANTED: Landmarked Johnson Publishing Building Listed for Sale



*Johnson Publishing Company Building, 1971, John Warren Moutoussamy, 820 S. Michigan Avenue. Photo credit: Ward Miller / Preservation Chicago*

"The historic Johnson Publishing Company building is up for sale again amid a construction boom on Michigan Avenue.

"The last time the former home of Ebony and Jet magazines was up for sale, a developer wanted to demolish it, forcing city officials to move quickly in designating it as an official landmark. "According to Crain's Chicago Business and CBS 2 Chicago, 3L Real Estate, which bought the building in 2017 for $10 million, has put the former home of Ebony and Jet back on the market after spending $37 million to rehab and convert the building into 150 apartments.

"But the former home of Ebony and Jet magazines cannot be demolished, nor its exterior altered, as it is an official Chicago Landmark.

"Located on prime real estate at 820 S. Michigan, the iconic building was nearly demolished years ago when a developer wanted to build a skyscraper on the property.

"In 2017, after seven years of being vacant, one developer seeking to buy the building wanted to demolish it and build a skyscraper during a development boom in the South Loop. Back then, plans for skyscrapers were popping up. Plans were in the works for Essex on the Park, a 56-story apartment complex that will eventually go up just yards away from the Johnson Publishing Company building at 820 S. Michigan Ave. Further south, developers were moving forward in building the 76-story luxury glass Nemo apartment tower, the largest skyscraper south of the Willis Tower.

"When Rahm Emanuel was mayor, Alderman Sophia King (4th Ward) in 2017 filed an emergency request to have the Johnson Publishing Company building placed on the list of Chicago Landmarks. Research and studies were done. Meetings with Preservation Chicago were held as city officials rushed to protect the only building on Michigan Avenue built and designed by a Black man.

"On December 17, 2017, the Commission on Chicago Landmarks (CCL) designated the Johnson Publishing Company building a Chicago Landmark, capping a months-long process with heavy support from Alderman King and Mayor Emanuel.

"The designation protects Chicago Landmarks like the Johnson Publishing Company building from future demolition. However, developers can gut the building's interior to serve a new purpose. Today, the exterior of the Johnson Publishing building remains the same with the iconic Ebony /Jet sign at the top. The garage door leading to John H. Johnson's private parking space is also still there, years after being the only structure in or near the Loop with a driveway accessible from Michigan Avenue." (Johnson, The Chicago Crusader, 4/8/24)

Preservation Chicago played an important role the Chicago Landmark Designation of the Johnson Publishing Company. We were thrilled that this important and significant building received the honor and protection which follow a Chicago Landmark Designation.  We worked closely with stakeholders and decisionmakers, and testified on its behalf.  Also, we strongly advocated to include the iconic Ebony Jet rooftop sign in the landmark designation.

Read the full story at The Chicago Crusader

Johnson Publishing Company building up for sale again, Erick Johnson, The Chicago Crusader, 4/8/24

# 21. WIN: Art Deco Lawson House Reopens After Comprehensive Renovation



*Lawson House YMCA Building, 1934, 30 W. Chicago Avenue, Perkins, Chatten & Hammond. Photo Credit: Jack Crawford / Chicago YIMBY*




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

"More than 400 affordable micro apartments are now open in the Gold Coast after a two-year renovation of the former Lawson House YMCA.

"The 24-story art deco building, 30 W. Chicago Ave., was once the largest single-room-occupancy building in the city, with 583 apartments. It has been transformed into 406 micro apartments for low-income renters. The $128 million project in the heart of the Gold Coast includes amenities, on-site social services and a ground-floor retail space for lease.

"Part of the 19th floor roof is being converted into a rooftop terrace to be used as a program space for social service organizations as well as common shared space for residents, developers have said.

"Andy Muentes, one of those residents, moved to Chicago in 2019 and became homeless after his relationship ended, he said. Muentes lived at Pacific Garden Mission until he was given a room at the Lawson House, he said. At the time, Lawson House was single-room occupancy without private bathrooms or kitchens.

"'I was really looking forward to coming back here. … I didn't know what to expect, but as soon as I got here … there's no other way to put it other than fantastic,' he said.

"The Lawson House first operated as a full-service hotel with social services to help people through the Great Depression before shifting to housing after World War II.

"The building was sold to developer Peter Holsten in 2014 for $1 with an agreement to keep the building as affordable housing for at least 50 years. The renovation was completed by Holsten Real Estate Development Corporation and Holsten Human Capital Development." (Mercado, Block Club Chicago, 4/2/24)

Read the full story at Block Club Chicago

Lawson House Reopens, Bringing Back 400 Affordable Micro Apartments To Gold Coast; After over two years of construction, the Lawson House has started moving in tenants, Melody Mercado, Block Club Chicago, 4/2/24

Lawson House Renovation Completed In Near North Side, Chicago YIMBY, Ian Achong, 4/3/24

Historic Lawson House Chicago creates affordable housing for homeless population in Gold Coast, Leah Hope, ABC 7 Chicago, 4/1/24

# 22. THREATENED: Ann Sather and Belmont Army Buildings Targeted for Demolition



*Existing historic streetscape from Ann Sathers at 909 W. Belmont to Belmont Army Vintique at 925 W. Belmont. Photo credit: Google Maps*




The redevelopment will span from Ann Sather on the east to Belmont Army Vintage on the west. Credit: Courtesy 44th Ward Office



*Existing historic streetscape and rendering of Mavrek Development's proposal for 925 W. Belmont. Photo and Rendering credit: 44th Ward Office and Eckenhoff Saunders*

"The Lakeview building housing Belmont Army Vintage and Ann Sather could be redeveloped into 11 stories of apartments under a new proposal.

"Mavrek Development wants to redevelop the building at 925 W. Belmont Ave. into a 210-apartment building with ground-floor storefronts and a sleek, glass facade.

"The proposal includes 10,000 square feet of retail space on its ground floor, according to a summary posted on Ald. Bennett Lawson's (44th) website. The project will stretch from Ann Sather on the east to Belmont Army Vintage on the west.

"Standing 120 feet, the proposed building would have a mix of 90 studios, with the remaining units comprised of one-bedroom and two-bedroom apartments, according to the plans. Forty-two of its apartments would be rented out at an affordable rate, a requirement for projects needing a rezoning.

"It's unclear if businesses like Ann Sather and Belmont Army Vintage will be able to remain in the newly built complex. The beloved restaurant Ann Sather debuted on Belmont Avenue in 1945. Belmont Army Vintage has called that stretch of Belmont Avenue home since 1975, and reopened recently following a fire in their building.

"The project still needs approval from Lawson plus the city's Zoning Committee and City Council." (Wittich, Block Club Chicago, 3/14/24 )

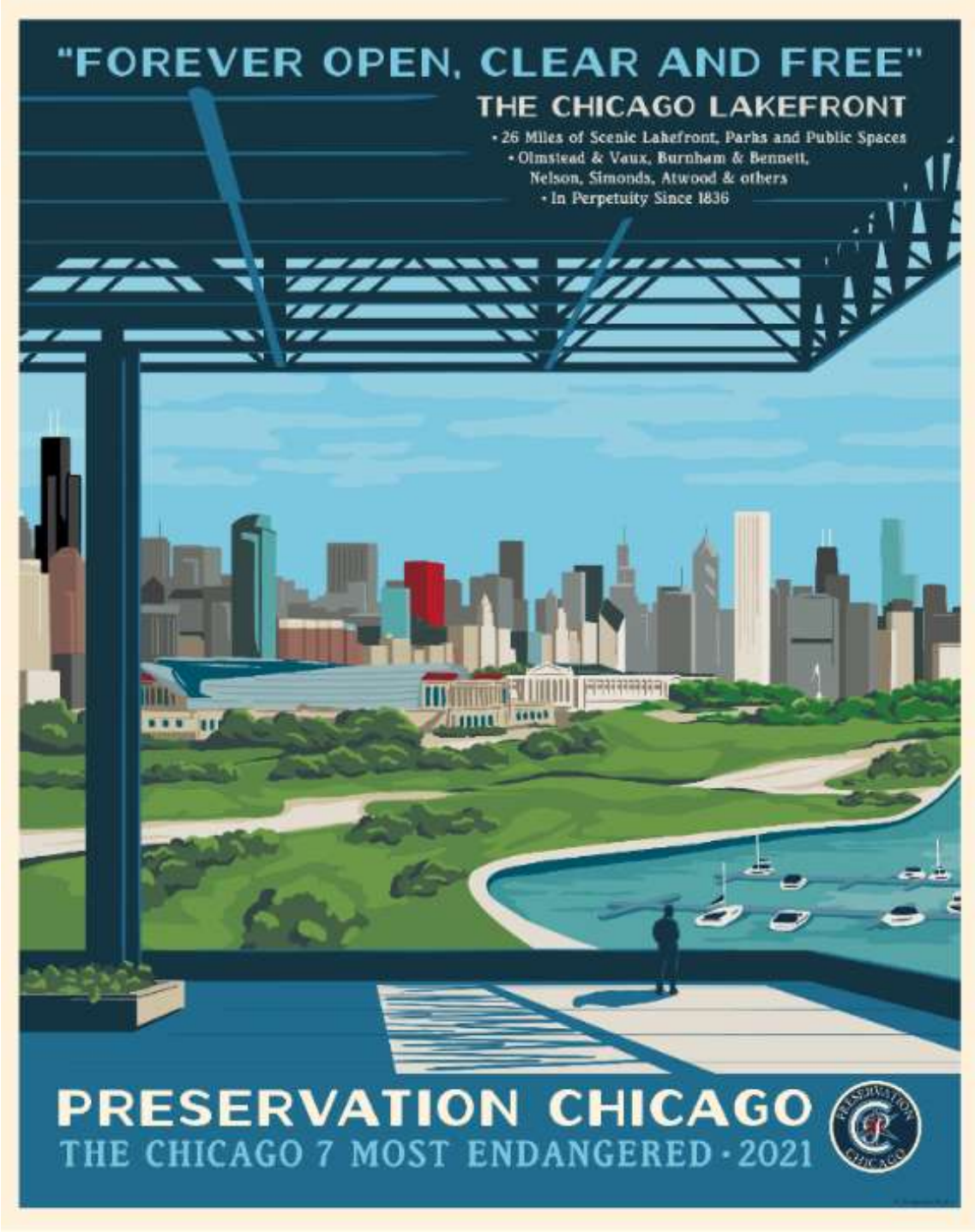
Preservation Chicago would like to see the historic facades incorporated into the new development. Additionally, we'd like to see special accommodations made to try to maintain the locally-owned and operated stores and restaurants currently at the site. The concern is that following new construction high-rents will only be appropriate for national chains operators like those found across the street in the new construction building.

Read the full story at Block Club Chicago

Ann Sather Building On Belmont Could Become 11-Story Apartment Complex; Developers will present their plans to bring 210 apartments to the site during a community meeting Monday at the Ann Sather on Belmont Avenue, Jake Wittich, Block Club Chicago, 3/14/24

Further details and renderings emerge for 925 W. Belmont; The development would replace a series of buildings with 210 apartments, Lukas Kugler, Urbanize Chicago, 3/11/24

# 23. POTENTIAL WIN: Momentum Growing for Chicago Lakefront National Park (Chicago 7 2021)




*The Chicago Lakefront 2021 Chicago 7 Most Endangered Poster. Image credit: Preservation Chicago*

"Some people who live along the Chicago lakefront on the North Side voted in favor of turning the lakefront into a national park.

"This is an idea that's been kicked around for several years, championed by Preservation Chicago. "The question was on ballots in three precincts of the 49th Ward. 60% voted yes out of roughly 1,200 voters.

"'Chicago can partner with the National Park Service to continue the legacy of protecting this precious resource for the enjoyment of all,' and 'Such an idea could lift and share the burden of maintenance of these sacred grounds, providing much-needed repairs to many of the park buildings and structures.' Preservation Chicago said.

"Those skeptical of the idea say turning the lakefront into a national park could complicate expansion, or even renovation of existing facilities since the federal government would be involved, CBS 2 reports.

"Official national park designation would require action from congress." (WBBM Newsradio 780, 3/21/24)

Preservation Chicago supports a commitment to the Chicago Lakefront and its many parks, realizing that this is a very special feature of Chicago and a gift to its citizens which is to last in perpetuity. We continue to be grateful for these amazing parks and the great asset of Lake Michigan, its shoreline mostly "forever open, clear and free for all."

In the future, the laws protecting the parklands with the "forever open, clear and free to all, without obstruction" regulations in downtown Chicago, specifically Grant Park and elsewhere, should be extended to include protections in perpetuity to the entire Lakefront and Lakefront parks system.

We realize the challenges in managing the vast Lakefront lands, and we want to encourage partnerships realizing the costs associated with this massive endeavor. To that end, we want to encourage the City of Chicago and the Chicago Park District to pursue a national park designation for the entire Chicago Lakefront. Chicago can partner with the National Park Services to continue the legacy of protecting this precious resource for the enjoyment of all. Such an idea could lift and share the burden of maintenance of these sacred grounds, providing much-needed repairs to many of the park buildings and structures. (Preservation Chicago)

Hear the full story at WBBM Newsradio 780

Some North Side residents show support for turning Chicago lakefront into national park, WBBM Newsradio 780, 3/21/24

The Chicago Lakefront – a 2021 Chicago 7 Most Endangered

# 24. THREATENED: Community Urges Protection of 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

# 25. THREATENED: Midway Plaisance Greenspace to be Counted as "Replacement" Greenspace (Chicago 7 2017, 2018, 2019, 2020 & 2021)



*A rendering of a planned inclusive playground to be built at the east end of Midway Plaisance in Hyde Park. Rendering credit: Chicago Park District*

"The Obama Foundation announced Wednesday a $4 million donation to the Chicago Park District, earmarked for construction of an inclusive, adaptable playground at the east end of Midway Plaisance, directly across from the Obama Presidential Center currently under construction in adjacent Jackson Park.

"The playground — a first of its kind for the district — will include specialized features such as a slide with a transfer platform for wheelchair users, as well as sensory nooks and ADA-compliant swings. Coinciding with the foundation's announcement, the Park District Board of Commissioners approved the selection of AGAE Contractors to construct the playground.

"Though lauded as 'groundbreaking' by the Park District, the playground has met with significant opposition from neighbors, who have faulted the choice of the Plaisance's east end as too dangerous for a play space, while continuing to express frustration with the city's handling of the fallout from its decision to cede public parkland to the Obama Center.

"The 20 acres of Jackson Park leased to the foundation — a 99-year term for $10 — included former recreational areas that will now have a non-recreational use. The Urban Parks and Recreation Recovery (UPARR) Act of 1978 requires the replacement of that recreational use elsewhere, hence the playground.

"Over the course of more than a half-dozen community meetings — including, most recently, a virtual town hall held March 6 — objections have continually been raised over Midway Plaisance as the replacement site.

"The slice of the east end slated for the playground is bounded on three sides by highly trafficked roads — traffic that will only increase once the Obama Center opens, neighbors noted — and Metra tracks on the fourth. A better option for the replacement site, they've argued, would be in an underserved community.

"And then there is the issue of replacing lost park land by converting green space to a playground. Neighbors said it still amounts to a net loss.

"In a statement to WTTW News, the Midway Plaisance Advisory Council said of Wednesday's announcement: 'The disregard and disdain for community input, park equity and environmental justice governed today's vote by the Board of Commissioners to convert the Midway Plaisance East End to implement an ill-conceived plan that places a playground in an unsafe, high traffic area, while causing irreversible damage to the park's ecosystem, including destruction of its wetland, without any assessment of environmental impact.'

"The statement continued: 'The Park District has disavowed its responsibility to ensure safe, accessible public parks, making a mockery of public meetings held to create the appearance of transparency when the ink had already dried on a deal to have a private entity's funding accelerate a plan that community members have decried.'" (Wetli, WTTW Chicago, 3/13/24)

Read the full story at WTTW

Obama Foundation Donating $4M to Build Divisive Playground at Midway Plaisance; Patty Wetli, WTTW Chicago, 3/13/24

Obama Foundation funds Midway playground, Marc Monaghan, Hyde Park Herald, 3/13/24

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

# 26. THREATENED: New Construction to Replace Former Holy Angels School at 545 E. Oakwood



*New Construction to Replace Holy Angels School at 545 E. Oakwood. Photo Credit: Google Maps*

"The Zoning Board of Appeals has approved a series of variations for the residential development planned at 545 E. Oakwood. With Eagle OZB II LP serving as the developer, the project site is located at the southeast corner of E. Oakwood Blvd and S. Vincennes Ave. Currently occupied by the former Holy Angels School, that building has been abandoned for over 7 years due to lead dust contamination and has deteriorated to an extent that necessitates demolition.

"Designed by Hanna Architects, the new construction would consist of a four-story residential building. With 48 units inside, the 32 one-beds and 16 two-beds would be spread across the basement and four upper floors. Located behind the building will be eight car parking spaces and 48 bike parking spaces for the building.

"With approval from the Zoning Board of Appeals, the development can move forward with permitting and construction. A permit for the new construction has been filed and is awaiting issuance." (Kugler, Urbanize Chicago, 4/10/24)

Preservation Chicago is disappointed by this outcome. Former Holy Angels School at 545 E. Oakwood would be an ideal candidate for adaptive reuse for residences. It is disappointing that buildings like this are allowed to sit vacant and idle for many years, instead of being repurposed.

Read the full story at Urbanize Chicago

ZBA approves variations for 545 E. Oakwood, The residential development would have 48 apartments, Lukas Kugler, Urbanize Chicago, 4/10/24

# 27. WIN: After Adaptive Reuse, Capital Garage Reopens as Bramble Arts Lofts Theatre



*The exterior of 5545 N. Clark St., the future home of Bramble Arts Loft, in Andersonville on May 26, 2022. Photo Credit: Colin Boyle / Block Club Chicago*



*The Bramble Theatre Company black box theater seats about 50 people and can be rearranged for a variety of performances. Photo credit: Block Club Chicago / Kayleigh Padar*

"Bramble Theatre Company is opening a performing arts space in Andersonville this weekend. "Bramble Arts Loft, 5554 N. Clark St., will hold a ribbon-cutting ceremony 10 a.m. Saturday followed by free tours of the theater until 4 p.m.

"The newly renovated loft on the second floor of a 1920s auto garage holds a 101-seat theater and a 50-seat moveable 'black box' space. There's also a full-service bar and cabaret area that will be used for smaller performances and mingling.

"Performing arts groups can rent the loft to host events, said Bramble's co-founders, Matthew Lunt and Karissa Murrell Myers.

"'Our goal was to create a place with lots of choices for all the artists in the neighborhood, so everyone has a space to show their work,' Lunt said. 'It's an arts loft, not a theater, because we want opera singers, dancers, musicians, all kinds of artists to come into this space.'

"The loft was designed by local architect Avram Lothan of Lothan Van Hook DeStefano Architecture. Lothan retained many of the original features of the parking garage, including its wooden beams and cement floors, Murell Myers said. A 100-year-old freight elevator in the back will make it easier for crews to bring in materials to build sets.

"In addition to the public spaces, the loft has a few dressing rooms, a kitchen, a bathroom with a shower and a washer and dryer for costume cleaning. There's also a conference room that overlooks the loft, where Bramble ensemble members will have meetings and script readings.

"As a resident of Andersonville, I feel very deeply that the neighborhood deserves a theatrical space like this,' Murrell Myers said. 'I would love to be able to walk to more theater shows and I believe we're filling a niche that's needed. We've received an outpouring of support from neighbors, and I can't wait to open our doors to the public.'" (Padar, Block Club Chicago, 4/5/24 )

Read the full story at Block Club Chicago

Bramble Theatre Company Unveiling Andersonville Performing Arts Space Saturday, The second floor of a 1920s parking garage has been converted into a 101-seat theater and a more intimate "black box" space, plus a full-service bar and cabaret area, Kayleigh Padar, Block Club Chicago, 4/5/24

Fresh ground for Chicago theaters—thorns and all, Bramble Arts Loft prepares to open in Andersonville, Emily McClanathan, Chicago Reader, 3/20/24

Bramble Theatre Company's New Performing Arts Space In Andersonville Aims To Help Revive A Struggling Industry; Bramble Theatre Co. formed right before the pandemic changed everything for performing arts. With the new Bramble Arts Loft, the company is hoping to create a renaissance for local theater, Joe Ward, Block Club Chicago, 6/7/22

# :28. WIN: Nonprofit Workforce Development Receives Building Renovation Grant for 3410 W. Lake Street



*Revolution Workshop, 3410 W. Lake Street. Rendering credit: Future Firm*



*Revolution Workshop, 3410 W. Lake Street. Photo credit: Eric Allix Rogers*




*Revolution Workshop, 3410 W. Lake Street. Photo credit: Eric Allix Rogers*

"Revolution Workshop has received $2.5 million in funding as a recipient of a Community Development Grant. Located at 3410 W. Lake, Revolution Workshop is a nonprofit social enterprise that provides construction workforce development for unemployed or underemployed people in partnership with area businesses.

"With Future Firm serving as the architect, the organization will renovate its current warehouse building to better meet current and future needs of this revolutionary organization. The project combines the existing 7,000 square feet the organization is already occupying with an adjacent recently vacated adjacent space of approximately 5,000 square feet, in two long span bow-truss buildings formerly used as a soda factory. The design aims to create a flagship location, an iconic headquarters for Revolution Workshop that is a hub for the organization's activities which showcases the breadth and impact of the RW's work.

"The design focuses on creating urgently needed spaces for the Revolution Community, including highly functional and flexible shop space, engineered for the future of construction; welcoming and contemporary office space, to support staff and social services; and bold, collaborative environments for trainees to learn, build, and come together. All of these spaces are designed with RW's preference for functional, welcoming aesthetics in mind: industrial materials mix with pops of color to create a unique palette." (Kugler, Urbanize Chicago, 2/22/24)

Read the full story at Urbanize Chicago

Revolution Workshop gets $2.5 million in funding; The project is among a list of Community Development Grant recipients, Lukas Kugler, Urbanize Chicago, 2/22/24

Revolution Workshop Open House Chicago

Revolution Workshop Website

# 29. LOSS: 1530 W. Touhy Avenue House Demolished by St. George Cathedral Despite Community Rejection of Parking Lot Proposal




*The home at 1530 W. Touhy Ave. being demolished as seen on March 26, 2024. Photo credit: Rykley Braun / Block Club Chicago*



*1530 W. Touhy Avenue, built circa 1905 and demolished in 2024. Adjacent to St. George Cathedral. Photo credit: Zillow*

"A Rogers Park church demolished a single-family home this week after neighbors rallied to reject the congregation's proposal to replace the house with a parking lot.

"St. George's Cathedral, also known as Mar Gewargis Cathedral, demolished the house at 1530 W. Touhy Ave. Tuesday following failed efforts to expand its parking lot onto the neighboring property. The parking lot proposal was denied, but the church has moved forward with demolishing the house, a move that surprised and angered some neighbors.

"A new plan for the lot post-demolition has not yet been submitted, according to Ald. Maria Hadden's (49th) office. The Assyrian Church of the East, one of the earliest denominations of Christianity that is headquartered at St. George's, did not respond to a request for comment.

"The church is a hub for the Chicago area's large Assyrian population, drawing sizable crowds for weekend services and straining parking availability in the neighborhood.

"To alleviate some of those parking issues, St. George's in September sought a zoning change for the home it owns so it could be replaced with a parking lot. That effort was blocked by Hadden following a wave of community backlash, with some neighbors saying replacing a home with a black top was not the best use of the land.

"The church did not need special approval to demolish the home. It received a wrecking permit March 15, city records show.

"On Tuesday morning, residents awoke to see a 6-foot-high green fence around the home's property line as crews prepared to knock down the building. Neighbors strolled by to gawk. The home, which had sat vacant in recent years and is believed by neighbors to have been built in 1905, was largely demolished by Tuesday night.

"'We don't know why the church did it yet,' resident Eric Brooks said. 'But it shows a real lack of respect and engagement with the community.'

"The church tried twice to get permission to expand its parking lot onto the home's lot, according to neighbors. The latest effort was soundly rejected by Rogers Park residents, with some citing environmental and ethical concerns over replacing a 120-year-old home with a large parking lot that might only be used a few days of the week.

"While there are no official plans drawn out yet for the freshly bulldozed lot, tensions are rising on the quiet Rogers Park block. Neighbors said they are frustrated with the church's lack of transparency. (Thrush, Block Club Chicago, 3/28/24)

Read the full story at Block Club Chicago

Rogers Park Church Demolishes 119-Year-Old Home, Angering Neighbors; St. George's Cathedral wanted to replace the home with a parking lot. The plan was rebuffed, but the home was demolished anyway, Charles Thrush, Block Club Chicago, 3/28/24

Rogers Park Church's Plan To Raze Home And Expand Parking Lot Rejected By Alderwoman; Parking has been a problem at St. George's Cathedral, a hub for the local Assyrian community. But plans to expand its parking lot didn't pass muster with neighbors, Joe Ward, Block Club Chicago, 12/7/23

# 30. WIN: Funds Raised to Rescue United Electrical Workers Union Hall Mural




*A crew from Terry Dowd removes a section of the "Solidarity" mural on the interior walls of the United Electrical, Radio & Machine Workers of America union hall, March 4, 2024. Photo credit: E. Jason Wambsgans / Chicago Tribune*



*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*



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*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 United Electrical Workers union is teaming up with an art group to save a historic mural inside its Near West Side meeting hall, a space that will soon be developed into apartments.

"The sprawling mural, titled 'Solidarity,' spans the building's two lobbies and central staircase, narrating the history of industrial unionism. A team of artists painted the vibrant work in the style of Diego Rivera between 1973 and 1974.

"'To be surrounded by the mural is just tremendously inspiring and empowering,' said Carl Rosen, the union's general president. The organization, also known as the United Electrical, Radio & Machine Workers of America, represents tens of thousands of workers nationwide. 'It's so important that it's being preserved.'

"The Chicago Public Art Group worked with UE to raise over $200,000 for the massive preservation project. Conservators will painstakingly remove the delicate mural from its plaster walls.

"'It's really important for us to safeguard and protect these old works of art that preserve the history and culture of the union labor movement,' said Chantal Healey, executive director of the Chicago Public Art Group.

"The mural depicts striking scenes of workers' struggles and triumphs in the 20th century. Lead artists John Pitman Weber and the late Jose Guerrero petitioned the union to paint the hall, eager to break into the budding community mural movement.

"Rosen said the UE made the difficult decision to sell the union hall two years ago. The two-story brick building on South Ashland Avenue was originally built for the West End Woman's Club in 1904. The club regularly met philanthropic and educational work, advocating for social reform, according to Chicago Public Library records.

"In 1948, the western region of UE moved in, continuing the building's legacy as a space for social advocacy. The building has been featured in the Chicago Architecture Center's annual Open House Chicago tour.

"Donations are still needed to preserve the work, the organizations said. The $200,000 raised is only enough to remove about 75% of the mural. Even saving small sections is an extremely complicated process, according to Healey.

"Conservators must carefully cut out the backings of the walls before carving around the images. Some of the plaster pieces, which weigh hundreds of pounds, have to be hoisted out of the building.

"'If we had been able to look into the future, we might have wanted to do it on panels,' Weber said with a laugh.

"Some sections that were already removed were painted on load-bearing walls, so workers had to construct makeshift supports to ensure the integrity of the building.

"The fragmented pieces will be displayed in the office of the Chicago Teachers Union, as well as a UE building in Erie, Pennsylvania. UE plans to rent office space from the CTU, allowing the mural to remain visible to members." (Armanini, Chicago Tribune, 3/11/24)

Read the full story at Chicago Tribune

Massive preservation project underway to save one of the oldest public art pieces in Chicago area, Kate Armanini, Chicago Tribune, 3/11/24

# 31. LOSS: Blommer Chocolate Company Factory to Close After 85 Years



*Blommer Chocolate Company Building, 600 W. Kinzie St. Photo credit: CoStar*




*Blommer Chocolate Company Building circa 1939, 600 W. Kinzie St. Photo credit: Blommer Chocolate Company*

"Blommer Chocolate Co. will close its factory in the heart of Chicago at the end of May due to increasing costs of running the aging facility at 600 W. Kinzie St., the company announced Friday. "'The location and age of the Chicago facility coupled with increasing repair and maintenance of the building and equipment has elevated operating costs and created production reliability issues,' Blommer said in a statement.

"Some employees will move to other roles within the company, and others to competing confectioneries who have agreed to take them on. 'They've been working very hard to keep this plant operational for many years. They know the struggles that it's taken to run something of this vintage,' said Robert Karr, senior vice president of Blommer. 'They've taken the news as we have — very hard — in the sense that we've all been so committed. And while we don't want this day to come, it's a sad day, but it's also a part of the future.'

"The factory known for wafting mouth-watering chocolate aromas across downtown Chicago opened in 1939 when the company was founded. The site is also the original manufacturing plant. "Karr said while the loss of the chocolate smell will leave a void downtown, the company is looking forward to the future.

"'This is where our headquarters is located, so we're not leaving Chicago,' he said. 'We have people when we walk around the neighborhood from all over the world wondering where the chocolate is and we're all going to miss it. It's a big part of Chicago.'

"Blommer's corporate headquarters and lab will remain at the Merchandise Mart. The company said its new research and development center will open at the Mart in the fall and will focus on processing and ingredient research, 'concept tasting,' and more.

"I guess it's not going to smell as good around here anymore, unfortunately," Tom Favero, 26, said. "It'll be missed for sure."

"Henry Blommer Sr. and his brothers Al and Bernard founded Bloomer in 1939. Their grandfather, Conrad Blommer, a Milwaukee confectioner, opened Blommer Ice Cream, which became Wisconsin Creameries, according to Blommer's website

"The shuttering of Blommer's factory closes another chapter in Chicago's candymaking history, dating from the late 1800s. Tootsie Rolls, Brach's, Frango, Wrigley Gum, Fannie May, and Mars Candy all have roots in the city. Fannie May's first store was in the Loop and Frango mints were produced at Marshall Field's department store on State Street for 70 years." (Yee and Hernandez, Chicago Sun-Times, 3/22/24)

Read the full story at Chicago Sun-Times

Blommer Chocolate to close Chicago factory; Blommer will move its headquarters and a research and development center to the Merchandise Mart, and plans to invest $100 million in its chocolate production facilities elsewhere, Amy Yee and Cindy Hernandez, Chicago Sun-Times, 3/22/24

Blommer Chocolate's downtown Chicago factory to close, Shanzeh Ahmad, Chicago Tribune, 3/2/34

Blommer Chocolate Factory site could have a sweet future; Luckily, City Hall seems to have the will, and perhaps some leverage, to work with the chocolatier to properly redevelop the River West site, Chicago Sun-Times Editorial Board, 3/27/24

Blommer closing Chicago chocolate factory, Danny Ecker, Crain's Chicago Business, 3/22/24

Blommer Chocolate Closing Chicago Factory; The Kinzie Street facility dates back to 1939 and is

# 32. WIN: Vacant 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 will open four new Chicago-area locations this summer, including a store in a recognizable former bank building in Wicker Park.

"The world's largest retail bookstore chain plans to open a store in the former Walgreens flagship building at 1601 N. Milwaukee Ave. early this summer, as well as locations at 651 W. Diversey Parkway in Lincoln Park and in suburban Northbrook and Oswego.

"'We generally want a bookstore everywhere. Every community, we think, needs a bookstore,' Janine Flanigan, Barnes & Noble's senior director of store planning and design, told Crain's, adding that 'we were really missing the Chicago market,' with no stores within city limits for several years.

"Barnes & Noble is leasing the entire 26,133-square-foot space at the former Walgreens space in Wicker Park, though Flanigan said the store will likely take up about 16,000 square feet and that the bookseller is still determining whether it will take up all three floors.

"Walgreens closed its store at that location in January 2023. Located in the former Noel State Bank building, the store was known for historical features and Vitamin Vault in the building's basement.

A Block Club Chicago article about the closure noted that since the building, which was constructed in 1919, is part of a city landmark district, the owners are required to preserve its historical features. The building's owner is Convexity Properties, a subsidiary of Chicago-based trading firm DRW Holdings. The property was fully renovated in 2012." (Herzog, Crain's Chicago Business, 2/7/24)

Read the full story at Crain's Chicago Business

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

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

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

# 33. BUYER WANTED: Bertrand Goldberg Designed Helstein House Listed For Sale



*Helstein House, 1951, Bertrand Goldberg, 5806 S. Blackstone Ave. Photo credit: Mike Richardson / Greater Lakes Photography*



*Helstein House, 1951, Bertrand Goldberg, 5806 S. Blackstone Ave. Photo credit: Mike Richardson / Greater Lakes Photography*



*Helstein House, 1951, Bertrand Goldberg, 5806 S. Blackstone Ave. Photo credit: Mike Richardson / Greater Lakes Photography*



*Helstein House, 1951, Bertrand Goldberg, 5806 S. Blackstone Ave. Photo credit: Mike Richardson / Greater Lakes Photography*



*Helstein House, 1951, Bertrand Goldberg, 5806 S. Blackstone Ave. Photo credit: Mike Richardson / Greater Lakes Photography*



*Helstein House, 1951, Bertrand Goldberg, 5806 S. Blackstone Ave. Photo credit: Mike Richardson / Greater Lakes Photography*



*Helstein House, 1951, Bertrand Goldberg, 5806 S. Blackstone Ave. Photo credit: Mike Richardson / Greater Lakes Photography*

"Before he designed Marina City, River City and other icons of Chicago modernism, architect Bertrand Goldberg designed 12 individual houses. This one, in Hyde Park, was the eighth and the biggest departure from traditional styles.

"'It's a glass treehouse,' says Bobbie Sweitzer, who has owned the Blackstone Avenue house since 2000 with her husband, Stephen Small.

"The double-height main living space, shown at the top of this story, starts on the second floor, with a broad wall of glass along the south, overlooking gardens, and a narrower one facing east toward the street.

"Goldberg put a two-story house on pillars, with sheltered space beneath for a terrace in front and parking in back. The result was that people inside this concrete and glass house feel as if they're floating serenely among the trees.

"It's similar to the impression you get inside the more famous Edith Farnsworth house, which Ludwig Mies van der Rohe built of steel and glass on a rural riverfront site 65 miles southwest of this one.

"The difference, Small says, is that in urban Hyde Park, 'you need that relief more.' Both the Edith Farnsworth house and this one, named for original owners Rachel Brin Helstein and Ralph Helstein, were completed in 1951.

"Sweitzer and Small, both physicians, are empty-nesters now and she took a job back east. A four-bedroom house "is too big for me alone," Small says, so they're putting the house on the market today. It's listed for $1.6 million with Liliana Lark, a Berkshire Hathaway HomeServices Chicago agent.

"Goldberg's design used concrete slabs supported by eight concrete pillars, 'unique in a city with modern houses generally influenced by Wright's organicism or Mies' structuralism,' wrote the authors of 'Modern in the Middle: Chicago Houses 1929-1975.'

"The entire third floor is the primary bedroom suite. This photo shows the library and sitting area, an L-shaped space dominated by that long, sunny south wall. When the leaves are out, 'we sit up there in the trees,' Small says. 'It's like going on vacation.'

"Though they originally liked the house most for its openness to the outdoors and weren't particularly interested in modern architecture, the couple say that over the years, living here has made them ardent fans of Goldberg's work.

"'It's just concrete slabs and pillars,' Sweitzer says, 'but inside, there's a ton of openness and sun. It's really an egalitarian way to build, which resonated for us.'

"To which her husband adds, 'It's a house that's an art piece. That adds something intangible to your life.' (Rodkin, Crain's Chicago Business, 4/13/24)

Read the full story at Crain's Chicago Business

Bertrand Goldberg's 'glass treehouse' on the market for first time since 2000, Dennis Rodkin, Crain's Chicago Business, 4/13/24

Helstein House, 5806 S. Blackstone Avenue Listing

Helstein House at 58th and Blackstone gets landmarking recommendation, Marc Monaghan, Hyde Park Herald, 4/1/22

# 34. 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

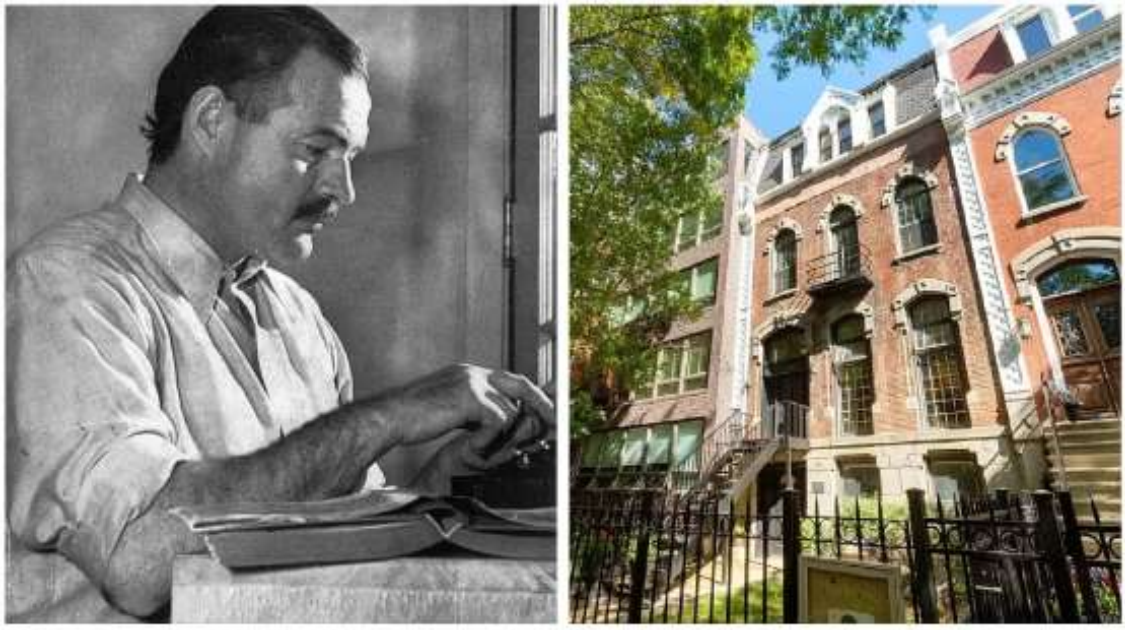
After a near miss, a foreclosed Hutchinson Street mansion is back on the market, Dennis Rodkin, Crains Chicago Business, 1/10/24

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

# 35. 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."

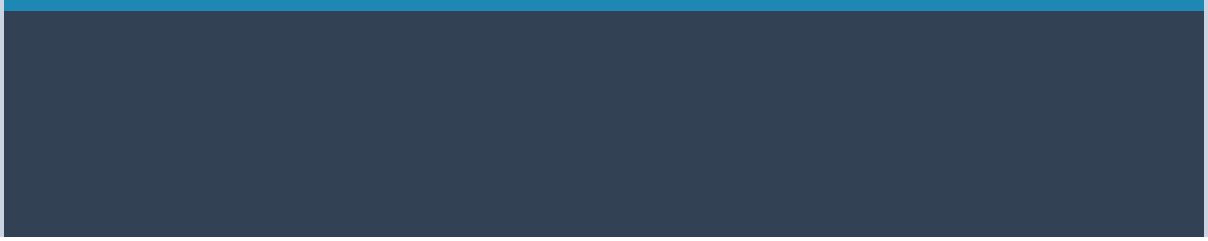
Read the full story at Block Club Chicago

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

## 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*

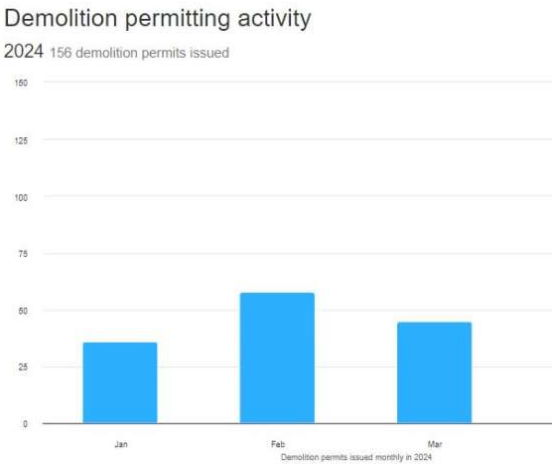
**Address: 2923-25 W. Jackson Blvd., East Garfield Park**
#101043316
Date Received: 02/05/2024
Ward: 27th Ald. Walter Burnett Jr
Applicant: MBR Wrecking & Construction, Inc. C/O Joel Reifer
Owner: 5301 W. Ogden, LLC C/O James Spyropoulous
Permit Description: Wreck and removal of a one-story masonry building.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

## LOSS: Spotlight on Demolition March 2024

- 2218 N. Burling Street, Lincoln Park
- 2146 N. Magnolia Avenue, Lincoln Park
- 1530 W. Touhy Avenue, Rogers Park
- 1436 W. School Avenue, Lake View
- 1925 N. Oakley Avenue, Bucktown
- 5261 W. Windsor Avenue, Portage Park

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






"Spotlight on Demolition" is sponsored by Chicago Cityscape

See all 45 demolitions during March 2024 at Chicago Cityscape's Demolitions Tracker

Chicago Cityscape



*2218 N. Burling Street, Lincoln Park. Demolished March 2024. Photo credit: Redfin*




*2146 N. Magnolia Avenue, Lincoln Park. Demolished March 2024. Photo credit: Peter Fynmere*



*1530 W. Touhy Avenue, Rogers Park. Demolished March 2024. Photo credit: Zillow*



*1436 W. School Avenue, Lake View. Demolished March 2024. Photo credit: Redfin*



*1925 N. Oakley Avenue, Bucktown. Demolished March 2024. Photo credit: Google Maps*



*5261 W. Windsor Avenue, Portage Park. Demolished March 2024. Photo credit: Google Maps*

## Preservation in the News

# SUN-TIMES EDITORIAL: Play Ball With Stakeholders on New Stadium Plans



*Soldier Field. Photo credit: Eric Allix Rogers*

"Chicago's Near South lakefront is one of the crown jewels of the city, with its parkland, lake access, harbor and three world-renowned museums, all within a few blocks of each other.

"And it deserves better treatment. Consider this:

"On the southern end near 23rd Street, McCormick Place's Lakeside Center threatens to rot in place.

"Then there is Northerly Island Park, with all of its potential wasted by a split-personality redevelopment that put a 30,000-seat live event pavilion on its north side, but a nature sanctuary on its south.

"Now come the Chicago Bears with plans to shoehorn a giant domed stadium — and maybe even hotels and a sports museum — on the parking lots just south of their current Soldier Field playground.

"This editorial board has expressed concerns about the current proposed Bears stadium (we don't like it) and certainly will again as the team's plans develop.

"Still, in a way, you can't (yet) fault the Bears for trying. They are a for-profit organization, looking for a stadium deal that makes them even more money.

"But that the team can just diesel their way in — Bronko Nagurski-style — and attempt to set the agenda for a critical section of one of the most iconic water frontages in the world is more than a bit troubling.

"It points to an even larger question: Who in government is truly minding the store when it comes to mapping the future of this critical area of Chicago's lakefront?

"It isn't as if the tools aren't there. Chiefly there is the 51-year-old Lakefront Protection ordinance that keeps private development off the city's shores and can give the thumbs up or down to public development that violates the long-held and fought-for concept of the lakefront as a public trust.

"And there's the Chicago Park District, an independent governmental body — on paper, at least — which can set the agenda for the lakefront. Then there's the mayor, through which all big things must (or should) pass.

"So what's the problem? For too long, Chicago's parks and lakefront have been looked at as easily developable land, rather than sacrosanct public places that act as respite from the hurly-burly of the big city.

"Until that changes, lakefront and park space will always be under the threat of some sort of attack.

"While Soldier Field has been in Burnham Park since 1924, it was originally built as a properly-scaled lakefront public gathering space for big events: Boxing, major religious gatherings, sporting events, and the like.

"The notion of a new domed stadium and hotels goes against all that, even if the Bears kept their promise of spending $2 billion to build the place, then gift it to the public.

"Still, the museum campus, Soldier Field, Lakeside Center and Northerly Island need help and a vision for the future.

"Same for the Near South lakefront. The public and Burnham Park would be better served by the public, government and civic leadership working together to determine the area's future." (Chicago

# Block Club Chicago: How The Rosenwald Apartments Became ‘A City Within A City’ (Chicago 7 2007)



*Rosenwald Court Apartments / Michigan Boulevard Garden Apartments, 1929, Klaber & Grunsfeld, Photo credit: Mildred Mead / Chicago History Museum*

"Nothing is the same at the apartment building where Mary Buford raised her family. The original entrance to her old building inside of the Rosenwald Apartments is gone, replaced by an office. The once-neglected courtyards on the side of the building are flush with grass and a rainbow of florals. In her first visit back in decades, Buford was quietly impressed at what has become of the complex.

"To understand how special the Rosenwald was, you have to go back to the construction of the building.

"It started as a bold idea from the mind of retail scion Julius Rosenwald to provide safe, affordable housing to the hundreds of Black residents locked out of the American dream by limited economic opportunities, redlining and restrictive housing covenants.

"The former Sears, Roebuck & Company owner had long been a champion of equal rights, serving on the city's race relations commission in the wake of the 1919 Race Riots while building public schools and providing college scholarships for Black students across the country.

"Inspired by a tour of city housing projects in Vienna, the philanthropist endeavored to build a courtyard garden-style development with serene communal areas and apartment units bathed in sunlight.

"The result was a cluster of five-story art moderne buildings featuring arts and crafts brickwork designed by award-winning architect Ernest Grunsfeld Jr., Rosenwald's nephew.

"When the Michigan Boulevard Garden Apartments opened in 1929 — three years before Rosenwald's death — the $3 million "city within a city" was roundly praised by residents and the press for its modern design, chic amenities and details like the parquet floors that graced the community room.

"The complex spanned an entire city block from 46th to 47th streets between Michigan and Wabash avenues and contained 421 one-, two-, three- and four-bedroom apartments with ground-floor retail.

"Elevators were a luxury back then, so residents would have to get used to walking up as many as five flights of stairs, but the rooms were airy, spacious and modern, and the development boasted a garden and fountain. (Nesbitt Golden, Block Club Chicago, 3/18/24)

Read the full story at Block Club Chicago

How The Rosenwald Apartments Became 'A City Within A City' — And Its Neighbors Became Family; Former residents recall the life, death and rebirth of the historical South Side apartment complex, Jamie Nesbitt Golden, Block Club Chicago, 3/18/24

Rosenwald Court Apartments / Michigan Boulevard Garden Apartments Chicago Landmark Designation Report

# Chicagoland Architecture Substack Blog: Why is Demolition Always the Answer?



*"Photos of 16 W. Maple, a historic townhouse in the Gold Coast that was demolished in October of 2019. A new development never happened and the site still remains a vacant lot." Photo credit: Chicagoland Architecture Substack Blog by Rachel Freundt: Why is Demolition Always the Answer?*

“Well, there’s a logic to it. If you can’t build one as good as the one you’re tearing down. There’s plenty of chances to do modern architecture. There are plenty of parking lots to build on. There’s no use to tearing down our heritage. - Architect Harry Weese"

"The above quote came to mind when I was thinking about Chicago’s demolitions. Yes, I know that we can’t save every historic building. When the end result potentially includes more housing and increased overall density that’s a positive outcome for everyone. But what if an older structure is replaced with…nothing? *Poof* A piece of our architectural fabric is gone forever and, sorry to sound like a cliche, we paved paradise to put up a parking lot. As Weese said above, why take down our heritage, especially when there are countless parking lots possibly available for development? How many more vacant or underused pieces of land does the city need? Why do developers immediately resort to bulldozers instead of considering adaptive reuse? If you want to discuss density, then please explain to me why Chicago still permits the construction of strip malls and drive-thrus near areas with heavy pedestrian traffic? I could go on. We are currently living in a climate crisis. Do we really need tons more material ending up in our landfills? Especially when there isn’t a guarantee something will actually be built there. We’re just left with something worse, in my opinion. This is not what I’d call progress.

"American cities have enough vacant lots. Chicago must stop allowing developers to buy properties with no specific plans for redevelopment. What’s the latest example of this practice? On April 1st a demolition permit was issued for 720 North Wells (along with its rear neighbor at 207 West Superior), an Italianate-style building with a cast-iron storefront that was supposedly constructed for brewer Conrad Seipp in 1872, only one year after the Great Chicago Fire. 720 N. Wells was rated “green” due to its altered condition at the time it was included in the Chicago Historic Resources Survey, completed in 1995, which should have been updated a long time ago. Therefore, it had no protections. The rear building was 'orange-rated,' but it was released from the demolition delay list last August.

"On Twitter, local preservationist Andy Schneider shared an update on a property in the West Loop. Back in 2017, I remember feeling upset when I learned that the city was allowing yet another demolition of a well-known architect’s work. The Chicago Machinery Building at 1217 W. Washington Boulevard was designed by Daniel Burnham & Company in 1910. The eye-catching exterior was in great condition, adorned with bright red ornamentation depicting eagles and floral designs that contrasted with its glazed white brick.

“Instead of the structure being preserved, it was trashed and now six plus years and counting, the city is stuck with another vacant lot. Such a waste! As I tweeted at the time of its proposed demolition, one developer’s actions impact us all. In my opinion, there is nothing wrong with facadism, in which a new building is erected behind or around a historic facade. At least the overall character of the streetscape survives.

”Or better yet, in the words of Preservation Chicago, 'Demolition permits should be issued simultaneously with construction permits.' How many times is the city going to allow developers to destroy our architectural heritage?" (Freundt, Chicagoland Architecture Substack Blog, 4/10/24)

Read the full story with many photos at Chicagoland Architecture Substack Blog

Why is Demolition Always the Answer?, Rachel Freundt, Chicagoland Architecture Substack Blog, 4/10/24

# WBEZ: What's That Building? Schulze Bakery (Chicago 7 2024)




*What's That Building? Schulze Bakery; The former home of Schulze Baking Company, and a succession of other breadmakers, has sat unused for two decades — and is likely to stay that way for the foreseeable future. Image credit: WBEZ Chicago*




*Schulze Baking Company Building, 1914, John Ahlschlager & Sons, 40 E. Garfield Boulevard, a 2024 Chicago 7 Most Endangered. Photo credit: Eric Allix Rogers*

"For more than a year, a once-grand five-story building in Washington Park has been hidden by construction tarps along Garfield Boulevard.

"The beautiful structure has towered over the neighborhood since 1914, a gleaming white factory emblazoned with the letter S in ornate blue-and-white tablets on each corner. You can still see the tablets and other terra cotta details on the building's west side along State Street, where it's not wrapped.

"This former home of Schulze Baking Company, and a succession of other breadmakers, has sat unused for two decades — and the recent announcement that it's back on the market indicates the building will stay a shell of its former self for the foreseeable future.

"Chicago Baking, based in Evansville, Ind., was the most recent breadmaker to own 40 E. Garfield Blvd. The company shut down the bakery and its 129 jobs in October 2004, telling the Chicago Tribune that people cutting down on carbs caused the closure.

"When Schulze Baking Company opened the building in 1914, a Chicago Herald article hailed it as 'a wonderful pure food institution." Schulze boasted in its ads that the recipe for its Butter-Nut Bread included 'rich sunshine — floods of pure air that come through our work rooms — scrupulous care — strict sanitation.'

"Schulze dubbed the building, daylit by 700 windows, 'the City of Cleanliness.'

"Designed by architect John Ahlschlager, the new building took the place of at least four small bakeries Schulze had operated all over the city. Founded in 1896, the company was part of a wave of commercial bakers out to replace home-baked bread with a lower-cost, more consistent commercial option.

"From the day it opened in 1914 until 2004, the Schulze building baked bread. Since that ended, there's been little or no activity at the five-acre site, which includes an annex built north of the original factory and an old Butternut Bread Thrift Store to its west.

"In 2006, a development group led by Ghian Foreman bought the site from Chicago Baking, according to the Cook County Clerk's land records. It wasn't until nine years later that the group, called 55th and State Redevelopment, announced a complete plan for the building. A company called 1547 Critical Systems Realty was enlisted to turn half the building into a data center, possibly using more space later.

"At the time, 1547's CEO told DNAinfo the company would invest "over $130 million" into the data center.

"That was almost nine years ago. In January, 1547 and real estate investment firm CIM Group put the property up for sale. An affiliate of Critical Systems bought the site from Foreman's company in 2021, according to the Cook County Clerk. Neither of those companies responded to Reset's requests for comment. Neither did JLL, the commercial real estate brokerage representing the building.

"After almost 20 years, the vacant building is back at square one: looking for a new use.

"In March, Preservation Chicago put Schulze on its annual endangered buildings list, fearing the structure will ultimately become a demolition target. There's little information out there about the state of the interior beyond photos Open House Chicago published in 2017, showing the space is mostly gutted.

"Also unclear is how much a buyer would have to pay for the property. Commercial property listings

# WGN: One Year Ago: The Salt Shed opened its doors after renovating factory into concert venue




*Morton Salt Building Salt Shed, 1357 N. Elston Ave. Photo Credit: Sandra Steinbrecher*

"A famous Chicago landmark was officially turned into one of the most unique concert venues ever created one year ago on Sunday.

"After five years of renovation, The Salt Shed opened the inside venue on Feb. 18, 2023, and has continued to find unique ways of hosting memorable evenings at the historic space.

"'It was a landmark of our childhood,' owner Bruce Finkelman said. 'It's kind of a historical story about growing up in Chicago. When you hit that landmark of the Morton Salt Girl you knew you were going downtown.'

"Built between 1929 and 1930, the Morton Salt factory operated as a storage, packing, and distribution center until they closed the Elston facility in 2015. For 85 years, the 'Elston Dock' provided salt for residents, municipalities and other industries around Chicago and the Midwest. "The iconic umbrella-carrying Morton Salt Girl design with the company slogan 'When it Rains it Pours' was painted in the early 1980s.

"'It was a landmark of our childhood,' owner Bruce Finkelman said. 'It's kind of a historical story about growing up in Chicago. When you hit that landmark of the Morton Salt Girl you knew you were going downtown.'

"Bruce and Craig will be focusing on The Salt Shed for now until they find a new project where they can revitalize a historic space in Chicago.

"'The amazing blank canvas that that facility has given to us has provided us with the ability to organically continue to evolve that space,' Finkelman said. 'I'm really excited for the things that we're going to able to provide to our Chicago neighborhood.' (Curi, WGN, 2/16/24)

Read the full story at WGN

One Year Ago: The Salt Shed opened its doors after renovating factory into concert venue, Peter Curi, WGN 9 Chicago, 2/16/24

# Piecing Together the Green Mill Puzzle




*Green Mill on June 17, 1930, Photo credit: on Metropolitan Water Reclamation District of Greater Chicago's archives. Green Mill in 2024. Photo credit: Robert Loerzel*

"Let's try piecing together same basic facts about the place: Where exactly was it during its early years? And how did that change as time went on? And who owned it?

"What follows is a chronological outline of key moments … supported with cartographic and photographic evidence … and sprinkled with some puzzles and unanswered questions. It's a tangled and complicated history.

"✶ The pictures above include a photo from the Metropolitan Water Reclamation District of Greater Chicago's archives. Taken on June 17, 1930, it shows the Green Mill building. As you can see, a drugstore occupied the building's corner at that time. And Wolf's Jewel Shop was at 4802 Broadway, where the front portion of the Green Mill is located today.

"This is one of many pieces of evidence showing that the Green Mill wasn't located during the Prohibition Era exactly where it is now.

"In the close-up below, you can also see the sign for the Green Mill—above the entrance at 4806 North Broadway, where the Fiesta Mexicana Restaurant is today. That was the venue's main entrance during this era.

"Let's begin with a brief orientation on where the Green Mill Cocktail Lounge is located today (and where the jazz club has been for nine decades).

"Immediately north of the restaurant, the Green Mill's iconic façade faces east at 4802 North Broadway. As you walk in, the nightclub's front portion—including the bar—fills the space north of the restaurant. But as you get farther back, the room widens, extending south to Lawrence Avenue. The bar essentially wraps around the smaller restaurant space." (Loerzel, 3/4/24)

Read the full story at RobertLoerzel.com

Piecing Together the Green Mill Puzzle, Robert Loerzel, 3/4/24

# Hyde Park Herald: Hyde Park Stories: Darrow Bridge



*Darrow Bridge in Jackson Park, Photo credit: Serhii Chrucky / Esto*

"The Darrow Bridge, shuttered by the city since 2013, is historic. Beyond its association with Clarence Darrow, the attorney and radical activist, the bridge is also one of the very few surviving elements of Frederick Law Olmsted's original design for the park and the 1893 World's Fair.

"The bridge, which connects the eastern and western sides of the park just south of the Columbia Basin, sits on elegant stone abutments above a curved wingwall with decorative end posts. It's the product of two giants in park design. As Tim Samuelson, Cultural Historian Emeritus for the city's Department of Cultural Affairs, said in an email, 'the dramatic curving swoop of the stone bridge embankment was a remarkable early effort in melding Daniel Burnham's creative understated modernism with the Frederick Law Olmsted concepts of human discovery and wonder amidst a naturalistic environment.'

"When Burnham and the Olmsted firm redesigned the park, first for the World's Columbian Exposition and then in restoring the park, the bridge remained a prominent feature. After the fair, the bridge deck was widened. Burnham and Root's original ornamental iron railings were replaced by the simplified design used in other bridges during the fair. The relocated iron railings, which are still there, were a design created under the direction of Charles B. Atwood, Burnham's chief of design for the Columbian Exposition.

"Atwood designed more than 60 buildings during the fair, including the much-admired Palace of Fine Arts, which was saved first as the Field Columbian Museum and then, remade in stone, as the Museum of Science and Industry. The bridge's original 1880 curving stone embankment combined with the recycled World's Fair railings still lifted the viewer up as Olmsted intended, but now framed this new vista to the north. As the May 23, 1895, Tribune noted, Olmsted was designing the lagoon south of the museum to be a formal frame for the museum, with the bridge standing exactly on the main axis of the museum, reflecting the symmetry of Atwood's design.

"One of the bridge's biggest fans was Clarence Darrow. In 1897, Darrow moved to 60th Street to stay with his brother-in-law after his divorce. In 1903, he moved with his second wife, Ruby Hammerstrom, to 1537 E. 60th Street. They lived on the top floor where he could see the bridge from his front bay window. Legend has it that he didn't just go to the bridge to meditate, he also practiced his famous oratory on the fish in the lagoon." (Morse, Hyde Park Herald, 3/6/23)

Read the full story at Hyde Park Herald

Hyde Park Stories: Darrow Bridge, Patricia L. Morse, Hyde Park Herald, 3/6/23

# Chicago Magazine: History Rewritten, A Portage Park illustrator preserves Chicago's past one letter at a time




*Granville Picture Framing and Gallery Arts closed in 2017, but its signage served as a source for one of Steve Shanabruch's fonts. Photo credit: Lyndon French / Chicago Magazine*




*Storefronts from Englewood (above) to West Town (right) have inspired Shanabruch's typefaces.*
*Photography: (buildings) Michael Zajakowski / Chicago Magazine*




*Schulze Baking Company Building, 1914, John Ahlschlager & Son, 40 E. Garfield Boulevard. Image credit: Preservation Chicago by artist Steve Shanabruch*

"On the southeast corner of the five-way intersection of Fuller and Loomis Streets and Archer Avenue in Bridgeport is a prototypical Chicago apartment building. The three-story structure is modest in scale, its bricks various shades of sandy brown and reddish orange, with a series of helix-shaped accents crowning the façade. Today, the structure is nondescript, unassuming: a Chicago apartment complex, nothing more, nothing less.

"When I first saw the building in August 2020, after my partner and I moved to Bridgeport from the North Side, there was more. On the ground floor, storefront signage — maroon lettering on creamy peach tiles — promised passersby 'Ice Cream' and 'Drugs,' offerings once made by R.V. Kunka Pharmacy, a neighborhood drugstore. Even though the shop no longer existed, that distinctive lettering — asymmetrical and curvy, the K's formed by a thick stem, a squat lower arm, and a slender, almost half-U-shaped upper arm — was a welcome sight in my new neighborhood, a reminder that I had moved to a place with real history.

"Yet it was not long for the world: By that October, the display had been painted over, and soon any indication of the building's history had been stripped bare, the exterior made generic for whatever new business might wish to move in. The loss of the R.V. Kunka storefront is one of countless stories we could tell about how the city changes; whether you've called Chicago home for five years or 50, you've seen things come and go, from single buildings to entire blocks. But still, seeing that signage removed, leaving behind only some tan-colored bricks that were beneath it, left me with an unexpected feeling of mournfulness.

"So I was delighted when I discovered that some tangible form of the old sign lived on, at least in the creative imagination of artist Steve Shanabruch. For Shanabruch, best known for the series of Chicago neighborhood prints he began in 2013, that kind of cultural memory has always been important. Today, his prints — faux tourism placards for dozens of neighborhoods and Chicago landmarks, inspired by WPA-style travel posters — are beloved around the city, with nearly 70 available for purchase. But that is only a part of the work Shanabruch has undertaken to celebrate Chicago and its inhabitants. To honor places like R.V. Kunka and other idiosyncratic pieces of the city's fabric, Shanabruch has turned to an underappreciated facet of Chicago's history for inspiration: typography.

"It's an iterative, intuitive undertaking, Shanabruch says. He chops up different letters into new combinations, with the letters A, O, H, and R proving especially useful for disassembly. His process happens exclusively on Adobe Illustrator, and if you look at his digital workbook for the Starsiak font, you see that some characters emerged in one or two attempts, while the letter G took 10 tries.

"Shanabruch, 42, was born in Beverly and has been in Chicago his whole life, except for the three and a half years he lived on the West Coast after graduating from St. Xavier University in Mount Greenwood. He and his wife moved back to Chicago in 2008 and now call Portage Park home. His fonts project has become a pleasant diversion when he needs a respite from his day job creating designs for local nonprofits — it offers a different sort of mental challenge.

"Shanabruch takes his inspiration from photographs, both archival and contemporary. Several designs started with suggestions by fellow Chicago history enthusiasts on Twitter. Of the 13 fonts he has completed so far, which are free to download from his website (thechicagoneighborhoods.com), all but two were drawn from text at a specific place. One of those two, Park District, is a nod to the midcentury green entrance signs in many of the city's parks; the other, Snickers, a design based on a vintage advertisement for the candy bar, is a tribute to the recently shuttered Mars Wrigley factory in Galewood, a Spanish Revival–style structure built in 1929 that may soon become a city landmark.

"Learning to read and appreciate storefront signs, registering their unique properties and what they might say about the city's past, allows us to dig a level deeper, conferring unexpected insight. For

# Chicago YIMBY: Lost Legends #12: The Home Insurance Building



*Home Insurance Building, 1885, William Le Baron Jenney, NE corner of S. LaSalle and W. Adams Streets. Demolished in 1931. Photo credit: Wikipedia Public Domain*



*Home Insurance Building, 1885, William Le Baron Jenney, NE corner of S. LaSalle and W. Adams Streets. Demolished in 1931. Photo credit: Chicago Architectural Photographing Co., Archival Image Collection, Ryerson and Burnham Archive at the Art Institute of Chicago, CBE: 1 A; BRC: R-3889 A, 78001*



*Home Insurance Building, 1885, William Le Baron Jenney, NE corner of S. LaSalle and W. Adams Streets. Demolished in 1931. Photo credit: Archival Image Collection, Ryerson and Burnham Archive at the Art Institute of Chicago, BLC: 59499, 59499*




*Home Insurance Building, 1885, William Le Baron Jenney, NE corner of S. LaSalle and W. Adams Streets. Demolished in 1931. Photo credit: Archival Image Collection, Ryerson and Burnham Archive at the Art Institute of Chicago, BLC: 59500, 59500*



*Home Insurance Building, 1885, William Le Baron Jenney, NE corner of S. LaSalle and W. Adams Streets. Demolished in 1931. Photo credit: Archival Image Collection, Ryerson and Burnham Archive at the Art Institute of Chicago, BLC: 59498, 59498*



*Home Insurance Building, 1885, William Le Baron Jenney, NE corner of S. LaSalle and W. Adams Streets. Demolished in 1931. Photo credit: Archival Image Collection, Ryerson and Burnham Archive at the Art Institute of Chicago, BLC: 59497, 59497*



*Photo showing primitive form of skeleton construction, taken during demolition. Home Insurance Building, 1885, William Le Baron Jenney, NE corner of S. LaSalle and W. Adams Streets. Demolished in 1931. Photo credit: Archival Image Collection, Ryerson and Burnham Archive at the Art Institute of Chicago, BLC: BLC: 52450, 52450*

"In this edition of ‘Lost Legends,’ we look at what is often considered the worlds first skyscraper, the Home Insurance Building. The groundbreaking building stood 10 stories at a height of 138 feet tall at the time of its initial completion in 1885. In 1891 two floors were added bringing the building to the height of 180 feet.

"Located at what is now known as 135 S. La Salle Street at the corner of Adams and La Salle and designed by architect William Le Baron Jenney, the structure was a result of massive population growth, high office space demand, and new urban development strategies after the Great Chicago Fire of 1871.

"The building is widely considered the first skyscraper because of Jenney’s use of cast iron to form a steel-frame skeleton along with its impact on building conventions. Although it didn’t hold the title of the tallest structure in the city, a distinction held by the original Chicago Board of Trade Building, the Home Insurance Building’s legacy as the first skyscraper stems from its unique height-to-width ratio at the time, with many buildings achieving their tall heights through spires.

"In 1931, the Home Insurance Building was razed to pave the path for the monumental Field Building, now recognized as 135 S. La Salle Street. At the time, the Field Building claimed the title of the largest office building in the city.

"The Home Insurance Building represented a significant milestone in skyscraper construction, despite not meeting the criteria of most modern definitions, which typically classify a skyscraper as a building standing at least 150 meters or 490 feet tall. The Home Insurance Building established groundbreaking building practices that became defining elements of 20th-century architecture. Its pioneering use of a steel skeletal frame revolutionized structural engineering, paving the way for taller and more resilient buildings. This innovative approach set new standards for construction methods, shaping the development of modern skyscrapers and reshaping urban landscapes globally." (Billingsley, Chicago YIMBY, 4/2/24)

Read the full story with 3D Modeling at Chicago YIMBY

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

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

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

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

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

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

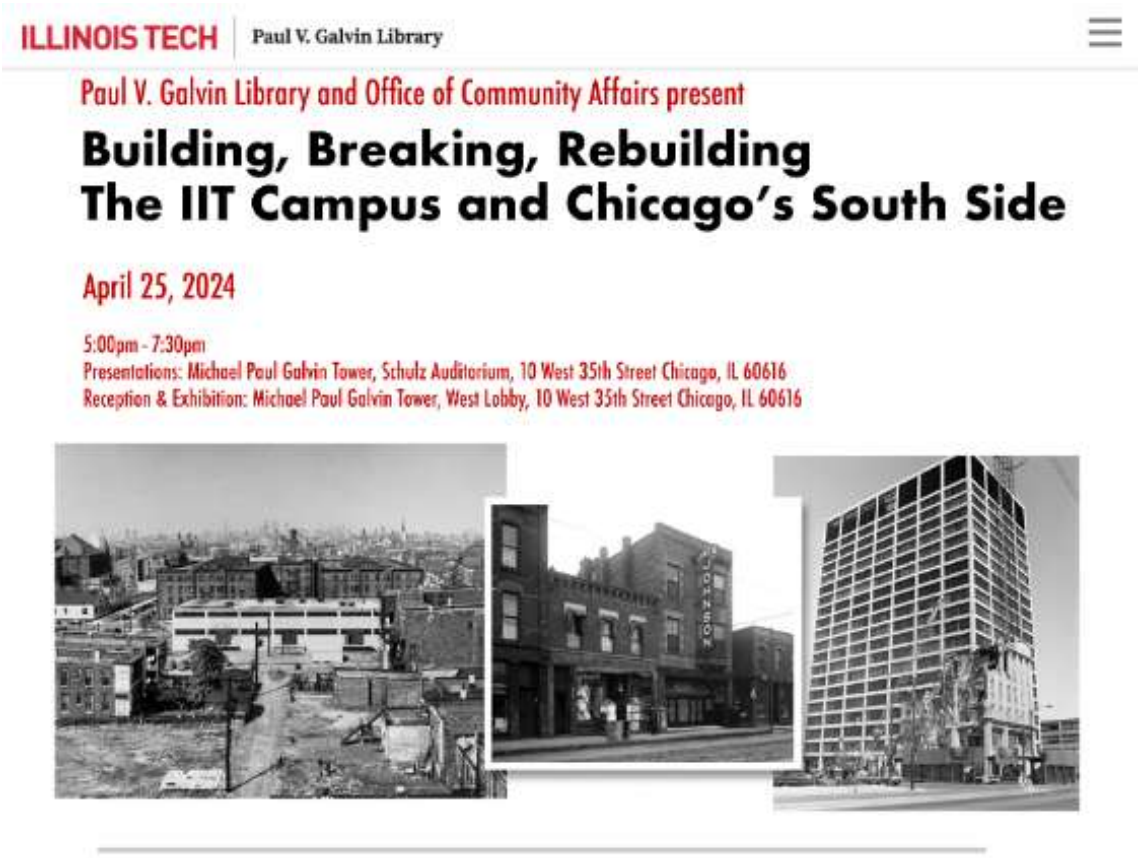
Lost Legends #8: The Lake Shore Drive ‘S’ Curve Bottleneck, Jack Crawford, Chicago YIMBY, 8/1/23

Lost Legends #9: Chicago’s Illinois Central Station In South Loop, Jack Crawford, Chicago YIMBY, 8/13/23

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

# Preservation Events & Happenings

## Illinois Tech presents Book Launch of “Building, Breaking, Rebuilding. The IIT Campus and Chicago’s South Side” April 25, 2024




*Mies Birthday Soirée: Ludwig Mies van der Rohe’s 138th birthday. Image credit: Mies van der Rohe Society*

"Join the Paul V. Galvin Library, the Office of Community Affairs, Professor of Architecture Michelangelo Sabatino, and contributing authors as we launch the publication of Building, Breaking, Rebuilding. The IIT Campus and Chicago's South Side (Minneapolis: University of Minnesota Press; 2024).

"Lionel Kimble, Amy M. Mooney, and Mindy C. Pugh will present their chapters while Sabatino provides an overview. This event will take place on Thursday, April 25, from 5–7:30 p.m. in the Schulz Auditorium of Michael Paul Galvin Tower with a walking tour of campus and live jazz at The Bog immediately following. Minors will not be served, and an RSVP is required at community@iit.edu.

"The Beginnings of the Armour Institute Campus" by Mindy C. Pugh, Ph.D. (University Archivist, Illinois Institute of Technology)

"A Plan in Defense of Culture" Race, Space, and Cultural Activism, 1930s–1950s by Lionel Kimble Jr., Ph.D. (Associate Professor of History and Africana Studies, Chicago State University)

"A Bronzeville Muse: Archibald Motley's Portrait of Edna Powell Gayle" by Amy M. Mooney, Ph.D. (Professor of Art History, Program Coordinator for Art History Art | Design Department, Columbia College)

Agenda
5–6 p.m.—Cocktail Reception
6–7 p.m.—Panel Presentation and Discussion
7:30–8 p.m —Walking Tour
8–11 p.m.—Live Jazz/Speakeasy Set with Ryan Nyther at The Bog

Minors will not be served, and an RSVP is required at community@iit.edu

Learn more at Illinois Tech's Website

# Climate Action Museum presents
# Climate Action Hero Awards
# April 20, 2024




*Caption  Photo Credit: ABC*

"Climate Action Museum will host the first annual Climate Action Hero Awards on April 20th. We are excited to recognize Chicago's very own superheroes with a night that will be out of this universe! Trade superpowers, learn origin stories, and come together with other guardians of the climate including our Special Honoree Tom Skilling.
"Special Honoree: Tom Skilling ⚡

6:00 PM — Open Bar, hors d'oeuvres, Silent Auction
7:30 PM — Awards Ceremony
8:30 PM — Reception Resumes
9:00 PM — Auction Closes, Live Music, DJ & Dancing with the Stars!
Hors d'oeuvres and drinks will be served from 6:00 PM - 9:30 PM
Cape check will be available
CAM is a Kryptonite-Free facility
Marvel and DC both welcome

"The Climate Action Museum is located at 300 S Riverside Plaza."

Link to purchase tickets

# 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

## The Newberry presents A Night at Mister Kelly's Through July 20, 2024




*Caption  Photo Credit: ABC*

A Night at Mister Kelly's
Mar 21–Jul 20, 2024
At the Newberry – Trienens Galleries
Admission for Newberry exhibitions is free. No advance registration required.

"Relive a night on the town in the mid-twentieth century.

"Mister Kelly's was one of the hotspots of Chicago nightlife in the 1950s through the mid-1970s. Located on Rush Street in the city's Gold Coast neighborhood, the club was a welcoming venue where people could be entertained by top-shelf jazz and comedy talent and see rising stars who later gained international fame. Names like Ella Fitzgerald, Sarah Vaughan, Mort Sahl, Steve Martin, Lily Tomlin, and Richard Pryor regularly graced the marquee of Mister Kelly's. And club founders and brothers George and Oscar Marienthal thought of everything to ensure a quality experience for their patrons. This exhibition draws on the Mister Kelly's Collection at the Newberry to re-create the excitement of a night at Mister Kelly's.

"A Night at Mister Kelly's is supported by the Rosaline G. Cohn Endowment for Exhibitions and the Foundation for Advancement in Conservation. The Newberry also thanks David Marienthal for his gift of the Mister Kelly's Collection.

Live at Mister Kelly's documentary film screenings (Registration required)
"At the Newberry - Ruggles Hall
- March 23, Doors open 1pm, Screening 1:30pm
- April 20, Doors open 1pm, Screening 1:30pm
- June 8, Doors open 1pm, Screening 1:30pm
- June 29, Doors open 1pm, Screening 1:30pm

Public Programs
- "Nightlife on Rush Street, May 11
- Comedy in Black and White, featuring Tim Reid and Tom Dreesen, May 16
- Cabaret Night, June 13 (Winter's Jazz Club)
- Make Music Chicago, June 21 (Washington Square Park)

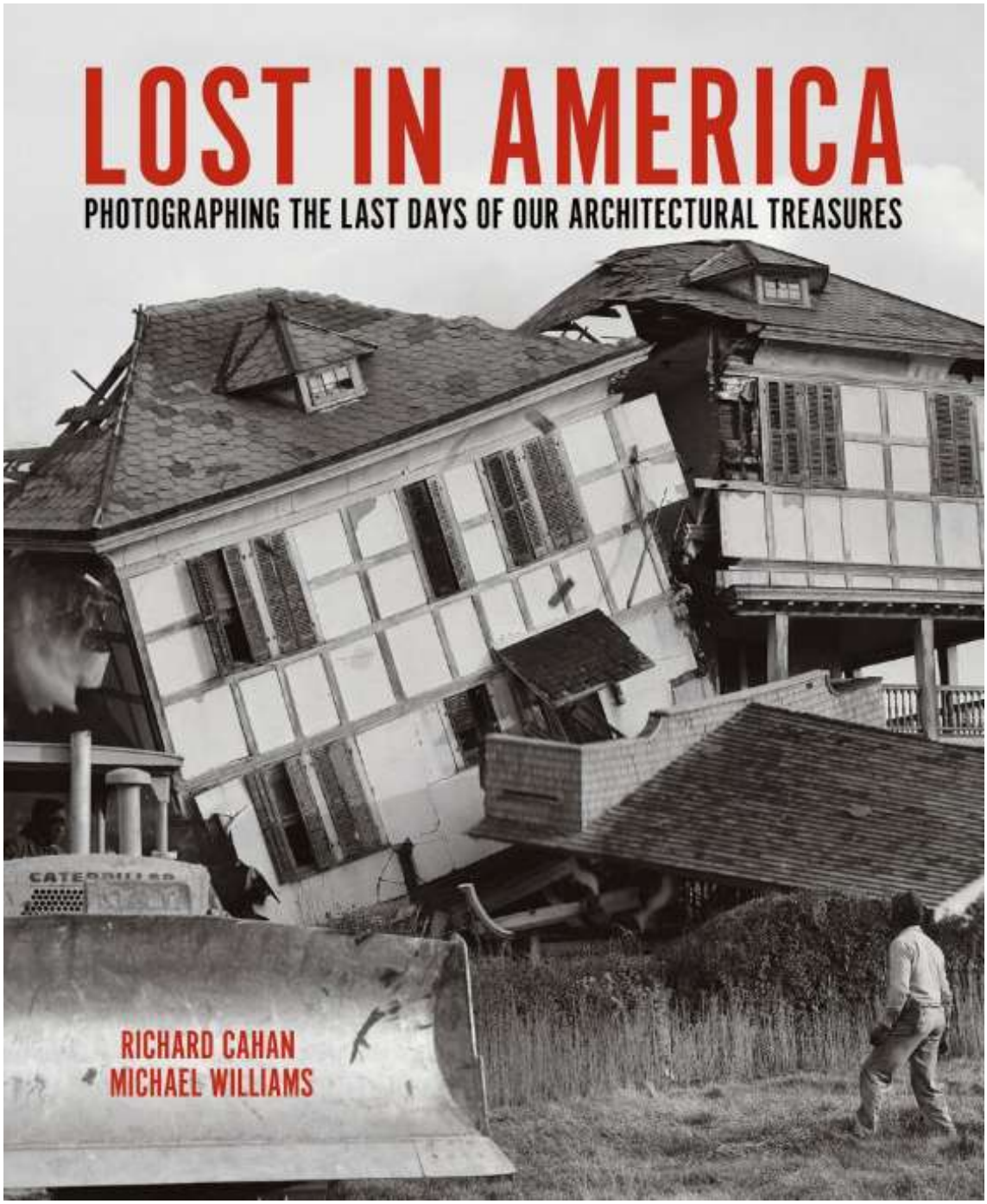
Adult Education
- "People Get Ready: Chicago's Rhythm and Blues Culture, 1958-1967, starting March 21
- Inside Jokes: A Serious Investigation of Comedy, starting April 6

Programming for A Night at Mister Kelly's is generously supported by the D&R Legacy Fund."

Learn more and register at The Newberry

'A Night At Mr. Kelly's' At The Newberry Offers Trip Back To Days Of Storied Chicago Nightclub; The exhibition, which opens Thursday, tells the story of the boundary-pushing Rush Street club that hosted legendary performers from Ella Fitzgerald and Barbra Streisand to George Carlin and Richard Pryor, Gwen Ihnat, Block Club Chicago, 3/20/24

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

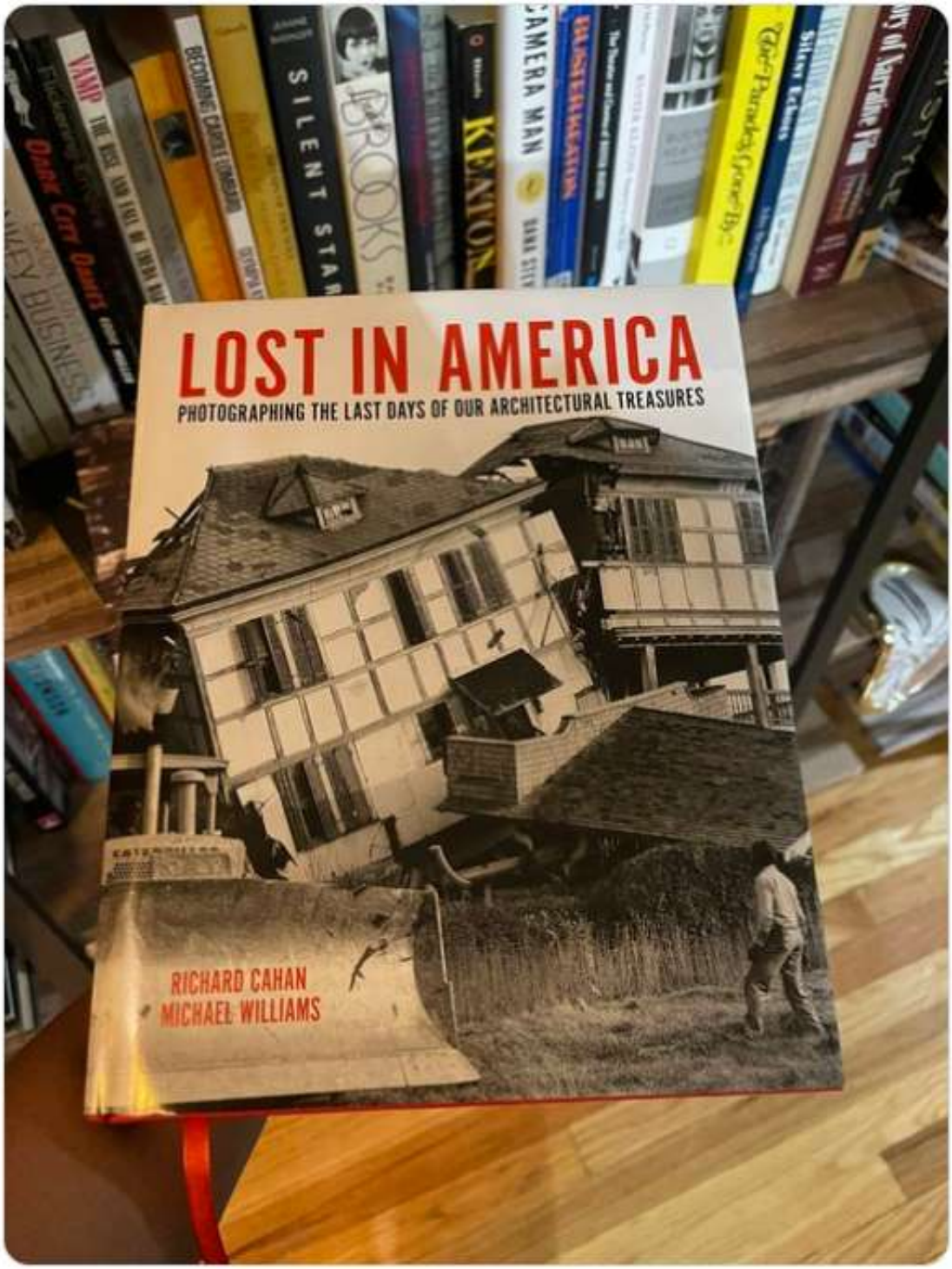



*Lost in America: Photographing the Last Days of Our Architectural Treasures by Richard Cahan and Michael Williams. Image credit: Lost in America: Photographing the Last Days of Our Architectural Treasures*



**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

# 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

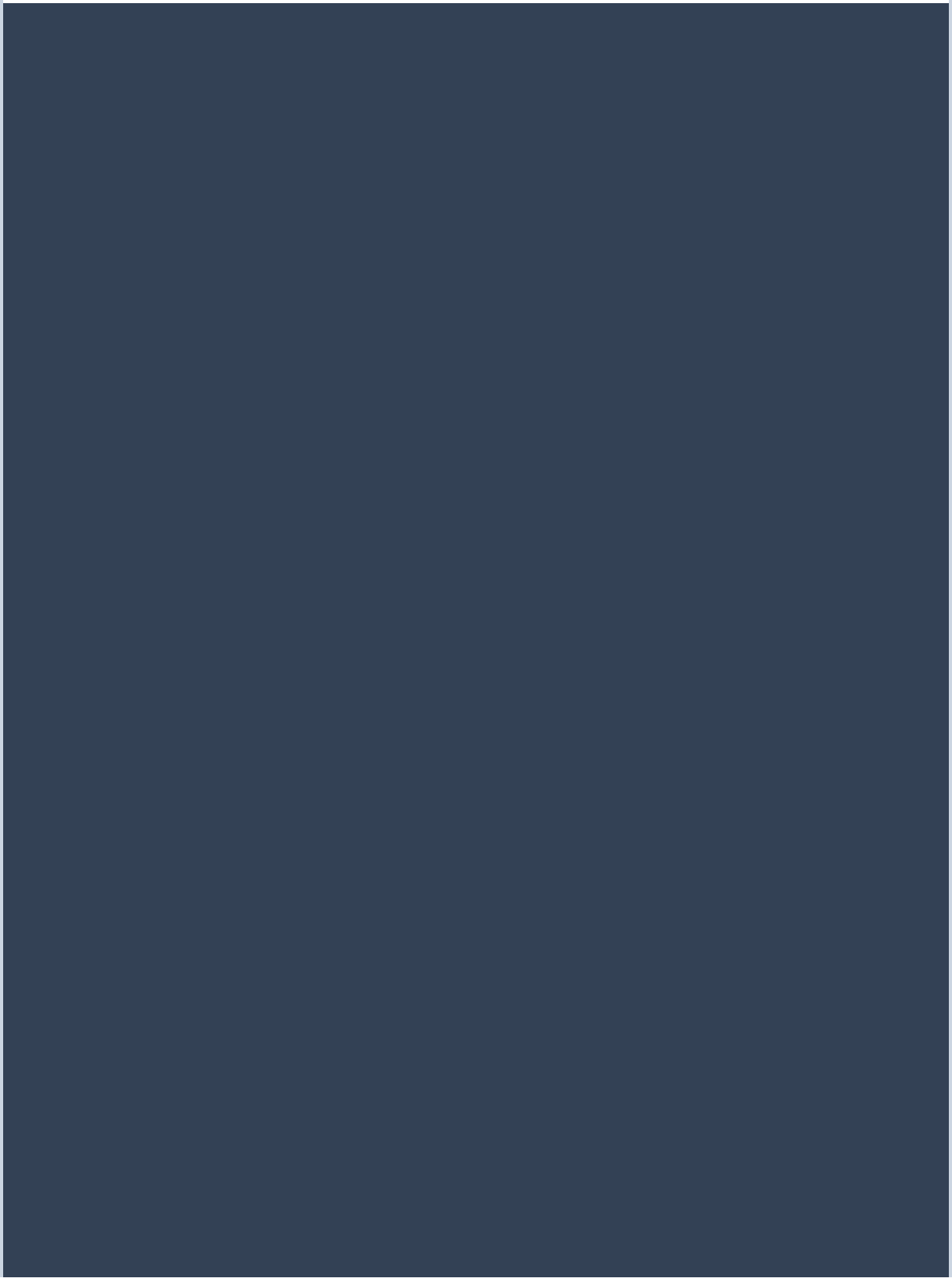
## SUPPORT PRESERVATION CHICAGO

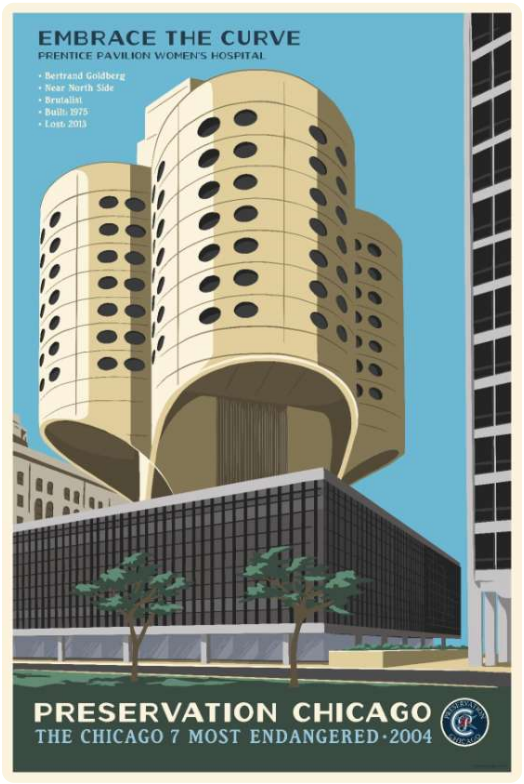

RISING ABOVE THE BOULEVARD
SCHULZE BAKING COMPANY BUILDING
• Chicago Commercial Style
• 40 E. Garfield Boulevard
• John Ahlschlager & Son
• Washington Park
• 1914
SCHULZE
SCHULZE BAKING COMPANY
PRESERVATION CHICAGO
THE CHICAGO 7 MOST ENDANGERED · 2024

## *Schulze Baking Company Building*

*Schulze Baking Company Building, 1914, John Ahlschlager & Son, 40 E. Garfield Boulevard. Image credit: Preservation Chicago*

*Schulze Baking Company Building, a Preservation Chicago 2024 Chicago 7 Most Endangered Poster. Available in a variety of sizes including 8x10, 16x20, and 24x36.*
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*The Century and Consumers Buildings. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo credit: Ward Miller / Preservation Chicago*

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Preservation Chicago protects and revitalizes Chicago's irreplaceable architecture, neighborhoods and urban green spaces. We influence stakeholders toward creative reuse and preservation through advocacy, outreach, education, and partnership.
Thank you from your friends at Preservation Chicago for your support of the mission of Preservation Chicago and our tireless advocacy.

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