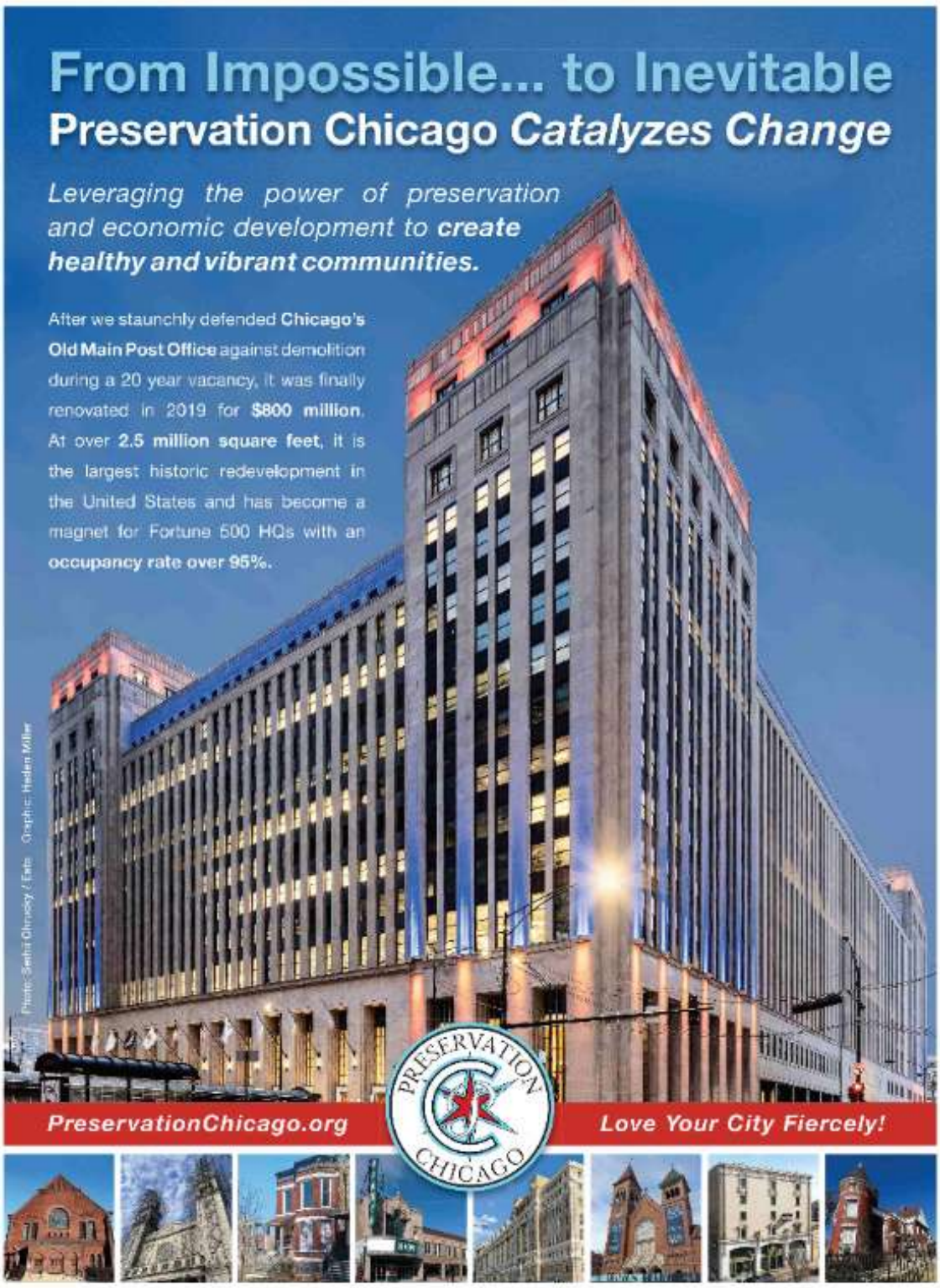
PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

April & May 2024 Month-in-Review Newsletter



From Impossible to Inevitable, Preservation Chicago Catalyzes Change

Photo credit: Serhii Chrucky/Esto Graphic Design: Haden Miller

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.

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Advocacy

1. PARTIAL WIN: Thompson Center Renovation Begins, But Iconic Elements To Be Demolished (Chicago 7 2016, 2018, 2019 & 2020)



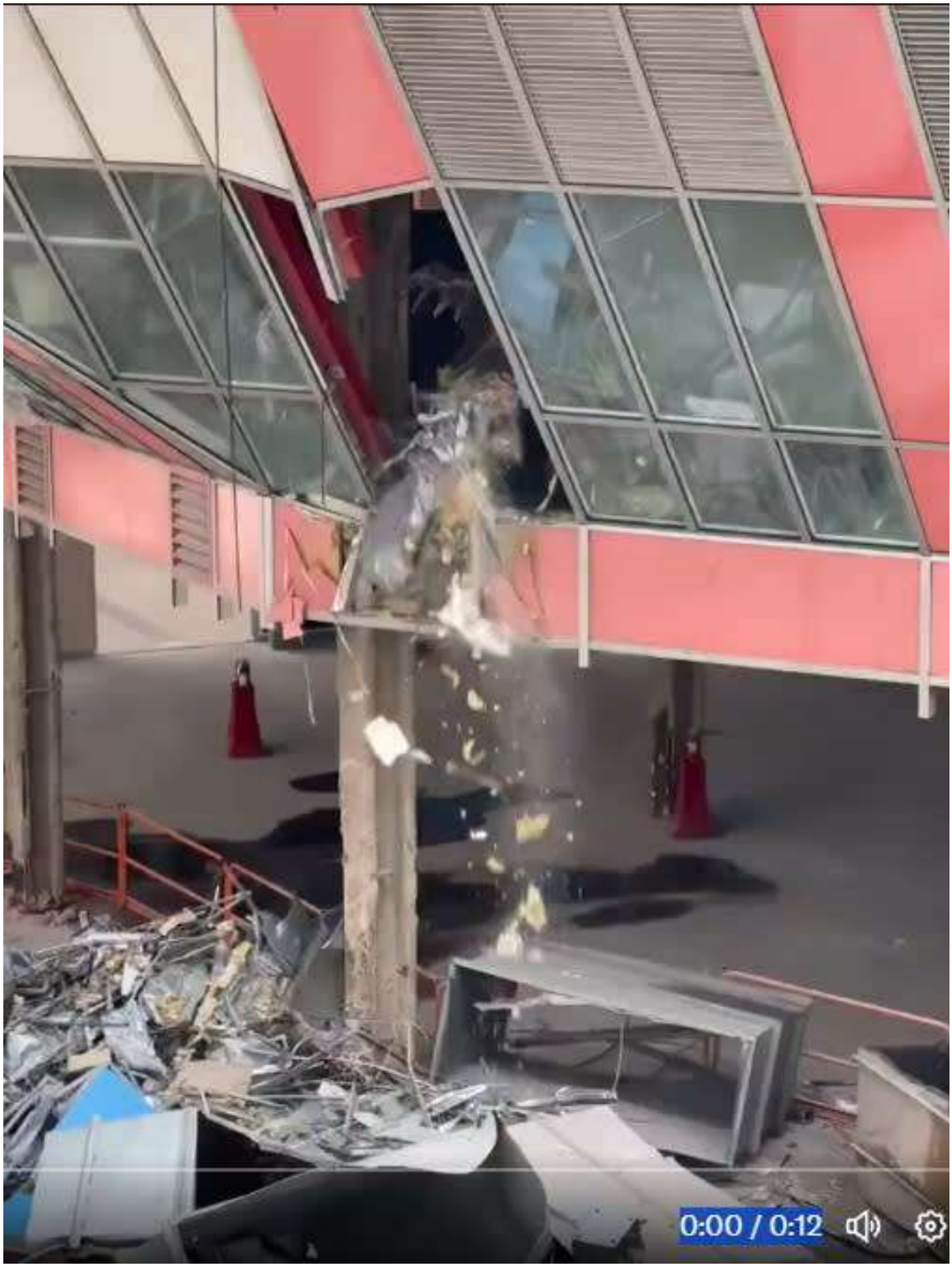
Rendering of Proposed James R. Thompson Center Adaptive Reuse, 100 W. Randolph Street. Rendering Credit: Prime/Capri Interests / JAHN Architects



Ward Miller, Executive Director of Preservation Chicago, interviewed regarding the James R. Thompson Center by Michelle Gallardo of ABC 7 Eyewitness News Chicago on May 6, 2024. James R. Thompson Center, 1985, Helmut Jahn, 100 W. Randolph Street. Image Credit: ABC 7 Eyewitness News Chicago



Partial demolition of James R. Thompson Center, 1985, Helmut Jahn, 100 W. Randolph Street. Photo Credit: B. Victor / Twitter @1980Bvchi



Partial demolition of James R. Thompson Center, 1985, Helmut Jahn, 100 W. Randolph Street. Photo Credit: B. Victor / Twitter @1980Bvchi

"Construction on the James R. Thompson Center is in full swing after the building's developers on Monday officially kicked off the redevelopment project, saying it will have an 'unbelievable impact' on the Loop and strengthen Chicago's reputation as a technology hub.

"Once complete, the building at 100 W. Randolph St. will become Google's Chicago headquarters and house 2,000 employees. The project is expected to be move-in ready by 2026.

"The renovation of the center comes at a time of wider transformation for the Loop. Mayor Brandon Johnson announced in April that he was seeking $150 million in tax increment financing for four La Salle Street adaptive reuse projects. The conversions would create more than 1,000 new apartments in the city's Central Business District, bringing new use to largely vacant office buildings.

"Prime/Capri Interests, a joint venture between developers Michael Reschke and Quintin Primo III, is completing the $280 million build-to-suit redevelopment under an agreement with Google, which intends to purchase the building once renovations are complete. PCI said the makeover is akin to a rebuild.

"Reschke and Primo were joined by Gov. J.B. Pritzker, Johnson and Google's head of its Chicago operations Karen Sauder, along with other Google executives and city and state officials. Pritzker told Google's leaders that it's 'an incredible investment both in your future and in ours."

"PCI will restore and modernize the Thompson Center with a new triple-pane glass wrap on the exterior, a heightened colonnade, three levels of covered terraces and access to green spaces. "In 2022, Pritzker announced that the center traded hands, inking a deal with Google in 'a sale that has eluded State government for decades,' according to a news release at the time. The state, working out terms with developer Reschke, sold it to Google for $105 million, and then paid $75 million for 115 S. La Salle St., formerly the BMO Harris Bank building, where the state moved its offices from the Thompson Center.

"Construction at the 1.2 million-square-foot center started a month ago when Clark Construction placed equipment on the site, and protective fencing was installed around the building's perimeter and outdoor plaza. On Thursday, construction crews could be seen tearing off the lower exterior of the building and a portion of the atrium.

"The 38-year-old state government building has long garnered mixed reactions. Over the course of its existence, three governors wanted the center demolished because of its age and high maintenance costs. State officials have said it costs $17 million a year to operate the building.

"But pricey maintenance costs are expected to change through PCI's redevelopment efforts. The developer is pursuing LEED Platinum status — the highest level of LEED certification — and transitioning the building to all electric. The Thompson Center's internal systems will be replaced, along with its heating and cooling systems to better handle Chicago's climate. The glass facade, which will bring a modern touch and higher visibility, will also double as a way to improve the building's thermal performance.

"'With the Thompson Center, we saw a chance to revitalize the Loop, but also take this iconic building that some thought of tearing down and instead make the renovations necessary to respectfully steward it into the 21st century,' Sauder said.

"Designed by Chicago architect Helmut Jahn, the building opened in 1985 as the State of Illinois Center. It's become recognizable for its 17-story atrium and the 29-foot tall 'Monument with Standing Beast' sculpture. The sculpture, nicknamed 'Snoopy in a Blender,' was removed last week and will be kept at a state facility until it's moved to the Art Institute of Chicago.

2. THREATENED: “Monument With a Standing Beast” by artist Jean DuBuffet Dismantled and Removed From Thompson Center Plaza (Chicago 7 2017)



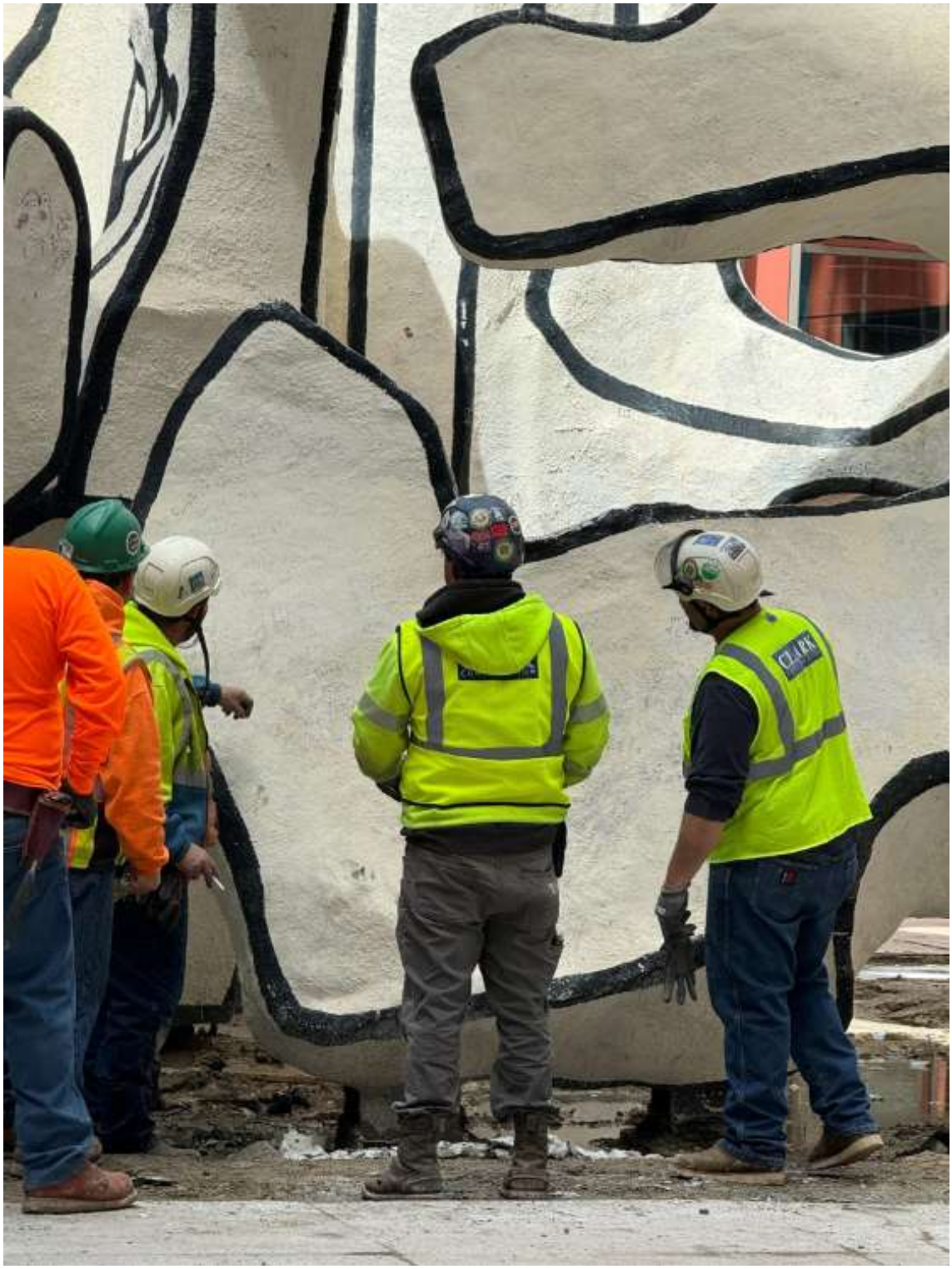
“Monument with Standing Beast,” a Jean Dubuffet sculpture colloquially known as “Snoopy in a Blender,” is dismantled and removed from the front facade of the Thompson Center on May 15, 2024. Photo credit: Tom Guenther / WBEZ



Relocation of 'Monument with Standing Beast,' 1984, Jean Dubuffet sculpture in the Thompson Center plaza. Photo credit: Daniel Schell / Chicago YIMBY



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 just turning 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

Thompson Center artwork — Where did it all go? Before its Google glow-up, the Thompson Center housed notable artworks from Jean Dubuffet, Richard Hunt and the Hairy Who. They've all been evicted, Hannah Edgar, Chicago Sun-Times/WBEZ, 5/15/24

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

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



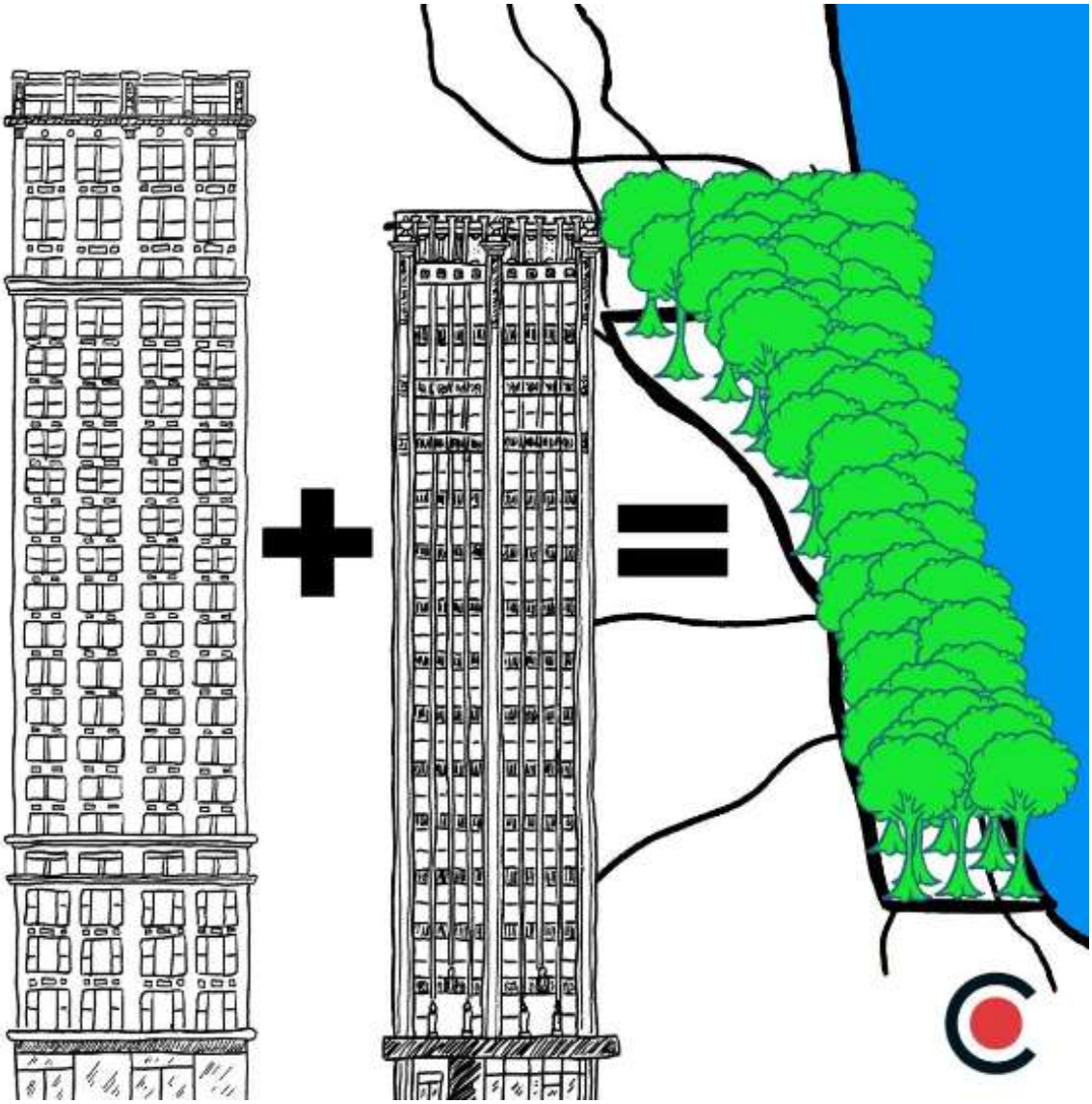
The Century and Consumers Buildings. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo credit: Ward Miller / Preservation Chicago



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



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

4. OP-ED: Chicago's Historic Century and Consumers Buildings Must Not Fall (Chicago 7 2011, 2013, 2022, 2023, 2024)



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

Chicago's historic Century and Consumers buildings must not fall

By Sara C. Bronin

Recently, in my role leading the federal historical preservation agency, I visited two of Chicago's most beloved buildings: the Century Building and the Consumers Building, on South State Street — which federal officials who would prefer they're demolished. I left Chicago with a firm conviction: We cannot let these buildings fall.

Their proposed demolition relates to ongoing upgrades to the Dirksen U.S. Courthouse, located on the same block. The U.S. Courts and the U.S. Marshals Service have planned for these upgrades and engaged the General Services Administration (GSA) to help them execute. Though GSA is leading the process, it's their clients who call many of the shots. Citing security concerns related to the buildings' proximity to the courthouse, the courts and the Marshals Service insist that the Century and Consumers buildings must come down. Not surprisingly, this proposal has alarmed preservationists in Chicago and far beyond.

My agency, the Advisory Council on Historic Preservation, oversees a regulatory process that offers the best chance to reverse course. This process, set forth in Section 106 of the National Historic Preservation Act, ensures that federal agencies review the impact of their "undertakings" on historic properties. Most of the reviews — about 120,000 annually — go smoothly. I've been directly engaged in only a handful during my tenure as chair.

There are a few reasons why I'm paying attention to State Street — and why you should too. For one thing, the buildings are



The Consumers Building, left, and the Century Building, at 220 S. and 202 S. State St., remain in danger of demolition from the federal government's plan to protect Dirksen U.S. Courthouse, rear. BRIAN CASSELLA/CHICAGO TRIBUNE

unique. Listed on the National Register of Historic Places, they were built in the early 1900s in the architectural style of the Chicago School, which is responsible for the skyscraper. Their steel-frame construction represents a significant architectural and engineering achievement, and their detailed facades enliven the streetscape. From an environmental perspective, demolition of existing buildings is among the most carbon-intensive things we can do, as the advisory council recognized in its recently adopted climate change and historic preservation policy.

More important than the architectural and environmental value of these two sites, though, is the terrifying precedent that would be set: that it's OK to demolish perfectly usable historic buildings in the heart of our cities. Federal agencies could use the same nebulous logic about security concerns to radically change main streets, downtowns and neighborhoods all over the country. The whole notion seems ripped right out of an urban renewal playbook, from the 1960s. In fact, it was federal agencies' cruel exclusion of our cities that inspired the National Historic Preservation Act, and the Section 106 process it enshrines, in the first place.

Taking demolition off the table would be an important first step. After that, we should keep in mind that buildings are built to be used, not just to be looked at. Standing in the way of a viable reuse are 15 "security criteria" developed by the courts and the Marshals Service, which essentially limit future uses to hyper-secure office space — and which all but ensure the buildings will be mothballed. The security criteria impose onerous ongoing costs for anyone trying to rehabilitate the buildings, and they altogether prohibit housing, the most viable and necessary reuse, as detailed in Chicago city government's own plans for the Loop.

Beyond visiting the site, I have carefully reviewed the extensive documentation available about the project. I have used my training as an architect, planner and public official to try to understand why some think it's necessary to demolish these buildings. So far, I have seen nothing that confirms a security concern that can't be addressed or mitigated through design.

One wrinkle that makes this Section 106 process unusually complicated is that U.S. Sen. Dick Durbin was instrumental in securing $62 million specifically to demolish these properties. I wish I understood what motivated this site-specific appropriation, but my request to meet with his office has not been answered. While the process continues to consider alternatives, a modification to the language in that appropriation would clearly create more flexible treatment.

As a lawyer, I strive for just outcomes and a fair process. And as a preservationist, I work to ensure that the choices we make today lead us to a stronger future. The Section 106 process my agency oversees harmonizes these goals, providing a genuine opportunity for us to determine the best path forward. During this process, I have seen inventive and creative solutions for what to do with these two buildings, while still meeting security concerns.

It troubles me to think that in Chicago, the very city that invented the skyscraper, the best that government can offer is to tear it all down.

Chicago deserves so much more than an empty lot.

Sara C. Bronin is chair of the Advisory Council on Historic Preservation, an independent federal agency that promotes the preservation of our nation's diverse historic resources and advises the president and Congress on national historic preservation policy.

Chicago's historic Century and Consumers buildings must not fall, Sara C. Bronin, Chicago Tribune Op-Ed, 6/2/24. Image credit: Chicago Tribune

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"There are a few reasons why I'm paying attention to State Street — and why you should too. For one thing, the buildings are unique: Listed on the National Register of Historic Places, they were built in the early 1900s in the architectural style of the Chicago School, which is responsible for the skyscraper. Their steel-frame construction represents a significant architectural and engineering achievement, and their detailed facades enliven the streetscape. From an environmental perspective, demolition of existing buildings is among the most carbon-intensive things we can do, as the advisory council recognized in its recently adopted climate change and historic preservation policy.

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5. WIN: Final Landmark Recommendation Approved for St. Adalbert Church and Complex (Chicago 7 2014, 2016, 2019, 2021)



The Landmarks Commission approved a final recommendation for the Ramova Theater complex at 3508-18 S. Halsted St. in Bridgeport. The two-part property consists of a former Spanish Baroque-style movie house completed in 1929 and a row of commercial storefronts built in 1912. Image credit: Chicago DPD Twitter

"Pilsen's St. Adalbert Church building cleared a key hurdle Thursday in the yearslong fight by former parishioners to have it declared a landmark to spare it from demolition or a complete overhaul.

"The Commission on Chicago Landmarks voted unanimously to recommend it get the protection, setting up a final decision next week by the City Council.

"The fight over the closed church has pitted Catholic leaders against many former parishioners. While the Archdiocese of Chicago wants to sell the church building to help fund St. Paul's Church, which is still operating nearby, former St. Adalbert churchgoers have tried to block the sale with the landmark designation. Many onetime St. Adalbert parishioners hope their former church, closed in 2019, may one day celebrate mass again.

"The controversy over the church was not a factor for commissioners, Landmarks Chair Ernest Wong said. The church 'met all the criteria,' he said.

"'The alderman and the archdiocese have a serious problem on their hands, and they have got to deal with it,' he said. 'We as the commission, though, are doing our duty in terms of the structures within the city of Chicago to figure out what is worth preserving and what is not. We are holding by that.'

"If approved by the City Council, landmark status would trigger a series of restrictions and landmarks commission reviews of any redevelopment plans in order to protect the church complex's 'significant features' — including its Renaissance Revival facade, as well as a former rectory, convent and school on the half-block plot. Still, a landmark designation would not completely ban renovations and interior changes.

"After the vote, Archdiocese general counsel James Geoly promised to 'vigorously oppose' the designation as it moves to the City Council. The landmark status could prevent the church from finding a buyer for the site, he added.

"'We're at risk. If this comes out the wrong way, the future ministry in Pilsen is at risk. St. Paul's is not sustainable if they cannot monetize this asset,' Geoly said.

"The church was called 'one of the finest in Chicago' by the Tribune when completed in 1914 and, at its peak, served about 4,000 families. But its membership declined as Pilsen shifted from a more heavily Polish community to predominantly Mexican.

"Protesters, many of them proudly Polish, have ardently pushed back since the archdiocese shut down the church five years ago. They decried the removal of a statue from the site and led the charge for its landmark status. A 73-year-old woman last year was arrested for trespassing while protesting the removal of stained glass windows and art.

"That fervent support was on display again Thursday as supporters and opponents of the landmark status filled the City Council chambers, just as they did during a May hearing.

"Former St. Adalbert parishioners highlighted in public comments the importance of the site to Chicago's Polish community and shared hopes that it could become a Catholic shrine. Ald. Byron Sigcho-Lopez, 25th, again backed their landmarking effort. (Sheridan, Chicago Tribune, 6/6/24)

Read the full story at Chicago Tribune

Pilsen's St. Adalbert Church wins landmark recommendation, will face council, Jake Sheridan, Chicago Tribune, 6/6/24

6. WIN: John B. Murphy Memorial Auditorium Receives City of Chicago Landmark Designation



Samuel M. Nickerson Mansion and John B. Murphy Memorial Auditorium. Photo Credit: Alex Brescanu / Driehaus Museum



John B. Murphy Memorial Auditorium Interior. Photo Credit: Driehaus Museum

"The Driehaus Museum, at Wabash and Erie, is proud to announce that its John B. Murphy Memorial Auditorium has received City of Chicago landmark designation. The Driehaus Museum is now comprised of two landmarked buildings – the 1926 Murphy Auditorium and the 1883 Nickerson Mansion. Following the Museum's restoration of the historic building, it will officially reopen the Murphy Auditorium as part of its campus on June 21.

"The restoration of the historic Murphy Auditorium began in summer 2023 and included restoring the main auditorium on the ground floor to its original grandeur, enhancing it with modern lighting, and creating a leveled, unified, and accessible seating area to make it a world-class venue for music, events, and programs that support the Museum's mission and allow it to open its doors wider to the community. The project also renewed former office space above the auditorium to create a dynamic new Learning Center with art and maker studios, new offices, seminar rooms, and an 800-square foot outdoor terrace on the top floor.

"Summer programs on the campus will be kicked off with a weekend of free admission including access to the exhibition Chicago Collects: Jewelry in Perspective from Friday at 11AM, June 21 to Sunday, June 23, also ushering in the Museum's expanded hours and added amenities.

"According to Driehaus Executive Director Lisa Key, 'It is thrilling for us to complete this important renovation creating a new Museum campus, offering visitors not only an incredible museum of art, architecture, and design, but now a newly rejuvenated auditorium that will add a vital and dynamic public space to the cultural campus in Chicago that will continue to increase the historical profile of this great city of architecture.'

"Key added, 'It was museum founder, Richard H. Driehaus, who had the vision to combine these historic buildings into one museum campus. We are so happy this vision has come to fruition and now this expansion allows us to extend our work outward in the larger community.'

"'It was a huge relief to learn about the Driehaus Museum expanding its campus into the adjacent Murphy Memorial. There are not many options for finding an appropriate re-use that would respect the historic character of such a monumentally scaled historic building while at same time providing a positive impact on the surrounding neighborhood," said Tim Samuelson, the Cultural Historian Emeritus of the City of Chicago. 'The Driehaus Museum has been a thoughtful community partner and valuable neighborhood asset for the past twenty years, and its expansion into the Murphy makes something great even greater!'

"To become a more accessible and visible part of the community and Chicago's cultural landscape, starting June 26, the Driehaus Museum will offer expanded hours and free admission on Wednesday evenings from 5 to 7pm. The restoration project also refreshed the Museum's amenities including a larger coat check and renovated bathrooms. Guests to the Museum will now enter through the Murphy's Tiffany-designed doors at 50 East Erie, and the Museum's address will officially change to 50 East Erie.

"About the Murphy Memorial Auditorium
"Located at 50 East Erie, the six-story, 32,193-square-foot French Renaissance-style building, purchased by the Driehaus Museum in 2022, was built between 1923 and 1926 by the American College of Surgeons. Designed by noted Chicago architects Benjamin Marshall and Charles E. Fox of Marshall and Fox, the Murphy was used originally to host meetings and serve as a center for education in surgery. Its iconic exterior is Marshall's interpretation of the double-columned, two-story façade and flanking entry staircase of the Chapelle Notre-Dame-de-Consolation (1900) in Paris.

"The building features a pair of cast bronze doors designed by Tiffany Studios at the front entrance, comprised of six panels depicting prominent figures in the history of medicine. It also has a towering, multicolored stained-glass window inside the auditorium. It was built as a memorial to

7. WIN: Final Landmark Recommendation Approved for Ramova Theater (Chicago 7 2012)



The Landmarks Commission approved a final recommendation for the Ramova Theater complex at 3508-18 S. Halsted St. in Bridgeport. The two-part property consists of a former Spanish Baroque-style movie house completed in 1929 and a row of commercial storefronts built in 1912. Image credit: Chicago DPD Twitter

"The landmark process for the Ramova Theatre at 3508 S. Halsted St. in Bridgeport has been far less contentious, with developer Tyler Nevius firmly in support.

"The Ramova opened in 1929 as a sister theater to the Music Box Theatre in Lakeview. The interior was designed in the 'atmospheric' style of the 1920s, with an auditorium meant to resemble Spanish courtyards and stars on deep blue ceilings that would glimmer before each movie.

"The theater closed in 1985 and was eventually acquired through eminent domain by the city of Chicago in 2001, according to city planners.

"It was taken over by Nevius' Our Revival Chicago LLC in 2020, which undertook an expansive rehabilitation of the space, which includes a 1,500 capacity music venue that opened late last year. The venue is also home to Other Half Ramova brewery and the Ramova Grill restaurant.

"Commission members also voted unanimously in favor of landmarking the theater.

"'This is an amazing project,' landmarks commission chair Ernest Wong said." (Quinn Myers and Madison Savedra, Block Club Chicago, 6/7/24)

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

Preservation Chicago testified at every opportunity in support of Chicago Landmark Designation for the Ramova Theater. Preservation Chicago continues to work with and support stakeholders in an effort to help the final Ramova Theater redevelopment be as successful as possible. We fully support this development and supported the use of TIF funds to make it possible. This is precisely the type of neighborhood-oriented reinvestment that Chicago needs to help make all neighborhoods vibrant places to live, work and explore.

Read the full story at Block Club Chicago

Pilsen's St. Adalbert's Church, Bridgeport's Ramova Theatre In Line To Become Chicago Landmarks; Both proposals are headed to City Council for final approval. Pilsen neighbors have battled for the landmark designations for years, while the Archdiocese of Chicago opposes it, Quinn Myers and Madison Savedra, Block Club Chicago, 6/7/24

8. WIN: Final Landmark Recommendation Approved for Hyde Park Union Church



Hyde Park Union Church, at 5600 S. Woodlawn Ave., received a final 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



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



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

Final landmark approved for Hyde Park Union Church; The proposed designation will now head to City Hall, Lukas Kugler, Urbanize Chicago, 4/22/24

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

Hyde Park Union Church Open House Chicago



9. WIN: City Council Approves Apollo's 2000 / former Marshall Square Theater Chicago Landmark Designation



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



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

La"For nearly 35 years, Javier Galindo and Lidia Galindo Corral have welcomed artists from all over the world to the Apollo's 2000 Theater in Little Village.

"They've hosted politicians from all levels of government — including then-Vice President Al Gore — and gathered community members for wrestling, fashion shows and quinceañeras. The building, known as the Marshall Square Theatre when it opened in 1917, is now being designated a Chicago landmark.

"It's a decision the couple's oldest daughter, Evelyn Stell, said has been almost 20 years in the making.

"'A lot has been done to the building in order to adapt to our current times,' Stell said. 'But being able to bring back and restore the exterior of it would be a great way of honoring the past and history of the building, its architectural history.'

"The history is captured in the terracotta facade and marquee, the prominent domed ceiling, and even the old projection room where operators left behind carbon rods and film reels.

"'That's the time capsule because we seldom go up there,' Galindo said. 'This is just a personal thing, you know, with me, and her, you know, to actually maintain that sense of respect for the people that worked on it, … the builder, the architect of the design. You know, they're gone, but they're still present here. And we have to respect them for the amazing job that they did.'

"Galindo thought back to an offer he'd received to purchase the shuttered Marshall Square Theater. It was a deal he didn't take seriously at first.

"'We came to see the place,' Galindo Corral said. 'And when I saw it, it looked like a palace for me — because it was at the time, movie theaters were like a palace. So I was in love at the first moment. So then it was like a dream to become the owners of this place.'

"As the Galindos begin to pass the business to the next generation, they said they hope landmark status will revitalize the neighborhood and bring recognition to a hidden gem in the heart of the Latino community.

"'You don't really see many landmarks in our community, particularly in areas that are highly disinvested and where there's a high population of minorities,' Stell said. 'So it's a privilege for us to be able to bring in the prestige of being a landmark to our community.'" (Soto, WTTW Chicago, 5/31/24)

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

Read the full story at WTTW Chicago

For 35 Years, a Chicago Family Has Fostered Community at Apollo's 2000 Theater in Little Village. Now the Century-Old Venue is a City Landmark; Emily Soto, WTTW Chicago, 5/31/24

Little Village venue Apollo's 2000 inks landmark status; Owners Javier and Lidia Galindo have operated Apollo's 2000 for more than 35 years. Now, they're ready for the venue to enter its next era as a city-designated landmark, Abby Miller, Chicago Sun-Times, 4/17/24

10. WIN: City Council Approves Adopt-A-Landmark Grant and Class L Tax Designation for Mid-City Trust and Savings Bank Adaptive Reuse



Former Mid-City Trust and Savings Bank, 1912, Horatio R. Wilson, 801 W. Madison St. Photo credit: City of Chicago DPD



Former Mid-City Trust and Savings Bank, 1912, Horatio R. Wilson, 801 W. Madison St. Photo credit: City of Chicago DPD

"The $53.1 million rehabilitation of the Near West Side's former Mid-City Trust and Savings Bank as a hotel will be assisted by a $1.3 million Adopt-A-Landmark grant and tax incentive approved by City Council today.

"Planned by ECG Madison LLC at 801 W. Madison St., the 82,000-square-foot project will rename the six-story building as 'The Neighborhood Hotel' and include space for retail tenants on the ground floor. The grant will largely be used for exterior masonry, window, and roofing repairs.

"The Class L property tax incentive will reduce taxes on the property by $8.2 million over the 12-year term, making the project more financially feasible.

"Completed in 1911 and remodeled in 1928, the bank building was designated an official Chicago Landmark in 2012.

"The restoration project is expected to create up to 10 permanent jobs and more than 60 temporary construction jobs."

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

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

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

Read the full press release at Chicago Department of Planning and Development

Near West Side Bank Restoration to Receive Landmark Grant, Tax Incentive, 5/22/24

801 W. Madison receives Adopt-A-Landmark grant for conversion; The former bank building will be converted into a hotel, Lukas Kugler, Urbanize Chicago, 2/14/24

Commission on Chicago Landmarks approves Class L for 801 W. Madison, The former bank building will be converted into a hotel, Lukas Kugler, Urbanize Chicago, 1/18/24

Mid-City Trust and Savings Bank Chicago Landmark Designation Report February 2, 2012

11. 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 and 1958 addition to the building by Skidmore, Owings and Merrill, 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

12. THREATENED: Strong Community Opposition Delays Ogden-Keeler Industrial Buildings Demolition Zoning Hearing (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



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

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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

MICHAEL D. RODRÍGUEZ

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TRANSPORTATION AND PUBLIC WAY

May 15th 2024

Laura Flores, Chair
City Hall
121 N LaSalle St., Room 1000
Chicago, Illinois 60602

Dear Chair Flores,

I am writing to you today to express my opposition to the planned development located at 4041, 4115 & 4147 West Ogden Avenue and 2309 South Keeler Avenue in my Ward.

Since April of 2023 members of my North Lawndale Economic Development Advisory Committee have been regularly meeting with the developer, IDI Logistics, 15 times in total. At the beginning of the process I made it very clear, along with the support of my Advisory Committee, that we would not support any development that would include transportation, distribution or logistics at this site. The committee members also expressed that they wanted to come to an agreement for community benefits before they would support a planned development at this location.

As currently written, the planned development for 4041, 4115 & 4147 West Ogden Avenue and 2309 South Keeler Avenue includes transportation, distribution and logistics as a use on this site by an unknown future tenant, despite the unanimous opposition of the Advisory Committee and myself. Moreover, despite attempts to find a mutually acceptable community benefits package, the developer, IDI, has still not come to an agreement with my advisory committee on what this package would consist of.

Since IDI has not been able to come to an agreement for any community benefits, nor has IDI listened to the North Lawndale Economic Advisory Committee in developing their plan for the site, I must state my opposition to this planned development and urge the Commission to reject this proposal.

Sincerely,

Michael D. Rodríguez
Alderperson, 22nd Ward

Letter from Alderman Michael Rodriguez in opposition to the proposed development at Ogden and Keeler dated May 15, 2024. Image credit: Aldermanic Office of the 22nd Ward



"North Lawndale residents are pushing back on a plan to demolish a dozen historic manufacturing buildings and replace them with a logistics operation they fear will send large diesel trucks rumbling through their streets, shaking their homes and polluting the air.

"Real estate developer IDI Logistics owns and plans to rebuild on more than 15 acres along West Ogden between Pulaski and Keeler in the Lawndale Triangle neighborhood.

"The Chicago Plan Commission is scheduled to consider the IDI proposal at a City Hall meeting Thursday morning. Residents hope the commission will halt the proposal.

"'If nobody stands up, we can continue to be railroaded and run over,' said resident Norvetta Landon.

"Some of the buildings are historically significant dating back more than a century, preservationists say, but IDI plans to tear them all down and replace them with an almost 250,000 square foot structure.

"Landon filed a lawsuit last month in Cook County Circuit Court seeking to stop the demolition. She has no lawyer but said she hopes an environmental or preservation advocacy organization will join her suit.

"Landon is concerned about the lead and asbestos removals for the dozen buildings as well as the safety safeguards in place around the area. Already, she's noticed broken glass from the buildings landing near the sidewalk where children pass, a problem that would've been fixed with simple preventative measures, she said.

"Ald. Michael Rodriguez (22nd) said he will not support the project if it includes a sizable trucking distribution facility.

"Instead, he said he prefers manufacturing that creates 'higher-paid career-oriented jobs, more unionization and less trucking for a community already dealing with an overburdened trucking environment.'

"Large logistics operations on the Southwest Side have brought thousands of trucks that contribute to poor air quality, chronic respiratory issues and a nuisance to neighbors who say they see drivers often cut through residential streets.

"Residents and other opponents of the IDI project also noted that the old factory buildings on Ogden recently housed small businesses. Preservationists said the buildings could be redeveloped to house small business incubators.

"'We want to grow this city in a very healthy way,' said Ward Miller, executive director of Preservation Chicago. 'Our mission is rebuilding some of these communities that have suffered from severe disinvestment.'

"The most significant buildings threatened but worthy of historic preservation are the Western Felt Works building on Ogden and two others that once housed Turner Manufacturing, a maker of wall decorations, on Ogden and Keeler, Miller said." (Chase, Chicago Sun-Times, 5/15/24)

Read the full story at Chicago Sun-Times

North Lawndale neighbors fight plan to demolish historic buildings, add truck traffic; Century-old buildings may be torn down to make way for another logistics and distribution site, adding pollution, nuisance to a West Side Black community, Brett Chase, Chicago Sun-Times, 5/15/24



13. THREATENED: Parishioners Pack Three Services on Final Day Before Our Lady of Lourdes Church is Closed (Chicago 7 2019 & 2021)



Parishioners Protest Closure of Our Lady of Lourdes Catholic Church. Our Lady of Lourdes Catholic Church, 1916, Worthmann & Steinbach, 1600 W. Leland Ave. Photo Credit: Ward Miller / Preservation Chicago



Parishioners Protest Closure of Our Lady of Lourdes Catholic Church. Our Lady of Lourdes Catholic Church, 1916, Worthmann & Steinbach, 1600 W. Leland Ave. Photo Credit: Ward Miller / Preservation Chicago



Parishioners pack three services on last day before closure of Our Lady of Lourdes Catholic Church. Our Lady of Lourdes Catholic Church, 1916, Worthmann & Steinbach, 1600 W. Leland Ave. Photo Credit: Ward Miller / Preservation Chicago



Ward Miller interview with ABC 7 Chicago regarding closure of Our Lady of Lourdes Catholic Church. Our Lady of Lourdes Catholic Church, 1916, Worthmann & Steinbach, 1600 W. Leland Ave. Photo Credit: ABC 7 Chicago



Our Lady of Lourdes Catholic Church, 1916, Worthmann & Steinbach, 1600 W. Leland Ave. Photo Credit: Moses Polonio



Our Lady of Lourdes Catholic Church, 1916, Worthmann & Steinbach, 1600 W. Leland Ave. Photo Credit: Adam Natenshon / Preservation Chicago



Our Lady of Lourdes Catholic Church, 1916, Worthmann & Steinbach, 1600 W. Leland Ave. Photo Credit: Adam Natenshon / Preservation Chicago

"Our Lady of Lourdes Church will soon close, and it could be demolished.

"But not if Preservation Chicago and other organizations succeed in saving the 125-year-old church and its parishioners' efforts.

"Our Lady of Lourdes Church has been serving the neighborhoods of Andersonville, Ravenswood, and Uptown for 125 years, but now it's in jeopardy of being demolished.

"'It is a magnificent, historically and architecturally significant church,' said church advocate Julie Sawacki.

"The church held its first Mass in October of 1892 on the southwest corner of Ashland and Leland Avenues.

"In 1929, a team of 50 men and horses lifted the 10,000-ton church from its foundation, rolling on 400 tons of rails, and moved it across the street. 'Imagine tearing something so significant down,' Sawacki said.

"The Archdiocese of Chicago said attendance at Our Lady of Lourdes Church Sunday Masses has steadily dropped. It said the church needs more than $2 million in immediate repairs, and there's no viable plan to raise that amount of money and maintain the church. (Gray, CBS 2 Chicago, 5/8/24)

"The parish merged with Buena Park's St. Mary of the Lake in 2021 as part of the Catholic Church's effort to consolidate church resources. Since then, Our Lady of Lourdes' school building has been sold to developer Honore Properties, who will turn the building into 42 apartments." (Padar, Block Club Chicago, 2/21/24)

"'We've seen time and time again, remarkable religious buildings sold to the highest bidder and often times undermined and demolished,' said Ward Miller, executive director of Preservation Chicago, which is supporting the parishioners. 'We have to save these kinds of buildings, honor their stories and honor the communities and people that built them.'

"If organizers can landmark and buy the church, they plan to reopen it as a historical shrine, said Maricelle Garcia, vice president of Our Lady of Lourdes Preservation Society. They would also restore the church's community programs, like its food pantry and immigrant services, and would convert the rectory into a bed and breakfast to fund maintenance, Garcia said.

"The group is already working with a few donors and plans to continue fundraising so it can create an endowment to preserve the church.

"'We've been told that we need to find ways to sustain this financially, and we can do it through our donors, income-generating projects and through our fundraising,' Garcia said.

"Organizers are asking neighbors to reach out to Ald. Matt Martin (47th) to ask him to request a landmark designation for Our Lady of Lourdes Church.

"Martin is 'receptive to preservation goals' and working to facilitate a conversation between the nonprofit and the archdiocese, said Lucy Nye, director of developmental and business affairs at the 47th Ward office. The alderman is also speaking with preservationists to 'make sure they understand what they would need to be able to purchase the building from the Archdiocese and maintain the building for the long,' Nye said.

"'Ald. Martin supports the preservation of Our Lady of Lourdes church building,' Nye said in a



14. WIN: Overwhelming Support for Chicago Landmark Designation of St. Adalbert Church Complex in Full Day Hearing (Chicago 7 2014, 2016, 2019, 2021)



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



St. Adalbert Church, 1912, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Eric Allix Rogers



Public waiting to enter Hearing to Landmark St. Adalbert Church on May 10, 2024. St. Adalbert Church, 1912, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Adam Natenshon / Preservation Chicago



Full house at Hearing to Landmark St. Adalbert Church on May 10, 2024. St. Adalbert Church, 1912, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Adam Natenshon / Preservation Chicago

"A yearslong battle over a historic Polish church in Pilsen moved from the streets into the chambers of Chicago's City Council on Friday as church supporters who want it protected as a city landmark clashed with leaders of the Chicago Archdiocese who fear landmarking the church will halt any efforts to repurpose the property.

"During a daylong Commission on Chicago Landmarks hearing, dozens who back landmarking St. Adalbert Church provided fiery testimony and characterized the Archdiocese of Chicago and the nearby parish that now oversees the church property as greedy and disrespectful of St. Adalbert's heritage.

"Anina Jakubowski joined many of the landmark supporters in the crowd in saying she placed her hopes not just in the church receiving protected status but in a dream that the church, which closed in 2019, might one day reopen. Jakubowski grew up attending masses at St. Adalbert and her mother fought a planned closure of the church in 1974, Jakubowski said.

"'It was built as a house of God," said Jakubowski, now a Downers Grove resident. 'How can you have so many thousands of people who have been in that church and prayed? Where do those prayers go?'

"The landmarks commission did not vote on whether it would recommend a landmark designation for St. Adalbert, but is scheduled to do so June 6. If the recommendation is made, the landmark status question would go to the full City Council for final approval. The status would trigger a series of restrictions on what could be done to the church building and landmarks commission reviews of any redevelopment plans in order to protect the church complex's 'significant features' — including its Renaissance Revival facade. Still, a landmarks designation would not completely ban renovations and interior changes.

"The church was called 'one of the finest in Chicago' by the Tribune when it was completed in 1914 and, at its peak, served 4,000 families. But its membership declined as Pilsen shifted from a more heavily Polish community to predominantly Mexican, said Dan Klaiber, a Department of Planning and Development coordination planner.

"Protesters, many of them proudly Polish, have ardently pushed back since the archdiocese shut down the church five years ago. They decried the removal of a statue from the site and led the charge for its landmark status. A 73-year-old woman last year was arrested for trespassing while protesting the removal of stained glass windows and art from the shuttered church. On Friday, she joined the spectating crowd at City Hall. And many have continued to pray the rosary outside the building every Friday.

"The movement to protect St. Adalbert has drawn support from Ald. Byron Sigcho-Lopez, 25th. The Pilsen alderman gave a strident speech Friday that called for the protective status, arguing the complex must be saved 'not only because of the structure, but because of the people … that built this structure with blood, sweat and tears.'

"He harshly criticized the archdiocese, warning that 'luxury apartments' would be built on the property if the church does not win protections. He called the arguments of archdiocese leaders 'propaganda' and accused them of being like the moneychangers and merchants in the temple in Jerusalem that Jesus lambasted in the Gospel. The comparison drew eruptions of cheers and boos from the crowd." (Sheridan, Chicago Tribune, 5/10/24)

Read the full story at the Chicago Tribune

The future of Pilsen's historic St. Adalbert Church hangs in balance following heated landmark hearing, Jake Sheridan, Chicago Tribune, 5/10/24



15. LOSS: 720 N. Wells and 207 W. Superior Demolished



Demolition of Superior Elevation of 720 N. Wells Street, built in 1872 for Conrad Seipp of Seipp Brewing. Photo credit: Gabriel X. Michael



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

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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 Heinz 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



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



Demolition of 207 W. Superior. Photo credit: Gabriel X. Michael

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16. THREATENED: Community Pushes Back Against DePaul's 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.

17. THREATENED: Despite Chicago Landmark Designation, La Luce Building Suffers from Neglect



Profound neglect of Chicago Landmarked Lake Street Schlitz Tied House / La Lucé Building in 2024, c. 1891, 1393-1399 W. Lake Street. Image Credit: WBEZ Chicago



Lake Street Schlitz Tied House / La Lucé Building rescued from demolition in 2020, c.1891, 1393-1399 W. Lake Street. Photo Credit: Ward Miller / Preservation Chicago

"In early June 2021, the city's landmarks commission announced one of the big wins of the year for Chicago's historical buildings. A four-story, Queen Anne-style building on Lake Street near Ogden — a charmer from 1892 with a copper turret on the corner and a three-story copper window bay on one side — was nominated as a city landmark just a few months after being saved from demolition. Then in July, the City Council voted unanimously to approve the landmarking.

"On June 6, 2024, three years and three days after the building got landmark status, its owners are due in court. They face a foreclosure suit the city's Law Department launched in January.

"The building is 'rapidly becoming dangerous,' city lawyers wrote in a February list of violations. You can see why when standing outside the building.

"Much of the copper on the turret is gone, and some of what's left looks like it could fall at any minute. So does the wood on the underside of the turret above the street-level entrance of what was until 2016 La Luce restaurant. Copper is also gone from the window bay on the west side along Loomis Street. A construction wrap that would have protected the exposed wood from rain is shredded and nearly gone. The wood looks saturated with water. The city's report says water is also getting in below the roof, potentially damaging the brick and other materials. Graffiti on walls and windows add to the impression this is an abandoned building.

"The building has been saved from demolition twice — not only in 2020 but also in 2016 — but now it appears headed for demolition by neglect.

"The city requested a circuit court judge issue an injunction ordering the owner, Veritas LLC, to stabilize the building. Alternatively, the judge could declare the building abandoned and let the city take it over.

"So is this a preservation win? If the building was saved only to become an eyesore and a potential danger to people walking by, is that a win? What if it deteriorates to the point the owners or the city wind up with no choice but to tear it down?

"If the structure is lost, one of the few remaining reminders of the old West Loop goes away. The neighborhood used to be an industrial, largely working-class area that is quickly being replaced by high-rise office and residential towers in the neighborhood's building boom.

"Also lost might be one of Chicago's few remaining "tied houses," a type of saloon from before Prohibition that served only one brand: its owner's beer. In Chicago, the remaining tied houses were mostly related to Schlitz Brewing Company. Preservation Chicago and city officials described the Lake Street building as a tied house, though the owners disagreed.

"There's no Schlitz globe over the doorway, a symbol that clearly marks an old tied house at 94th Street and Ewing Avenue, as well as one at 69th and Morgan streets in Englewood, among others. But Preservation Chicago's Ward Miller found a 'ghost sign' with Schlitz's script logo on a wall of the Lake Street building. The structure was completed in 1892 — a year before Schlitz started using the globe.

"In 2016, La Luce closed after 27 years. Public records don't make clear when the Morettis sold the building, but Veritas bought it in August 2020 for $1.75 million. Within a few months, the company applied for a demolition permit.

"There was a two-day period that December when the building might have been lost. As Blair Kamin reported in the Chicago Tribune, the owners filed for a demolition permit with an incomplete address, which meant it didn't get flagged for a delay that should have been triggered by the building's 'orange' status in the landmarks registry.



18. LOSS: Continental Can Company Building Demolished (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



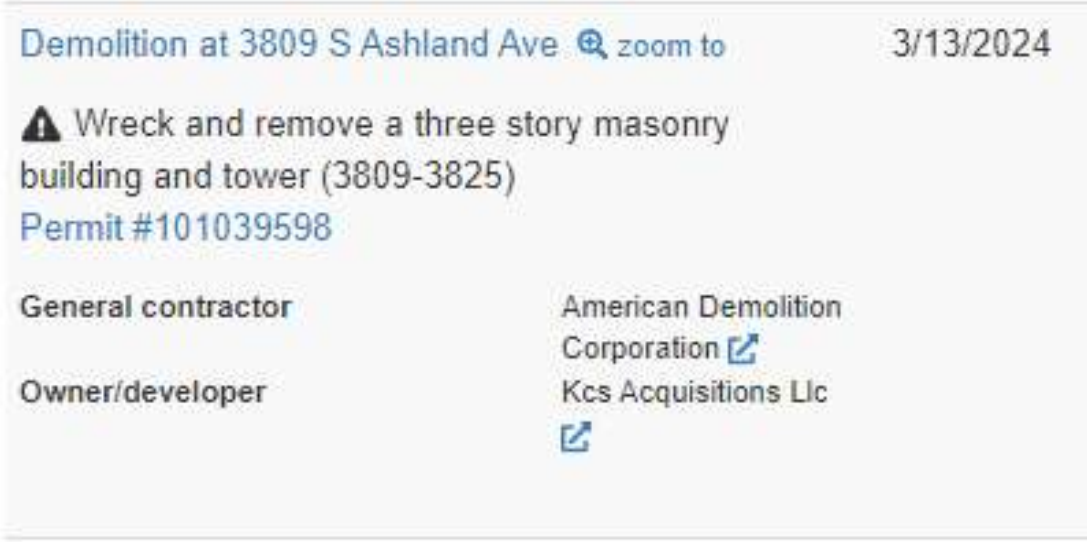
Continental Can Company Building, a 2023 Chicago 7 Most Endangered. 1920, Samuel Scott Joy, 3815 S. Ashland Avenue. Photo Credit: Serhii Chrucky



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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

19. COLUMN: As workers repair Northerly Island visitors center, it’s time to rethink the recreational space (Chicago 7 2009)



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



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

"Nearly 80 years ago, Northerly Island was being positioned as the potential center of the free world.

"Chicago Mayor Edward J. Kelly and the Chicago Citizens' Committee, a group of prominent Chicagoans, pitched the 119 acre man-made lakefront peninsula just south of downtown as the potential home for the planned United Nations headquarters.

"Northerly Island became the airport Merrill C. Meigs Field in 1948 and stayed that way until 2003. That's when then-Mayor Richard M. Daley, well, you know.

"I thought about all this after recently getting my hands on the city's old U.N. pitch book, then finding out Meigs Field's cool little modernist airport terminal has been boarded up and closed since a fire last November.

"Makes you think: There were such high hopes for Northerly Island in 1945, 2003 and when it was conceived in the 1909 Plan of Chicago as the first in an island chain that would stretch south to Jackson Park.

"Even in 1933, when the site hosted the futuristic A Century of Progress, Chicago's second big world's fair.

"And now look at it. As a park, it's OK but just that. In reality, Northerly Island should be an absolutely stunning urban recreational space on par with Millennium Park.

"Instead, it's the architectural equivalent of Felix and Oscar, with a 30,000-seat concert venue on its north end, oddly coupled with a nature preserve on the southern side.

"Mayor Brandon Johnson's administration, so willing to spend billions to help the Bears build a new stadium just across Burnham Harbor, would do well to start thinking more about Northerly Island. "Endangered building, underperforming park: The concrete and glass midcentury modern Northerly Island Visitors Center would be a key part of the isle's future.

"Built in 1961 and designed by Consoer & Morgan, it's a nifty-looking time warp of a building. "'It seems like they could've been doing more with the facility,' said freelance writer Robert Loerzel, who frequents the isle as a birdwatcher.'It's evocative of that midcentury look of what you'd expect [a small] airport to look like,' he said. 'But it's kind of in sad shape right now.'

"Indeed. Especially after catching fire November 26, 2023. The park district said the building accidentally caught fire but had no further specifics.

"A Chicago Park District spokesperson said the structure's damaged concrete and mechanical ductwork are now being fixed. The building will get electrical upgrades, and new windows and finishes, and will reopen in the summer, the spokesperson said.

"Preservation Chicago, in listing the center among its seven most endangered buildings in 2009, called for landmarking the structure.

"'We'd very much like to see this building saved and restored for the future," Preservation Chicago Executive Director Ward Miller said last week.

"And that's exactly what should happen, preferably as a prelude to enacting the ambitious 2010 framework plan. (Bey, Chicago Sun-Times, 5/4/24)

Read the full column at Chicago Sun-Times

20. 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

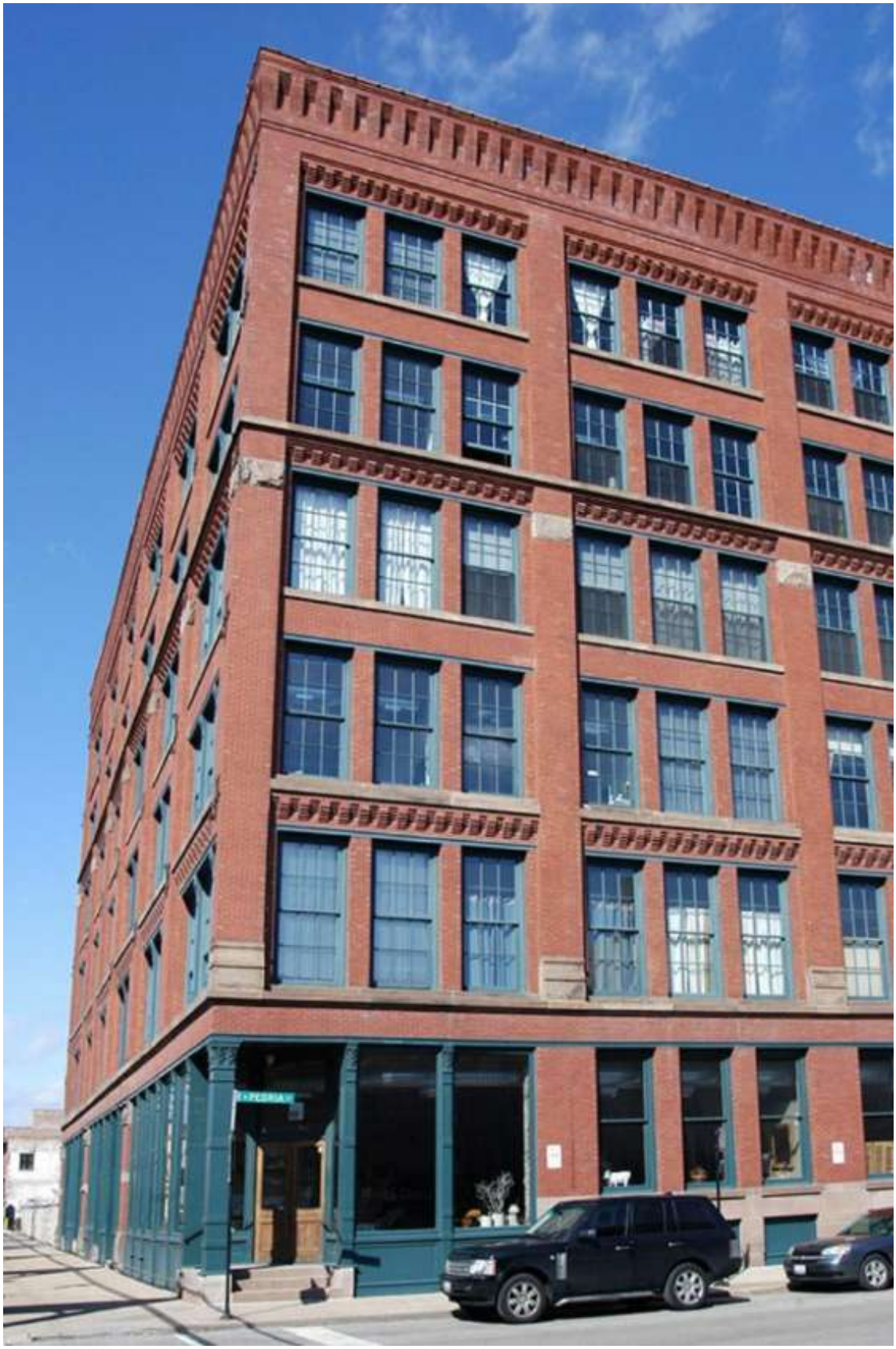
21. WIN: Original Schwinn Bicycle Factory to be Adaptively Reused as Hotel



Lake Street Lofts / Former Schwinn Bicycle Factory, 910 W. Lake Street. Photo credit: Jonathan Fairfield / CoStar



Lake Street Lofts / Former Schwinn Bicycle Factory, 910 W. Lake Street. Photo credit: Jonathan Fairfield / CoStar



Lake Street Lofts / Former Schwinn Bicycle Factory, 910 W. Lake Street. Photo credit: FitzGerald



Lake Street Lofts / Former Schwinn Bicycle Factory, 910 W. Lake Street. Photo credit: FitzGerald

"A historic building in Chicago's Fulton Market that housed the original Schwinn bicycle factory in the late 1800s is in line to be converted to a 140-room hotel serving the city's ever-expanding former meatpacking district.

"Developer Fulton St. and its partners hope to begin renovating the vacant Lake Street Lofts building at 910 W. Lake St. into a Drift-branded boutique hotel by the end of this summer, CEO Alex Najem told CoStar News.

"The Chicago-based developer has a signed letter of intent with Drift to manage and invest in the $75 million project, which is expected to open in fall 2025. Najem said. Drift is part of Irvine, California-based TMC Hospitality, the company also behind the Bode hotel brand.

"Drift Fulton Market is expected to have a rooftop bar and restaurant with skyline views, a lower-level speakeasy, and a high-end collaborative workspace on the ground floor. The developers are in talks with local food-and-beverage operators and a New York-based company to run the flexible work area, Najem said.

"'We're going to renovate the building to last another 100 years,' Najem said.

"The six-story building at the corner of Lake and Peoria streets was completed in the 1880s, and in 1895 it became the original factory of the Arnold, Schwinn & Co. bicycle maker.

"A venture of local architect Pat FitzGerald in recent years converted it to an 89-unit apartment building, before a Fulton St. venture bought it for $49 million in December 2022 with plans to include it as part of the 919 W. Fulton office project.

"That 11-story project was scaled back to secure $233 million in construction financing last year. The developers decided to use the Lake Street building to address what it views as a dearth of hotel rooms in the expanding area, which a CoStar analysis found to be the fastest-growing urban office market in the country in recent years.

"Rooms will be relatively large, averaging 300 to 400 square feet and ranging up to 1,500 for the penthouse suite, TMC Hospitality co-founder and CEO Philip Bates said.

"'The building itself just captures the historic Chicago warehouse charm perfectly,' Bates said. 'It's the original Schwinn bicycle factory with exposed ceilings, great floor-to-ceiling height and wood pillars that are so charming. It just adds to the character of the building. You couldn't build it again with this kind of charm.'

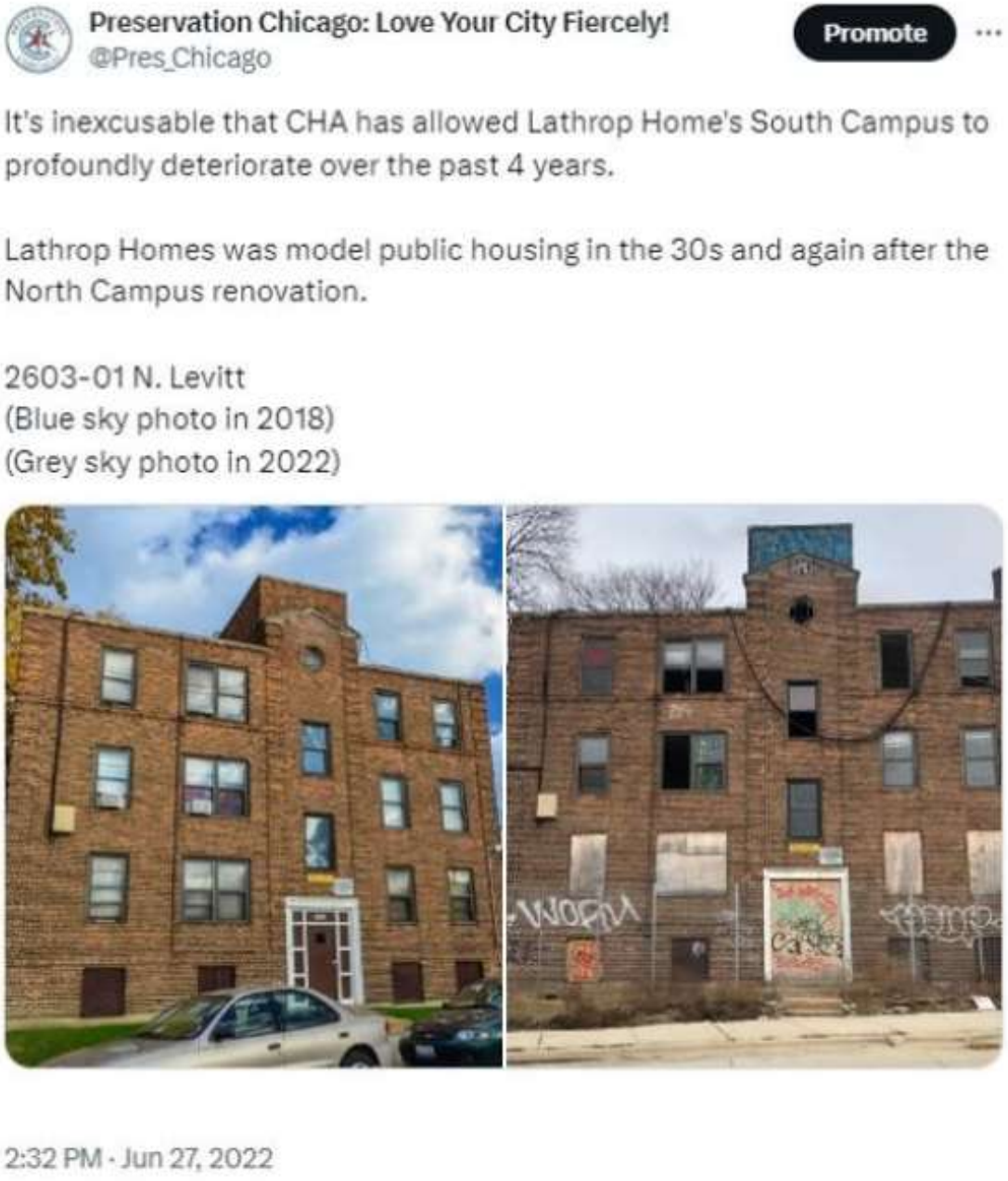
"'We think Fulton Market stands out from the crowd when it comes to office rents, residential rents, retail rents, food and beverage,' Bates said. 'We love it. I think it's one of the best submarkets in the country. It's where our guests want to be. You can do anything you want to do in Chicago and then you're around the best dining experiences you can find in the city.' (Ori, CoStar News, 5/30/24)

Preservation Chicago advocated with urgency to ensure that the former Schwinn Bicycle Factory at 910 W. Lake Street was included in the Fulton-Randolph Market Chicago Landmark District in 2015 despite strong opposition. Fortunately, the building was included in the Landmark District which prevented its demolition and played an important factor in its important contribution to the dynamism of the Fulton Market District.

Read the full story at CoStar News

Original Schwinn Bicycle Factory To Become 140-Room Hotel in Chicago's Fulton Market; Developers Plan To Convert Building Into Drift-Branded Property With Rooftop Restaurant, Ryan Ori, CoStar News, 5/30/24

22. 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

23. 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

24. 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



Promontory Point: An Iconic Shoreline from Above: McLaren Engineering Group Wins the 2024 Engineering Drone Video of the Year Competition. Image credit: Civil + Structural Engineer

"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

25. WIN: Quinn Chapel Enters New Chapter with Grant Funding



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

e"Leaders of the 180-year-old Near South Side church, 2401 S. Wabash Ave., celebrated paying off the church's $510,000 debt with a special mortgage burning ceremony earlier this month. Scores of members packed the pews for the event, said Pastor Troy K. Venning.

"The church, a city landmark, now owns the building and two nearby lots outright.

"Venning told Block Club the church's new debt-free status paves the way for the expansion of their community event space and the creation of the Underground Railroad museum to be built in the church's basement. The museum would serve as an onsite archive of the church's history and contributions to the Underground Railroad, Venning told Block Club earlier this year.

The home of the Chicago's oldest Black congregation is in the midst of a multi-million dollar restoration, with $5 million worth of work to go, Venning said. Last year, members were able to enjoy air-conditioned services for the first time in the building's 131-year history.

"Quinn Chapel has joined preservationists and historians in an effort to get the National Park Service to recognize the Chicago To Detroit Freedom Trail. It would recreate the Underground Railroad route along which Quinn Chapel, previously located in the Loop, and the historic Olivet Baptist Church in Douglas, served as stops for freedom seekers.

"Approximately 3,000 to 4,500 freedom seekers came to and through the Chicago area prior to the Civil War and nearly all continued on toward Detroit and Canada, historian Larry McClellan told Block Club.

"The church continues to draw Hollywood's attention as well. Its Romanesque Revival design has been featured in exterior shots for television shows like NBC's "Chicago Fire" and Hulu's Emmy Award-winning dramedy 'The Bear', while crews have used some of the church's spaces for makeup rooms and production, Venning said." (Nesbitt Golden, Block Club Chicago, 4/18/24)

Preservation Chicago has long worked to support Quinn Chapel which has been a Designated Chicago Landmark since 1977. We are actively seeking Chicago Landmark status for Olivet Baptist Church and recently submitted a formal Suggestion for Chicago Landmarks.

Additionally, we have been working closely with community partners to advance the Freedom Trail Underground Railroad Project which includes Quinn Chapel and Olivet Baptist Church. We are excited about this project and the progress that is being made. We played an important role in the recent recognition of the Jan and Aagje Ton Farm was the first Underground Railroad site in Chicago in September 2022.

Read the full story at Block Club Chicago

Chicago's Oldest Black Church Is Now Debt-Free; After marking the occasion with a "mortgage burning," Quinn Chapel A.M.E. leaders will focus on building an onsite Underground Railroad museum and expanding its community programs, Jamie Nesbitt Golden, Block Club Chicago, 4/18/24

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

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

26. 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

27. 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

28. THREATENED: Historic Terra Cotta Facade Might Be Incorporated Into New Construction





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



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

"A plan to replace the deteriorating Marcello's Father & Son restaurant building could bring condos and a new retail spot to Milwaukee Avenue.

"Halcyon Development Company and Design Group is proposing to redevelop the former restaurant building and an adjacent lot at 2479 N. Milwaukee Ave. into a four-story building with nine condos. The development site sits next to Federales, which took over the former Father & Son's parking lot last year.

"The proposal does not require a zoning change, but the developer is asking for a small zoning variance to add nine parking spaces for condo owners, said Ald. Daniel La Spata (1st).

"The building has sat vacant since 2019, when Father & Son, best known for its thin-crust pizza, closed in 2019 after 72 years. It has since suffered roof and wall damage, and the back of the building can be seen seen in a state of disrepair, its interior exposed.

"Local preservationists want to see the historical facade of the building, which was built in the 1920s, preserved and integrated into the development design.

"The terracotta building and facade used to be an automobile showroom before the Father & Son restaurant. It's a remnant of that history that's largely left Milwaukee Avenue and the Northwest Side, said Ward Miller, executive director of Preservation Chicago.

"'I think there is value in keeping the best of the best of the building,' Miller said. 'In a funny way, it's what the public sees walking by. It's fireproof, whereas the one behind it was not so it collapsed, so maybe bringing in a new development could also provide a way of preserving the facade for another 50-100 years.'

"The preservation group added terracotta buildings throughout Chicago to its 2023 list of most endangered buildings, giving more urgency for the historical facade to be saved, Miller said.

"Preservation Chicago officials recently met with the development team and La Spata to discuss ways to preserve the facade and incorporate it into the project, the alderman and Preservation Chicago members said.

"Andy Schneider, president of Logan Square Preservation, said he's also hopeful the developers will reuse and integrate the terracotta into the project. Initial plans were disappointing, but he is "cautiously optimistic" about a redesign moving forward, he said.

"'This is one of the last roaring '20s buildings, so keeping what is left of the district is important,' Schneider said. 'We want to see it reactivated but with a [design] that makes a nod to the history and speaks to the area's strengths.'

"Since initial plans were seen, the developers have gone back to the drawing board to try and incorporate the facade into new designs, La Spata said.

"'Any changes to the design really are the developer endeavoring to be a good neighbor in our community and I really appreciate that,' La Spata said." (Parrella-Aureli, Block Club Chicago, 5/10/24)

Read the full story at Block Club Chicago

Logan Square's Vacant Father & Son Restaurant Could Become Condos; Marcello's Father & Son pizza joint closed in 2019 and has sat vacant. Preservationists want its facade maintained in the development, Ariel Parrella-Aureli, Block Club Chicago, 5/10/24

29. WIN: Logan Square SRO Hotel at 2001 N. California Reopens After Complete Renovation



Logan Square SRO Hotel, 2001 N. California Ave. Photo credit: Logan Square SRO

"A single-room occupancy hotel has reopened inside a historical Logan Square building after a gut rehab that took about five years.

"The Logan Square SRO hotel, 2001 N. California Ave. opened under new ownership in April and has been consistently full since, owner and manager Luke Blahnik said.

"The hotel has 28 single-occupancy rooms with queen and twin beds and 20 bathrooms, some of which are shared and across the hall from the rooms. Each fully furnished room includes a sink, mini-fridge, microwave, smart TV and work station. The rooms are designed for short-term stays, and free laundry is available in the basement.

"'As a real estate broker, I see the need for short-term housing,' Blahnik said. 'We wanted to give something to the neighborhood where family members and friends could stay when they come to town.'

"While the neighborhood has bed and breakfasts and a plethora of Airbnb offerings, there are few hotels and short-term living options. There is another SRO apartment building in Logan Square at 2611 N. Sawyer Ave. run by Full Circle Communities.

"Since reopening, the upscale Logan Square SRO hotel has attracted flight attendants, health care workers, people who are visiting family and people transitioning between housing, Blahnik said.

"People often book the rooms for one to three months, and many have extended their stays, Blahnik said. The hotel requires a minimum stay of three nights.

"'We tried to make it comfortable and clean, and it is just outrageously expensive to fix a building up right now,' Blahnik said. 'Our rates are a product of the market rate and how unbelievably costly is it to do a rehab.'

"The hotel rooms are $1,500 a month for the smaller rooms and $2,100-$2,200 a month for the larger rooms — or $50 a night and up to $70 a night, respectively. The rates are comparable to Logan Square rooms listed on Airbnb, which range from $70-$100 and up per night, according to the room rental website.

"When Blahnik, also the co-owner of Avondale Bowl, took over the Logan Square building, it was in desperate need of repair, and the rooms were infested with bugs, he said. Blahnik decided to keep the concept for the property but gut the interior and rehab all the rooms and staircases.

"A cafe and bar is planned for the first floor of the building, with a patio in the back, Blahnik said. The yet-to-be-named cafe is under construction and will open this year. It will serve food and drinks in the mornings and afternoons and canned beer from local businesses at night, and it will feature local comedy acts, DJ nights and other events, Blahnik said. (Parrella-Aureli, Block Club Chicago, 5/24/24)

Read the full story at Block Club Chicago

Logan Square SRO Hotel Reopens After 5-Year Gut Rehab; The building owners plan to open a cafe and bar on the first floor later this year. It will serve food and drinks from local businesses and host events, Ariel Parrella-Aureli, Block Club Chicago, 5/24/24

30. POTENTIAL WIN: Milwaukee Avenue "Special Character Overlay District" Presented at Public Meetings



The potential Special Character Overlay District portion of the 11-mile diagonal thoroughfare — between Western and Ridgeway avenues — has 125 special character buildings and is broken up into three study segments. Photo credit: The Chicago Department of Planning and Development

"A city-led plan to control development along Milwaukee Avenue with a special zoning district that's been in the works for over a year is inching forward.

"A draft design of a plan that would make a Logan Square and Avondale portion of the 11-mile diagonal thoroughfare — between Western and Ridgeway avenues — a 'special character overlay district' was released last month and shared at two community meetings last week.

"The draft is based on feedback from community stakeholders. Officials with the city's Department of Planning and Development, which is leading the effort, have gathered the feedback since last year.

"The special zoning district is meant to preserve the corridor's character and give the community a greater voice in development, and it includes guidelines on existing building modifications and new construction. The plan excludes landmarked buildings.

"Ald. Carlos Ramirez-Rosa (35th), one of three alderpeople working on the plan, said it will streamline the community input process and make it easier for developers and investors to build along the strip.

"'Rather than you having to go through an ad hoc design process that may change from time to time and that may look different every single time, we wanted to give you clear guidance and certainty, because one of the things that we heard time and time again from investors and developers is that [they] want certainty,' Ramirez-Rosa said.

"As the stretch has seen changes from large developments, more businesses and storefront vacancies, the special district aims to create uniform guidelines that will make the area's developments more 'cohesive and appealing' for newcomers as well as longtime owners, said Carmen Martinez, the Northwest Side region planner with the Department of Planning and Development. Martinez has worked on the proposal since 2022.

"'The plan addresses how to make [development] appealing to new businesses while maintaining existing buildings and still keeping investment in the community,' Martinez said." (Parrella-Aureli, Block Club Chicago, 4/22/24)

Read the full story at Block Club Chicago

Plan To Preserve Building Character On Milwaukee Avenue In Logan Square, Avondale Moves Forward; If approved, property owners and developers who wish to build or modify buildings on Milwaukee Avenue will be required to follow specific design guidelines, Ariel Parrella-Aureli, Block Club Chicago, 4/22/24

31. 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

32. 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

33. WIN: Residential Adaptive Reuse of 1040 W. Huron Advances



1040 W. Huron Adaptive Reuse. Photo credit: Google Maps



1040 W. Huron Adaptive Reuse. Photo credit: Tandem

"The Chicago Plan Commission has approved a proposal to convert an existing office building into apartments at 1040 W. Huron. Located at the northwest corner of N. Carpenter St and W. Huron St, the existing building was part of Chicago-based developer Tandem's 23-story development called Avenir built in 2019.

"Dubbed Lofts on Avenir, Tandem's in-house architecture team has designed the addition of 32 residential units and eliminated the office and retail square footage in the existing commercial building. The building's lower level will feature a bike room with space for 32 bikes, as well as utilities and three residential units. The ground floor will include the residential lobby as well as another nine apartments. The remaining 20 units will be on the upper two floors.

"The new apartments will share amenities with Tandem's existing residential high-rise on the site, Avenir, and have comparable rents but be slightly larger with higher ceilings due to the loft layout.

"Exterior work will include the replacement of the fixed windows with operable ones to accommodate the light and ventilation requirements per code. No new car parking will be provided in the building.

"With approval from the Chicago Plan Commission, the proposed amendment to the Planned development will now go before the Committee on Zoning and City Council for final approval. Tandem plans to start construction on the $6.5 million development in the fall and hopes to complete the project in May 2025." (Kugler, Urbanize Chicago, 4/23/24)

Read the full story at Urbanize Chicago

Plan Commission approves office to residential conversion at 1040 W. Huron; The three-story building will have 32 apartments, Lukas Kugler, Urbanize Chicago, 4/23/24

Office To Residential Conversion Announced For 1040 W Huron Street In River West, Ian Achong, 3/27/24

34. WIN: Former CPS Building to be Adaptively Reused as Community Hub



Ujima Hive Resiliency Hub / former Hayes Administration Building, 6529-6533 S. Stewart Avenue. Photo credit: Google Maps

"South Side organizers are joining forces to turn a vacant Chicago Public Schools building into a community hub where neighbors can receive services, food and educational resources.

"Grow Greater Englewood received full City Council support Tuesday to begin the work to transform the former Hayes Admin Building, 6529-6533 S. Stewart Ave., into the Ujima Hive Resiliency Hub.

"Led by Grow Greater Englewood, the project is a collaborative effort of local organizations, including Teamwork Englewood, Urban Growers Collective, Urban Tech Academy and BlackRoots Alliance.

"The building will be rezoned into a neighborhood commercial district, allowing the Englewood organizations to build about 30,331 square feet of commercial space, a restaurant with a shared kitchen, a workforce development training space and a community garden.

"The hub will have 27 parking spaces and a new lobby while maintaining the building's original three-story structure, according to the zoning application.

"The former CPS building has been vacant since at least 2017, according to a WBEZ report. The Greater Southwest Development Corp. bought the building with hopes of converting the space into co-ed dorms for students at Kennedy-King College.

"When those plans didn't materialize, Grow Greater Englewood bought the building from the development group in 2022 for $250,000 with the help of a Greater Chicago Food Depository grant, said Anton Seals, lead steward and co-founder at Grow Greater Englewood.

"The Ujima Hive Resiliency Hub will 'keep history alive in the community' by repurposing the long-vacant structure, Seals said.

"'In a community that has so much space, the irony is that there aren't many spaces where we can do things,' Seals said. 'This will be a space that serves people, from the youth to our elders, the 'Soul Train' generation. We are each other's responsibility, and we wanted to put that into action." "The total cost to build the hub is about $16 million, and it will be completed in two phases, Seals said." (Reed, Block Club Chicago, 4/23/24)

Preservation Chicago applauds Grow Greater Englewood and the development partners for Ujima Hive Resiliency Hub. This is an outstanding adaptative reuse project which leverages the power of historic preservation to create healthy and vibrant communities. Since Chicago Public Schools shuttered 50 schools in 2014, Preservation Chicago has been advocating to adaptively reuse them as community centers, business incubators and housing.

Read the full story at Block Club Chicago

Englewood Organizers To Transform Vacant CPS Building Into $16 Million 'Resiliency Hub'
Work could begin this summer on the first phase of the Ujima Hive Resiliency Hub: converting the first floor of the former Hayes Admin Building into a cafe, shared kitchen, food pantry and community garden, Atavia Reed, Block Club Chicago, 4/23/24

Chicago Public Schools, a Preservation Chicago 2018 Chicago 7 Most Endangered

Chicago Public Schools, a Preservation Chicago 2014 Chicago 7 Most Endangered

35. 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

36. 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

:37. THREATENED: Iglesia Cristiana Unida Church Threatened with Demolition



Wing Hoe Restaurant in former Edgewater mansion, built 1913, 5356 N. Sheridan Road. Photo Credit: Google Maps



United Christian Church, 1055 W. Diversey Parkway. Photo credit: Google Maps



Rendering of 1055 W Diversey Parkway. Rendering credit: Studio Dwell Architects

"Initial details have been revealed for the residential development at 1055 W Diversey Parkway in Lincoln Park. Located just west of the intersection with N Sheffield Avenue on the northern edge of the neighborhood, the project will be replacing an existing church building. The proposal is being led by developer Contemporary Concepts with Studio Dwell Architects working on its design.

"Originally built in 1902, the two-story church spans across most of the roughly 10,000 square feet site. Currently the home of United Christian Church, the red brick building features large ornate stained glass windows on its front and above its entry doors and half-moon side windows. The building also has a small rear offshoot connecting to the existing alley, however the church will be relocating and vacating the space.

"Because of this, Contemporary Concepts plans on demolishing the structure and replacing it with a new five-story building. Occupying the majority of the site aside from a slim setback on its east side, the ground floor will include multiple units, an entry lobby, a bike room with seven spaces, and a single vehicle parking space in place of the rear off-shoot on the alley.

“For the market rate units rents will range from $3,000 to $4,200 per month for the two and three-bedrooms, and $5,500 for the four-bedroom. The building itself will be clad in a red-brick exterior, featuring inset vertical bands with saw-tooth brick to break up the massing. The building received positive feedback from the community and will now seek a rezoning for the site.” (Achong, Chicago YIMBY, 3/30/24)

Read the full story at Chicago YIMBY

Details Revealed For Residential Development At 1055 W Diversey Parkway In Lincoln Park, Ian Achong, Chicago YIMBY, 3/30/24

Residential development proposed at 1055 W. Diversey, The 24-unit building would have only one parking space, Urbanize Chicago, Lukas Kugler, 3/28/24

38. LOSS: Wing Hoe Restaurant in Former Edgewater Mansion Demolished



Wing Hoe Restaurant in former Edgewater mansion, built 1913, 5356 N. Sheridan Road. Photo Credit: Google Maps



Thanksgiving Day Fire Destroys Wing Hoe Restaurant in former Edgewater mansion, built 1913, 5356 N. Sheridan Road. Photo Credit: Chicago Fire Department

"The Wing Hoe restaurant building was torn down this week because the to-be-developed site had turned into a 'hazard' following a fire last year, according to Ald. Leni Manaa-Hoppenworth (48th). "City crews demolished the building at 5356 N. Sheridan Road at the request of Manaa-Hoppenworth, who said on social media the fire-damaged building was a 'hazard to the community.'

"The former Wing Hoe building was badly damaged in a fire on Thanksgiving Day 2023, as the building sat vacant while waiting redevelopment. The two-alarm fire did not cause any injuries, but debris from the building was scattered around the site and near public sidewalks.

"City building inspectors cited the Wing Hoe building owners over the property's condition during an inspection in January, city records show. The six citations include failing to maintain the building in safe conditions and failure to register a vacant building, according to building inspection records.

"Property owner Tempus Real Estate Group could not be reached for comment on why it didn't secure or demolish the property.

"Wing Hoe Restaurant closed in 2020 after the building had been slated for redevelopment. The owners, who were in business for 49 years, decided to retire rather than find a new location, they previously told Block Club.

"The building was constructed in 1913 as a lakefront adjacent mansion. Wing Hoe restaurant opened there in 1971." (Savedra, Block Club Chicago, 5/3/24)

Read the full story at Block Club Chicago

Edgewater's Wing Hoe Building Demolished After Structure Became A 'Hazard,' Ald. Says; The vacant Wing Hoe building caught fire in 2023 while waiting on redevelopment. It's property owner has been cited for the building's condition, records show, Madison Savedra, Block Club Chicago, 5/3/24

Edgewater's Wing Hoe Restaurant, Damaged In Fire, Will Be Replaced By 50 Apartments; The lakefront mansion built in 1913 that housed multiple restaurants, including Wing Hoe, will be torn down next month, Joe Ward, Block Club Chicago, 12/12/23

Wing Hoe Restaurant Building To Be Turned Into 50 Apartments Under Newly Tweaked Development Plans; A developer sought to replace the Wing Hoe mansion with an apartment building in 2019, but that plan stalled, Joe Ward, Block Club Chicago, 8/18/21

Wing Hoe Restaurant To Close After 49 Years In Edgewater, Making Way For Development; The Sheridan Road restaurant will close Dec. 12, and the mansion it inhabits is to be redeveloped into apartments, Joe Ward, Block Club Chicago, 12/1/20

Wing Hoe Restaurant's Edgewater Mansion To Be Torn Down For Apartment Building Under Newly-Approved Plan; The 106-year-old mansion at 5356 N. Sheridan Road has housed Wing Hoe since 1971. Jonathan Ballew, Block Club Chicago, 10/18/19

39. LOSS: Ruby Dry Cleaning Building at 2801 W. Montrose to be Demolished



Ruby Dry Cleaning Building, 2801 W. Montrose Avenue. Photo credit: Google Maps

"Crews will begin tearing down the Ruby Dry Cleaners buildings in Irving Park this spring to make room for a new four-story apartment building with a first-floor day care.

"Tiny Giants Early Learning Center owners Farah and Amir Essa closed on their $2.6 million purchase of the 2801 W. Montrose Ave. property in October. Since then, the owners have been working with Seek Design + Architecture to plan what the new building will look like, Farah Essa said.

"Demolition will begin this spring with the goal of construction beginning in the fall. The new day care will be ready to open by the start of 2026, if not sooner, while the apartments will continue to be built out, Farah Essa said.

"The owners aren't seeking a zoning change for the building.

"The previous owner of the site, Jae Choi Kim, one of Ruby Dry Cleaners' owners, tried to sell it to an affordable housing developer, saying the plan would fulfill her dying father's last wish. That fizzled after neighborhood opposition to the proposal and the former developer not being able to secure competitive affordable housing tax credits to build the project." (Hernandez, Block Club Chicago, 4/26/24)

The Ruby Cleaners Blade Sign was featured as one of the Chicago Neon Signs 2015 Chicago 7 Most Endangered. It was removed in 2019. Preservation Chicago has consistently advocated that the sign and facade be incorporated into the new construction.

Read the full story at Block Club Chicago

Irving Park's Ruby Dry Cleaners Building Will Be Torn Down This Spring, The building replacing the dry cleaners will feature apartments and a day care center, Alex V. Hernandez, Block Club Chicago, 4/26/24

Neon Signs, A 2015 Chicago 7 Most Endangered

40. 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

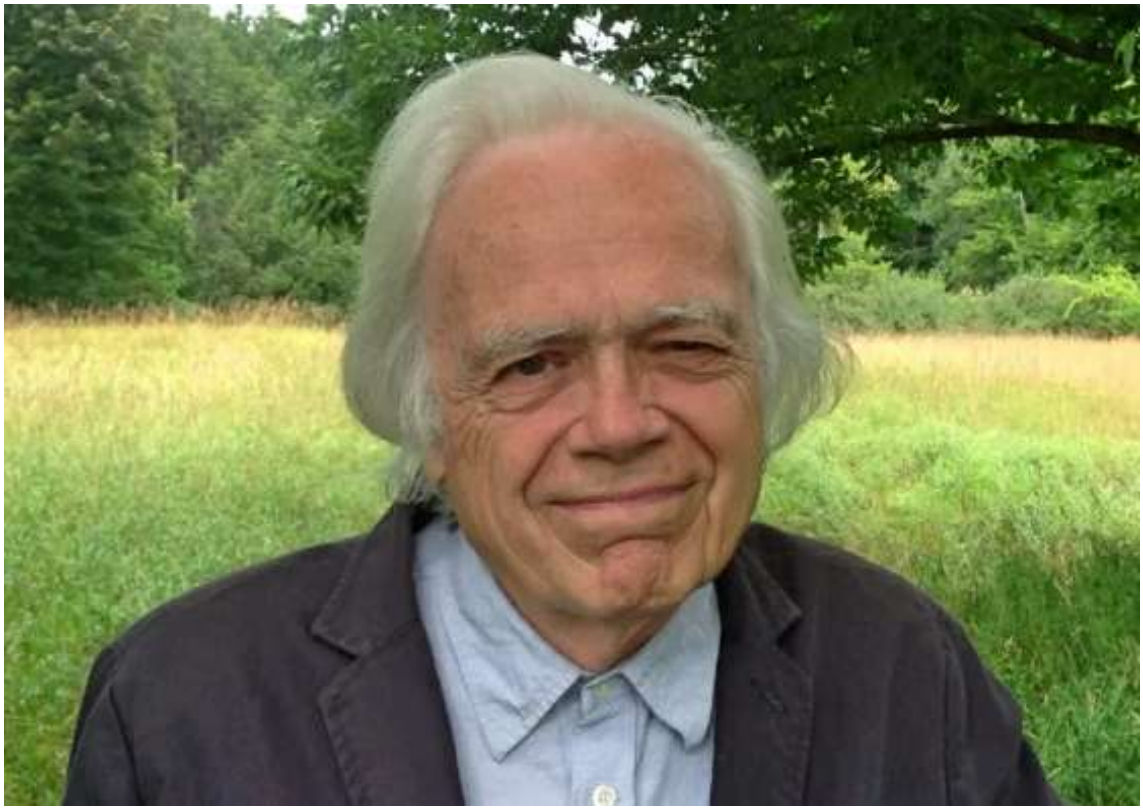
Blommer Chocolate's downtown Chicago factory to close, Shanzeh Ahmad, Chicago Tribune, 3/2/34

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

41. IN MEMORIAM: Ben Weese, architect and preservationist who helped save Glessner House



Ben Weese, architect and preservationist who helped save Glessner House, dies at 94. Photo credit: Cynthia Weese

"Ben Weese was an architect and historic preservationist who was part of the 'Chicago Seven' architectural group, an informal coterie of Chicago architects who banded together to reject the rigid approach toward modernism espoused by Ludwig Mies van Der Rohe.

"Weese served on the Commission on Chicago Landmarks and worked with his architect brother, Harry, and others in the field to form what now is the Chicago Architecture Foundation. The organization began with the sole purpose of saving the Richardsonian Romanesque-style Glessner House on the Near South Side.

"'What I admired most about Ben was the passion he put into everything he did,' said William Tyre, the executive director and curator of the Glessner House. 'Whether it was fighting to save important architecture, designing quality low-income housing, engaging in social causes or hugging a tree, he gave 110% of himself, because he believed in these pursuits and how they would positively impact the larger community.'

"He and photographer Richard Nickel were among those who formed what then was known as the Chicago School of Architecture Foundation to try to preserve the three-story, 35-room Glessner House at 1800 S. Prairie Ave., which dates to 1886. About 30 individuals came together to form the foundation and paid $35,000 in 1966 for the house.

"'It was not an easy sell to his fellow architects. Many understood the importance of the house, but didn't think the effort could be successful with its location … and the enormous funds that would be needed for its maintenance,' Tyre said. 'Ben made a very convincing argument that converted skeptics into supporters.'

"Also in the 1970s, Weese joined with architects Stanley Tigerman, Laurence Booth, Thomas Beeby, Stuart Cohen, James Ingo Freed and James Nagle to form the 'Chicago Seven,' a group that later grew to 11 and which broke from what Gapp once called 'the Miesian orthodoxy of Chicago-style architecture.' The group drew international attention in 1976 with its "Chicago Architects' exhibit honoring the wide variety of design philosophies developed in Chicago.

"The group then began dreaming up other intellectual exercises, such as contests and exhibitions, all aimed at a more inclusive perspective of Chicago's architectural history. The group's work helped lead to the rise of postmodern architecture in Chicago.

"In 1977, Weese left his brother's firm after 20 years to form his own firm with his wife, architect Cynthia Weese, which now is known as Weese Langley Weese.

"The firm worked on the conversion of the Webster Hotel near the Lincoln Park Zoo into rental apartments, renovations of the LaSalle Towers building at 1211 N. LaSalle St. in Old Town and the design of the 30-story Chestnut Place apartment building, 8 W. Chestnut St. Weese won awards for his Goose Lake Prairie State Park Interpretive Center in Morris, Illinois.

"'In the case of Ben, his architecture was completely of a piece with his sense of commitment to community and to a high sense of morality,' said UIC architecture professor emeritus Robert Bruegmann. 'His architecture tends to be simple, solid, understated. It always conveys a fitness of purpose and attention to context and the needs of its users.'

"For more than a decade starting in the 1990s, Weese served on the Commission on Chicago Landmarks." (Goldsborough, Chicago Tribune, 5/20/24)

Read the full obituary at Chicago Tribune

Ben Weese, architect and preservationist who helped save Glessner House, dies at 94, Bob Goldsborough, Chicago Tribune, 5/20/24

42. 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

43. BUYER WANTED: Landmarked Theophil Studios Condo at 143 W. Burton Place Listed For Sale



Theophil Studios, 143 W. Burton Place, 1892 with renovation in 1940 by Frank LaPasso and decorative elements by artist Edgar Miller. Photo credit: VHT Studio



Theophil Studios, 143 W. Burton Place, 1892 with renovation in 1940 by Frank LaPasso and decorative elements by artist Edgar Miller. Photo credit: VHT Studio



Theophil Studios, 143 W. Burton Place, 1892 with renovation in 1940 by Frank LaPasso and decorative elements by artist Edgar Miller. Photo credit: VHT Studio



Theophil Studios, 143 W. Burton Place, 1892 with renovation in 1940 by Frank LaPasso and decorative elements by artist Edgar Miller. Photo credit: VHT Studio

"A condo in one of the city's most distinctive 1940s residential buildings is coming on the market, with original details like streamlined corners, modernist stained glass and milk-white plaster walls all in mint condition.

"'It's like living in an art gallery,' said Jen Koller, who has owned the one-bedroom condo in the Theophil Studios, an art moderne building on West Burton Place, since 1999.

"Koller is asking $315,000 for the roughly 750-square-foot second-story unit, which is represented by Compass agent Julie Latsko. The deeded parking space is offered separately at $30,000.
"Of six units in the building, Koller said, hers is likely 'the closest to the way it looked originally.' A few have lost much of their original detail in rehabs over the years.

"The exterior and the in-common staircase retain their original look, with a concrete 'flying carpet' canopy and a perforated wall presenting a snappy look out front and an artful combination of slim-line handrail and stone accents giving the staircase a sharp profile straight out of the 1940s.

"In Koller's condo, original details include a circular 'porthole' window, multicolored tile baseboards and wood built-ins, including radiation covers and bookcases inset in the living room walls and dresser drawers next to the bedroom closet.

"'The main attraction is the windows,' Koller said. Their horizontal lines of stained glass are in the unique style of Edgar Miller, whose work is on other Burton Place buildings and elsewhere in Old Town and Lincoln Park. They were intact, but rusted and damaged when Koller bought the condo. She had them repaired and rebuilt, along with updating the kitchen and bath.

"Theophil Studios is in the West Burton Place Historic District, a block-long strip in Old Town where, beginning in the 1920s, artists and craftspeople rehabbed 19th century buildings into colorful, sometimes eccentric apartment blocks. While the well-known Carl Street Studios, a few doors west, is exuberant, Theophil is composed and orderly.

"The name Theophil comes from Theophil Reuther, the owner who converted it from an 1892 single-family home in 1940. The handsome design of the rehab, including the brick and stucco exterior and the wood and plaster interiors, was by Frank Lapasso. He went on to become a prolific architect of postwar motels and subdivision houses, according to 1950s Chicago Tribune ads that touted his name and modern style, in Glencoe, Niles and Summit, among others." (Rodkin, Crain's Chicago Business, 5/13/24)

Read the full story at Crain's Chicago Business

Mint-condition condo for sale in 1940s art moderne landmark in Old Town, Dennis Rodkin, Crain's Chicago Business, 5/13/24

Theophil Studios, 143 W. Burton Place Listing #2N Listing

West Burton Place Historic District Landmark Designation Report April 7, 2016

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, 1924, Michaelsen & Rognstad. Photo credit: Gabriel X. Michael



2923-25 W. Jackson Blvd., East Garfield Park, 1924, Michaelsen & Rognstad. Photo credit: Gabriel X. Michael Twitter

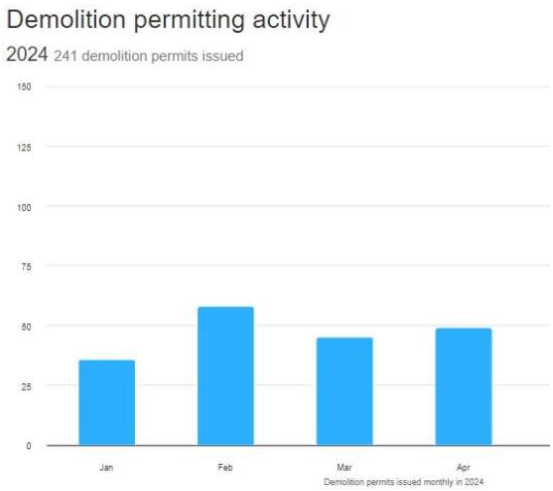
Address: 2923-25 W. Jackson Blvd., East Garfield Park
#101043316
Date Received: 02/05/2024
Ward: 27th Ald. Walter Burnett Jr
Applicant: MBR Wrecking & Construction, Inc. C/O Joel Reifer
Owner: 5301 W. Ogden, LLC C/O James Spyropoulous
Permit Description: Wreck and removal of a one-story masonry building.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

LOSS: Spotlight on Demolition April 2024

- 720 N. Wells Street, River North
- 207 W. Superior Street, River North
- 2217 N. Fremont Street, Lincoln Park
- 835 W. Addison Street, Northalsted
- 216 S. Oakley Boulevard, Near West Side
- 1445 W. Chicago Avenue, Noble Square
- 3310 N. Lincoln Avenue, Roscoe Village
- 1960 N. Fremont Street, Lincoln Park
- 9706 S. Longwood Drive, Beverly
- 1342 W. Wellington Avenue, Lake View
- 1450 W. School Street, Lake View
- 855 W. Lill Avenue, Lincoln Park
- 3339 N. Ridgeway Avenue, Old Irving Park
- 2167 W. Giddings Street, Lincoln Square
- 3512 W. Congress Parkway, East Garfield Park
- 6401 S. Whipple Street, Chicago Lawn
- 903 N. Trumbull Avenue, Humboldt Park

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





"Spotlight on Demolition" is sponsored by Chicago Cityscape

[See all 49 demolitions during April 2024 at Chicago Cityscape's Demolitions Tracker]

Chicago Cityscape



720 N. Wells Street, built in 1872 for Conrad Seipp of Seipp Brewing. River North Demolished May 2024. Photo credit: Ward Miller / Preservation Chicago



207 W. Superior. River North, Demolished May 2024. Photo credit: Google Maps



2217 N. Fremont Street, Lincoln Park. Demolished April 2024. Photo credit: Google Maps



Lakeview Lutheran Church, 835 W. Addison Street, Northalsted. Demolished May 2024. Photo credit: Google Maps



Emmanuel Tabernacle Missionary Baptist Church, 216 South Oakley Boulevard, c.1886. Demolished May 2024. Photo credit: Gabriel X. Michael



216 S. Oakley Boulevard, Near West Side. Demolished May 2024. Photo credit: Google Maps



1445 W. Chicago Avenue, Noble Square. Demolished April 2024. Photo credit: Google Maps



1960 N. Fremont Street, Lincoln Park. Demolished April 2024. Photo credit: Google Maps



9706 S. Longwood Drive, Beverly. Demolished April 2024. Photo credit: Google Maps



1342 W. Wellington Avenue, Lake View. Demolished April 2024. Photo credit: Google Maps



1450 W. School Street, Lake View. Demolished May 2024. Photo credit: Google Maps



855 W. Lill Avenue, Lincoln Park. Demolished May 2024. Photo credit: Google Maps



3339 N. Ridgeway Avenue, Old Irving Park. Demolished May 2024. Photo credit: Google Maps



2167 W. Giddings Street, Lincoln Square. Demolished May 2024. Photo credit: Google Maps



3512 W. Congress Parkway, East Garfield Park. Demolished April 2024. Photo credit: Google Maps



6401 S. Whipple Street, Chicago Lawn. Demolished April 2024. Photo credit: Google Maps



903 N. Trumbull Avenue, Humboldt Park. Demolished April 2024. Photo credit: Google Maps

Preservation in the News

SUN-TIMES: “Friends of the Parks 'prepared to fight for the lakefront' in battle over new Bears domed stadium”



A rendering of the proposed new Bears stadium as seen from the Field Museum. Rendering credit: Chicago Bears

"Friends of the Parks is 'prepared to fight for the lakefront' but not ready to say if that will mean mounting a legal challenge to prevent the Bears from building a domed stadium.

"Gin Kilgore, acting executive director of the group, tried hard to thread a needle Tuesday in her first extended interview since the Bears unveiled their $5.9 billion plan to build and finance that stadium and retire existing debt used to renovate Soldier Field and Guaranteed Rate Field, current home of the White Sox.

"The group blocked movie mogul George Lucas from building his interactive museum on Soldier Field's south parking lot, and the domed stadium could ultimately end up in court. But filing another lawsuit is 'not the first thing you want to do,' Kilgore said.

"'We are prepared to fight for the lakefront. We are prepared to stand on behalf of the doctrines, the principles that say our lakefront should be forever open, clear and free for public use. … [But] this is not a fully fleshed-out proposal,' she added.

"'There are many, many, many, many reasons to be concerned about this proposal, which is why we've been calling for them to slow down the process, involve stakeholders and scrutinize, scrutinize, scrutinize.'

"'It is common in Chicago for promises to be broken — whether willfully or through 'Oops, we've run out of money.' And there are very few details about what happens in Phase 2 and Phase 3 ,in addition to the fact that we have no guarantees. And we have examples over and over of where these amenities promised to make a project palatable don't happen."

"'What is the impact of taking attention and resources away from the park district and local parks? ... Where are the details? There's a lot of, 'Just trust me' going on,' she said.

"Tearing down Soldier Field "in and of itself is highly problematic, in terms of it being a veterans memorial,' Kilgore said. Instead of doing that to create parkland, 'Why aren't we investing more money in making sure that more young people can play in their neighborhoods?'

"'It is disingenuous to say there is nothing new to see here. This is new. It's a new building. It's a huge new project. It's a new location. It's gonna be a new arrangement. The Public Trust Doctrine is not just about what we have or build on the lakefront. It's about who it's for, how it's used, how it's accessed. Everything about this is different.' (Spielman, Chicago Sun-Times, 5/7/24)

Read the full story at the Chicago Sun-Times

Friends of the Parks 'prepared to fight for the lakefront' in battle over new Bears domed stadium; The group that blocked George Lucas from building a museum on Soldier Field's south parking lot says the stadium project could ultimate

Chicago's lakefront is too important to just hand off for a new Bears stadium; Based on what we've seen of the Bears plans so far, and given the lakefront's civic importance, Mayor Johnson should steer the team to consider other locations in Chicago, Chicago Sun-Times Editorial Board, 3/13/24

Editorial: Bear down on the details, Chicago Bears, Crain's Editorial Board, 4/26/24

Bears stadium debate should shift south to Michael Reese site, Civic Federation president says; Bears President Kevin Warren has rejected the 48.6-acre Michael Reese site, saying it's too narrow and doesn't work because the stadium would have to be built "over an active train line.", Fran Spielman, Chicago Sun-Times, 5/15/24

New hope? Why the Bears believe they will succeed where George Lucas failed; The team rejects

Block Club Chicago: For 2 Decades, A Historic Pullman Home Has Been Vacant Under CHA's Watch



This historic row house on the 105th block of South Corliss Avenue is one of the CHA Restore Home properties that has been vacant for nearly two decades. Photo credit: Lady Topham Catt / Cristen Brown

"Now gutted and in disrepair, a two-story, multi-unit row house on South Corliss Avenue has plywood and metal guards for windows and doors.

"The inside of the home, which is owned by the Chicago Housing Authority, is in rough shape, too. Photos appear to show grime and water-damaged paint bubbling up on the walls, along with holes in the ceiling, according to documents received through a public records request. A hole in the roof appears to keep getting larger.

"The CHA acquired the Corliss home to house people in need. But after letting the house sit empty for nearly two decades and racking up violations with the city's Department of Buildings, the CHA announced this fall the home was one of more than 40 scattered site properties the agency would rehab, restore and sell so families can live in them.

"The Corliss property, which is near East 105th Street, is part of Pullman, a South Side neighborhood with a rich labor history that's a city, state and national landmark.

"Yet CHA officials say repair costs for the home they've let sit empty now 'exceed its value.' A needs assessment in November found the cost to repair and rehab the units and the exterior of the home would be more than $495,000.

"'At this point we are focused on moving forward with alternative plans for Corliss (which could include selling the property or demolishing it),' Aguilar said in a statement. 'We are still determining the specific next steps, but it will be addressed within the Restore Home timeline. Our intentions are to find a pathway that can return housing to the site."

"In 1969, Pullman was designated an Illinois Historic District. Then, in 1970, the area was given National Historic Landmark status, and in 1972 the area south of the factory was designated as one of the first landmark districts by the city, according to the Historic Pullman Foundation.

"Preservationists said they would urge the agency to sell the property rather than demolish it.

"Mike Shymanski, a retired architect and urban planner, has lived in Pullman since 1967. In 1973, he was a founding member of the Historic Pullman Foundation and one of the leaders in the efforts to establish the Pullman National Monument and, later, the Pullman National Historical Park by President Joe Biden in 2022.

"Shymanski said it's important the CHA sells the home to 'a responsible buyer who is conscious of landmark requirements and has the ability and resources to restore the facade and rehab the dwelling units.'

"Though the CHA says demolition could be an option, Eleanor Gorski, CEO and president of the Chicago Architecture Center, said repairing the row house and others like it allows developers a chance to 'uplift' a whole row of homes.

"The CHA's work is 'complementing a lot of what the community has already been working on,' she said, nodding to groups like Chicago Neighborhood Initiatives, which owns homes in the area. "Gorski said she would 'strongly urge' CHA to reconsider any demolition plans and give, or sell, the home to Chicago Neighborhood Initiatives.

"The city's landmark ordinance attempts to prevent demolitions by neglect, requiring owners to seek approval from the Commission on Chicago Landmarks or the city council. Without that approval, they could face legal action, Gorski said.

"'It's disappointing to learn that demolition is now being considered," Gorski said. "It seems like it could be related to some form of neglect. If I were still involved with landmarks, I would advocate

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.

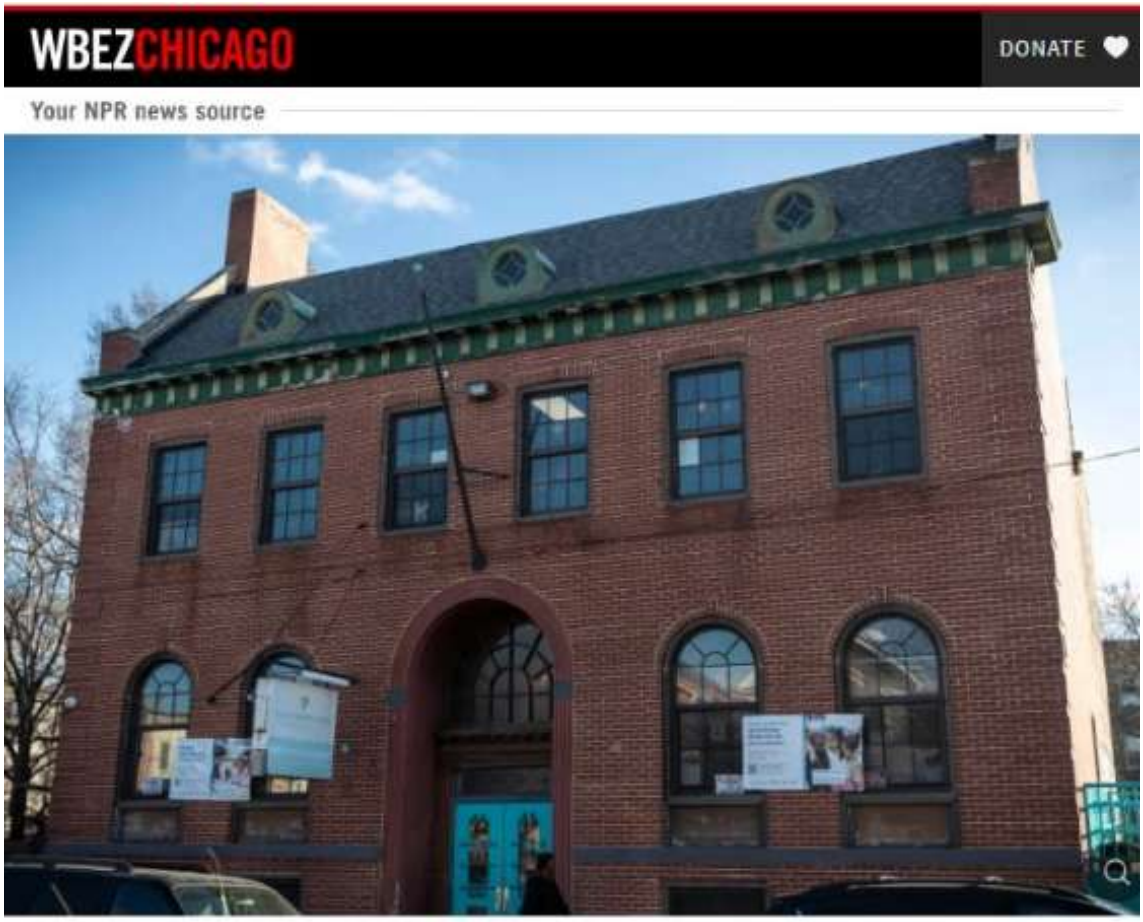
"That was almost nine years ago. In January, 1547 and real estate investment firm CIM Group put the property up for sale. An affiliate of Critical Systems bought the site from Foreman's company in 2021, according to the Cook County Clerk. Neither of those companies responded to Reset's requests for comment.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

WBEZ: What's That Building? Robert Franks Memorial



Jacob Franks established 3415 W. 13th Place as a memorial to his murdered son in 1930. Today, the building houses the Chicago Youth Centers Sidney Epstein Center, which offers programming like robotics, coding gardening, basketball, homework help and more. K'Von Jackson for WBEZ

Reset with Sasha-Ann Simons • Culture & The Arts

What's That Building? Robert Franks Memorial

What's That Building? Robert Franks Memorial. Image credit: WBEZ Chicago

"May 21 is the 100th anniversary of a brutal murder in Chicago that attracted the world's attention. Two affluent and educated young men killed a teenage boy for the thrill of it, believing they were too smart to get caught.

"Nathan Leopold, 19, and Richard Loeb, 18, picked Bobby Franks, 14, as their victim. All three lived within a few blocks of one another in Kenwood. On the afternoon of May 21, Bobby was walking the three-and-a-half blocks from school to his home when Leopold and Loeb drove up and encouraged him to join them. They killed Bobby and dumped the nude body in a culvert near Wolf Lake on the Illinois-Indiana state line.

"But in North Lawndale, about 9 miles northwest of where the killers and their victim lived, a building remains the beacon of hope Bobby Franks's father hoped for when he established it as a memorial to his murdered son.

"Jacob Franks, a real estate investor and head of a watchmaking company, died in 1928 — four years after the murder. In his will, he left $100,000 (the equivalent of $1.8 million today) for 'a fitting memorial to perpetuate the memory of my boy, who would desire that [it] be one that would give pleasure, help and encouragement to boys.'

"In early March 1930, an announcement appeared in the Chicago Tribune that the memorial would take the form of a boys' club to be built on 13th Place in the working-class, mostly Jewish North Lawndale neighborhood. Seventy percent of Jacob's bequest, equal to $1.26 million today, would establish the clubhouse, and 30% went to develop athletic fields at a camp for Jewish boys in Round Lake.

"Completed later that year as a club for a group called American Boys Commonwealth, the red brick Colonial-style building is still there today at 3415 W. 13th Place. The neighborhood changed decades ago from mostly Jewish to mostly Black, but the clubhouse's mission is still the same.

"'We're still that place that provides solace to kids,' said Clarence Hogan, director of the Chicago Youth Centers Sidney Epstein Center, as the building is called now.

"Life is different in 21st-century North Lawndale compared to 1920s Kenwood, but it seems Jacob Franks got his wish. The building has been a lifeline for kids since it was constructed.

"'That's what it was for me,' said Allan Evans, who in the 1950s was being raised by his single mother a block from the clubhouse. 'Any success I've had,' the Dartmouth graduate and retired CPS special education teacher said, 'it started there. They care about you and help you to be somebody.'

"The club still looks like it did when first opened in 1930: Past the stately two-story red brick façade is a staircase up to the main lobby with a coffered ceiling and arched passageways off to classrooms upstairs and the basketball gym that was added south of the clubhouse in 1939. On your way into the gym, you pass a plaque that dedicates that space to Bobby Franks's older brother, Jack, who helped conceive of the clubhouse along with his mother, Flora." (Rodkin, WBEZ Chicago, 3/4/24)

Hear the full story at WBEZ Chicago

What's That Building? Robert Franks Memorial; Now called the CYC Sidney Epstein Youth Center, 3415 W. 13th Place was established in 1930 as a memorial to Bobby Franks, who was brutally murdered at age 14, Dennis Rodkin, WBEZ Chicago, 3/4/24

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 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

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

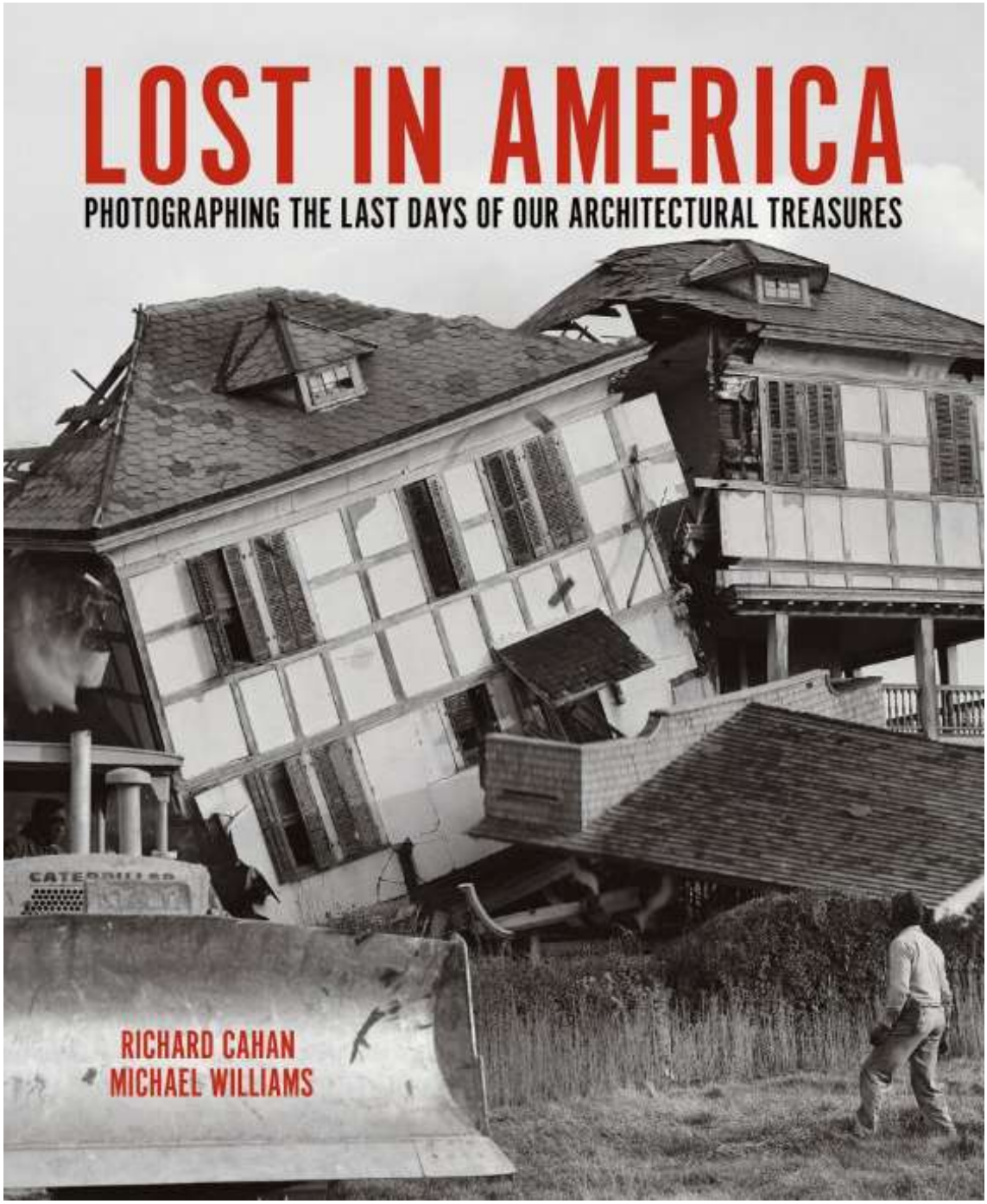
Programming for A Night at Mister Kelly's is generously supported by the D&R Legacy Fund."

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

The Gold Coast nightclub that helped launch stand-up comedy as an art form also had great music; Richard Pryor, Barbra Streisand and Ella Fitzgerald all performed at Mister Kelly's on Rush Street in the 1950s and 60s, Reset with Sasha-Ann Simons, WBEZ Chicago, 4/22/24

COLUMN: ‘Lost in America’ offers ghost stories of buildings in Chicago and across the country



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

"A building is not, of course, a living thing but buildings can die and a fascinating, indeed haunting, new book offers us a graveyard in black and white.

"'Lost in America: Photographing the Last Days of Our Architectural Treasures' is the latest visually striking, marvelously written offering from Richard Cahan and Michael Williams, who have been at this for more than 20 years with their CityFiles Press.

"Cahan, a former photo editor of the Chicago Sun-Times, and Williams, a writer and designer, claim to have never had any arguments in that time, 'except on the basketball court.' Operating in the increasingly chaotic book publishing realm, they have been craftsmen of the highest order and have produced a steady stream of books.

"Many of their initial offerings had a strong Chicago focus but that has expanded. 'Our first books are firmly Chicago books and some of our great photographers like Vivian Maier,' Cahan told me. 'But in time we began to explore issues that we felt were important to America, such as the incarceration of Japanese Americans during World War II, slavery and the civil rights movement.'

"'Lost in America' is 208 remarkable and handsomely packaged pages, beginning with a short foreword by Catherine Lavoie, who writes, “Buildings mark who we are as a society. Buildings have the ability to inspire change, facilitate social reform, fuel cultural movements, or simply help us envision better ways of living.”

"'These are not all landmarks,' Cahan tells me. 'But they are important buildings in American history and communities. They may not be the greatest architecture, but they each tell the story… of plantations and slave quarters, ballparks, music halls, steel mills.' And more.

"Naturally, Chicago is featured and among our ghosts are the Republic Building, Garrick Theater, Stock Exchange Building, Granada Theater, Dearborn Station Trainshed and First Regiment Armory.

"Gone, gone, gone, so many buildings. (Also see 1975’s “Lost Chicago” by David Garrard Lowe). But not likely to be forgotten since Cahan and Williams provide sparkling and informative text to accompany all the photos, sort of like mini-biographies or, if you will, ghost stories.

"Not enough, in part because, as they write on that final page, 'We believe buildings reflect our culture and mark our spot in the universe.'" (Kogan, Chicago Tribune, 5/7/24)

"'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

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

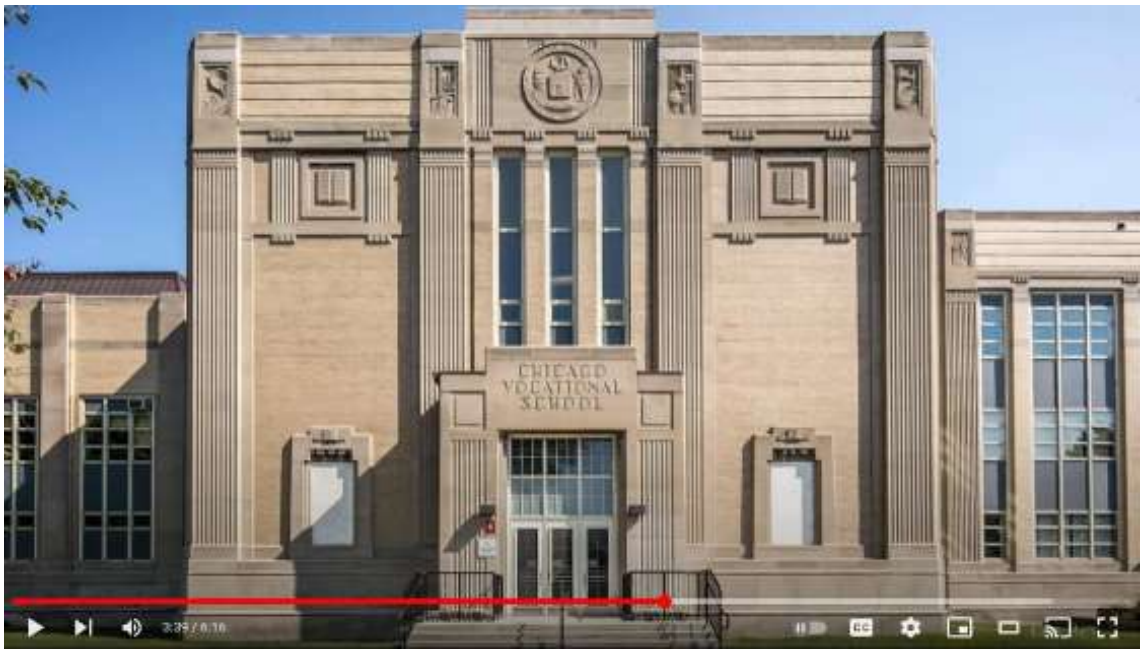
Rosenwald, A film by Aviva Kempner

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" 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" 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)

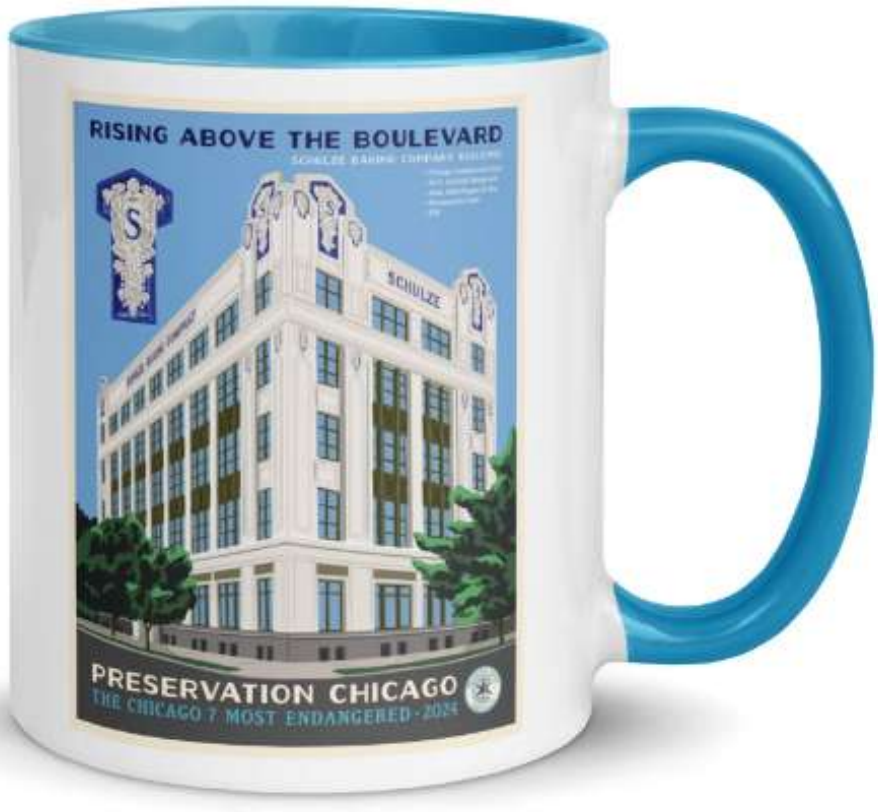


20 Years of the Chicago 7: Incredible Wins, Tragic Losses, and Those Still Endangered. (Length 5:45)
Image credit: Preservation Chicago

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, a Preservation Chicago 2024 Chicago 7 Most Endangered Poster

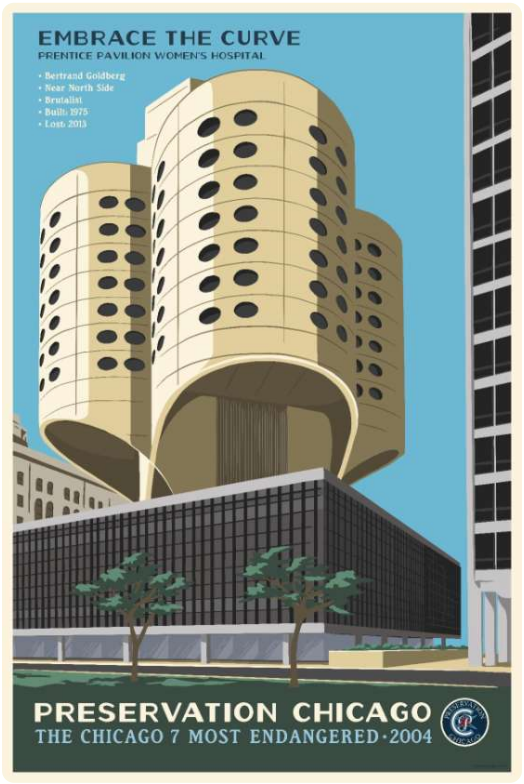


Schulze Baking Company Building, a Preservation Chicago 2024 Chicago 7 Most Endangered Mug

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.
Posters, mugs and notecards are available at Preservation Chicago's webstore.



Buy Chicago 7 Posters & Mugs





DONATE TO PRESERVATION CHICAGO



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

- **Be Generous!** Donate to Preservation Chicago to support our tireless advocacy!
- **Spread the Word!** Read and share our Facebook , Twitter and Instagram posts!
- **Be Informed!** Sign up to receive the Month-in-Review eNewsletter!
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- **Be Counted!** Take a moment to sign our online petitions!

THANK YOU from your friends at Preservation Chicago

Donate Today

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

Preservation Chicago protects and revitalizes Chicago's irreplaceable architecture, neighborhoods and urban green spaces. We influence stakeholders toward creative reuse and preservation through advocacy, outreach, education, and partnership.
Thank you from your friends at Preservation Chicago for your support of the mission of Preservation Chicago and our tireless advocacy.

Your financial support allows Preservation Chicago to advocate every day to protect historic buildings throughout Chicago. For a small nonprofit, every dollar counts. Preservation Chicago is a 501(c)(3) non-profit so your donation is tax-deductible as permitted by law.

Donating is fast, easy and directly helps the efforts to protect Chicago's historic legacy.

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